

HALL COUNTY BOARD OF COMMISSIONERS WORK SESSION AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, February 10, 2025 - 03:00 PM

Call to Order

Administration

- Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design, LLC of Acworth, GA. The estimated annual cost is \$100,000.00.
- 2 First public hearing regarding Hall County's intent to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County otherwise granted by O.C.G.A. § 48-5-44.2(b).

Development Services

Public hearing on the Malt Beverage and Wine Package License for Family Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504. The owner of the business is Browns Bridge Store, LLC. The Managing Agent is Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission District 2.

Fire Rescue

- Approve the sole source purchase of MSA G1 Self-Contained Breathing Apparatus (SCBA) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$1,808,020.00.
- Approve the purchase of one (1) Pierce Enforcer 107' Tractor Drawn Aerial (Tiller) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$2,169,124.00.

Planning & Zoning

5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015| Proposed Use: 15-lot residential development | Commission District 3 | Seth Barnes, applicant Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.

- 6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001| Proposed Use: Expansion of services | Commission District 3 | Seth Barnes, applicant Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.
- 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 Note: Tabled at the January 9, 2025 Voting Meeting until the January 23, 2025 Voting Meeting. Note: Tabled at the January 23, 2025 Voting Meeting until the February 13, 2025 Voting Meeting.
- 2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
- 3243 Hall Drive | Special Use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | Proposed Use: Home older than seven (7) years to be brought into Hall County | Commission District 3 | Maria Garcia, applicant

Public Works and Utilities

- Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to the reduction of the speed limit on Duckett Mill Road, subject to review and approval by the County Attorney.
- Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000016; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.
- Approval and authorization for the Chairman to execute an agreement between Hall County and Cedar Grove Landfill, LLC to allow Public Works & Utilites to dispose of sludge waste material from the Spout Springs Water Reclamation Facility into the Cedar Grove Landfill in Barnesville, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$50,000.00.
- Approve the release of a \$320,179.00 Guaranty Performance/Maintenance
 Agreement and Acceptance of Streets into Hall County Maintenance in Estates at
 Old Friendship Subdivision. Commission District 1.
- Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

Tax Assessors

- Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.
- Approve the 2023 personal property refund in the amount of \$4,605.50 for overpayment of Hall County taxes regarding account #340882 to Edward F. Atherton.
- Approve the 2022, 2023 and 2024 personal property refund in the amount of \$4,822.67 for overpayment of taxes regarding property located at 4574 J M Turk Road, Flowery Branch, GA to James Troy Phillips.

County Administrator

<u>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</u>

Commission Time

Executive Session

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

<u>Adjourn</u>

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

Administration

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 704/2024

Approve the renewal of the annual contract for RFP #41-011 Demand **SUBJECT:** Services for Fabrication & Installation of Hall County Signage for

History:

Options:

Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design, LLC of Acworth, GA. The estimated

annual cost is \$100,000.00.

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: SC

Recommendation:

Approve

Purpose of Request:

Approve the renewal of the annual contract for RFP #41-011 Demand Services for Fabrication & Installation of Hall County Signage for Administration to Miller EG Design, LLC of Acworth,

GA. The estimated annual cost is \$100,000.00.

Facts and Issues:

This is the 5th year of a possible five (5) year contract for this Demand On-Call Service contract. This service will need to be re-bid for FY 2026. The estimated total annual cost is based upon what is estimated to be spent over the next 12 months for upcoming signage projects. The locations indentified to have signage upgrades are the Sardis Creek Park, Cedar Creek Reservoir, the Spout Springs Sports

Complex, and the Animal Shelter Intake Center.

Funding Requested

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

\$ 100,000.00

Yes

Capital Projects Fund

Yes

Has it been reviewed by the County Attorney? Is there a deadline for this item?

Yes 2025-01-23

Approvals:

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

Attachments:

Financial Supplement Contract Execution Signature Request Contract



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 704/2024

Proposed Source of F	unding:	Budget Transfer Requ	ested:
Funds Requested:	\$ 100,000.00	Request Budgeted:	Yes

Capital Projects Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL	6210-PARKS AND	542500-OTHER	#100 000 00
2026	PROJECTS FUND	LEISURE SERVICES	EQUIPMENT	\$100,000.00

В	ude	ae	t T	ra	nsf	er	Ite	ms:
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Additional Information/Comments:	
Contact for Questions:	Phone:



Hall County Government

FINANCIAL SERVICES PURCHASING DIVISION

Date: 01/13/2025

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached bid/contract award

documents for:

Bid/Contract No: 41-011-4

Bid/Contract Name: Demand Services for Fabrication and Installation of

Hall County Signage

Department(s) Requesting Contract: Administration

Award Recipient Name: Miller EG Designs, LLC

Contract Description:

✓ Annual Contract✓ New✓ RenewalPrior Year's Spend: \$354,120

☐ Product Contract Estimated Amount: \$0

Comments: Year five (5) of a possible five (5) year contract.

Miller EG is a vendor is good standing with the County and has held this contract for the previous four (4) years. The vendor is requesting a price increase of four percent (4%) across the board apart from the average installation cost. That request is for a nineteen percent (19%) increase which is a three hundred dollar (\$300) increase from the previous year. The increase in installation cost increases the average percentage increase to a total of five percent (5%).

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR **Taylor Samples, CPA**

ASSISTANT FINANCE DIRECTOR

Elizabeth White

PURCHASING MANAGER
Andy Penick



Hall County Government

PURCHASING DIVISION

December 16, 2024

Tim Miller

Suite F

Miller EG Design, LLC

Acworth, GA 30102

315 Northpoint Pkwy SE

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

Subject: RFQ\P #41-011-4, Demand Services for Fabrication &

Installation of Hall County Signage

FINANCIAL SERVICES DIRECTOR Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR Elizabeth White

> PURCHASING MANAGER Andy Penick

Dear Tim.

Attached you will find a supplemental agreement extending the Contract #41-011 term from January 14, 2025, to January 15, 2026, (Year 5 of 5) as per the same terms and conditions of the Bid #41-011.

New purchase orders will be issued for fiscal year 2025 and a purchase order number must appear on all invoices exceeding \$3,000.00 in value.

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

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

I would request that you please respond by December 19, 2024. Hall County appreciates your cooperation with this process.

Hall County Board of Commissioners

Andy Penick **Purchasing Manager**

cc: Contract File

Supplement Agreement #4

Demand Services for Fabrication & Installation of Hall County Signage

December 12, 2024

Whereas the County desires to extend the contract period for a one-year period through January 15, 2026, in accordance with the terms and conditions of Bid #41-011, Demand Services for On-Call Fabrication & Installation of Hall County Signage, dated January 15, 2021, and

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

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

- 1. By extending the contract coverage for a one-year period through January 15, 2026,
- 2. Change Orders: Any and all change orders requested by the successful bidder on this project must be approved per the County's Purchasing Policies through the Contract Administrator prior to any work being performed. Any work performed outside the contract agreement for which compensation over and above the contract is requested must have an approved Change Order. If work is done before approval of a Change Order, the subsequent Change Order will be rejected.

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

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year first above written.

Miller EG Design, LLC

HALL COUNTY, GEORGIA

Print Name: TIMOTHY G MILLER Title: OWNER	By
	Date:
Sworn to and subscribed before me this 17th Day of Dambu, 2024	Attestment:County Clerk
	APPROVED AS TO FORM

Notary Public:

Notary commission expires: Naturba 114, 2078

Nathaniel R. Anderson, mior Assistant County Attorney

Kami P. Lewis NOTARY PUBLIC COBB COUNTY, GEORGIA My Commission Expires 11/16/2028

Exhibit A - Year 2025 Pricing Sheet

Demand Services for Fabrication and Installation of Hall County Signage

December 14, 2024

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

Sign Type	Description	FY2025 Price
A	Building ID Monument Sign - Large	\$ 27,401.25
В	Building ID Monument Sign – Small	\$ 18,842.55
B.veL	Building ID Sign - VE Large	\$ 2,839.20
B.veXL	Vehicular Directional Sign – VE Extra Large	\$ 2,939:79
C	Vehicular Directional Sign	\$ 772.26
C - NO POST	Vehicular Directional Sign - No Post	\$ 620.84
C.1	Vehicular Directional Sign – High	\$ 670.35
C.1(df)	Vehicular Directional Sign - High - Double-faced	\$1,188.22
D.1	Informational Sign - High	\$ 571.08
D.1 – NO POST	Informational Sign – High – No Post	\$ 440.21
D.1(df) .	Informational Sign - High - Double-faced	\$ 717.83
D.2	Informational Sign – Low	\$ 535.39
D.2(df)	Informational Sign - Low - Double-faced	\$ 628.64
E	Park Identification Sign	\$7675.03
Average Installation Cost	\$1,862	
Additional Cost	\$ *	

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

Sign Type	Description (on orders of 10 or more)	FY2025 Price
Α	Building ID Monument Sign - Large	\$25,208.85
В	Building ID Monument Sign - Small	\$17,322.91
B.veL	Building ID Sign - VE Large	\$2,602.13
B.veXL	Vehicular Directional Sign – VE Extra Large	\$2,694.32
C - NO POST	Vehicular Directional Sign	\$563,51
	Vehicular Directional Sign – No Post	\$568.99
C.1	Vehicular Directional Sign – High	\$614.38
C.1(df)	Vehicular Directional Sign – High – Double-faced	\$1089.00
D.1	Informational Sign - High	\$525.66
D.1 – NO POST	Informational Sign - High - No Post	\$523.40
D.1(df)	Informational Sign - High - Double-faced	\$657.88
D.2	Informational Sign - Low	\$489.96
D.2(df)	Informational Sign - Low - Double-faced	\$576.15
E	Park Identification Sign	\$7065.01

RFQ/P 41-011		MIL	LER EG DESIGN	
DEMAND SERVICES for FABRICATION & INSTALLATION of HALL COUNTY _FACILITY SIGNAGE		FY24PRICING	Requested FY2 Revision	
SIGN TYPE	DESCRIPTION	PRICE	PRICE	% of CHANGE
 A	BUILDING ID MONUMENT SIGN - LARGE	\$26,34 <u>7.36</u>	\$27,401.25	49
В	BUILDING ID MONUMENT SIGN - SMALL	\$18,117.84	\$18,842.55	49
B. veL	BUILDING ID SIGN - VE LARGE	\$2,730.00	\$2,839.20	49
B. veLX	BUILDING ID SIGN - VE EXTRA LARGE	\$2,825.72	\$2,939.79	49
c	VEHICULAR DIRECTIONAL SIGN	\$742.56	\$772.26	49
C - NO POST	VEHICULAR DIRECTIONAL SIGN - NO POST	\$596,96	\$620.84	49
C.1	VEHICULAR DIRECTIONAL SIGN - HIGH	\$644.57	\$670.35	 49
C.1(df)	VEHICULAR DIRECTIONAL SIGN - HIGH - DOUBLE FACED	\$1,142.52	\$1,188.22	49
D.1	INFORMATIONAL SIGN - HIGH	\$549.12	\$571.0 <u>8</u>	4
D.1 NO POST	INFORMATIONAL SIGN - HIGH - NO POST	\$423.38	\$440.21	49
D.1 (df)	INFORMATIONAL SIGN - HIGH - DOUBLE FACED	\$690.22	\$717.83	4
D.2	INFORMATIONAL SIGN - LOW	\$514.80	\$535,39	4'
D.2 (df)	INFORMATIONAL SIGN - LOW - DOUBLE FACED	\$604.46	\$628.64	4'
E	PARK IDENTIFICATION SIGN	\$7,379.84	\$7,675.03	4
Average Installation Cost		\$1,56 <u>2.</u> 00	\$1,862.00	199
Additional Cost	*See notation at bottom			
	ON ORDERS OF 10 OR MORE	k .		
A	BUILDING ID MONUMENT SIGN - LARGE	\$24,239.28	\$25,208.85	4
В	BUILDING ID MONUMENT SIGN - SMALL	\$16,656.64	\$17,322.91	4
B. veL	BUILDING ID SIGN - VE LARGE	\$2,502.05	\$2,602.13	4'
B. veLX	BUILDING ID SIGN - VE EXTRA LARGE	\$2,590.69	\$2,694.32	4
С	VEHICULAR DIRECTIONAL SIGN	\$541.84	\$563,51	4
C - NO POST	VEHICULAR DIRECTIONAL SIGN - NO POST	\$547.11	\$568.99	4
C.1	VEHICULAR DIRECTIONAL SIGN - HIGH	\$590.75	\$614.38	4
C.1(df)	VEHICULAR DIRECTIONAL SIGN - HIGH - DOUBLE FACED	\$1,047.12	\$1,089.00	4
D.1	INFORMATIONAL SIGN - HIGH	\$505,44	\$525,65	4
D.1 NO POST	INFORMATIONAL SIGN - HIGH - NO POST	\$503.27 -	\$523.40	4
D.1 (df)	INFORMATIONAL SIGN - HIGH - DOUBLE FACED	\$632.58	\$657.88	4'
D.2	INFORMATIONAL SIGN - LOW	\$471.12	\$489.96	4'
D.2 (df)	INFORMATIONAL SIGN - LOW - DOUBLE FACED	\$553,99	\$576,15	4
E	PARK IDENTIFICATION SIGN	\$6,793.28	\$7,065.01	4
<u> </u>		AVERAGE	% OF CHANGE	5%
	· · · · · · · · · · · · · · · · · · ·	L CALIVAGE	W OI SIMIOL	1 010

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

Exhibit A - Year 2025 Pricing Sheet

Demand Services for Fabrication and Installation of Hall County Signage

December 14, 2024

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C.1	Vehicular Directional Sign - High	\$ 670.35
C.1(df)	Vehicular Directional Sign - High - Double-faced	\$1,188.22
D.1	Informational Sign - High	\$ 571.08
D.1 - NO POST	Informational Sign - High - No Post	\$ 440.21
D.1(df)	Informational Sign - High - Double-faced	\$ 717.83
D.2	Informational Sign – Low	\$ 535.39
D.2(df)	Informational Sign - Low - Double-faced	\$ 628.64
E	Park Identification Sign	\$7675.03
Average Installation Cost	\$1,862	
Additional Cost	\$*	

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

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C.1(df)	Vehicular Directional Sign - High - Double-faced	\$1089.00
D.1	Informational Sign - High	\$525.66
D.1 - NO POST	Informational Sign - High - No Post	\$523.40
D.1(df)	Informational Sign - High - Double-faced	\$657.88
D.2	Informational Sign - Low	\$489.96
D.2(df)	Informational Sign - Low - Double-faced	\$576.15
D.2(df)	Park Identification Sign	\$7065.01

Attachment A - 2024 Pricing Sheet

Demand Services for Fabrication and Installation of Hall County Signage

November 14, 2023

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

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

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

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



AGENDA ITEM

Administration

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 77/2025

SUBJECT: First public hearing regarding Hall County's intent to opt out of the

statewide adjusted base year ad valorem homestead exemption for Hall

County otherwise granted by O.C.G.A. § 48-5-44.2(b).

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: ZP

Recommendation:

n/a

Purpose of Request: History:

First public hearing regarding Hall County's intent to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County otherwise granted by O.C.G.A. § 48-5-44.2(b).

Facts and Issues: Options:

The Public hearings are scheduled for February 13, 2025, February 24, 2025 and February 27, 2025.

Funding Requested \$ 0.00

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

Approvals:

Submit	Attorney	Administration	Clerk
JL	WLI	CR	JR

Yes

Attachments:

Gainesville Times Ad (January 29, 2025 Edition) Gainesville Times Ad (February 5-6, 2025 Edition)

Obituaries

Martha Bryan O'Kelley October 25, 1934 -February 1, 2025

Mrs. Martha Bryan O'Kelley, 90, of Clermont, Ga. died on Saturday, February 1, 2025. A Funeral Service will be held at 2:00 p.m., on Wednesday, February 5, 2025, at Christian Hill Baptist Church, Clermont, Ga. Reverend Jimmy Ellis, Steve Armour and Dave Mazer will officiate the service. Interment will be in Christian Hill **Baptist Church Cemetery** following the service. The family received friends at the funeral home on Tuesday, February 4, from 2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.

Martha is preceded in death by her parents Henry Milton Bryan and Della Mae Anderson Bryan, her husbands Herman Francis Chambers Sr. and Tommy Eugene O'Kelley, her brothers and sister Ernest Bryant, Walter Bryan, and Eula Potter.

Martha is survived by her sons Jerry Chambers (Joyce) of Murrayville, Ga., Scottie Chambers (Patti) of Clermont, Ga., Frankie Chambers. of Lula, Ga., and her sister Willie Mae Harley of Sautee, Ga. Martha is also survived by many grandchildren, greatgrandchildren, and greatgreat-grandchildren. Martha truly loved time with her family and being

Martha truly loved time with her family and being outdoors, working in the yard and fishing was somethings she really enjoyed. She was always involved in all her sons activities.

The family wishes to thank the staff of the Ashton Senior Living and the staff of Northeast Ga. Hospice especially James and Rosa for their loving care.

In lieu of flowers the family request memorial contributions to St. Jude Children's Hospital or a charity of your choice. W. R. Strickland & Sons, Clermont, Ga.



Philip C. McDonald 1946-2025

Philip C. McDonald, 78, of Gainesville, died peacefully in his sleep on January 27 at home after an extended illness.

Phil is survived by his loving wife Joanne, his son Cade and his wife Ali of Atlanta, his daughter Anna and her husband Nicholas of Brooklyn, NY, his grandchildren Alexis, Kate, Juliet and Albert, his brother Mike and his wife Bonnie, his sister-in-law Susan Portman, his brothers-inlaw W.P. Portman, Jr. and Clint Spencer, and many cousins, nieces and nephews. He was one of a kind, and answered to the names "Mack," "Pop Pop," and "the Unit." Born in Brunswick, GA in

1946, he was the owner/operator of Shoney's restaurants in the Northeast Georgia area; his favorite gig was as the proprietor of the Chattahoochee Golf Course Grill in the 1990's. In a poem about Phil published in The Paris Review in 2009, he was described as a "writer of limericks," a

"scholar of tackle," and a "strange understander of small children." This was all true. His great loves were fishing, the natural world, his grandchildren, and Gunsmoke, and he enjoyed being alive to the end. Illness prevented him from visiting his most sacred fishing spots on St. Simon's Island, so the family will hold a celebration of his life there in the summer. He asked that the exact location of the fishing holes not be disclosed. Memorial Park Riverside Chapel 989 Riverside Drive Gainesville, Georgia is in charge of arrangements For online condolences www.memorialparkfuneralhomes.com

Willard J. Langdon January 30, 2025

Willard J. Langdon, 88, was called to his heavenly home on Thursday, January 30. Funeral services was held at 11:00 a.m.
Tuesday, February 4, at Flat Creek Baptist Church. Interment was in Memorial Park Cemetery.
Memorial Park Funeral Home, Gainesville, was in charge of the arrangements.

Death Notices

Barbara Ann Cleveland Carpenter

January 31, 2025
Barbara Ann Cleveland
Carpenter, passed away
on Friday, January 31.
Funeral Services will be
held at 2:00 p.m., Monday,
February 3, at the Whitfield Funeral Home, North
Chapel.

Arrangements have been entrusted to the Whitfield Funeral Homes & Crematory, North Chapel

Billy Lowe Kendrix January 29, 2025

Mr. Billy Lowe Kendrix, age 83, of Flowery Branch, Ga. passed away on Wednesday January 29, at his residence.

Funeral Services was held on Tuesday February 4, at 2:00 p.m. in the Chapel of Memorial Park Funeral Home.

Memorial Park Funeral Home, 2030 Memorial Park Rd, Gainesville, Ga. 30504 is in charge of the arrangements.

Charlene Hazel Cordell Layton January 30, 2025

Mrs. Charlene Hazel
Cordell Layton, 90, of
Gainesville, passed away
Thursday, January 30, at
her residence following an
extended illness.
Funeral services was held
at 3:30 p.m. Tuesday,
February 4, in the Chapel
of Memorial Park Funeral
Home.
Memorial Park Funeral
Home, Gainesville is in
charge of the arrange-

ments.

Cliff Eugene Hutto January 30, 2025

Cliff Eugene Hutto, age 85 of Sautee Nacoochee, passed away Thursday, January 30. Memorial services were scheduled for 11:00 AM Saturday, February 1, at the fellowship hall of Bethel Baptist Church in Sautee. An additional memorial service will be held Saturday, March 8, at Bethel Baptist Church in Brinson, GA. Barrett Funeral Home. Cleveland is in charge of the arrangements.

Donald Thomas Heard January 27, 2025 HEARD, Donald Thomas,

age 84, of Buford, GA, passed away on Monday, January 27. A Memorial Service was held at 2:00 p.m. on Sunday, February 2, in the Chapel of Flanigan Funeral Home, Buford, GA

Edythe M. Ladd

January 31, 2025
Edythe M. Ladd, 97 of
Gainesville passed away
January 31.
Funeral services were held
Monday February 3, at
12:00 p.m. in the Little &
Davenport Funeral Home
Chapel. Interment was in
the Sardis Baptist Church
Cemetery.

Frank Charles Ulrich January 31, 2025

Frank Charles "Frankie" Ulrich, age 43, of Toccoa, passed away on January 31. Celebration of Life services are 1 pm on Saturday, February 22, in the Chapel of McGahee-Griffin & McEntire. Military honors will be provided by Grant-Reeves Veterans Honor Guard. The family will receive friends from 12 noon until the service hour on Saturday, February 22, at the funeral home.

James Joshua Dewitt Brown

January 29, 2025
James Joshua Dewitt
"Josh" Brown, age 45,
passed away on Wednesday, January 29.
Memorial Services was
held at 3:00 p.m., Saturday, February 1, at the
Whitfield Funeral Home,
South Chapel.
Arrangements have been
entrusted to the Whitfield
Funeral Homes & Crema-

John Gregory Huddleston

tory, South Chapel.

January 30, 2025 John Gregory "Greg" Huddleston, 58, of Lawrenceville, died Thursday, January

Funeral Services was held at 2:00 pm on Tuesday February 4, at Hog Mountain Baptist Church in Dacula, GA Interment will follow at Hog Mountain Baptist Church

Cemetery. Flanigan Funeral Home was in charge of the arrangements.

John Hugh Stamey January 31, 2025

John Hugh Stamey, age 84,passed away on Friday, January 31.

Memorial services are 3 pm on Sunday, February 9, in the Chapel of McGahee-Griffin & McEntire.

The family will receive friends from 1 pm until the service hour on Sunday, at the funeral home.

A private family inurnment will be held at a later date

A private family inurnment will be held at a later date at Providence Baptist Church Cemetery.
McGahh-Griffin Stewart Funeral Home is in charge of the arrangements.

Johnny Cecil Hulsey January 29, 2025

January 29, 2025
Johnny Cecil Hulsey, 77
died January 29.
Funeral services was held
Sunday February 2, at
3:00 p.m. in the Little &
Davenport Funeral Home
Chapel. Interment Memorial Park Cemetery. Little &
Davenport Funeral Home,
Gainesville.

Linda Diane Gilleland January 28, 2025

Mrs. Linda Diane (Crow) Gilleland, 76 of Gainesville. GA was welcomed tenderly and peacefully into the arms of Jesus on Tuesday January 28. The family will receive friends from 1:00 pm to 3:00 pm on Saturday February 8, at Memorial Park Riverside Chapel with the Celebration of Life to follow in the Chapel at 3:00 pm. Private family interment will be held at First Baptist Church Gainesville Columbarium. Memorial Park Riverside Chapel Georgia is in charge of arrangements

Lynne Marie Rehm January 30, 2025

Lynne Marie Rehm, 63, of Cumming passed away Thursday, January 30. Funeral service, Friday, February 7, 2025, 11 o'clock, Bearden Funeral Home Chapel. Bearden Funeral Home, Dawsonville, GA.

Marcus Larry Reed January 28, 2025

Mr. Marcus Larry Reed, 89, of Flowery Branch, passed away Tuesday, January 28, at Cedarhurst Nursing Home following a brief illness.

Funeral services was held at 3:30 p.m. Saturday, February 1, at Pinecrest Baptist Church. Memorial Park Funeral Home, 2030 Memorial Park Rd., Gainesville, Ga. 30504 is in charge of the arrangements.

Mary Louise Patterson January 29, 2025

Mrs. Mary Louise Patterson, age 65, of Gainesville passed away on Wednesday January 29, at her residence.

Memorial Services was held on Sunday February 2, at 2:00 p.m. in the Chapel of Memorial Park Funeral Home. Memorial Park Funeral

Memorial Park Funeral Home, Gainesville, is in charge of the arrangements.

Migdalia Acevedo Mendez January 30, 2025

Migdalia Acevedo Mendez, age 65, of Warner Robins, GA passed away on Thursday, January 30.
Funeral Services was held on Monday, February 3, at 1:00 p.m. in the Chapel of Flanigan Funeral Home. Interment was follow at Broadlawn Memorial Gardens in Buford.
Flanigan Funeral Home was in charge of the arrangements.

Minnie Ruth Brookshire Williams January 30, 2025

Minnie Ruth Brookshire Williams, age 89, of Demorest, Georgia passed away on Thursday, January 30.
Graveside Services was held at 11:00 a.m., Monday, February 3, at the Yonah Memorial Gardens.
The family received friends from 6:00 p.m. to 8:00 p.m., Sunday, February 2, at the Whitfield Funeral Home, North Chapel.

Ruth M. Dugger January 30, 2025

Arrangements have been

entrusted to the Whitfield

Funeral Homes & Crema-

tory, North Chapel

Ruth M. Dugger left us to be with her Redeemer and Lord on January 30. Funeral services was held at 2:00 p.m. Monday, February 3, in the Chapel of Memorial Park Funeral Home, Gainesville, who was also in charge of the arrangements.

Sara Hughes January 24, 2025 Sara Hughes, 90 of Daw-

sonville passed away Friday, January 24.

The family received

friends January 29, at the funeral home. A private family memorial service will be held at a later date. Bearden Funeral Home, Dawsonville, GA.

Sarah Ann Hamilton January 29, 2025

Sarah Ann Hamilton, age 74, of Jonesboro, passed away on Wednesday, January 29. Funeral services were scheduled for 2:00 P.M. Sunday, February 2, at The Chapel of Barrett Funeral Home. Interment followed in Friendship Baptist Church Cemetery. Barrett Funeral Home is in charge of the arrange-

Sherry Loraine Cochran January 29, 2025

ments.

Sherry Loraine Cochran, age 58, of Cleveland, passed away on Wednesday, January 29.
Private services will be held. Barrett Funeral Home of Cleveland is in charge of the arrangements.

Timothy Charles Hunt January 17, 2025

Timothy Charles Hunt, age 63 of Gainesville, passed away Friday, January 17. Memorial services are scheduled for 2:00 PM Saturday, February 8, at The Chapel of Barrett Funeral Home

Virginia Couch Aultman February 1, 2025

Evans Funeral Home of Jefferson announces the death of Mrs. Virginia Couch Aultman, age 95 of Jefferson, Georgia who entered rest Saturday, February 1. Funeral services was held 11:00 A.M. Tuesday, Feb-

Wayne Smith January 30, 2025

ruary 4, from the Chapel of

Evans Funeral Home.

Wayne Smith, 82, of Dawsonville passed away Thursday, January 30. Funeral service, Monday, February 3, 1:30 p.m., Bearden Funeral Home Chapel. Bearden Funeral Home, Dawsonville, GA.

William Anthony Blalock February 1, 2025

William Anthony "Andy"
Blalock, age 72, of Buford,
GA passed away on Saturday, February 1.
No Services are planned at this time.
Flanigan Funeral Home is in charge of the arrangements.

William Lawrence Dortch January 23, 2025

William "Bill" Lawrence
Dortch of Buford, GA
passed away on Thursday,
January 23.
A Celebration of Life will be
held at 9:30 a.m at Mount
Paran Church on February 7.

Interment follows at The Georgia National Cemetery in Canton, Georgia. Flanigan Funeral Home is in charge of the arrangements.

INTENT TO OPT OUT OF HOMESTEAD EXEMPTION

The Hall County Board of Commissioners intends to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County, Georgia.

All concerned citizens are invited to the public hearing on this matter to be held at:

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Thursday, February 13, 2025, at 6:00 PM

Times and places of additional public hearings on this matter are at:

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Monday, February 24, 2025, at 3:00 PM

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Thursday, February 27, 2025, at 6:00 PM

Obituaries

Martha Bryan O'Kelley October 25, 1934 -February 1, 2025

Mrs. Martha Bryan O'Kelley, 90, of Clermont, Ga. died on Saturday, February 1, 2025. A Funeral Service will be held at 2:00 p.m., on Wednesday, February 5, 2025, at Christian Hill Baptist Church, Clermont, Ga. Reverend Jimmy Ellis, Steve Armour and Dave Mazer will officiate the service. Interment will be in Christian Hill **Baptist Church Cemetery** following the service. The family received friends at the funeral home on Tuesday, February 4, from 2:00 p.m. to 4:00 p.m. and 6:00 p.m. to 8:00 p.m.

Martha is preceded in death by her parents Henry Milton Bryan and Della Mae Anderson Bryan, her husbands Herman Francis Chambers Sr. and Tommy Eugene O'Kelley, her brothers and sister Ernest Bryant, Walter Bryan, and Eula Potter.

Martha is survived by her sons Jerry Chambers (Joyce) of Murrayville, Ga., Scottie Chambers (Patti) of Clermont, Ga., Frankie Chambers. of Lula, Ga., and her sister Willie Mae Harley of Sautee, Ga. Martha is also survived by many grandchildren, greatgrandchildren, and greatgreat-grandchildren. Martha truly loved time with her family and being

Martha truly loved time with her family and being outdoors, working in the yard and fishing was somethings she really enjoyed. She was always involved in all her sons activities.

The family wishes to thank the staff of the Ashton Senior Living and the staff of Northeast Ga. Hospice especially James and Rosa for their loving care.

In lieu of flowers the family request memorial contributions to St. Jude Children's Hospital or a charity of your choice. W. R. Strickland & Sons, Clermont, Ga.



Philip C. McDonald 1946-2025

Philip C. McDonald, 78, of Gainesville, died peacefully in his sleep on January 27 at home after an extended illness.

Phil is survived by his loving wife Joanne, his son Cade and his wife Ali of Atlanta, his daughter Anna and her husband Nicholas of Brooklyn, NY, his grandchildren Alexis, Kate, Juliet and Albert, his brother Mike and his wife Bonnie, his sister-in-law Susan Portman, his brothers-inlaw W.P. Portman, Jr. and Clint Spencer, and many cousins, nieces and nephews. He was one of a kind, and answered to the names "Mack," "Pop Pop," and "the Unit." Born in Brunswick, GA in

1946, he was the owner/operator of Shoney's restaurants in the Northeast Georgia area; his favorite gig was as the proprietor of the Chattahoochee Golf Course Grill in the 1990's. In a poem about Phil published in The Paris Review in 2009, he was described as a "writer of limericks," a

"scholar of tackle," and a "strange understander of small children." This was all true. His great loves were fishing, the natural world, his grandchildren, and Gunsmoke, and he enjoyed being alive to the end. Illness prevented him from visiting his most sacred fishing spots on St. Simon's Island, so the family will hold a celebration of his life there in the summer. He asked that the exact location of the fishing holes not be disclosed. Memorial Park Riverside Chapel 989 Riverside Drive Gainesville, Georgia is in charge of arrangements For online condolences www.memorialparkfuneralhomes.com

Willard J. Langdon January 30, 2025

Willard J. Langdon, 88, was called to his heavenly home on Thursday, January 30. Funeral services was held at 11:00 a.m.
Tuesday, February 4, at Flat Creek Baptist Church. Interment was in Memorial Park Cemetery.
Memorial Park Funeral Home, Gainesville, was in charge of the arrangements.

Death Notices

Barbara Ann Cleveland Carpenter

January 31, 2025
Barbara Ann Cleveland
Carpenter, passed away
on Friday, January 31.
Funeral Services will be
held at 2:00 p.m., Monday,
February 3, at the Whitfield Funeral Home, North
Chapel.

Arrangements have been entrusted to the Whitfield Funeral Homes & Crematory, North Chapel

Billy Lowe Kendrix January 29, 2025

Mr. Billy Lowe Kendrix, age 83, of Flowery Branch, Ga. passed away on Wednesday January 29, at his residence.

Funeral Services was held on Tuesday February 4, at 2:00 p.m. in the Chapel of Memorial Park Funeral Home.

Memorial Park Funeral Home, 2030 Memorial Park Rd, Gainesville, Ga. 30504 is in charge of the arrangements.

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Cliff Eugene Hutto, age 85 of Sautee Nacoochee, passed away Thursday, January 30. Memorial services were scheduled for 11:00 AM Saturday, February 1, at the fellowship hall of Bethel Baptist Church in Sautee. An additional memorial service will be held Saturday, March 8, at Bethel Baptist Church in Brinson, GA. Barrett Funeral Home. Cleveland is in charge of the arrangements.

Donald Thomas Heard January 27, 2025 HEARD, Donald Thomas,

age 84, of Buford, GA, passed away on Monday, January 27. A Memorial Service was held at 2:00 p.m. on Sunday, February 2, in the Chapel of Flanigan Funeral Home, Buford, GA

Edythe M. Ladd

January 31, 2025
Edythe M. Ladd, 97 of
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January 31.
Funeral services were held
Monday February 3, at
12:00 p.m. in the Little &
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Chapel. Interment was in
the Sardis Baptist Church
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James Joshua Dewitt Brown

January 29, 2025
James Joshua Dewitt
"Josh" Brown, age 45,
passed away on Wednesday, January 29.
Memorial Services was
held at 3:00 p.m., Saturday, February 1, at the
Whitfield Funeral Home,
South Chapel.
Arrangements have been
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John Gregory Huddleston

tory, South Chapel.

January 30, 2025 John Gregory "Greg" Huddleston, 58, of Lawrenceville, died Thursday, January

Funeral Services was held at 2:00 pm on Tuesday February 4, at Hog Mountain Baptist Church in Dacula, GA Interment will follow at Hog Mountain Baptist Church

Cemetery. Flanigan Funeral Home was in charge of the arrangements.

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The family will receive friends from 1 pm until the service hour on Sunday, at the funeral home.

A private family inurnment will be held at a later date

A private family inurnment will be held at a later date at Providence Baptist Church Cemetery.
McGahh-Griffin Stewart Funeral Home is in charge of the arrangements.

Johnny Cecil Hulsey January 29, 2025

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Johnny Cecil Hulsey, 77
died January 29.
Funeral services was held
Sunday February 2, at
3:00 p.m. in the Little &
Davenport Funeral Home
Chapel. Interment Memorial Park Cemetery. Little &
Davenport Funeral Home,
Gainesville.

Linda Diane Gilleland January 28, 2025

Mrs. Linda Diane (Crow) Gilleland, 76 of Gainesville. GA was welcomed tenderly and peacefully into the arms of Jesus on Tuesday January 28. The family will receive friends from 1:00 pm to 3:00 pm on Saturday February 8, at Memorial Park Riverside Chapel with the Celebration of Life to follow in the Chapel at 3:00 pm. Private family interment will be held at First Baptist Church Gainesville Columbarium. Memorial Park Riverside Chapel Georgia is in charge of arrangements

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Lynne Marie Rehm, 63, of Cumming passed away Thursday, January 30. Funeral service, Friday, February 7, 2025, 11 o'clock, Bearden Funeral Home Chapel. Bearden Funeral Home, Dawsonville, GA.

Marcus Larry Reed January 28, 2025

Mr. Marcus Larry Reed, 89, of Flowery Branch, passed away Tuesday, January 28, at Cedarhurst Nursing Home following a brief illness.

Funeral services was held at 3:30 p.m. Saturday, February 1, at Pinecrest Baptist Church. Memorial Park Funeral Home, 2030 Memorial Park Rd., Gainesville, Ga. 30504 is in charge of the arrangements.

Mary Louise Patterson January 29, 2025

Mrs. Mary Louise Patterson, age 65, of Gainesville passed away on Wednesday January 29, at her residence.

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Memorial Park Funeral Home, Gainesville, is in charge of the arrangements.

Migdalia Acevedo Mendez January 30, 2025

Migdalia Acevedo Mendez, age 65, of Warner Robins, GA passed away on Thursday, January 30.
Funeral Services was held on Monday, February 3, at 1:00 p.m. in the Chapel of Flanigan Funeral Home. Interment was follow at Broadlawn Memorial Gardens in Buford.
Flanigan Funeral Home was in charge of the arrangements.

Minnie Ruth Brookshire Williams January 30, 2025

Minnie Ruth Brookshire Williams, age 89, of Demorest, Georgia passed away on Thursday, January 30.
Graveside Services was held at 11:00 a.m., Monday, February 3, at the Yonah Memorial Gardens.
The family received friends from 6:00 p.m. to 8:00 p.m., Sunday, February 2, at the Whitfield Funeral Home, North Chapel.

Ruth M. Dugger January 30, 2025

Arrangements have been

entrusted to the Whitfield

Funeral Homes & Crema-

tory, North Chapel

Ruth M. Dugger left us to be with her Redeemer and Lord on January 30. Funeral services was held at 2:00 p.m. Monday, February 3, in the Chapel of Memorial Park Funeral Home, Gainesville, who was also in charge of the arrangements.

Sara Hughes January 24, 2025 ara Hughes, 90 of Daw

Sara Hughes, 90 of Dawsonville passed away Friday, January 24.

The family received friends January 29, at the funeral home. A private family memorial service will be held at a later date. Bearden Funeral Home, Dawsonville, GA.

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Sarah Ann Hamilton, age 74, of Jonesboro, passed away on Wednesday, January 29.
Funeral services were scheduled for 2:00 P.M.
Sunday, February 2, at The Chapel of Barrett Funeral Home.
Interment followed in Friendship Baptist Church Cemetery.
Barrett Funeral Home is in charge of the arrange-

Sherry Loraine Cochran January 29, 2025

ments.

Sherry Loraine Cochran, age 58, of Cleveland, passed away on Wednesday, January 29.
Private services will be held. Barrett Funeral Home of Cleveland is in charge of the arrangements.

Timothy Charles Hunt January 17, 2025

Timothy Charles Hunt, age 63 of Gainesville, passed away Friday, January 17. Memorial services are scheduled for 2:00 PM Saturday, February 8, at The Chapel of Barrett Funeral Home.

Virginia Couch Aultman February 1, 2025

Evans Funeral Home of Jefferson announces the death of Mrs. Virginia Couch Aultman, age 95 of Jefferson, Georgia who entered rest Saturday, February 1. Funeral services was held 11:00 A.M. Tuesday, February 4, from the Chapel of

Wayne Smith January 30, 2025

Evans Funeral Home.

Wayne Smith, 82, of Dawsonville passed away Thursday, January 30. Funeral service, Monday, February 3, 1:30 p.m., Bearden Funeral Home Chapel. Bearden Funeral Home, Dawsonville, GA.

William Anthony Blalock February 1, 2025

William Anthony "Andy"
Blalock, age 72, of Buford,
GA passed away on Saturday, February 1.
No Services are planned at this time.
Flanigan Funeral Home is in charge of the arrangements.

William Lawrence Dortch

January 23, 2025
William "Bill" Lawrence
Dortch of Buford, GA
passed away on Thursday,
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A Celebration of Life will be

A Celebration of Life will be held at 9:30 a.m at Mount Paran Church on February 7.

Interment follows at The Georgia National Cemetery in Canton, Georgia. Flanigan Funeral Home is in charge of the arrangements.

INTENT TO OPT OUT OF HOMESTEAD EXEMPTION

The Hall County Board of Commissioners intends to opt out of the statewide adjusted base year ad valorem homestead exemption for Hall County, Georgia.

All concerned citizens are invited to the public hearing on this matter to be held at:

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Thursday, February 13, 2025, at 6:00 PM

Times and places of additional public hearings on this matter are at:

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Monday, February 24, 2025, at 3:00 PM

Hall County Government Center
2nd Floor, Commission Meeting Room
2875 Browns Bridge Road
Gainesville, GA 30504
On Thursday, February 27, 2025, at 6:00 PM



AGENDA ITEM

Development Services

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 59/2025

Public hearing on the Malt Beverage and Wine Package License for Family

Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504. The

owner of the business is Browns Bridge Store, LLC. The Managing Agent is

Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission

District 2.

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: BS

Recommendation:

Business License recommends approval.

Purpose of Request: History:

Public hearing on the Malt Beverage and Wine Package License for Family Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504. The owner of the business is Browns Bridge Store, LLC. The Managing Agent is Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission District 2.

Facts and Issues: Options:

Funding Requested \$ 0.00

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, No

Agreement, etc.?

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
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Submit Approve		Attorney	Administration		
BS	BS	WLI	CR		
Clerk					
JR					

Attachments:

Board Memo Map Land Survey



Hall County Government

DEVELOPMENT SERVICES
BUSINESS LICENSE

To: David Gibbs, Chairman

Kathy Cooper, District 1 Commissioner Billy Powell, District 2 Commissioner Gregg Poole, District 3 Commissioner Jeff Stowe, District 4 Commissioner

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

From:

Brandi Smith, Business License Director

t: 770.531.6815

Date: January 23, 2025

DEVELOPMENT SERVICES
INTERIM DIRECTOR
BARRY SHAW

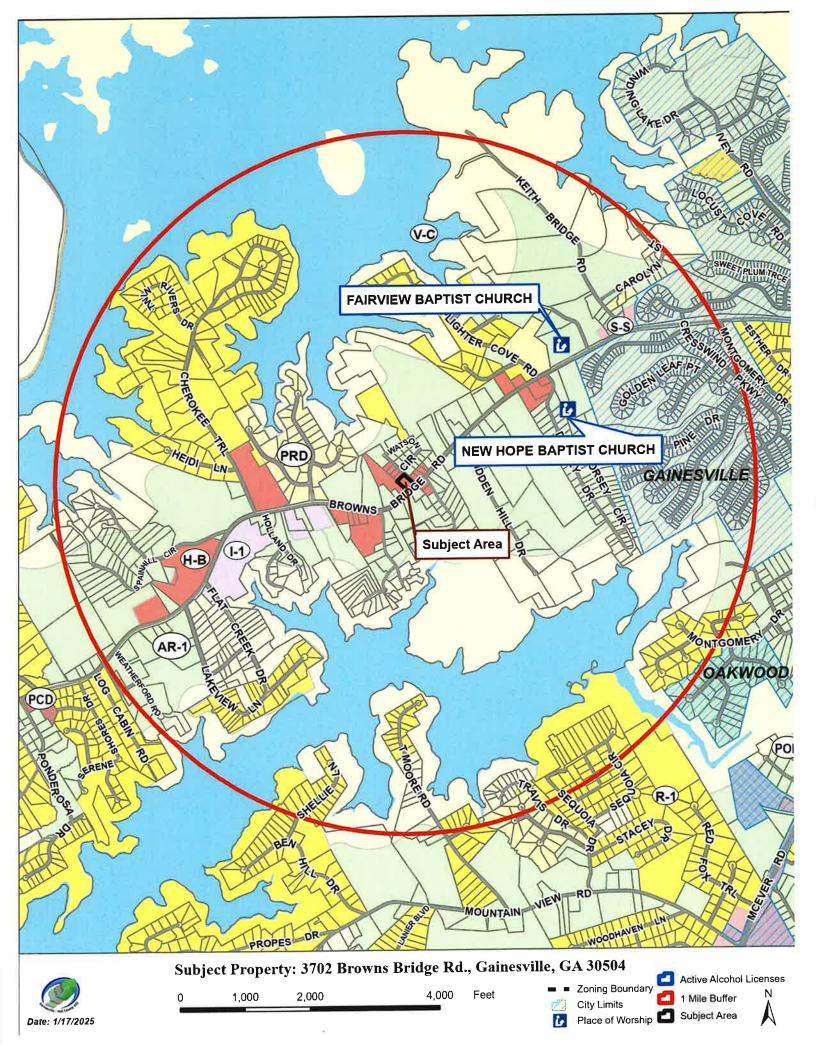
Subject: Approval of Malt Beverage & Wine

Package License

BUSINESS LICENSE DIRECTOR BRANDI SMITH The request before you is to approve the Malt Beverage & Wine Package License for Family Food Mart located at 3702 Browns Bridge Road, Gainesville, GA 30504.

The owner of the business is Browns Bridge Store, LLC. The Managing Agent is Rene Sanchez, Jr. and the Registered Agent is David Cody. Commission District 2.

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



GEORGIA REGISTERED LAND SURVEYOR STATEMENT

I,	STEPHEN A. CALDER	, a Georgia Registered Land Surveyor
(#	2906	hereby certify I am familiar with the premises
		DAD, GAINESVILLE, GA 30504 (business name and location)
For which	RENE SANCHEW JR. (applicant's name	D.B.A. BROWNS BRIDGE STORE, LLC application
has been m	nade for the issuance of a license to	alcoholic beverages at retail and that the nearest point to the main structure of this
business is	more than 300 feet from the neare	st point of the main structure of any church, or more 600 feet from the nearest point of
the main st	tructure of any school as measured	in a straight line between the two structures. (The word school shall include
kindergarte	ens, primary and secondary schools	s, colleges and other educational institutions whether public or private.)
		This 16 day of January , 20 25
	ORGO	· Sach Celde
	* 10 12 906 *	Signature and seal of surveyor
4	The survey of th	Business Address:
0	HEN A. CAL	BOUNDARY ZONE, INC
		800 SATELLITE BLVD, SUWANEE, GA 30024

This 16 day of JANVAKY, 2025

Signature Notary Public

SEAL

SEAL

OTAR

OTAR

OUBLIC

SOME

Sworn to and subscribed before me



AGENDA ITEM

Fire Rescue

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 63/2025

SUBJECT: Approve the sole source purchase of MSA G1 Self-Contained Breathing

Apparatus (SCBA) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton,

FL, in the amount of \$1,808,020.00.

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: CJS

Recommendation:

Approve.

Purpose of Request:

Approve the sole source purchase of MSA G1 Self-Contained Breathing Apparatus (SCBA) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$1,808,020.00.

Facts and Issues:

Hall County Fire Rescue completed a thorough evaluation to select a new SCBA that will serve them for the next fifteen (15) years. This manufacturer is an industry leader in this technology and they have a world-wide reputation of taking care of the products they distribute.

History:

Ten-8 meets MSA's obligations for training, education, and service for the product and they are the sole source for the State of Georgia for everything MSA.

Yes

Yes

Options:

Funding Requested \$ 1,808,020.00

Are funds within current budget? Yes

Source of Funds Capital Projects Fund

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

Approvals:

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

Attachments:

Financial Supplement Quote Hall County Sole Source Form Ten-8 Sole Source Letter



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 63/2025

Funds Requested: \$ 1,808,020.00 **Request Budgeted:** Yes

Proposed Source of Funding: Budget Transfer Requested:

Capital Projects Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	350-CAPITAL PROJECTS FUND	3520-FIRE RESCUE	542500-OTHER EQUIPMENT	\$1,808,020.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BM **Phone:** 678-343-0636



TEN-8 FIRE & SAFETY, LLC

2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203

USA

Phone: 800-228-8368 Fax: 941-756-2598

Sell To:

HALL COUNTY COMMISIONERS

P.O DRAWER 1435 ATTN: ACCOUNTS PAYABLE GAINESVILLE GA 30503 USA Original QUOTATION

 Quote Number
 Document Date
 Page

 231022234
 01/12/25
 1/2

 Customer No.
 Federal Tax ID - Business Partner

C00459 58-6000836

PO Number

*

Sales Employee Email

Petering, Donald dpetering@ten8fire.com

Document Owner Email

Huynh, Khanh P khuynh@ten8fire.com

Delivery Address

HALL COUNTY COMMISIONERS

2801 ALLEN CREEK RD.

GAINESVILLE GA 30507

Description		Quantity	UoM	Vendor	Price	Total
A-G1FS443MD2C4LC R	G1 SCBA HP CONFIGURATION	175	EA	MSA SAFETY SALES, LLC	6,867.67	1,201,842.25

SYSTEM_PRESSURE: 4- 4500 PSIG

CYLINDER CONNECTION: 4- CGA Quick Connect Remote Con

HARNESS: 3- Serviceable Tunnel W/O Ch.S

OPTIONS:

CRADLE_TYPE: M- Metal Band

LUMBAR_TYPE: D- Adj. Swivel Solid Buckle REGULATOR_TYPE: 2- Solid Cover Left Shd. REGULATOR_HOSE_TYPE: C- Continuous

EMERGENCY_BREATHING_SUPPORT: 4- Hose & Pouch

SPEAKER_MODULE: L- Left Chest
PASS: C- PASS Telemetry Right Shd
BATTERY_TYPE: R- Rechargeable
DOES NOT INCLUDE: MASK & CYLINDER

10175708	CYL,G1 LP RC,4500 PSIG, 45MINS W/QC	172	EA	MSA SAFETY SALES, LLC	817.41	140,594.52
10175708	CYL,G1 LP RC,4500 PSIG, 45MINS W/QC, (NO CHARGE)	172	EA	MSA SAFETY SALES, LLC	817.41	140,594.52
10161812	Facepiece, G1, FS, SM, SM NC, 5PT C-HARN	400	EA	MSA SAFETY SALES, LLC	343.13	137,252.00
FACEPIE	CE (SIZE TO BE DETERMINED)					
10158407	G1 RFID READER/WRITER	2	EA	MSA SAFETY SALES, LLC	788.86	1,577.72
10197700	MSA HUB Fireservice - US	5	EA	MSA SAFETY SALES, LLC	4,207.27	21,036.35
10083875	TAG ASSY, ELECTRONIC ID, M7	200	EA	MSA SAFETY SALES, LLC	48.20	9,640.00
10158385	G1 Lithium Ion Battery charger station	25	EA	MSA SAFETY SALES, LLC	825.80	20,645.00
10148741-SP	Spare Battery Pack, G1, Rechargeable	108	EA	MSA SAFETY SALES, LLC	426.19	46,028.52
LXFB-30-R	DELUXE SCBA MASK BAG W/ MESH LINING, RED	400	EA	LIGHTNING X PRODUCTS	13.31	5,324.00
HESCBAQD	Adapter, Q/D coupling x 1/4" NPT male	23	EA	SCBAS, INC.	550.00	12,650.00

For fill stations.



Original

QUOTATION

Quote Number

Document Date

Page 2/2

231022234

01/12/25

Currency: \$

Tota	Price	Vendor	UoM	Quantity	ion	Description
36,870.78	6,145.13	R & L CARRIERS	EA	6	G1 SCBA FOR HAZMAT	A-G1FS 447MD2C0LJR
				Remote Con	PRESSURE: 4 4500 PSIG R_CONNECTION: 4 CGA Quick Connect TO STD. W/O Chest Strap,NO PASS TYPE: M Metal Band TYPE: D Adj. Swivel Solid Buckle DR_TYPE: 2 Solid Cover Left Shd. DR_HOSE_TYPE: C Continuous CY_BREATHING_SUPPORT: 0 None MODULE: L Left Chest D PASS TELE. RIGHT SHOULDER TYPE: R Rechargeable	CYLINDER_ HARNESS: CRADLE_TY LUMBAR_T REGULATO REGULATO EMERGENC SPEAKER_N PASS: J NO
23,910.08	1,494.38	MSA SAFETY SALES, LLC	EA	16	CYL,G1 RC,4500 PSIG, 60 MINS W/QC	10175710
					******	*****
9,017.26	9,017.26	OHD, LLLP	EA	1	THE QUANTIFIT2 RESPIRATORY FIT TESTING SYSTEM	FTK9519-4200
385.00	385.00	OHD, LLLP	EA	1	ADAPTER KIT #1 40MM SCREW IN FOR G1	FTK9513-0130
143.00	143.00	MSA SAFETY SALES, LLC	EA	1	KIT,FILTER ADAPTER ASSY, G1 FACEPIECE	10144231-SP
450.00	450.00	OHD, LLLP	EA	1	QuantiFit2 Rechargeable Battery	3010-4023
59.00	59.00	OHD, LLLP	EA	1	QuantiFit2 Dual Charging Cable for Rechargeable Battery	3010-4030
\$ 1,808,020.00		Subtotal:				Shipping: Ground
\$ 1,808,020.00		Total Before Tax:				
\$ 0.00		Total Tax Amount:				
\$ 1,808,020.00		Total Amount:				

Valid Until: **02/12/2025**



Sole-Source/Brand Justification

Request Submitted By

Name:	
Job Title:	
Department:	
E-Mail Address:	
Date of Request:	
	Request Details
that only one known source County.	ntered into without a competitive solicitation process, based on a justification e exits or that only one single supplier can fulfill the requirements of the situation in which only one brand of equipment/supply, etc. will meet the
Identify efforts made to locate o	ther possible sources.
Desired Supplier Name:	
Desired Supplier Email:	
Desired Supplier Phone Number	ri e e e e e e e e e e e e e e e e e e e

Scope of Work

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

Exclusive Capability: Justifying a Sole Source/Sole Brand

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

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



January 15, 2025

MSA Corporate Center

1000 Cranberry Woods Drive Cranberry Township, PA 16066 800.MSA.2222 www.MSAnet.com

To Whom It May Concern:

This letter confirms that Ten 8 Fire & Safety LLC is the sole authorized distributor of MSA SCBA and SCBA accessories for the Municipal Fire Service Market for the State of Georgia. In addition, Ten 8 Fire & Safety LLC is the only CARE certified MSA SCBA repair center for the Municipal Fire Service Market for the State of Georgia.

By way of background, in the fire service / first responder markets, MSA imposes specific requirements upon our distributors, which can result in a small number of distributors authorized to call upon a particular region. We impose these requirements because the equipment we manufacture and sell requires the involvement of partners with special knowledge, training and experience. Accordingly, MSA's distributors are obligated to acquire and maintain extensive knowledge, training, and experience necessary to properly educate, assist and service our end user customers before, during and after the sale. MSA's fire service / first responder distributor qualification requirements are likewise intended to ensure the highest possible end user customer experience.

If you desire additional information about MSA, its product lines, or channel partners, please do not hesitate to contact me. Thank you for your interest in our products.

Sincerely,

Brittney Carr

North America Sales Channels Specialist

Phone: 724-741-7653

Brittney Carr

Email: brittney.carr@msasafety.com



AGENDA ITEM

Fire Rescue

REPORT TO: Work Session (02/10/25)

Voting Meeting (02/13/25) **REPORT TO:**

ITEM NO: 50/2025

Approve the purchase of one (1) Pierce Enforcer 107' Tractor Drawn Aerial **SUBJECT:**

History:

Options:

(Tiller) for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the

amount of \$2,169,124.00.

Meetings:

Work Session Date: 02/10/25 **Voting Meeting Date:** 02/13/25

Executive Summary:

Presenter: JS

Recommendation:

Approve

Purpose of Request:

Approve the purchase of one (1) Pierce Enforcer 107' Tractor Drawn Aerial (Tiller) truck for Fire Rescue to Ten-8 Fire & Safety, LLC of

Bradenton, FL, in the amount of \$2,169,124.00.

Facts and Issues:

This purchase will be made through participating in the NPPGov Consortium Contract #PS20240. The pricing will be valid until February 26, 2025. Ten-8 Fire & Safety, LLC is the sole dealer for Pierce apparatus in Georgia. This purchase will allow Fire Rescue to maintain a standardized fleet and have a certified vendor on contract to complete all work to meet or exceed manufacturer requirements and complete any warranty work.

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

Funding Requested \$ 2,169,124.00

Capital Projects Fund

Ten- 8 Fire & Safety, LLC has been a vendor of Hall County for over

The County now has a total of twenty-four (24) Pierce apparatus.

fifteen (15) years and is in good standing with the County.

Yes

Has it been reviewed by the County Attorney? Is there a deadline for this item?

Yes

Approvals:

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

Attachments:

Financial Supplement
Proposal
NPPGov Contract #PS20240
Sole Source Justification
Ten-8 Sole Source Letter



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 50/2025

Funds Requested: \$ 2,169,124.00 Request Budgeted: Yes

Proposed Source of Funding: Budget Transfer Requested:

Capital Projects Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2029	350-CAPITAL PROJECTS FUND	3520-FIRE RESCUE	542200-MOTOR VEHICLES	\$2,169,124.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BM **Phone:** 678-343-0636



POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

ASSISTANT FINANCE DIRECTOR

Elizabeth White

PURCHASING MANAGER

Andy Penick

Hall County Government

FINANCIAL SERVICES PURCHASING DIVISION

Date:

01/23/2025

To:

David Gibbs, Chairman, BOC

From:

Julie Dorough, Buyer

Your signature is requested to execute the attached bid/contract award

documents for:

Proposal:

1201

FINANCIAL SERVICES DIRECTOR Taylor Samples, CPA

Proposal Name:

Pierce Enforcer 107' Ascendant Tiller

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: Ten - 8 Fire & Safety

Contract Description:

Annual Contract

New

Renewal

Prior Year's Spend:

N/A

☐ Price Increase Requested

Increase Percentage: 0

☐ Project/Service Contract

Estimated Amount:

\$0

Product Contract

Estimated Amount:

\$2,169,124.00

Comments:

Ten- 8 Fire & Safety, LLC has been a vendor of Hall County for over fifteen (15) years and is in good standing with the County. Fie Rescue now has a total of twenty-four (24) Pierce apparatus. This purchase will be made through participating in the NPPGov Consortium Contract #PS20240. The pricing will be valid until February 26, 2025. Ten-8 Fire & Safety, LLC is the sole dealer for Pierce apparatus in Georgia. This purchase will allow Fire Rescue to maintain a standardized fleet and have a certified vendor on contract to complete all work to meet or exceed manufacturer requirements and complete any warranty work.



Equipment Proposal

Proposal # 1201

This Equipment Proposal (the "Proposal") has been prepared by Ten-8 Fire & Safety, LLC ("Company") in response to the undersigned Customer's request for a proposal. This Proposal is comprised of the special terms set forth below, the Proposal Option List, Warranty, and Company's Purchasing Terms and Conditions. Through its signature below or other Acceptance (as defined below), Customer acknowledges having received, read and being bound by this Proposal, all attachments and Company's Purchasing Terms and Conditions.

Date: <u>January 6, 2025</u> ("Proposal Date") Customer: <u>Hall County Board of Commissioners</u> ("Customer")

Customer Address: 2875 Brown's Bridge Road, Gainesville, Ga. 30504

Qty	Product Description & Options	Price
1	Pierce Enforcer 107' Ascendant Tiller per the attached customer's specification	\$2,169,124.00
	Total: cing is subject to change as follows: Commercial chassis price is an estimate; final chassis price will be determined when chassis is delivered by the manufacturer to the original equipment manufacturer ("OEM"). The OEM will notify Company of its final price, and Company will notify Customer of the final price.	\$2,169,124.00
(b)	Persistent Inflationary Environment: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] ("PPI") has increased at a compounded annual growth rate of 5.0% or more between the month the OEM accepts this order ("Order Month") and a month 14 months prior to the then predicted "ready for pick up" date ("Evaluation Month"), then Company may update the pricing in an amount equal to the increase in PPI over 5.0% in each year or fractional year between the Order Month and the Evaluation Month. Company will document any such updated price for Customer's approval, and Company will provide to Customer the option to cancel this Order for 45 days if Customer does not accept the updated price. If Customer accepts or fails to respond within such 45 day period, Customer will be obligated to complete the Product purchase at the updated Total price.	

Delivery Timing: The Product described above in the Product Description and Options Section of this document will be built by and shipped from the manufacturer approximately 45.5-48.5 (months) after Company receives Customer's acceptance of this Proposal as defined below, subject to market and production conditions, Force Majeure, delays from the chassis manufacturer, changes to Order Specifications, or any other circumstances or cause beyond Company's or manufacturer's control.

Other: Payment due upon final delivery and acceptance. Based on purchasing on NPPGov(LOC) consortium contract # PS20240 (ID # 1.12) Pricing valid through February 26th, 2025.

Unless accepted within 52 days from date of proposal, the right is reserved to withdraw this proposal.

ACCEPTANCE OF THIS PROPOSAL CREATES AN ENFORCEABLE BINDING AGREEMENT BETWEEN COMPANY AND CUSTOMER. "ACCEPTANCE" MEANS THAT CUSTOMER DELIVERS TO COMPANY: (A) A PROPOSAL SIGNED BY AN AUTHORIZED REPRESENTATIVE, OR (B) A PURCHASE ORDER INCORPORATING THIS PROPOSAL, WHICH IS DULY APPROVED, TO THE EXTENT APPLICABLE, BY CUSTOMER'S GOVERNING BOARD. ACCEPTANCE OF THIS PROPOSAL IS EXPRESSLY LIMITED TO THE TERMS CONTAINED IN THIS PROPOSAL AND COMPANY'S PURCHASING TERMS AND CONDITIONS. ANY ADDITIONAL OR DIFFERENT TERMS, WHETHER CONTAINED IN CUSTOMER'S FORMS OR OTHERWISE PRESENTED BY CUSTOMER AT ANY TIME, ARE HEREBY REJECTED.

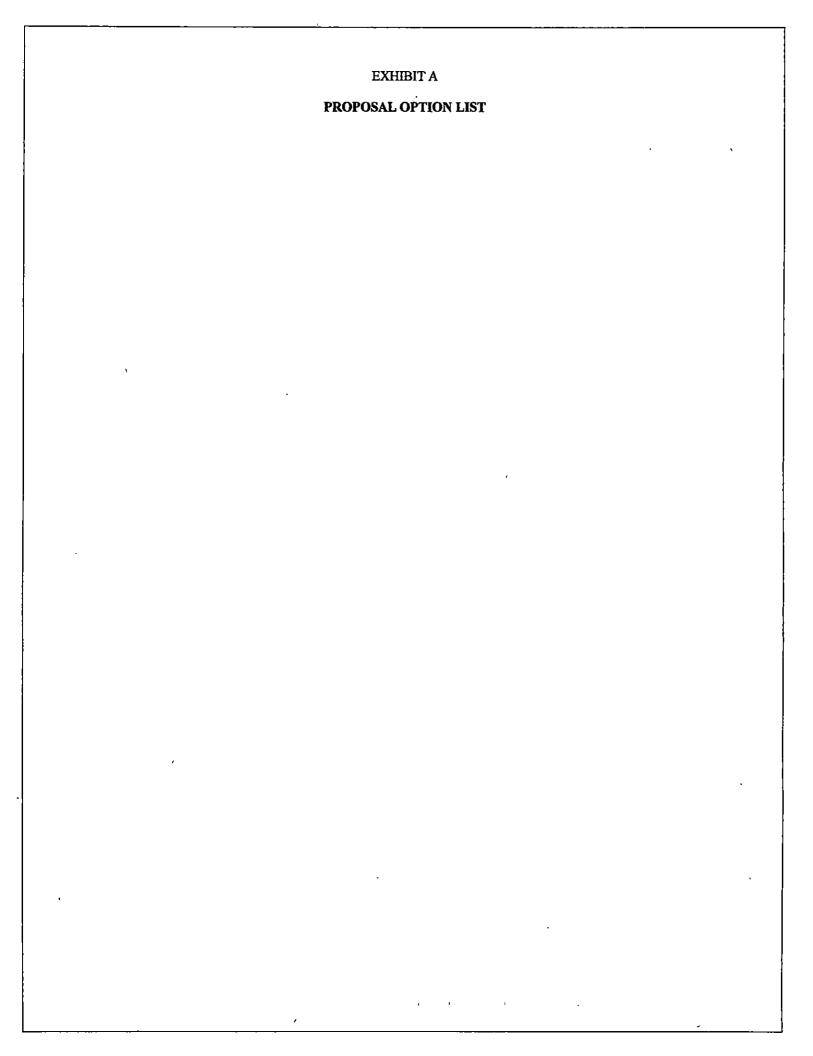
INTENDING TO CREATE A BINDING AGREEMENT, Customer and Company have each caused this Proposal to be executed by their duly authorized representatives as of date of the last signature below.

Customer: Hall County Board of Commissioners	Ten-8 Fire & Safety, LLC
By:	By: Authorized Sales Representative
Title.	litle: Authorized Sales Representative
Print:	Print: Guy R. Binion
Date:	Date: 1_6_25

APPROVED AS TO FORM

Nathaniel R. Anderson.

Senior Assistant County Attorney





Option List

1/6/2025

Customer:

Hall County Emergency Services

Representative Organization: Binion, Guy Ten-8 Fire & Safety

Requirements Manager:

Description:

2024 Hall Co. Tiller

Body: Chassis:

Aerial, Tiller, No Pump, Alum Body Enforcer Chassis, Tractor (Tiller) Bid Number: Job Number:

1201

Number of Units:

1 01/30/2025

Bid Date:

Stock Number:

Price Level:

51 (Current: 51)

Enforcer Chassis, Tractor (Tiller) Lane: Line Option Type **Option Description** Qty 1 0766599 Boiler Plates, Tiller 1 Fire Department/Customer - Hall County Emergency Services Operating/In conjunction W-Service Center - Operating Miles - 75 Miles Number of Fire Dept/Municipalities - 5 Bidder/Sales Organization - Ten-8 Fire and Safety, LLC Delivery - Delivery representative Dealership/Sales Organization, Service - Ten-8 Fire and Safety, LLC 2 0018180 Single Source Compliance, Aerials 3 0584456 Manufacture Location, Appleton, Wisconsin 4 0584452 RFP Location: Appleton, Wisconsin 5 0588609 Vehicle Destination, US 6 0816491 Comply NFPA 1900 Changes Effective Jan 1, 2024, With Exceptions 7 0533349 Aerial Fire Apparatus 8 0588613 Vehicle Certification, Aerial w/o Pump 9 0681279 Agency, Apparatus Certification, Aerial w/o Pump, U.L. 10 0816495 Certification, Vehicle Inspection Program, NFPA 1900 11 0799172 FLEET CUSTOMER 12 0733614 Consortium, NPPGov (LOC) 13 0535579 Not Required, Unit of Measure, (no pump, no tank) 14 0529326 Bid Bond, 10%, Pierce Built Chassis 15 0816569 Performance Bond, Not Requested, PPI Terms 16 0000007 Approval Drawing 17 0002928 **Electrical Diagrams** 18 0626490 Enforcer Chassis, Tractor (Tiller) 19 0021010 Maximum Overall Length Size - 58 feet 20 0000110 Wheelbase Wheelbase - 152.00" 21 0000070 **GVW Rating** GVW rating - 73,300 # 22 0729280 Frame Rails, 13.38 x 3.50 x .375, Enforcer 23 0889469 Frame Liner, "C/Inv L" 12.50" x 3.00" x .25", AXT/Vel/Imp/Enf, 56" QVal 24 0630705 Axle, Front, Oshkosh TAK-4, Non Drive, 19,500 lb, Enforcer 25 0030264 Suspension, Front TAK-4, 19,500 lb, Qtm/AXT/Imp/Vel/Enf/SFR 26 0087572 Shock Absorbers, KONI, TAK-4, Qtm/AXT/Imp/Vel/DCF/Enf 27 0000322 Oil Seals, Front Axle 28 0899288 Tires, Front, Goodyear, Armor MAX MSA, 425/65R22.50, 20 ply, Fire Service Speed 29 0019611 Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot 1 30 0530461 Axle, Rear, Meritor RS30-185, 31,000 lb, Saber/Enforcer 31 0544244 Top Speed of Vehicle, 60 MPH/96 KPH 32 0635109 Suspen, Rear, Single Slipper Spring, 31,000 lb, Saber FR/Enforcer 33 0000485 Oil Seals, Rear Axle 34 0585004 Tires, Rear, Goodyear, G289 WHA, 315/80R22.50, 20 ply, Single 35 0641529 Wheels, Rear, Accuride, 22.50" x 9.00", Aluminum, Hub Pilot, Single 36 0568081 Tire Balancing, Counteract Beads 37 0620570 Tire Pressure Monitoring, RealWheels, AirSecure, Valve Cap, Single Axle 1 Qty, Tire Pressure Ind - 8 38 0801909 Lug Nut, Covers, Chrome 1 39 0003245 Axle Hub Covers w/center hole, S/S, Front Axle 1 Axle Hub Covers w/center hole, S/S, Tiller Axle 1 40 0003246

	Option	Туре	Option Description	Qty
41	0001960		Axie Hub Covers, Rear, S/S, High Hat (Pair)	1
42	0002045	-	Mud Flap, Front and Rear, Pierce Logo	1
43	0020257		Mud Flap, Tiller Trailer, Pierce Logo	1
44	0646362		Chocks, Wheel, Worden HWGY-SB, Super Gripper, (Up to 46" Diameter Tires)	1
45	0646364		Qty, Pair - 01 Mounting Brackets, Chocks, Worden Safety, Model U815T	1
			Location, Wheel chock - DS under tractor reservoir compartment Qty, Pair - 01	
46	0822289		ABS/ATC Wabco Brake System, Single Axle, Tiller, NFPA 1900/ULC	1
47	0030185		Brakes, Knorr/Bendix 17", Disc, Front, TAK-4	1
48	0803729		Brakes, Meritor, Cam, Rear, 16.50 x 8.63" No Dust Shield	1
49	0735527		Air Compressor, Brake, Wabco 26.8 Cl, Paccar	1
50	0637584		Brake Reservoirs, 5,376 Cubic Inch Minimum Capacity, Saber FR/Enforcer	1
			Paint Color, Air Tanks - Black #98	
51	0568012		Air Dryer, Wabco System Saver 1200, Heater, 2010	1
52	0000790		Brake Lines, Nylon	1
53	0636573		Inlet/Outlet, Air, Female Fitting, Milton "M"	1
			Location, Air Coupling(s) - a) DS Step Area	
54	0586772		Qty, Air Coupling (s) - 1 Box, Recessed, Alum Treadplate, for Air Fitting	
04	0000772		Location - Driver's step well	1
			Qty, Air Coupling (s) - 1	
55	0070810		All Wheel Lockup (Aerial/Tanker Chassis)	1
56	0014130		Air Tank, Additional for Extra Air Horn Capacity	1
			Paint Color, Air Tanks - Black #98	
	0607839		Fittings, Compression Type, Entire Apparatus, Single Axle Tiller	, 1
	0808515		Engine, Paccar MX, 510HP, 1850 lb-ftW/OBD, EPA 2027, Saber FR/Enforcer	1
	0811409		Not Required, Engine Contingency Adjustment	1
	0001244		High Idle w/Electronic Engine, Custom	1
61	0735687		Engine Brake, Fully Integrated, Paccar MX13 Engine	1
00	0044007		Switch, Engine Brake - MX13	
	0644227		Clutch, Fan, Air Actuated, Saber FR/Enforcer	1
	0559736		Engine Starter, Interlock to Engine Running	1
	0644573		Air Intake, Water & Ember Screen, Saber FR/Enforcer	1
65	0814375		Exhaust System, Horizontal, Right Side	1
			Exhaust, Diffuser - Aluminized Steel (Standard)	
			Exhaust, Material/Finish - Aluminized Steel (Standard) Location, Diffuser Termination - 2.00" Past Rub Rail (Standard)	
			Tip, Exhaust - Straight Tip (Standard)	
66	0788765		Radiator, Saber FR/Enforcer	1
	0001090		Cooling Hoses, Rubber	1
	0021125		Fuel Tank, 65 Gallon, Left Side Fill, Tractor Chassis, Sgl Axle	1
	0001129		Lines, Fuel	1
	0734655		DEF Tank, 7.3 Gallon, LS Fill, Under Cab, Paccar, Fill Dr, ENF	1
			Door, Material & Finish, DEF Tank - Brushed Stainless	-
			Latch, Door, Access - SouthCo C2 chrome raised	
	0552793		Not Required, Fuel Priming Pump	1
72	0552712		Not Required, Shutoff Valve, Fuel Line	1
73	0699437		Cooler, Chassis Fuel, Not Req'd.	1
74	0690880		No Selection Required From This Category	1
75	0887546		Trans, Allison 6th Gen, 4000 EVS P, w/Prognostics, Imp/Vel/SFR/Enf	1
	0625331		Transmission, Shifter, 6-Spd, Push Button, 4000 EVS	1
	0684459		Transmission Oil Cooler, Modine, External	1
	0792887	SP	Mode, Auxiliary Preselect, (less aggressive) Set to 3rd Gear, 6 Speed	1
	0801876		Fluid, 4000 Series Trans, Allison Approved TES-668 Synthetic, IPOS, Custom	1
	0001375		Driveline, Spicer 1810	1
	0734211		Steering, Sheppard M110 w/Tilt, TAK-4, Paccar Pump, w/Cooler, Paccar	1
	0605356		Steering Wheel, 4 Spoke without Controls, Saber FR/Enforcer	1
83	0690274		Logo/Emblem, on Dash	1
	•		Text, Row (1) One - Hall	
			Text, Row (2) Two - County	
			Text, Row (3) Three - Fire	

Line Option	Туре	Option Description	Qty
84 0622948		Winch, Warn, Zeon 10-S Kit, 10,000 lb. Portable, Synthetic, Polished Fairlead	1
85 0793544		Bumper, 10" Extended, Painted/Reinforced, Saber FR/Enforcer	1
86 0778092		Lift & Tow Package, Enforcer	1
87 0002270		Tow Hooks, Chrome	1
88 0767249	SP	Receiver, Portable Winch, (3), Front Bumper Extension, Front/Ends	
89 0558109	٠.	Notch, Front For Recessing Of Q2B, Painted Bumper	1
05 0500100		Location - Center	1
90 0698960		Coating, Top Flange, Front Bumper, Outside Exterior, UL-LX Coating, Black	1
91 0625650		Cab, Enforcer, 7000	1
92 0826074		Engine Tunnel, X12, MX13, Foil Insulation w/Mech Fasteners, Extreme Climate, Enf	1
93 0810166		Cab Insulation, Extreme Climate, Foil Insulation, Enforcer/Saber FR	-
94 0633594		Rear Wall, Interior, Adjustable Seating	1
95 0632103			1
35 0032103		Rear Wall, Exterior, Cab, Saber FR/Enforcer	1
96 0639727		Material, Exterior Rear Wall - Brushed Stainless Steel /Cab Lift, Elec/Hyd, Manual Override, Saber FR/Enforcer	4
97 0695930		Grille, Bright Finished, Front of Cab, Enforcer	1
98 0648912		Scuffplates, S/S At Cab Door Jambs and Handralls	1
30 0040312			1
99 0663813		Material Trim/Scuffplate - b) S/S, Brushed Scuffplates, S/S, Pike Poles and Handrails, Cab Sides	•
33 0003013			2
		Location - Each side of cab	
		Qty, - 02 Material Trim/Scuffplate - b) S/S, Brushed	
100 0647932		Not Required, Trim, S/S Band, Across Cab Face, AXT/Saber/Enforcer	1
101 0015440		No Chrome Molding, On side of cab	1
102 0521669		Mirrors, Retrac, West Coast Style, Htd/Rmt, w/Htd/Rmt Convex	1
103 0072189		Mirror, 8.00" Convex, Cab Front, Front Cross View	1
104 0589624	SP	Mirror, 8" Round Convex, Tiller Body	1
105 0648173	Ų.	Door, Full Height, Saber FR/Enforcer 4-Door Cab, Level Roof	1
103 0040113		· · · · · · · · · · · · · · · · · · ·	'
(Key Model, Cab Doors - 751 `Cab, Exterior Door Handle, Finish - 4-Door, Chrome/Black	
106 0655543		Door Panel, Brushed Stainless Steel, Saber/Enforcer 4-Door Cab	1
107 0617333		Controls, Electric Roll-Up Windows, 4dr, 2 Frt Elect, 2 Driver Control, SFR/Enf	1
108 0638310		Steps, 4-Door Cab, Saber FR/Enforcer	1
		Step Well Material - Brushed	•
109 0770194		Handrall, Exterior, Knurled, Alum, 4-Door Cab	1
110 0892638		Lights, Cab & Crw Cab Acs Stps, P25, LED w/Bezel, 6lts	1
		Color, Trim - Chrome Housing	_
111 0057836		Crowns, Front Fender, Rubber, TAK-4	1
112 0825060		Tractor 5th Wheel and Fenders, Single	1
		Material, Fender Crowns - Rubber - Single Axle	
113 0552648		Grab Handle, Black Rubber Covered, Specify Location, Qty	2
		Location - In tiller cab on LS and RS "A" posts	
-		Qty, - 02	
114 0660261		Grab Hole Red Webbed, Added to Front Cab Door Webstrap	1
115 0042105		No Windows, Side of Crew Cab	1
116 0786290		Window Tint, Crew Cab Door, Left Side, Privacy Dark Gray	1
117 0786279		Window Tint, Crew Cab Door, Right Side, Privacy Dark Gray	1
118 0661471		Holder, Pike Pole, Vertical Mount, Cab Exterior	4
		Location - Two on each side of extended cab	
		Qty, - 04	
119 0722796		Dash, Poly, Saber FR/Enforcer	1
120 0607217		Mounting Provisions, 3/16" Alum, Full Engine Tunnel, Saber FR/Enforcer	1
		Mounting Provision Spacing75"	
404 095000		Material Finish, Cab Interior - Painted	-
121 0750824		Cab Interior, Vinyl Headliner, Saber FR/Enforcer, CARE	1
		Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Black	
		Engine Tunnel Cover - Dark Silver Gray Endure Vinyl	
122 0753903	_	Cab Interior Rear Wall Material - Painted Aluminum Cab Interior, Paint Color, Saber FR/Enforcer	1
122 0133303	-		ı
123 0612410		Color, Cab Interior Paint - i) fire smoke gray Floor, Rubber Padded/Treadplate, Cab & Crew Cab, Saber/Enf	1
, ac voiativ		,	•

Line Option	Type	Option Description	Qty
124 0819166		HVAC, Extreme-Duty, Enforcer, Paccar, CARE	1
		Paint Color, A/C Condenser - Painted to Match Cab Roof	
		HVAC System, Filter Access - Tool Free Panel	
		Auxiliary Cab Heater - Both HVAC System, Control Loc Panel Position #12	
125 0639675		Sun Visor, Smoked Lexan, AXT, Imp/Vel, SFR/Enf	1
		Sun Visor Retention - Thumb Latch	,
126 0634328		Grab Handles, Driver and Officer Door Posts, Saber FR/Enforcer	1
127 0002526		Light, Engine Compt, All Custom Chassis	1
128 0622545		Fluid Check Access, Restricted Access, Saber FR/Enforcer, Arrow XT	1
129 0583042		Latch, Door, Storage - Southco C2 Chrome Raised Side Roll and Frontal Impact Protection	4
130 0622618		Seating Capacity, 5 Belted Seats	1 1
131 0636955		Seat, Driver, Pierce PSV, Air Ride, High Back, Safety, PRIMARY, SFR/Enf	1
132 0632926		Seat, Officer, Pierce PSV, Air Ride, SCBA, Safety, PRIMARY, SFR/Enf	1
133 0002517		Not Required, Radio Compartment	1
134 0826500		Cabinet, Rear Facing, LS, 23 W x 40.25 H x 26.75 D, Web, SFR/Enf	1
		Light, Short Cabinet - Pierce, Interior, Left Side	
		Material Finish, Shelf - Painted - Cab Interior	
		Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 1.25" Up-Turned Lip Louvers, Cabinet - 0-No Louvers	
		Fastener, Web, Cab Cabinet - Spring Clip and Hook/Bar and Hook, Btm	
135 0102783		Not Required, Seat, Rr Facing C/C, Center	1
136 0826696		Cabinet, Rear Facing, RS, 22 W x 40.25 H x 26.75 D, Web, Strap, SFR/Enf	1
		Light, Short Cabinet - Pierce, Interior, Right Side	
		Material Finish, Shelf - Painted - Cab Interior	
		Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 1.25" Up-Turned Lip Louvers, Cabinet - 0-No Louvers	
		Fastener, Web, Cab Cabinet - Spring Clip and Hook/Bar and Hook, Btm	
137 0623856		Seat, Fwd Fcng C/C, LS Otbrd, Pierce PSV, SCBA, Safety, SECONDARY, SFR/Enf	1
138 0747412	SP	Cabinet, Forward Facing, Center, 38.50 W x 30 H x 28 D, Web, SFR/Enf	1
		Type of fastener - spring clip and hook	
		Restraint Location - Top (towards roof of truck) Light, Short Cabinet - Pierce, Interior, Left Side	
		Material Finish, Shelf - Painted - Cab Interior	
		Shelf/Tray, Cabinet - (1) Shelf, Adjustable, 1.25" Up-Turned Lip	
430 0000040		Louvers, Cabinet - 0-No Louvers	4
139 0623846 140 0737360	SP	Seat, Fwd Fcng C/C, RS Otbrd, Pierce PSV, SCBA, Safety, SECONDARY, SFR/Enf Cabinet, Rear Facing, Top Eng Tnl, 44 W x 18 H x 13 D, Web, Enf	1 1
140 0/3/000	Oi.	Type of fastener - spring clip and hook	•
		Restraint Location - Bottom (towards the ground)	
	*	Light, Short Cabinet - Pierce, Interior, Horizontal	
		Material Finish, Shelf - 0-No Shelving	
		Shelf/Tray, Cabinet - (0) None ` Louvers, Cabinet - 0-No Louvers	
141 0766467		Uphoistery, Seats in Cab, All Vinyl, Seats Inc, CARE	5
		Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
		Qty, - 05	
142 0543991		Bracket, Air Bottle, Hands-Free II, Cab Seats	3
143 0603866		Qty, - 03 Seat Belt, Dual Retractor, ReadyReach, Saber FR/Enforcer	1
145 0003000		Seat Belt Color - Red	•
144 0817557		Helmet Storage, Provided by Fire Department, NFPA/ULC 2024	1
145 0647647		Lights, Dome, FRP Dual LED 4 Lts	1
		Color, Dome Lt - Red & White	
	•	Color, Dome Lt Bzi - Black	
		Control, Dome Lt White - Door Switches and Lens Switch Control, Dome Lt Color - Lens Switch	
146 0896451		Enhanced Software for Cab and Crew Cab Dome Lts	1
147 0556186		Handlts, (4) Streamlight, Survivor C4 LED, 12v, Orange, 90503 Steady Charge	1
		Location, Lights - In headliner above each seat location	
148 0774457	•	Handlight, Streamlight, Vulcan 180, 44315, 12v, Orange	2
		Qty, Lights - 02	
4/6/2025 7:0	0.004	Location, Lights - To be determined	

Line Option	Туре	Option Description	
149 0622803		Cab Instruments, Black Gauges, Black Bezels, Enforcer MUX	Qty
		Emergency Switching - Individual Switches	
150 0509511		Air Restriction Indicator, Imp/Vel, AXT, Dash CF, Enf MUX	1
151 0567339		Pyrometer, Engine Exhaust	1
152 0543751		Light, Do Not Move Apparatus	1
459 0500040		Alarm, Do Not Move Truck - Pulsing Alarm	
153 0509042 154 0622798		Messages, Open Dr/DNMT, Color Dsply,	1
155 0802940		Switching, Cab Instrument Lower Console & Overhead, Rocker MUX, Enforcer	1
155 0602940		Wiper Control, 2-Speed with Intermittent, Saber FR/Enforcer	1
156 0002565		Location, Wiper Control - Above Ignition Hourmeter, Aerial Inside Cab	_
157 0002615		Switch, Aerial 12V Master	1
158 0032828		No PTO switch req'd - w/aerial piggyback	1
159 0820894			1
100 0020004		Wiring, Spare, 15 A 12V DC, Batt Dir, 1st NFPA1900/ULC	1
		Location, Wiring - Officer Dash 12vdc power from - Battery direct	
		Wire termination - 15 amp power point plug	
160 0820897		Wiring, Spare, 15 A 12V DC, Batt Dir, 2nd NFPA1900/ULC	. 1
		Location, Wiring - Engine Tunnel - Officer's Side	•
		12vdc power from - Battery direct	
		Wire termination - Butt Splice	
161 0820898		Wiring, Spare, 15 A 12V DC, Batt Dir, 3rd NFPA1900/ULC	1
		Location, Wiring - center console	
		12vdc power from - Battery direct	
160 0004004		Wire termination - Butt Splice	
162 0821224		Wiring, Spare, 2.0 A 12V DC, USB Term Blue Sea 1016 1st NFPA1900/ULC	1
		Qty, - 01	
		12vdc power from - Battery switched	
163 0773343		Location - center console Box, Mounting, 3 Push Buttons, PS, Painted	
100 0110010		Location - officer's side of engine tunnel, facing officer's seat	1
		Qty, - 01	
164 0814201		Vehicle Information Center, 7" Color Display, Touchscreen, MUX, CL714	1
		System Of Measurement - US Customary	•
165 0816633		Collision Mitigation, HAAS Alert (R2V), HA7	1
		Subscription, HAAS R2V - R2V - 5 Year Data Plan Subscription	
166 0606247		Vehicle Data Recorder w/CZ Display Seat Belt Monitor	1
167 0893982	SP	Intercom, David Clark, Up to 4 Wireless, (D, O, RPTT), 2ibC, TC Wired, U3805	1
		Location 1 - Side of engine tunnel facing driver	
460 0007050		Location 2 - Side of engine tunnel facing officer	
168 0637058		David Clark Universal Radio Interfaces included with Single/Dual System	1
169 0589947		Location, Radio Interface - Center console	_
109 0009941		Headset, David Clark, H3432 Over The Head, Flex Mic, Push On Push Off	3
		Qty, - 03 Location - D, O, and tiller cab	
170 0690646		Headset, David Clark w/ Wireless Radio Belt Station, Under Helmet	2
		Qty, - 02	2
		Location - two crew cab forward facing seats	
171 0671276	SP	Wiring Only, David Clark, Tractor Cab to Tiller Cab	1
		Location - driver station and should be 100' of cable	•
		Location 2 - tiller cab station	
172 0819255		Hangers For Headsets, NFPA/ULC 2024, Each	5
		Qty, - 05	
		Location, Headset Hangers - Driver Seat, Officer Seat, DS Outbrd, Fwrd	
172 0046202		Fcng Seat, PS Outbrd, Fwrd Fcng Seat and Tiller Operator	
173 0616382		Install Customer Provided GPS/Multimode Antenna(s)	1
174 0696443		Qty, - 01 Antonna Mayort Cyclom Chassis, Cobla Boytod to Cyceband Cyclob Anno	
177 UU30443		Antenna Mount, Custom Chassis, Cable Routed to Overhead Switch Area	. 1
		Location - on the right side	
175 0816158		Qty, - 01 Camera, Pierce, LS Mux, RS, LS, R, Cameras, AHD	1
		Color - 1) black	I
		Camera System Audio - Speaker Behind Driver Camera System	
		y apound bound briset Content Cycletti	

Line Option	Туре	Option Description	Qty
176 0814861		Camera, Switcher, Pierce, 4 channel, AHD, CVBS	1
177 0808245		Camera, Pierce, 7" HD tiller Cab, RS, LS Fwd Fcng Tiller Cam, AHD	1
178 0890416		Pierce Command Zone, Advanced Electronics & Control System, Enforcer, WiFi	1
		CZT	·
		Color, Antenna - Black Antenna	
470 090e4Ee		Module Housings - Black Housing with Power and Status Ind	
179 0896456		Prognostics, Electrical System	1
180 0624253		Electrical System, Enforcer MUX	1
181 0079166 182 0008621		Batteries, (4) Stryten/Exide Grp 31, 950 CCA ea, Threaded Stud	1
183 0002698		Battery System, Single Start, All Custom Chassis	1
184 0813848		Battery Compartment, Saber/Enforcer	1
185 0814869		Charger, Sngl Sys, IOTA, DLS-75, 75 amp, IQ4 Controller	1
186 0813791		Location, Cab, Charger, Behind Driver Seat	1
187 0814965		Panel, Charger Display, Kussmaul, 091-94-12, Batt Dir	1
188 0016857		Location, Cab, Ind/Remote, LS Behind Cab Door	1 1
100 00 10037		Shoreline, 20A 120V, Kussmaul Auto Eject, 091-55-20-120, Super	1
		Qty, - 01 Color, Kussmaul Cover - b) red	
		Shoreline Connection - battery charger and receptacles	1
189 0026800		Shoreline Location	1
		Location, Shoreline(s) - DS Cab Side	
190 0783395		Transfer Switch, Generator to Shoreline 30 Amp and Under	1
191 0009429		Electric Power Only, Portable Winch	1
		Location - Front	
		Qty, Receptacles - 01	
192 0647728		Alternator, 430 amp, Delco Remy 55SI	1
193 0092582		Load Manager/Sequencer, MUX	1
		Enable/Disable Hi-Idle - e)High Idle enable	
194 0783153		Headlights, Rect LED, JW Spkr Evo 2, AXT/DCF/Enf/Imp/Sab/Vel	1
405 0005050		Color, Headlight Bez - Chrome Bezel	4
195 0625953		Light, Directional, Win 600 Cmb, Cab Crn, Wrp Bzl Out HD Lts, Enf/Sab	1
196 0620054		Color, Lens, LED's - c)clear Light, Directional/Marker, Intermediate, Weldon 9186-8580-29 LED 2lts	1
197 0735474		Lights, Clearance/Marker/ID, Front, P25 LED 7 Lts, Saber FR/Enforcer	1
187 0735474		Light Guard - No Guards	•
198 0807096		Lights, Marker, Cab Front Side, Truck-Lite 19036Y LED, IPO Add'i Directional Lts	1
199 0511569		Lights, Clearance/Marker/ID, Rear, P25 LED 7Lts	1
100 0011002		Light Guard - Without Guard	
200 0514453		Light, Marker End Outline, Rubber Arm, LED Marker Lamp	1
		Location, Lights - rear most corners	
•		Qty, Lights, Pair - 1	
201 0804519		Lights, Tail, Win M62BTT* Red Stop/Tail & M62T* Amber Dir Arw w/Flange	1
		Color, Lens, LED's - Clear	
		Color, Trim - Chrome Trim	
202 0806466		Flash Pattern, Directional Lts - Steady On (Arrow) Lights, Backup, Win M62BU, LED, For Tail Lt Housing	1
203 0650265		Bracket, License Plate & Light, Cast Products LP0004-1-B, LED Light	1
204 0589905		Alarm, Back-up Waming, PRECO 1040	1
205 0805067		Lights, Cornering/Scene, Win M62BU, Sw Fet 1st	2
200 0000001		Location - Front cab corners	_
		Qty, - 02	
		Control, Scene Lts - Directional Light	
		Color, Trim - Chrome Trim	
206 0653959		Lights, Perimeter Cab, Truck-Lite 60354C LED 4Dr, Grommet Mt	1
207 0653930		Lights, Perimeter Body, Truck-Lite 60354C LED 4lts, Turntbl/Rr Stp, Tiller	1
		Control, Perimeter Lts - Parking Brake Applied	_
208 0651767		Lights, Perimeter, Truck-Lite 60354C LED	8
		Location, Lights - TBD	
500 00004E4		Qty, - 08	1
209 0896454 210 0813525		Enhanced Software for Perimeter Lts Lights, Step, P25 LED, Tiller, Control, Trim Feature	1
Z 10 0013020		Color, Trim - Chrome	•
		Control, Step Lts - Park Brake	
		Control erab =	

Line C	Option	Туре	Option Description	Qty
211 0	0696870		Lights, Side Scene, TecNiq, E960 LED, Stainless 1st Pr	2
			Location, Lights - one pair in the tiller panels facing the front and one pair in the tiller panels facing the rear	-
			Qty, Lights, Pair - 2	
			Switch, Lt Control 1 DC,1 - a) DS Switch Panel	
			Switch, Lt Control 2 DC,2 - Tiller Driver Turn Sgn Arm Out	
			Switch, Lt Control 3 DC,3 - Tiller Cab Swt Switch, Lt Control 4 DC,4 - Turn Signal	
212 0	0693551		Lights, Tractor Scene, Win M9LZC LED, pair	1
	725783		Lights, Centering, Cab Roof, Tir, Cipsbl, Attwood NV2002SS-7, Red/Gm LED	1
			Length - 12.00"	•
214 0	772704		Light, Visor, Win, 12V P*H2* Pioneer LED, Warn 1st	1
			Qty, - 01	
			Location, driver's/passenger's/center - Centered	
			Control, Front Scene Warning - d) DS & PS Separate Sw	
			Color, Win Lt Housing - Black Paint	
			Control, Scene Lts - Cab Sw Panel DS and Cab Sw Panel PS Scene Light Optics - Flood	
215 0	768061		Lights, Win, PCPSM2* Pioneer, 12 VDC, 1st	1
			Location - rear of the tiller cab, high as possible above window	•
			Qty, - 01	
			Color, Win Lt Housing - Black Cover	
			Control, Scene Lts - Cab Sw Panel DS, Tiller Cab and Body Switch, DS	
040.0	V700000		Rear SS	4
210 0	768929		Lights, Win, PSL2** Pioneer, 12 VDC, 1st	1
			Location - front side of tiller cab between the top of windshield and drip rail	
			Qty, - 01	
			Color, Win Lt Housing - Black Paint	
			Control, Scene Lts - Tiller Cab	-
			Mount, Win II - Universal Ball PSL2B*	
217 0	73675,5		Light, Win, 12V PSL2** Slm Ln, 12 VDC 1st	1
			Location - DS on tiller cab above the front window	
			Qty, - 01 Color, Win Lt Housing - Black Paint	
			Control, Scene Lts - DS Scene Lts	
			Scene Light Optics - flood	
			Mount, Win II - Universal Bail PSL2B*	
218 0	736743		Light, Wln, 12V PSL2** Slm Ln, 12 VDC 2nd	1
			Location - PS on tiller cab above the front window	
			Qty, - 01	
			Color, Win Lt Housing - Black Paint Control, Scene Lts - PS Scene Lts	
			Scene Light Optics - flood	
			Mount, Win II - Universal Bail PSL2B*	
219 0	709438	,	Lights, Walk Surf, FRP Flood, LED	1
220 0	897573	/	Switch, Momentary, Silence Alarm	1
-			Location - TBD	
			Qty, - 01	
, 221 U	0090655		Color - 2) red , Aerial, Tiller, No Pump, Alum Body	1
)554269		Body Skirt Height, 18"	1
	0013481		Not Required, Hose Bed Capacity	1
	0013534		Not Required, Running Boards	1
)825621		Turntable Steps-Morton Cass, LS/RS, Tiller Single Axle	1
			Body Handrail Finish - knurled aluminum	
226 0	0690023		Wall, Rear, Smooth Aluminum	1
227 0	1029503		Tow Eyes (2), Painted Lower Job Color, Aerial	1
228 0	0090670		Construction, Compt, Alum, Tiller	1
229 0	0679933	SP	Compt, Single Tractor Reservoir, Lap Door, 33"WB	1
			Light, Strip - LED strip light 30.00"	
	749769	SP	Compt, F/H, Trans Roll, Front Shortened, 79.00" Wide, 6.00" Raised, LS Front	1
	0683228		Compt, F/H, Trans Front, Roll, 6.00" Raised, LS Center, Tiller	1 1
232 L	0030748		Compt, Low, Lap, LS Rear, Tiller	'

Line Option	Type	Option Description	Qty
233 0749768	SP	Compt, F/H, Trans Roll, Front Shortened, 79.00" Wide, 6.00" Raised, RS Front	1
234 0683224		Compt, F/H, Trans Front, Roll, 6.00" Raised, RS Center, Tiller	1
235 0030746		Compt, Low, Lap, RS Rear, Tiller	1
236 0604540		Doors, Lap with "D" Handle, Aluminum, AMDOR Rollup, Side Compartments	8
		Qty, Door Accessory - 08	
		Color, Roll-up Door - AMDOR Painted to Match Lower Body	
237 0067767		Latch, Roll-up Door - Non-Locking Liftbar	
238 0019845		Bumper, Rear, 5" w/Treadplate Cover, Tiller	1
200 0010040		Guard, Drip Pan, S/S, Rollup Door	8
		Qty, Door Accessory - 08 Location, Door Accessory - All roll up doors	
239 0821860		Lights, Compt, Pierce LED, Dual Light Strips, Each Side of Door, All Compts	14
		Location - all compartments	14
		Qty, - 14	
240 0603420		Shelf Tracks, Painted, Aerial	6
		Qty, Shelf Track - 06	
		Location, Shelf Track - LS2, LS3, LS4, RS2, RS3 and RS4	
241 0638569		Shelves, Fixed, 500 lb Capacity, Full Width/Depth, Painted Spatter Gray	4
		Qty, Shelf - 04	
242 0099146		Location, Shelf - TBD	
242 0000140		Tray, 500 lb Slide-Out, 2" Sides - Adj. Height, 1/2 Trans	3
		Location - one in LS4, two in RS4 Qty, Tray (slide-out) - 03	,
243 0510777		Tray, 215 lb, Tilt/Slide-Out, 30 Deg, Adj, 1/2 Trans	2
		Location - upper section of LS4 and RS4	2
		Qty, Tray (slide-out) - 02	
244 0083986		Tray, 215 lb, Tilt/Slide-Out, 30 Deg, Adj	1
		Qty, Tray (slide-out) - 01	
DAE DEAEONE		Location, Tray - RS3	
245 0646005		Tray, Floor Mounted, Utility, Two Way Slide-Out, 500lb, 3" Sides, Full Trans	1
		Qty, - 01	
		location - LS5/RS5 Material Finish, Tray - Painted - Spatter Gray	
246 0646559		Tray, Floor Mounted, Utility, One Way Slide-Out, 500lb, 3" Sides, 1/2 Trans	4
		Qty, - 04	-
		location - LS5, RS5, LS4, and RS7	
		Material Finish, Tray - Painted - Spatter Gray	
247 0617248		Tray, Floor Mounted, Slide-Out, 500lb, 2.00° Sides, 3 Slides, 2G	2
		Qty, - 02	
		Material - paint to match compt interior	
248 0646221		Location, Tray Slide-Out, Floor Mounted - RS2 and LS2 Tray Floor Mounted, Slide Out, 500th, Special Side Height, 20	_
		Tray, Floor Mounted, Stide-Out, 500lb, Special Side Height, 2G Qty, - 02	2
		location - LS6 and RS6	
		Material - paint to match compt interior	
		Tray, Side Height, Front - 4"	
		Tray, Side Height, Rear - 4"	
240 0705640		Tray, Side Height, Right & Left - 4"	
249 0725642		Cabinet, Drawer Assembly, CTECH, Three Drawers, Up To 36" Wide, 24" Deep	1
	•	Qty, - 01	
		Location - TBD	
		Size, Drawer Height 1 (Top) - 6.00" Size, Drawer Height 2 - 6.75"	
		Size, Drawer Height 2 - 6.75"	
250 0648481		Toolboard, Alum, Adj, Added to Transverse Slide-Out Tray	1
		Finish - Painted, Compt Interior, Spatter Gray	•
		location - TBD	
2E4 0040400		Qty - 1	-
251 0648483		Toolboard, Alum, Adj, Added to 1/2 Transverse Slide-Out Tray	2
		Finish - Painted, Compt Interior, Spatter Gray	
		location - TBD	
252 0648486		Qty - 2 Toolboard, Slide-out, 2-Way, Alum, .188", Peg Board, w/6" Adj Tray, Full Trans	4
		Finish - Painted, Compt Interior, Spatter Gray	1

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location - TBD Qty - 1 253 0799730 SP Conduits, 1", With Pull Wire Location - Coiled under P6 compartment to under tiller cab. Qty, Comp. Accessory - 01 254 0796214 Floor Extension, Compartment, 2.00" Downturned Lip Location - TBD Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body 256 0004035 Fender Crowns, Rear, Rubber	1 6 1 1 1 4
253 0799730 SP Conduits, 1", With Pull Wire Location - Coiled under P6 compartment to under tiller cab. Qty, Comp. Accessory - 01 254 0796214 Floor Extension, Compartment, 2.00" Downturned Lip Location - TBD Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body	6 1 1 1
Location - Coiled under P6 compartment to under tiller cab. Qty, Comp. Accessory - 01 254 0796214 Floor Extension, Compartment, 2.00" Downturned Lip Location - TBD Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body	6 1 1 1
Qty, Comp. Accessory - 01 254 0796214 Floor Extension, Compartment, 2.00" Downturned Lip Location - TBD Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body	1 1 1
254 0796214 Floor Extension, Compartment, 2.00" Downturned Lip Location - TBD Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body	1 1 1
Qty, - 06 255 0004016 Rub Rail, Aluminum Extruded, Side of Body	1 1
255 0004016 Rub Rail, Aluminum Extruded, Side of Body	1 1
	1 1
250 0004055 Felidel Glowils, Real, Rubbel	1
257 0086389 Compt w/Rack, Air Bottle, 8.50" Square, Rear of Tiller, Aluminum Treadplate Door	
258 0657524 Compt, Air Bottle, Single, Round, Fender Panel	7
Qty, Air Bottle Comp - 4 Door Finish, Fender Compt - Brushed Location, Fender Compt - Single - LS Fwd, Single - LS Rear, Single - RS Fwd and Single - RS Rear Latch, Air Bottle Compt - Southco C2 Chrome Raised	
Insert, Air Bottle Compt - Rubber Matting and Strap Loop 259 0062640 Insert, Air Bottle Compt, "W" Shaped	4
Qty, - 04 260 0049220 Ladder, 45' Duo-Safety 1525A 3-Sect w/Poles	1
260 0049220 Ladder, 45' Duo-Safety 1525A 3-Sect w/Poles Qty, - 01	'
261 0014221 Ladder, 35', Duo-Safety 1200A 2-Section	1
262 0010406 Ladder, 28' Duo-Safety 1200A 2-Section	2
Qty, - 02	
Location, Extension Ladder - torque box 263 0024232 Ladder, 16' Duo-Safety 875A Roof	2
Qty, - 02 264 0654575 Ladder, 10' Duo-Safety 775-DR Roof	1
Qty, - 01	•
Location - fly section	
265 0014232 Ladder, 20' Duo-Safety 875A Roof	1
´Qty, - 1	_
266 0004233 Ladder, 14' Duo-Safety Fresno 701	1
Qty, - 1 267 0004246 Ladder, 10' Duo-Safety Folding, 585A	1
Qty, - 01	
Location, Folding Ladder Aerial - torque box	
268 0524506 Ladder Storage, Vertically Hinged Lap Doors, Smooth Aluminum, Tiller	1
269 0602100 Lights, Torque Box Ladder Storage, Pierce LED Strip Lights, 2 Lts	1
270 0658169 Ladders, Nested, Left Side Ground Ladder Storage	1 1
271 0724818 Compt, Above Rr Compt, T/P, Stokes Storage, Lift Past 90 Doors, Tiller Door, Material & Finish, Storage - Aluminum Treadplate	•
Latch, Door, Storage - "D" Handle Latch	
Access, Backboard/Stokes/Long Tool Compt - Both	
Size, Stokes Basket, Predefined - 84.50"L x 24"W x 7.50"H	_
272 0775907 Pike Pole, 12' DUO Safety, Fiberglass	2
Qty, - 02 273 0789564 Pike Pole, 8' DUO Safety, Fiberglass, Aerial	2
Qty, - 02 274 0789566 Pike Pole, 6' DUO Safety, Fiberglass, Aerial	1
Qty, - 01	
275 0789586 Pike Pole, 3' DUO Safety, Fiberglass, w/D Handle	2
Qty, - 02	6
276 0770578 Pike Pole Tubes, in Torque Box/Ladder Storage, ABS	6
Qty, - 06 277 0067658 Not Required, Step, Slide-Out Pump Op. Platform	1
278 0665700 Light, Slide-Out Pump Operator Step, Not Required	1
279 0046495 Not Required, Pump Access, No Pump	1
280 0001836 . No Light, No Pump Compartment	1
281 0606694 Air Horns, (2) Hadley, 6" Round, eTone, In Bumper	1
282 0606835 Location, Air Horns, Bumper, Each Side, Outside Frame, Outboard (Pos #1 & #7)	1
283 0757092 Control, Air Horn, Multi Select	1

Bid #: 1201

Line Option	Туре	Option Description	Qty
284 0723391		Control, Air Horn, Chrome Push Button Sw, RS	1
285 0757081		Control, Air Horn, Ft Sw, LS	1
286 0525667		Siren, Wln 295SLSA1, 100 or 200 Watt	4
287 0510206		Location, Elect Siren, Recessed Overhead In Console	1
		Location, Elec Siren - Overhead, DS Center Sw Pnl	•
288 0076157		Control, Elec Siren, Horn Ring	1
289 0601304		Speaker, (2) Wln, SA315P, w/Pierce Polished Stainless Steel Grille, 100 watt	1
000 0004550		Connection, Speaker - siren head	
290 0601558		Location, Speaker, Frt Bumper, Recessed, Ea Side, Outside Frame, Inbrd (Pos 2/6)	1
291 0895310		Siren, Federal Q2B	1
292 0006097		Finish, Q2B Siren - Chrome	
292 0000097		Location of Siren, Recessed in Bumper	1
293 0748305		Location, Siren, Mech - c) center Control, Mech Siren, Multi Select	
294 0731979		Control Mech Siren, Push Button Sw, Chrome, RS	1
295 0748282		Control Mech Siren, Ft Sw LS	1 1
296 0740391		Sw, Siren Brake, Momentary Chrome Push Button, RS	1
297 0736164		Sw, Siren Brake, Momentary, LS Overhead Sw Pn!	1
298 0746353		Not Required, Warning Lights Intensity	1
299 0605736	t	Lightbar, Wln, Freedom IV-*, 3-21.5", RRRWR RRRR RWRRR, 30 Deg	1
•		Filter, Whi Freedom Ltbrs - No Filters	•
300 0761731		Lights, Front Zone, Win M6** M6** M6**, 4lts Q Bezel, Cir Fet	1
		Color, Lens, LED's - c)clear	
		Color, Lt DS Frnt Outside - DS Front Outside Red	
		Color, Lt PS Frnt Outside - PS Front Outside Red	
		Color, Lt DS Front Inside - r) DS Front Inside Red	
		Color, Lt PS Front Inside - r) PS Front Inside Red	
301 0653937		Color, Q Bezel and Trim - Polished Chrome Flasher, Headlight Alternating	1
		Headlt flash deactivation - a)w/high beam	'
302 0540692		Lights, Side Zone Lower, Win M6*C LED, Clear Lens, 3pr, Ovr 25	1
	1	Location, Lights Front Side - c)each side, front custom cab corner	
		Color, Lt Side Front - Red	
		Color, Lt Side Middle - Red	
		Color, Lt Side Rear - Red	
		Location, Lights Mid Side - Rearward of Crew Cab Doors Location, Lights Rear Side - Rear Fender Panel	
303 0896616		Lights, Door Interior Flash, 4 Dr Cab, Weldon 8401-0000-20 Strip Light	1
		Control, Door Int Flash - None (Doors only)	•
•		Location, Light, Door Int Flash - Over Window	
304 0815847		Connectors, Door Interior Flash, All Cabs, Weatherproof	1
305 0622791		Lights, Side, Win M9V2** 2nd	1
		Location, Lights - PS of cab, behind ca door	
		Qty, - 01	
		Color, Lights, Warning - gla) red	
		Control, Light - b) side warning Color, Lens, LED's - c)clear	
		Control, Scene Lts - Cab and Crew Cab Dr Sw, PS	
306 0750405		Lights, Side, Win PS*01FCR LED, Recessed In Rr Bdy Rub Rail	6
		Location, Lights - 3 each side. One forward of body, one centered in body	
		as close as possible, and one rearward of tiller axle.	
		Qty, -06	
		Color, Lights, Warning - Red Flashing Color, Trim - Chrome Trim	
307 0622914		Lights, Side, Win M9V2** 1st	1
		Location, Lights - DS of cab, behind cab door	•
		Qty, - 01	
		Color, Lights, Warning - gla) red	
		Control, Light - b) side warning	
		Color, Lens, LED's - c)clear	
308 0745848		Control, Scene Lts - Cab and Crew Cab Dr Sw, DS Lights, Side, Win WIONSM** LED, Trim Fet, 3rd	2
		Location, Lights - LS and RS side facing, on diamond plate cover above	~
		tractor reservoir compartment	
410100000000000000000000000000000000000		Dist. 4004	-

Line Option	Туре	Option Description	Qty
308		Qty, - 02	
		Color, Lights, Warning - Red	
		Control, Light - b) side warning Color, Trim - Chrome Trim	
309 067293	7	Lights, Side, Win WIONSMC* LED, Chrome Flange, Mounted in Rub Rail, 1st	1
•		Location, Lights - In rub rail under RS4	
		Qty, - 01	
		Color, Lights, Warning - d) blue Control, Light - i) park brake	
310 074586	9	Lights, Side, Win WIONSM** LED, Trim Fet, 2nd	2
		Location, Lights - upper corners on back of tiller cab	_
		Qty, - 02	
		Color, Lights, Warning - Red	•
		Control, Light - a) rear upper warning Color, Trim - Chrome Trim	
311 074587	1	Lights, Side, Win WIONSM** LED, Trim Fet, 1st	4
		Location, Lights - 2 each side, upper body compartments	•
`	1	Qty, - 04	
		Color, Lights, Warning - Red	
		Control, Light - b) side warning Color, Trim - Chrome Trim	
312 054078	3	Lights, Rear Zn Lwr, Win M6*C LED	1
•		Color, Lt DS Rear - r) DS Rear Lt Red	
242 000000	2	Color, Lt PS Rear - r) PS Rear Lt Red	
313 0809689	9	Lights, Rear, Win M9** LED, 1st	2
		Location - Rear of trailer, upper section Color, Light - ae) red	
		Qty, - 02	
		Control, Light - a) rear upper warning	
		Color, Lens, LEDs - Clear	
314 0088745	3	Color, Trim - Chrome Trim	
314 0000740	,	Light, Rear Zone Up, Win L31HRFN LED Beacon, Red LED Color, Dome, Rear Warning - j) both domes clear	1
315 0006551	1	Not Required, Lights, Rear Upper Zone Blocking	1
316 0804284		Light, Traffic Directing, Federal Signal MPSUSM36-BRK-50, 36" LED, 331105-SB Cnt	1
317 0529680	1	Activation, Traffic Dir L - Aux Flash with Emergency Master	_
318 0530282		Location, TDL, Surface Mounted with Treadplate Box Location, Traf Dir Lt Controller, Overhead Switch Panel DS Right End	1
319 0006646		Electrical System, 120/240VAC, General Design	· 1
320 0529551		Generator, Harrison 10kW 10.0MAS-16R/D-11011/15/1, Hydraulic, Hotshift PTO	1
		Generator Interlocks - No Interlocks	•
		Location, Gen Info Panel - near breaker box	
321 0505796		Location, Hydraulic Generator Above Gooseneck of Tiller	1
322 0658370	='	Starting Sw, Truck Engine Powered Gen, Cab Sw Pnl, Tiller Cab	1
323 0592586	•	Remote Start, Hydraulic Generator, PTO and Field - SAME SWITCH, Location Feature	1
		Qty, - 01	
		Location - Aerial turntable	
324 0016740		Not Required, Fuel System	1
325 0016767		Not Required, Oil Drain Extension, Generator	1
326 0036738	•	Circuit Breaker Panel, Included With PTO Generator	1
327 0016771		Location, Circult Breaker Panel - LS6, Left Wall Low Not Required, Routing Exhaust, Generator	1
328 0605391		Light, Win, 150W 120V, PFP2AC LED Floodit, PBA206U Bail Mount 1st	2
		Location, 120/240 Volt Lt - DS, on top of catwalk. One forward and one	_
		rearward	
		Qty, - 02	
		Switch, Lt Control 1 DC,1 - a) DS Switch Panel Switch, Lt Control 2 DC,2 - e) No Control	
		Switch, Lt Control 2 DC,2 - e) No Control Switch, Lt Control 3 DC,3 - d) No Control	
		Switch, Lt Control 4 DC,4 - d) No Control	
		Color, Win Lt Housing - Black Paint	
		•	

Line Option	Туре	Option Description	Qty
329 0794103	SP	Light, Wln, 150W 120V, PFP2AC LED Floodit, PBA206U Bail Mount 2nd	2
		Location, 120/240 Volt Lt - PS on top of catwalk. One forward and one	
		rearward	
		Qty, - 02 Switch, Lt Control 1 DC,1 - a) DS Switch Panel	
		Switch, Lt Control 2 DC,2 - e) No Control	
		Switch, Lt Control 3 DC,3 - d) No Control	
		Switch, Lt Control 4 DC,4 - d) No Control	
		Color, Win Lt Housing - Black Paint	
330 0006825		Reel, Elect Cable, Hannay, 1600, (3) Wire	1
		Qty, Cord Reels - 1	
		Reel Guide - b) Captive roller	
		Finish, Reel - Painted Job Color Matching Lower Body	
331 0006828		Location, Electric Cord Reel - PS Gooseneck, Outboard, 1 Reel Cord, Electric, 10/3 Yellow, 3 Wire	1
		Lengths of Elect Cord - 1	1
		Feet of Yellow Cord - c)150	
		Connection, Cord - Hubbell 20A 120V Twst Lock	
332 0781579		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	1
		Qty, - 01	
		Location 1 - TBD	
		AC Power Source - Gen to Shoreline Transfer Switch	
333 0779722		Cover, Receptacle - Interior SS Wall Plate(s) Receptacle 15/200 120V 3 Rs 3 Ws NEMA 5 20D SB Dup 1st Interior Bady	•
000 0775722		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body Qty, - 02	2
		Location 1 - TBD	
		AC Power Source - Gen to Shoreline Transfer Switch	
		Cover, Receptacle - Interior SS Wall Plate(s)	
334 0783678		Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st	2
		Location, Receptacles - One on driver's side at front of body and one on	
		rear bulkhead	
		Qty, - 02	
		AC Power Source - Gen to Shoreline Transfer Switch Cover, Receptacle - Exterior Flip Up Duplex Cover(s)	
335 0519934		Not Required, Brand, Hydraulic Tool System	1
336 0649753		Not Required, PTO Driven Hydraulic Tool System	1
337 0755072		Aerial, 107' ASL, 750/500 Tip, 50 MPH Wind, Tiller	1
338 0762413		Light, Boom Support, Amdor AY-LB-12HW012, 12" LED	1
339 0662680		Skid Plate, Steel, Under Tiller Trailer Rear Body	1
340 0755127		Tie Down, Rope, Per Pair, 9000lb Rating, Trailer Gooseneck, Tiller	2
		Qty, Pair - 02	
		Finish, Tie Down - nickel plated	
044 0000000		Location, Rope Tie Down - Tiller Gooseneck	
341 0663833		Boom Support, Raised, Tiller	1
342 0728078		Boom Support - Compt on top of body Boom Panel, Pair, Amdor AY-LB-12H*-* LED Top Edge, Special Size	1
012 0720070	1	Color, Light, One - b) white	,
	•	Control, Aerial Rung Lighting - Headlight	
		Paint Color, Predefined -#101 black	
		Size, Boom Panel - 120" Long x 20" High	
343 0526890		Not Required, Indicator, Extension	1
344 0723719		Steps, Folding, Four, Aerial Device, Trident	1
		Coating, Step - black	
	•	Light, Aerial Device Folding Step - no integrated light	
345 0688232	1	Finish, Aerial Device Folding Step - bright finish Rung Covers, Aerial Device	4
G-10 0000202		Rung Cover Color - Safety Yellow	1
346 0623645		Aerial Stability Test, Maximum Tip Options	1
347 0674963		Scabbard, Temporary Vent Saw Storage, No Depth Gauge, Aerial Ladder	1
		Qty, - 01	•
		Location, Aerial Device - left side of tip	
348 0678539		Brackets Only, Roof/Wall Ladder, Aerial Fly Section	1
		Finish - DA Finish	
		Roof Ladder, Make/Model - 10' Duo-Safety 775-DR	

Separate	Line	Option	Туре	Option Description	Qty
ST 0794717 SP	349	0780041		Egress, Shortened, Ascendant Ladder, 100/105'	
SP	350	0678641			1
Pike Pola Make/Model - Duo Sately 8" Pike Pole Piato, Páthed Autimium for Lettering, wSpring Clips, Aerial Base 2 City - 02 Size - 20" X 20" Location - Match Job # 35023 Lights, Tumfable Walkway, P25, LED 1 1 1 1 1 1 1 1 1				· · · · · · · · · · · · · · · · · · ·	
SP 0794717 SP Piate, Painted Aluminum for Lettening, w/Spring Clips, Aerial Base 2 City, 2 Size - 20" X 20" 12" 12" 12" 12" 12" 13" 14" 14" 15					
Size - 20" X 20"	351	0794717	SP		2
Size - 20" X 20"				Qty, - 02	
1852 0801979				Size - 20" X 20"	
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,					-
Light, Alignment, Tiller Axie, Reflective, Win 0S'00SCR, Color Fet.	352	0601972			1
Color, Lights, Warning - c) amber 355 0882074 Box, Ladder Belt Storage, Turntable 1 1 1 1 1 1 1 1 1	353	0601949			1
355 0882074 Box, Ladder Belt Storage, Turnfable Quantifly - 03	354	0824036		Light, Alignment, Tiller Axle, Reflective, Win 0S*00SCR, Color Fet.	1
Quantity - 03 Cover, Around Aerial Rotation Bearing 1				Color, Lights, Warning - c) amber	
1	355	0682074		Box, Ladder Belt Storage, Turntable	1
Material - treedplate					
197 198	356	0682164		Cover, Around Aerial Rotation Bearing	1
358 0814632 Control Stations, ASL Tiller, MUX, Color Display, CL714 1 1 1 1 1 1 1 1 1		2222242		Material - treadplate	
Stabilizers, ASL Tractor Drawn Steel Aerial, Split Pan, 17' Spread 1 Material, Stabilizer Pad - Composite Stabilizer Pan Material Stabilizer Pad - Composite 1 Stabilizer Pan Material Stabilizer Pan Material 1 Stabilizer Pan Material Stabilizer Pins 1 Stabilizer Pins 1 Stabilizer Pins 1 Doors, Stabilizer Control Box, Valve/Electrical Distribution Box, Tiller 1 Hinge Location - Bottom Latch, Stabilizer Door - SouthCo C2 Chrome Raised Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Access - brushed stainless Steel Door, Material & Finish, Access - brushed stainless Steel Door, Material & Finish, Access - Brushed Stainless Steel Door, Material & Finish, Access - Brushed stainless Steel Door, Material & Finish, Access - Brushed stainless Steel Door, Material & Finish, Access - Brushed stainless Steel Door, Material & Finish, Access - Brushed stainless Steel Door, Material & Finish, Access - Brushed stainless Steel Door, Material & Finish, Access - Brushed Stainless Steel Door, Material & Finish, Access - Brushed Stainless Steel Door, Material & Finish, Access - Brushed Stabilizer Stabilizer Pan Sta					
Material Stabilizer Pan Material Stabilizer Pins 1					
Stabilizer Pan Material Stabilizer Pan Material Stabilizer Panels - smooth aluminum, painted to match lower body color Not Required, Aerial Stabilizer Pins 1 Doors, Stabilizer Control Box, Valve/Electrical Distribution Box, Tiller 1 Hinge Location - Bottom Latch, Stabilizer Door - SouthCo C2 Chrome Raised Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Stabilizer - Brushed Stainless Steel Latch, Door, Access - SouthCo C2 Chrome raised Stabilizer, Modified to Slide On 1 Stabilizer Pads, Modify - 2 stabilizers Steel Door, Material & Finish, Stabilizer Stabilizer Steel Door, Material & Finish, Stabilizer St	359	0789602			1
Stabilizer Panels - smooth aluminum, painted to match lower body color 361 0530819 Not Required, Aerial Stabilizer Pins 1 362 0779621 Doors, Stabilizer Control Box, Valve/Electrical Distribution Box, Tiller 1					
361 0530819	360	0728961			1
1	504	0500040			
Hinge Location - Bottom Latch, Stabilizer Door - SouthCo C2 Chrome Raised Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Stabilizer - Brushed Stainless Steel Latch, Door, Access - SouthCo C2 chrome raised				•	-
Latch, Stabilizer Door - SouthCo C2 Chrome Raised Door, Material & Finish, Stabilizer - Brushed Stainless Steel Door, Material & Finish, Stabilizer - Brushed Stainless Steel Latch, Door, Access - SouthCo C2 chrome ralsed	362	0779621			1
Door, Material & Finish, Stabilizer - Brushed Stainless Steel					
Door, Material & Finish, Access - brushed stainless steel Latch, Door, Access - SouthCo C2 chrome raised					
Latch, Door, Access - SouthCo C2 chrome raised 1					
Stabilizer Modified to Slide On 1					
Stabilizer Pads, Modify - 2 stabilizers	363	0540405			4
Control	303	0340493			
Location - Under LS6 compartment 1	364	05/0526			1
1	J04	0340320			'
Swivels, D-Series w/Encoder, ASL-Tandem/Tiller, MUX (28 Collector Rings) 1	365	0786011			1
Second					
368 0804781 Aerial Scene Lts Separated into Aerial Tip Category and Aerial Tracking Category 1 369 0803462 Lights, Tip, Win MP** LED, 2lts 1 Color, Win Lt Housing - Black Paint Scene Lt Optics LH Fly - Narrow Flood Scene Lt Optics RH Fly - Narrow Flood Mount, Win II - Universal Bail MP** 1 Locations Color, Win Lt Housing - Black Paint Scene Lt Optics LH Base - Left Spot Scene Lt Optics LH Base - Left Spot Scene Lt Optics LH Base - Right Spot Mount, Win II - Universal Bail MP** 371 0618906 Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB 1 Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw 372 0540737 Lights, Stabilizer Warn (1) Set, Win M6*C LED, Clear Lens 1 Color, Lt Rr Stabilzr Pan - r) Pan Light Red Lights, Grote Supermova LED, Stabilizer Beam, (1) Set 1 374 0762390 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 375 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 1 376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 3 380 0808215 LyfePulley, Rescue System 1 1 1 1 1 1 1 1 1					
1					-
Color, Win Lt Housing - Black Paint Scene Lt Optics LH Fly - Narrow Flood Scene Lt Optics RH Fly - Narrow Flood Mount, Win II - Universal Bail MP** 170 0802753 Lights, Tracking, Win MP** LED, 2lts 1 Location, Sw, Arl DC Lts - m) 2 locations Color, Win Lt Housing - Black Paint Scene Lt Optics LH Base - Left Spot Scene Lt Optics RH Base - Left Spot Mount, Win II - Universal Bail MP** 171 0618906 Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB 1 Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw 172 0540737 Lights, Stabilizer Warn (1) Set, Win M6*C LED, Clear Lens 1 Color, Lt Rr Stabilizer Pan - r) Pan Light Red 173 0068703 Lights, Grote Supernova LED, Stabilizer Beam, (1) Set 1 174 0762390 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 175 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 176 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 177 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 178 0024742 Not Required, Breathing Air to Tip, Aerial Ladder 1 179 0066919 Not Required, Raised Pedestal, Tiller 1 180 0808215 LyfePulley, Rescue System 1 181 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 182 0530826 Turntable Access, ManSaver Bars, Yellow 1					
Scene Lt Optics LH Fly - Narrow Flood Scene Lt Optics RH Fly - Narrow Flood Nount, Win II - Universal Bail MP** Scene Lt Optics RH Fly - Narrow Flood Mount, Win II - Universal Bail MP** Scene Lt Optics LH Base - Left Spot Scene Lt Optics LH Base - Left Spot Scene Lt Optics LH Base - Right Spot Mount, Win II - Universal Bail MP** Scene Lt Optics RH Base - Right Spot Mount, Win II - Universal Bail MP** Scene Lt Optics RH Base - Right Spot Mount, Win II - Universal Bail MP** Scene Lt Optics RH Base - Right Spot Mount, Win II - Universal Bail MP** Scene Lt Optics RH Base - Right Spot Scene RH Base - Right Spot Scene Lt Optics RH Base - Right Spot Scene Lt Optics Rh Base - Reght S	309	0003402		• • • • • • • • • • • • • • • • • • • •	•
Scene Lt Optics RH Fly - Narrow Flood Mount, Win II - Universal Bail MP** 370 0802753 Lights, Tracking, Win MP** LED, 2lts 1					
Mount, Win II - Universal Bail MP** 1					
1					
Location, Sw, Arl DC Lts - m) 2 locations Color, Wln Lt Housing - Black Paint Scene Lt Optics LH Base - Left Spot Scene Lt Optics RH Base - Right Spot Mount, Wln II - Universal Bail MP** 371 0618906 Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw 372 0540737 Lights, Stabilizer Warn (1) Set, Wln M6*C LED, Clear Lens Color, Lt Rr Stabilzr Pan - r) Pan Light Red 373 0068703 Lights, Grote Supernova LED, Stabilizer Beam, (1) Set 1 Clights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 COPWER TO Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 COPWER TO AERIA TIP, 13.92 Amps @ 12 Volt DC, ASL 1 COPWER TO AERIA TIP, 13.9	370	0802753			1
Color, Win Lt Housing - Black Paint Scene Lt Optics LH Base - Left Spot Scene Lt Optics RH Base - Right Spot Mount, Win II - Universal Bail MP** 371 0618906 Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw 372 0540737 Lights, Stabilizer Warn (1) Set, Win M6*C LED, Clear Lens Color, Lt Rr Stabilizer Pan - r) Pan Light Red 373 0068703 Lights, Grote Supernova LED, Stabilizer Beam, (1) Set 1 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 CP Ower To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 Intercom, 2-Way Fire Research ICA910 Hands Free 1 Mot Required, Breathing Air to Tip, Aerial Ladder 1 Not Required, Mask, Breathing Air To Tip 1 Not Required, Raised Pedestal, Tiller 1 LyfePulley, Rescue System 1 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 Turntable Access, ManSaver Bars, Yellow					
Scene Lt Optics LH Base - Left Spot					
Scene Lt Optics RH Base - Right Spot					
Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw Lights, Stabilizer Warn (1) Set, Wln M6*C LED, Clear Lens 1					
Control, Aerial Rung Lighting - Turntable Sw w/Master Batt Sw Lights, Stabilizer Warn (1) Set, Wln M6*C LED, Clear Lens Color, Lt Rr Stabilzr Pan - r) Pan Light Red Lights, Grote Supernova LED, Stabilizer Beam, (1) Set Lights, Grote Supernova LED, Stabilizer Beam, (1) Set Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED Lights, Amdor AY-LB-12HW012, LED Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED					
372 0540737 Lights, Stabilizer Wam (1) Set, Win M6*C LED, Clear Lens 1 Color, Lt Rr Stabilzr Pan - r) Pan Light Red 373 0068703 Lights, Grote Supernova LED, Stabilizer Beam, (1) Set 1 374 0762390 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 375 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	371	0618906		Lighting, Rung, LED, TecNiq, 4 Section, Base, Lower/Upper Mid, Fly, 3 Colors RWB	1
Color, Lt Rr Stabilzr Pan - r) Pan Light Red 373 0068703					
373 0068703 Lights, Grote Supernova LED, Stabilizer Beam, (1) Set 1 374 0762390 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 375 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	372	0540737		_ · · · · · · · · · · · · · · · · · · ·	1
374 0762390 Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED 1 375 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1					
375 0783034 DC Power To Aerial Tip, 13.92 Amps @ 12 Volt DC, ASL 1 376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	373	0068703			1
376 0737181 Intercom, 2-Way Fire Research ICA910 Hands Free 1 377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	374	0762390		Lights, Stabilizer Scene, (1) set, Amdor AY-LB-12HW012, LED	1
377 0540895 Not Required, Breathing Air to Tip, Aerial Ladder 1 378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1				· · · · · · · · · · · · · · · · · · ·	
378 0024742 Not Required, Mask, Breathing Air To Tip 1 379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	376	0737181		<u>₹</u>	1
379 0066919 Not Required, Raised Pedestal, Tiller 1 380 0808215 LyfePulley, Rescue System 1 381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	377	0540895		Not Required, Breathing Air to Tip, Aerial Ladder	1
380 0808215LyfePulley, Rescue System1381 0604457Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL1382 0530826Turntable Access, ManSaver Bars, Yellow1	378	0024742		Not Required, Mask, Breathing Air To Tip	1
381 0604457 Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL 1 382 0530826 Turntable Access, ManSaver Bars, Yellow 1	379	0066919		Not Required, Raised Pedestal, Tiller	1
382 0530826 Turntable Access, ManSaver Bars, Yellow 1	380	0808215		LyfePulley, Rescue System	1
	381	0604457		Lifting Eye Assembly, Rope Rescue Attachment, ASL, LSL	1
383 0763138 Waterway, High Flow, ASL-Tiller, w/Shortened Egress 1	382	0530826		Turntable Access, ManSaver Bars, Yellow	1
	383	0763138		Waterway, High Flow, ASL-Tiller, w/Shortened Egress	1

Bid #: 1201

Monitor_Akron 3486 StreamMaster II Electric Extended Vartical Travely, Manual XVI	Line Option	Туре	Option Description	Qty
Nozzle, Monitor 1 PAL - Akron 3499 They3485 Shaper	384 0729475		Monitor, Akron 3486 StreamMaster II Electric, Extended Vertical	
Location, Valve - Arcm 82; left side discharge			Travel,w/ManualAVM	
Sab 5010776				
See 6.012000	205 0040750			
287 0673128				
288 0768548				
Not Required, Tools, Aeral, PAL/PAE 1 390 0875404 Manuals and Training, 3 Consecutive Days, Ascendant Ladder, PAL 1 391 0807570 Cab, Tiller 1 1 1 1 1 1 1 1 1				
Manuels and Training, 3 Consecutive Days, Ascendant Ladder, PAL 1 1 1 1 1 1 1 1 1	•	•	•	
391 0807570 Cab, Tiller Sun Visor, Smoked Lexan, Tiller Cab			·	<u>,</u> 1
Sun Visor, Smoked Lexan, Tiller Cab				' 1
Sun Visor Retention - (1) Thumb Latch 1				1
Light, Dome, FRP Dual LED III Color, Dome Lt Ref & White Color, Dome Lt White Door Switches and Lens Switch Control, Dome Lt White Door Switches and Lens Switch Control, Dome Lt White Color, Dome Lt White	392 0726222		Sun Visor, Smoked Lexan, Tiller Cab	1
Color, Dome Lt - Red & White				
Color, Dome Lt R2I - Black Control, Dome Lt R2I - Black Control, Dome Lt Color - Lens Switch	393 0636263		Light, Dome, FRP Dual LED 1lt	. 1
Control, Dome Lt White - Door Switchs and Lens Switch				
Control, Dome Lt Color - Lens Switch 1				
Heater, Tiller Cab, Tiller, Electric Ceramic, Mildest Climate			•	
395 0824165 SP	004.0044700			
386 0668064 Seat, Tiller, Pierce PSV, Air Ride Hi-Back 1		6 5		=
398 0036977 Tiller Warning Indicators w/Seatbeit Warn in Cab 1 1 1 1 1 1 1 1 1		SP		
388 0366977 Tiller Warning Indicators w/Seatbelt Warn In Cab 1				
Mirror, 8" Round Convex, Titler Cab				
400 0746216 SP			= !	
401 0892904 SP Thermal Barrier, Ceiling of Tiller Cab				
402 0634358 SP Steering Shaft, Raised for Raised Rear Body/Tiller Cab Height - 6.00" Window Defrost Fans (2) 1 Location - Left and right sides, on top of dash 1 Location - Left and right sides, on top of dash 1 Location - Left and right sides, on top of dash 1 Location - Left and right sides, on top of dash 1 Location - Fort of Cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Trailer, 2.00" Extended Gooseneck, Shorter Trailer, Single Axie, Tiller 1 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1 Location - front of cab to prevent tree limbs from scratching paint 1				
Height - 6.00" Window Defrost Fans (2)				
1	402 0634358	SP	Steering Shaft, Raised for Raised Rear Body/Tiller Cab	1
Location - Left and right sides, on top of dash 404 0763776 SP Tinted Glass, Privacy Dark Gray, 8-25%, Tiller Cab Rear Wall Window 1 405 0669622 SP Scuffplate, Treadplate Full Width on Leading Edge of Tiller Cab Roof 1 Location - front of cab to prevent tree limbs from scratching paint 406 0626264 Trailer, 3.00" Extended Gooseneck, Shorter Trailer, Single Axle, Tiller 1 407 0090681 Walkway, Turntable to Body, Tiller 1 408 0052481 Axle, Tiller Trailer, Oshkosh TAK-4, Non Drive, 22,800# 1 409 0032125 Steering, Sheppard M110 w/tilt, TAK-4, Tiller Trailer 1 410 0652502 Brakes, Meritor, EX225, 17", Disc Plus, TAK-4, Tiller 1 411 0052483 Suspension, Tiller, 22,800# 1 412 0889837 Tires, Goodyear, Armor MAX MSA, 425/65R22.5 20 Ply (tiller) 1 413 0037030 Wheels, Alum. Alcoa, 22.50" x 12.25" (385/425), Tiller 1 415 0007150 Bag of Nuts and Bolts 1 416 0816498 NFPA Required Loose Equipment, Aerial, NFPA/ULC 2024, Provided by Fire Dept 1 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department 1 418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Claw Tools 1 420 0007484 Not Required, Claw Tools 1 420 0007484 Not Required, Claw Tools 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 424 0741569 Paint, Two-Tone Color, Enforcer 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 426 0709845 Paint, Single Color, Body 1 427 0509327 Paint, Two Tone, Tiller Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1				
404 0763776 SP Tinted Glass, Privacy Dark Gray, 8-25%, Tiller Cab Rear Wall Window 405 0669622 SP Scuffplate, Treadplate Full Width on Leading Edge of Tiller Cab Roof 406 0626264 Location- front of cab to prevent tree limbs from scratching paint 406 0626264 Walkway, Turntable to Body, Tiller 408 0052481 Axle, Tiller Trailer, Oshkosh TAK-4, Non Drive, 22,800# 409 0032125 Steering, Sheppard M110 wilti, TAK-4, Non Drive, 22,800# 410 0652502 Brakes, Meritor, EX225, 17", Disc Plus, TAK-4, Tiller Trailer 411 0052483 Suspension, Tiller, 22,800# 412 0898937 Tires, Goodyear, Armor MAX MSA, 425/65R22.5 20 Ply (tiller) 413 0037030 Wheels, Alum, Alcoa, 22.50" x 12.25" (385/425), Tiller 416 0816498 August Alum, Alcoa, 22.50" x 12.25" (385/425), Tiller 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Dept 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Dept 419 0007482 Not Required, Crowbars 420 0007484 Not Required, Crowbars 420 0007494 Not Required, Sledgehammers 420 0007494 Not Required, Sledgehammers 420 0741569 Paint, Process / Environmental Requirements, Appleton 425 0709566 Paint, Two-Tone Color, Enforcer Paint Color, Upper Area, Predefined - #50 Red Paint Toolor, Upper Area, Predefined - #50 Red Paint Toolor, Lower Area, Predefined - #50 Red Paint, Brody - Match Lower Cab Paint, Two-Tone Cab Break 427 0509327 Paint, Two Tone, Tiller Cab	403 0051052		• •	1
A05 0669622 SP Scuffplate, Treadplate Full Width on Leading Edge of Tiller Cab Roof				
Location - front of cab to prevent free limbs from scratching paint Trailer, 3.00" Extended Gooseneck, Shorter Trailer, Single Axle, Tiller 1				
406 0626264	405 0669622	SP	· · · · · · · · · · · · · · · · · · ·	1
407 0090681			Location - front of cab to prevent tree limbs from scratching paint	
Axle, Tiller Trailer, Oshkosh TAK-4, Non Drive, 22,800# 1			· · · · · · · · · · · · · · · · · · ·	
100 0032125 Steering, Sheppard M110 w/tilt, TAK-4, Tiller Trailer				
### 10 0652502 Brakes, Meritor, EX225, 17", Disc Plus, TAK-4, Tiller 1 ### 10 052483 Suspension, Tiller, 22,800# 1 ### 12 0898937 Tires, Goodyear, Armor MAX MSA, 425/65R22.5 20 Ply (tiller) 1 ### 13 0037030 Wheels, Alum. Alcoa, 22.50" x 12.25" (385/425), Tiller 1 ### 10 0037050 Oil Seals, Tiller Axle 1 ### 15 0007150 Bag of Nuts and Bolts				
411 0052483 Suspension, Tiller, 22,800# 1 1 1 1 1 1 1 1 1				
412 0898937 Tires, Goodyear, Armor MAX MSA, 425/65R22.5 20 Ply (tiller) 1 413 0037030 Wheels, Alum. Alcoa, 22.50" x 12.25" (385/425), Tiller 1 414 0037050 Oil Seals, Tiller Axle 1 415 0007150 Bag of Nuts and Bolts 1 Qty, Bag Nuts and Bolts - 1 416 0816498 NFPA Required Loose Equipment, Aerial, NFPA/ULC 2024, Provided by Fire Dept 1 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department 1 418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Lower Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint, Single Color, Body 1 <tr< td=""><td></td><td></td><td></td><td>1</td></tr<>				1
413 0037030 Wheels, Alum. Alcoa, 22.50" x 12.25" (385/425), Tiller 1 414 0037050 Oil Seals, Tiller Axle 1 415 0007150 Bag of Nuts and Bolts				
414 0037050 Oil Seals, Tiller Axle 1 415 0007150 Bag of Nuts and Bolts 1 Oty, Bag Nuts and Bolts - 1 416 0816498 NFPA Required Loose Equipment, Aerial, NFPA/ULC 2024, Provided by Fire Dept 1 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department 1 418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Fiethead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 426 0709845 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 427 0509327 Paint, Two Tone, Tiller Cab 1	412 0898937			
A15 0007150 Bag of Nuts and Bolts Cty, Bag Nuts and Bolts - 1	413 0037030		Wheels, Alum. Alcoa, 22.50" x 12.25" (385/425), Tiller	1
Att	414 0037050		Oil Seals, Tiller Axle	1
416 0816498 NFPA Required Loose Equipment, Aerial, NFPA/ULC 2024, Provided by Fire Dept 1 417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department 1 418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1	415 0007150		Bag of Nuts and Bolts	1
417 0816939 Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department 1 418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1				
418 0816937 Extinguisher, 2.5 Gal. Pressurized Water, NFPA/ULC 2024, Provided by Fire Dept 1 419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1				
419 0007482 Not Required, Crowbars 1 420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1	417 0816939			1
420 0007484 Not Required, Claw Tools 1 421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1				1
421 0816998 Axe, Flathead, Provided by Fire Department 1 422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red 426 0709845 Paint, Single Color, Body 1 427 0509327 Paint, Two Tone, Tiller Cab 1	419 0007482		Not Required, Crowbars	1
422 0817000 Axe, Pickhead, Provided by Fire Department 1 423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 1 427 0509327 Paint, Two Tone, Tiller Cab 1	420 0007484		Not Required, Claw Tools	1
423 0007494 Not Required, Sledgehammers 1 424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab 427 0509327 Paint, Two Tone, Tiller Cab 1	421 0816998		Axe, Flathead, Provided by Fire Department	1
424 0741569 Paint Process / Environmental Requirements, Appleton 1 425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab Paint, Two Tone, Tiller Cab 1	422 0817000		Axe, Pickhead, Provided by Fire Department	1
425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab Paint, Two Tone, Tiller Cab 1	423 0007494		Not Required, Sledgehammers	1
425 0709566 Paint, Two-Tone Color, Enforcer 1 Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab Paint, Two Tone, Tiller Cab 1			•	1
Paint Color, Upper Area, Predefined - #101 Black Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab Paint, Two Tone, Tiller Cab 1	425 0709566		· · · · · · · · · · · · · · · · · · ·	1
Shield, Cab - Standard Shield Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab Paint, Two Tone, Tiller Cab 1			Paint Color, Upper Area, Predefined - #101 Black	
Paint Color, Lower Area, Predefined - #90 Red Paint Break, Cab - Standard Two-Tone Cab Break 426 0709845 Paint, Single Color, Body Paint, Body - Match Lower Cab 427 0509327 Paint, Two Tone, Tiller Cab				
426 0709845 Paint, Single Color, Body 1 Paint, Body - Match Lower Cab 427 0509327 Paint, Two Tone, Tiller Cab 1			Paint Color, Lower Area, Predefined - #90 Red	
Paint, Body - Match Lower Cab 427 0509327 Paint, Two Tone, Tiller Cab 1				
427 0509327 Paint, Two Tone, Tiller Cab	426 0709845			1
				_
Location - Standard	427 0509327			1
			Location - Standard	

	Option	Туре	Option Description	Qty
427	-		Paint, Color - # 90 Red	
400	0040004		Paint Color, Upper Area - # 101 Black	
420	0646901		Paint Chassis Frame Assy, With Liner, E-Coat, Standard	1
420	0693797		Paint Color, Frame Assembly, Predefined - Standard Black	
	0693792		No Paint Required, Aluminum Front Wheels	1
	0809564		No Paint Required, Aluminum Rear Wheels	1
	0733739		No Paint Required, Aluminum Tiller Wheels Paint, Axle Hubs	1
	0100700		· · · · · · · · · · · · · · · · · · ·	1
433	076081Ö		Paint, Axle Hub - Black #101 Coating, Safe-Stride, Tiller A/C, Top of Cover in Front of Tiller Cab	1
			Qty 01	•
			Color, Safe-Stride - Black	
	0007230		Compartment, Painted, Spatter Gray	1
435	0790913		Aerial Ladder Paint, Incl Gooseneck, Stabilizers, Tiller	1
			Paint Color, Aerial Device - Black 101	
			Paint Color, Egress - #736 Neon Yellow	
			Paint Color, Turntable - Black 101	
	1		Paint Color, Boom Support - gloss black primer	
			Paint Color, Cylinders - black 101 Paint Color, Aerial Stabilizers - black 101	
			Paint Color, Aerial Stabilizers - Black Paint Color, Aerial Rotation Motor - Black	
			Paint Color, Aerial Control Console - black 101	
			Paint Color, Trailer Gooseneck, 5th Wheel - gloss black primer	
436	0544129		Reflective Band, 1"-6"-1"	1
			Color, Reflect Band - A - a) white	
			Color, Reflect Band - B - p) black	
/37	0007356		Color, Reflect Band - C - w) white Reflective across Cab Face	_
	0598747			1
700	0000747		Stripe, Reflective/Diamond Grade, Chevron Stripes, Two (2) Stabilizers	1
			Color, Reflect Band - A - p) fluorescent yellow green diamond grade Color, Reflect Chev - A - r) red diamond grade	
			Size, Stripe - a) 4.00"	
439	0087342		Jog, "Z"-Shaped, In Reflective Stripe	1
			Qty, - 1	
440	0545179		Stripe, Diamond Grade, Chevron, Front Bumper	1
			Size, Chevron Striping - 06	
			Color, Chevron DG - Fluorescent Yellow-Green 983-23	
441	0552453		Color, Chevron DG - B - Red 983-72 Stripe, Reflective, Chevron, Cab and Crew Cab Doors Interior, Diamond Grade	1
• • •			Color, Reflect Band - A - r) red diamond grade	•
	1		Size, Chevron Striping - 04	
			Color, Reflect Chev - A - t) fluorescent yellow green diamond grade	
442	0543998		Stripe, Reflective, Tillerman Doors Interior	1
			Color, Reflective - a) white	
	0680371		Stripe, Gold Leaf, Two-Tone Paint Break with Shield, IPO Chrome Molding	1
	0027372		Lettering Specifications, (GOLD STAR Process)	1
440	0686428		Lettering, Gold Leaf, 3.00", (41-60)	1
44R :	0686081	•	Outline, Lettering - Outline and Shade Lettering, Reflective, 3.00", (21-40)	4
., 70			Outline, Lettering - Outline and Shade	1
447	0686221		Lettering, Gold Leaf, 7.00", Each	8
			Qty, Lettering - 08	Ü
			Outline, Lettering - Outline and Shade	
448	0686220		Lettering, Gold Leaf, 7.00", (1-20)	1
			Outline, Lettering - Outline and Shade	
449	0686080		Lettering, Reflective, 3.00", (41-60)	1
AEN :	nepenoe		Outline, Lettering - Outline	_
450	0685985		Lettering, Reflective, 12.00", Each	4
			Qty, Lettering - 04	
451	0655896		Outline, Lettering - Outline and Shade Sign Kit, Painted, Holder and Insert, Each	4
			Location - front, rear, and each side	4
			Qty, - 04	
			Size - 10" W:X 12" H	
	6/2025 7·03 A	D.A.	Bid#: 1201	

Line Option	Type Option Description	Qty
452 0695610	Emblem, Reflective, Per Dept. Submittal, Each	
	Qty, - 02	_
	Location, Emblem - Upper cab area	
450 000000	Size, Dept Seal, Reflect - 16" - 18"	
453 0769753	Emblem, American Flag Painted on Cab Grille, All Custom Chassis	1
454 0772003	Manual, Fire Apparatus Parts, USB Flash Drive, Custom	1
455 077000 7	Qty, - 01	
455 0772037	Manual, Chassis Service, USB Flash Drive, Custom	1
AEC 0772204	Qty, - 01	
456 0773381 457 0030008	Manual, Chassis Operation, (1) USB Flash Drive, Custom	1
458 0735523	Warranty, Basic, 1 Year, Apparatus, WA0008	1
459 0684953	Warranty, Engine, Paccar MX13, 5 Year, WA0386	1
460 0596017	Warranty, Steering Gear, Sheppard M110, 3 Year WA0201	1
461 0595698	Warranty, Frame, 50 Year, Custom Chassis, WA0013	1
462 0733306	Warranty, Axie, 3 Year, TAK-4, WA0050	1
	Warranty, Single Axie, 5 Year, Meritor, General Service, WA0384	1
463 0652758 464 0019914	Warranty, ABS Brake System, 3 Year, Meritor Wabco, WA0232	1
465 0744240	Warranty, Structure, 10 Year, Custom Cab, WA0012	1
466 0524627	Warranty, Paint, 10 Year, Cab, Pro-Rate, WA0055	1
467 0695416	Warranty, Electronics, 5 Year, MUX, WA0014	1
468 0647720	Warranty, Pierce Camera System, WA0188	1
469 0046369	Warranty, Pierce LED Strip Lights, WA0203	1
470 0685945	Wallanty, 5-year EVS Transmission, Standard Custom, WA0167	1
471 0596025	Warranty, Transmission Cooler, WA0216	1
472 0690936	Warranty, Structure, 10 Year, Body, WA0009	1
473 0006999	Warranty, Roll up Doors, Not Required Warranty, Structure, 20 Year, Aerial Device, WA0052	1
474 0687388		1
475 0685727	Warranty, Swivels, 5 Year, Aerial Device, WA0197	1
476 0687327	Warranty, Hydraulic System and Components, 3 Year/5 Year, WA0200 Warranty, Waterway, 10 Year, Aerial Device, WA0198	1
477 0595860	Warranty, Paint, 4 Year, Aerial Device, Pro-Rated, WA0047	1
478 0725636	Warranty, Harrison Generator, 2 Year	1
479 0595820	Warranty, Paint, 10 Year, Body, Pro-Rate, WA0057	1
480 0595421	Warranty, Goldstar, 3 Year, Apparatus, WA00018	1
481 0819254	Certification, Vehicle Stability, CD0196	1
482 0808565	Certification, Engine Installation, Enf, Paccar MX, 2027	1
483 0686786	Certification, Power Steering, CD0098	1
484 0892691	Certification, Cab Integrity, Saber FR/Enforcer, CD0189	1
485 0631973	Certification, Cab Door Durability, Saber FR/Enforcer, CD0137	1
486 0631978	Certification, Windshield Wiper Durability, Saber FR/Enforcer, CD0132	1
487 0631974	Certification, Electric Window Durability, Saber FR/Enforcer, CD0133	1.
488 0631977	Certification, Seat Belt Anchors and Mounting, Saber FR/Enforcer, CD0134	1
489 0735949	Certification, Cab HVAC System Performance, SFR/Enf, CD0165/CD0167/CD0174/CD0175	1
490 0545073	Amp Draw Report, NFPA Current Edition	1
491 0002758	Amp Draw, NFPA/ULC Radio Allowance	1
492 0799248	Appleton/Florida BTO	1
493 0000029	TILLER BODY	1
494 0000012	PIERCE CHASSIS	1
495 0735525	PACCAR MX13 ENGINE	1
496 0046396	EVS 4000 Series TRANSMISSION	1
497 0020037	NO PUMP	1
498 0020015	ABS SYSTEM	1
499 0755455	AERIAL HIGH	1

EXHIBIT B

WARRANTY

SEE OPTION LIST

EXHIBIT C

PURCHASING TERMS AND CONDITIONS

PURCHASING TERMS AND CONDITIONS

These Purchasing Terms and Conditions, together with the Equipment Proposal and all attachments (collectively, the "Agreement") are entered into by and between Ten-8 Fire & Safety, LLC, a Florida company ("Company") and Customer (as defined in Ten-8 Fire & Safety LLC's Equipment Proposal document) and is effective as of the date specified in Section 3 of these Purchasing Terms and Conditions. Both Company and Customer may be referred throughout this document individually as a "party" or collectively as the "parties."

1. Definitions.

- a. "Acceptance" has the same meaning set forth in Company's Equipment Proposal.
- b. "Company's Equipment Proposal" means the Equipment Proposal provided by Company and prepared in response to Customer's request for proposal for a fire apparatus or associated equipment.
- c. "Cooperative Purchasing Contract" means an Agreement between Company and a public authority, including without limitation, a department, division, agency of a municipal, county or state government ("Public Authority"), that adopts or participates in an existing agreement between Company and another non-party customer (including, but not limited to such non-party customer's equipment proposal, its applicable exhibits, attachments and purchasing terms and conditions), often referred to as a "piggyback arrangement," which is expressly agreed to, in writing, by Company. Company has sole discretion to determine whether it will agree to such a Cooperative Purchasing Contract.
- d. "Delivery" means when Company delivers physical possession of the Product to Customer.
- e. "Manufacturer" means the Manufacturer of any Product.
- f. "Prepayment Discount" means the prepayment discounts, if any, specified in Company's Equipment Proposal.
- g. "Product" means the fire apparatus and any associated equipment manufactured or furnished for Customer by Company pursuant to the Specifications.
- h. "Purchase Price" means the Total price set forth in the Quotation, after applicable pricing adjustments set forth in the Quotation.
- i. "Purchasing Terms and Conditions" means these Purchasing Terms and Conditions; however, if the Company's Equipment Proposal or the Customer's related Purchase Order states that it is governed by a Cooperative Purchasing Agreement, "Purchasing Terms and Conditions" shall mean those terms and conditions set forth in the applicable Cooperative Purchasing Agreement.
- j. "Specifications" means the general specifications, technical specifications, training, and testing requirements for the Product contained in Company's Equipment Proposal and its Exhibit A (Proposal Option List), prepared in response to Customer's request for such a proposal.
- 2. Purpose. This Agreement sets forth the terms and conditions of Company's sale of the Product to Customer.
- 3. <u>Term of Agreement</u>. This Agreement will become effective on the date of Acceptance as defined in Company's Equipment Proposal ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon Delivery and payment in full of the Purchase Price.
- 4. Purchase and Payment. Customer agrees to pay Company the Purchase Price for the Product(s). The Purchase Price is in U.S. dollars. Where Customer opts for a Prepayment Discount that specifies that Customer will tender one or more prepayments to Company, Customer must provide each prepayment within the time frame specified in the Equipment Proposal in order to receive the Prepayment Discount for that prepayment installment. To the extent permitted by applicable law, Company may in its sole discretion charge a convenience fee if Customer elects to pay the Purchase Price by means of a credit card.
- 5. Representations and Warranties. Customer hereby represents and warrants to Company that the purchase of the Product(s) has been approved by Customer in accordance with applicable general laws and, as applicable, Customer's charter, ordinances and other governing documents, and funding for the purchase has been duly budgeted and appropriated.
- 6. <u>Cancellation/Termination</u>. In the event this Agreement is cancelled or terminated by Customer before completion, Company may charge Customer a cancellation fee. The following charge schedule is based on costs incurred by

Manufacturer and Company for the Product, which may be applied and charged to Customer: (a) 12% of the Purchase Price after the order for the Product(s) is accepted and entered into Manufacturer's system by Company; (b) 22% of the Purchase Price after completion of approval drawings by Customer, and; (c) 32% of the Purchase Price upon any material requisition made by the Manufacturer for the Product. The cancellation fee will increase in excess of (c) in this Section 6, accordingly, as additional costs are incurred by Manufacturer and Company as the order progresses through engineering and into the manufacturing process.

- 7. <u>Delivery.</u> The Product is scheduled to be delivered as specified in the Delivery Timing section of the Equipment Proposal ("Delivery Timing"), which will be F.O.B. Company's facility. The Delivery Timing is an estimate, and Company is not bound to such date unless it otherwise agrees in writing. Company is not responsible for Delivery delays caused by or as the result of actions, omissions or conduct of the Manufacturer, its employees, affiliates, suppliers, contractors, and carriers. All right, title and interest in and to the Product, and risk of loss, shall pass to Customer upon Delivery of the Product(s) to Customer.
- 8. <u>Standard Warranty</u>. The manufacturer warranties applicable to this Agreement, if any, are attached to Company's Equipment Proposal as Exhibit A and are incorporated herein as part of the Agreement.
 - a. <u>Disclaimer</u>. EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, COMPANY, INCLUDING ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES DO NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS PROVIDED UNDER THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING DISCLAIMER, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, IMPLIED WARRANTY AGAINST INFRINGEMENT, AND IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.
- 9. Limitation of Liability. COMPANY WILL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, INDIRECT, ECONOMIC, PUNITIVE, SPECIAL OR EXEMPLARY DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, STRICT LIABILITY, EQUITY OR ANY OTHER THEORY OF LAW) ON WHICH SUCH DAMAGES ARE BASED. COMPANY'S LIMIT OF LIABILITY UNDER THIS AGREEMENT SHALL BE CAPPED AT THE TOTAL AMOUNT OF THE MONIES PAID BY CUSTOMER TO COMPANY UNDER THIS AGREEMENT.
- 10. Force Majeure. Company shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Company's control or which make Company's performance impracticable, including but not limited to wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, transportation or delivery delays or losses outside of Company's control, any act of government, inability or delay of Company or manufacture in obtaining necessary labor or adequate or suitable manufacturing components at reasonable prices, allocation regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy, terrorism, epidemics, quarantine restrictions, failure of vendors to perform their contracts or labor troubles of Company or a manufacturer causing cessation, slowdown, or interruption of work.
- 11. <u>Customer's Obligations</u>. Customer shall provide its timely and best efforts to cooperate with Company and Manufacturer during the manufacturing process to create the Product. Reasonable and timely cooperation includes, without limitation, Customer's providing timely information in response to a request from Manufacturer or Company and Customer's participation in traveling to Manufacturer's facility for inspections and approval of the Product.
- 12. <u>Default.</u> The occurrence of one or more of the following shall constitute a default under this Agreement: (a) Customer's failure to pay any amounts due under this Agreement or Customer's failure to perform any of its obligations under this Agreement; (b) Company's failure to perform any of its obligations under this Agreement;

- (c) either party becoming insolvent or becoming subject to bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement, which is false in any material respect; (e) an action by Customer to dissolve, merge, consolidate or transfer a substantial portion of its property to another entity; or (f) a default or breach by Customer under any other contract or agreement with Company.
- 13. <u>Manufacturer's Statement of Origin</u>. Company shall retain possession of the manufacturer's statement of origin ("MSO") for the Product until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, Company shall retain the MSO for each individual Product until the Purchase Price for that Product has been paid in full.
- 14. <u>Arbitration.</u> Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The Arbitration shall take place in Hall County, Georgia.
- 15. Miscellaneous. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venture of or with the other. Neither party may assign its rights and obligations under this Agreement without the prior written approval of the other party. This Agreement and all transactions between Ten-8 Fire & Safety, LLC will be governed by and construed in accordance with the laws of the State of Georgia. The delivery of signatures to this Agreement may be via facsimile transmission or other electronic means and shall be binding as original signatures. This Agreement shall constitute the entire agreement and supersede any prior agreement between the parties concerning the subject matter of this Agreement. This Agreement may only be modified by an amendment, in writing, signed by duly authorized representatives of both parties with authority to sign such amendments to this Agreement. In the event of a conflict between the Ten-8 Proposal and these Terms and Conditions, the Ten-8 Proposal shall control except in the case of a Cooperative Purchasing Contract as set forth in Section 1(c) and (i) of these Purchasing Terms and Conditions. If any term of this Agreement is determined to be invalid or unenforceable by a competent legal authority, such term will be either reformed or deleted, as the case may be, but only to the extent necessary to comply with the applicable law, regulation, order or rule, and the remaining provisions of the Agreement will remain in full force and effect.

Seventeenth Amendment to Master Price Agreement for FIRE APPARATUS

Pricing Update

This Amendment to the Master Price Agreement is entered into this 1st day of November 2024 by LEAGUE OF OREGON CITIES LOC ("Purchaser") and PIERCE MANUFACTURING, INC. ("Vendor") based upon the sales and/or service of Fire Apparatus.

RECITALS

- WHEREAS, Purchaser and Vendor entered into a Master Price Agreement numbered PS20240 on or about May 27, 2020, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the First Amendment to the Master Price Agreement on or about June 4, 2020, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Second Amendment to the Master Price Agreement on or about February 12, 2021, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Third Amendment to the Master Price Agreement on or about August 10, 2021, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Fourth Amendment to the Master Price Agreement on or about January 17, 2022, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Fifth Amendment to the Master Price Agreement on or about May 6, 2022, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Sixth Amendment to the Master Price Agreement on or about September 29, 2022, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Seventh Amendment to the Master Price Agreement on or about October 27, 2022, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Eighth Amendment to the Master Price Agreement on or about February 1, 2023, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Ninth Amendment to the Master Price Agreement on or about May 5, 2023, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Tenth Amendment to the Master Price Agreement on or about September 26, 2023, and by this reference incorporated herein; and
- WHEREAS, Purchaser and Vendor entered into the Eleventh Amendment to the Master Price Agreement on or about November 13, 2023, and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Twelfth Amendment to the Master Price Agreement on or about January 2, 2024, and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Thirteenth Amendment to the Master Price Agreement on or about January 23, 2024, and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Fourteenth Amendment to the Master Price Agreement on or about March 19, 2024, and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Fifteenth Amendment to the Master Price Agreement on or about April 4, 2024, and by this reference incorporated herein; and

WHEREAS, Purchaser and Vendor entered into the Sixteenth Amendment to the Master Price Agreement on or about July 8, 2024, and by this reference incorporated herein; and

WHEREAS, Vendor desires to update Attachment A to reflect Vendor's new list price with a 5.5% discount as permitted under the terms of the Master Price Agreement; and

WHEREAS, Vendor has provided notice, on or about October 1, 2024, to update the pricing in the price list in Attachment A; and

WHEREAS, Purchaser and Vendor desire that the Master Price Agreement shall be amended in part to reflect the updated price list in Attachment A.

NOW, THEREFORE, Purchaser and Vendor enter into the following:

AMENDMENT TO MASTER PRICE AGREEMENT

1. <u>Pricing Update</u>. Attachment A to the Master Price Agreement shall be amended in part to reflect the following new price list effective November 1, 2024:

npp gov		NPPGOV CONTRACT #PS20240 PIERCE MFG INC.: PRODUCT & PRICE LISTING	
		Base specification pricing is as shown below while any customization receives additional discounting. Option pricing is 5.5% off List as noted in our RFP response. *Prices subject to change. Pricing will be determined at the time of invoicing based upon the NPPGOV contract.	
1.0 AERIAI	L PRODUCTS		
Bid	ID#	Description	Effective 11/01/2024
222	1.01	Enforcer, Alum, Single, 1250 Pump, 75' HAL Aluminum Ladder	\$1,246,729.31
235	1.02	Enforcer, Alum, Single, 1500 Pump, 107' ASL Steel Ladder	\$1,362,686.08
236	1.03	Enforcer, Alum, Single, 1500 Pump, 107' ASL Steel Ladder	\$1,357,431.47
223	1.04	Enforcer, Alum, Tandem, 1250 Pump, 107' ASL Steel Ladder	\$1,424,629.47
224	1.05	Enforcer, Alum, Tandem, 1250 Pump, 107' ASL Steel Ladder	\$1,421,838.27
225	1.06	Enforcer, Alum, Tandem, 1250 Pump, 100' Platform Steel Ladder	\$1,641,287.74
226	1.07	Enforcer, Alum, Tandem, 1500 GPM, 100' Steel Tower	\$1,862,277.74
227	1.08	Enforcer, Alum, Tandem, NPNT, 100' Steel Tower	\$1,770,354.80
228	1.09	Enforcer, Alum, Tandem, 1250 Pump, 105' HDL Steel Ladder	\$1,417,274.37
242	1.10	Enforcer, Alum, Single, 1500 GPM, 110' Platform	\$1,429,568.80
260	1.11	Enforcer, Alum, Tandem, 1250 GPM, 110' Platform	\$1,481,337.71
243	1.12	Enforcer, Alum, Single, NPNT, Tiller	\$1,749,896.52
264	1.13	Enforcer, Alum, Single, 1250 GPM, Skyboom 61'/55'	\$1,069,505.90
2.0 Electri	cal Vehical (EV) P	umper Products	
Bid	ID#	Description	Effective 11/01/2024
2689	2.01	Volterra™ Pumper	\$1,947,937.45
3.0 Pumpe	er Products		
Bid	ID#	Description	Effective 11/01/2024
229	3.01	Enforcer, 750 Gallon, 1250 GPM CSU	\$762,671.74
234	3.03	Saber FR, 750 Gallon, 1250 GPM CSU	\$748,802.63
265	3.04	Freightliner M2-106, 750 Gallon, 1250 GPM CSU	\$450,507.70
231 248	3.05 3.07	Enforcer,750 Gallon, 2000 GPM, PUC	\$835,245.22
248 247	3.08	Freightliner M2-106, 1000 Gallon, 1250 GPM,BXP Enforcer, 750 gallon, 1250 GPM, Rescue Pumper	\$390,601.13 \$780,014.37
247	3.09	Ford, 250 Gallon, 1500 GPM, Mini Pumper	\$372,119.76
263	3.10	Enforcer, 750 gallon, 1250 GPM CSU, HDRP	\$875,624.29
4.0 Tanker		Emoreel, 730 gamon, 1230 dr W e30, HDM	Ç073,024.23
Bid	ID#	Description	Effective 11/01/2024
237	4.01	Freightliner, Tandem, 3000 Gallon, 1000 GPM CX, Hi-Low Coompts, BXT	\$424,038.20
266	4.01	Freightliner, Tandem, 3000 Gallon, 1000 GPM CX, Hi-Low Compts, BXT	\$403,921.85
250	4.03	Enforcer Tandem, 2000 Gallon, 2000 GPM, PUC	\$975,101.73
252	4.04	Enforcer, Tandem, 2500 Gallon, 1250 GPM CSU , Dryside Tanker	\$861,307.89
	Service Apparatu	·	ψ001)007103
Bid	ID#	Description	Effective 11/01/2024
238	5.01	Enforcer, Single, Non-Walk-In, HDR	\$814,081.58
256	5.03	Enforcer, Tandem, Combination, HDR	\$957,542.55
255	5.04	Enforcer, Single, Walk-In, HDR	\$845,469.11
7.0 Wildla	nd Fire Apparatus	(Brush Fire)	
Bid	ID#	Description	Effective 11/01/2024
258	7.01	Freightliner M2-106, 500 Gallon, 1000 GPM, Wildland BX3	\$552,332.09
8.0 Frontli		Tresplanter the 100, 500 dullott, 1000 of the Wildland DAS	7332,332.03
o.o Fioliul	ne		Effective
Bid	ID#	Description	11/01/2024

2. <u>Full Force and Effect</u>. In each and every other respect, the terms of the Master Price Agreement, as amended, entered into between the parties on or about May 27, 2020, shall remain in full force and effect during the term of the agreement and the parties hereto hereby ratify said Master Price Agreement in its entirety, as if fully set out herein, along with the modifications identified herein.

IN WITNESS WHEREOF, the parties have hereto signed this Amendment on the day and year first above written.

LEAGUE OF OREGON CITIES

 Patricia M. Mulviluil
 Date November 1, 2024 | 11:42 AM PDT

BY: Patricia M. Mulvihill ITS: Executive Director

PIERCE MANUFACTURING, INC.

Date November 1, 2024 | 10:57 AM PDT

BY:

TS: Vice President, Sales



Sole-Source/Brand Justification

Request Submitted By

Name:	Bradley Martin
Job Title:	Division Chief
Department:	Fire Rescue
E-Mail Address:	bmartin@hallcounty.org
Date of Request:	01/07/2025

Request Details

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

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

Identify efforts made to locate other possible sources.

Hall County Fire Rescue is seeking to purchase a new Pierce Enforcer Tractor Drawn Aerial (Tiller) from Ten 8 Fire. Ten 8 Fire is the sole dealer for Pierce Fire Apparatus in Georgia. This will allow HCFR to keep a standardized fleet and have a certified vendor on contract (Ten 8 Fire) to complete all work that meets or exceeds manufacturer requirements and also complete warranty work. Hall County now has a total of 24 Pierce apparatus.

Desired Supplier Name: Ten 8 Fire

Desired Supplier Email: gbinion@ten8fire.com

Desired Supplier Phone Number: 706-302-7218

Scope of Work

	description of commodi quantity, per unit price,			the following details:
Pierce Enforcer	sole dealer for Pierce Tractor Drawn Aerial (within the NPPGov C	(Tiller) based on the	specifications of H	all County Fire
	,	1	•	•
		í		,

Exclusive Capability: Justifying a Sole Source/Sole Brand

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the County needs).
This will allow HCFR to keep a standardized fleet and have a certified vendor on contract (Ten 8 Fire) to complete all work that meets or exceeds manufacturer requirements and also complete any warranty work. Hall County now has a total of 24 Pierce apparatus and the specified Aerial apparatus will give Hall County Fire Rescue a leading edge apparatus that meet the needs of ISO requirements and the needs of the community.
Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source.
Ten 8 Fire is the sole source dealer for Pierce Fire Apparatus in Georgia. Pierce Manufacturing is a word leader in the fire service apparatus manufacturing. They are a single source manufacturer and build all their apparatus in house. If you need parts, you have a one stop shop through Pierce, they can make your exact part as it was the day it left the factory.
Letter from Original Equipment Manufacturer (required): Attached

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

PIERCE MANUFACTURING INC.

AN OSHKOSH CORPORATION COMPANY • ISO 9001 CERTIFIED

2600 AMERICAN DRIVE
POST OFFICE BOX 2017
APPLETON, WISCONSIN 54912-2017
920-832-3000 • FAX 920-832-3208
www.piercemfg.com



January 2, 2025

RE: Sole Source

To whom it may concern:

To provide you with the personalized level of sales, service, and warranty you deserve, Pierce has established a network of authorized dealers throughout the country. Ten-8 Fire & Safety, LLC. is the exclusive dealer for the sale, service, parts, and warranty of custom and commercial fire apparatus manufactured by Pierce in the states of Florida and Georgia.

Ten-8 Fire & Safety, LLC. is extremely qualified to provide you with the support you have come to expect from Pierce and has service and warranty facilities located in both states they serve.

Please contact Ten-8 Fire & Safety, LLC. direct for sales and service support or visit their website for more information at www.ten8fire.com.

Sincerely,

Chad Schneider

Sr. Manager – Contracts and Sales Operations

Pierce Manufacturing Inc.

Chat Sohniide



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 40/2025

5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road

SUBJECT: approximately 420 feet from its intersection with Claude Peck Road | Zoned

PRD & AR-IV; Tax Parcel 12051 000015| **Proposed Use: 15-lot residential development** | Commission District 3 | **Seth Barnes, applicant** Note: Tabled at the January 9, 2025 Voting Meeting until the February 13, 2025

Voting Meeting.

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions:

- 1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The development shall be limited to 15 residential lots.
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
- 6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
- 8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plats should be prepared to expect the effects of such practices."
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

History:

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

Facts and Issues:

Options:

No

Yes

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

Agreement, etc.?

Has it been reviewed by the County Attorney?

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

2018 BOC Letter

2018 Site Plan

Water Availability

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Public Comments

Notice Sign Photo



POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING

DIRECTOR

Beth Garmon

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

To: Richard Higgins, Chairman

Kathy Cooper, District 1 Commissioner Billy Powell, District 2 Commissioner Gregg Poole, District 3 Commissioner Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: December 23, 2024

Subject: 5552 Bogus Road | Rezone | from Planned Residential

Development (PRD) & Agricultural Residential IV (AR-IV)

to Planned Residential Development (PRD) | on a 13.81± acre tract | Zoned PRD & AR-IV; Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development

| Seth Barnes, applicant

The request before you is from Seth Barnes to rezone from Planned Residential Development (PRD) and Agriculture Residential IV (AR-IV) to PRD for a 15-lot residential development. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend approval, with nine (9) conditions (3-1, Pilcher opposed and Johnny Varner absent).

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan.

Public Comments:

- October 7, 2024 HCPC: There was one comment submitted in advance of the Planning Commission meeting and seven spoke during the public hearing.
- December 2, 2024 HCPC: There were no comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

Planning Commission Conditions:

 The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

5552 Bogus Rd | RZN | 1.9.2025 BOC | BG

- 2. The development shall be limited to 15 residential lots.
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
- 6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
- 8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
 - "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plats should be prepared to expect the effects of such practices."
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

HALL COUNTY PLANNING COMMISSION RECOMMENDATION REPORT

ApplicantSeth Barnes (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) Zoning Current: Planned Residential Development (PRD, 17.180.060) | Proposed: Planned Residential Development (PRD, 17.180.060) Location5552 Bogus Road | Tax Parcel 12051 000015 Planning Commission DateOctober 7, 2024 December 2, 2024 Staff Recommendation Approval, with conditions, as the proposed use is consistent with the surrounding zoning districts and the Rural Residential future land use classification in the Comprehensive Plan. Record Number.....HZON24-0023 Planning Commission Recommendations......Approval, with conditions

Vote: 3-1 (Gina Pilcher opposed, Johnny Varner absent)

Planning Commission Conditions:

- 1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The development shall be limited to 15 residential lots.
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all

- residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
- 6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.
- 8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plats should be prepared to expect the effects of such practices."
- 9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

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

Seth Barnes, 597 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development. The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four

multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

<u>Motion:</u> A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: (3-1, Gina Pilcher opposed, Johnny Varner absent)

Conditions:

- 1. The property shall be developed in accordance with the site plan dated November 19, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The development shall be limited to 15 residential lots.
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. Vinyl siding on all residential and nonresidential buildings shall be prohibited. Final review and approval is subject to the Director of Planning and Zoning or their designee.
- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide. The access apron at Bogus Road and the newly constructed road shall be paved. Apron design shall be approved by the Hall County Engineering Department.
- 6. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
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- 8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:

 "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of

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

9. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Excerpts from the minutes of the October 7, 2024 meeting

Applicant's Presentation:

Kristie Turner, Principal Planner, presented a summary of the request.

Seth Barnes, 576 Stillwood Drive, Gainesville, presented the request. The applicant presented a plan that was approved 5 years ago and discussed the motivation for the change and redesign that they feel would better integrate into the community.

Payton Anderson, 24 Dawson Village Way South, Dawsonville, also presented the request. He stated that the development is being produced in an environmental friendly way with reduced development impacts. The development has proposed a gravel road and it would be difficult to create sidewalks along the gravel road but walking paths will be provided from homes to the main facility.

Public Forum:

Megan Smith, 1367 Sydneys Pass, Watkinsville, spoke in support. Ms. Smith stated that she supports a development that could help those with special needs when their families could no longer care for them.

Kevin Meyer, 5345 Bogus Road, Gainesville, spoke in support. Mr. Meyer was originally opposed to the original design but can support the new design with a more residential look that matches the current residential area.

Michael Brown, 3678 Elinburg Cove Trail, Buford, spoke in support for providing a development and community for those with special needs whose families could no longer be with them.

Johnnie Brooke, 4572 Old Claude Peck Road, Gainesville, spoke in opposition. Concerns raised were density and need to protect agriculturally-zoned land. Ms. Brooke stated that Hall County had areas better suited for this development.

Dan Marsh, 5592 Bogus Road, Gainesville, spoke in opposition. Concerns raised were increased density, the safety of the special needs residents who might potentially wander off property, and events on the adjacent property that have encroached onto his property in the past.

Leonard Coleman, 5346 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the existing condition of Bogus Road, the impact of increased traffic and accidents, and the residents of the development having proper mobility if the roads are primarily gravel.

Charles Coleman, 5346 Bogus Road, Gainesville, spoke in opposition. Concerns raised were land conservation, increased traffic and safety concerns on Bogus Road.

Rebuttal

The applicant clarified that along the property lines they have put up signs and have created maps to educate employees during the onboarding process. In response to traffic complaints, the applicant has put up signs along Bogus Road as a reminder to drive slower.

Planning Commission Comments:

Mr. Varner asked for clarification on the signs posted along the neighboring property lines with the concern of them being an eyesore. The applicant explained that the signs were on their property. Mr. Hunt asked if they were similar to no trespassing signs but in reverse and the applicant stated yes. The Planning Commission and the applicants discussed the application and amount of variances needed. The Planning Commission suggested that the applicant table the application and revise their request to more closely align with the county code.

Motion: A motion to table to the meeting on December 2, 2024 by Mr. Hunt and seconded by Ms.

Pilcher. Vote: 5-0

A memo to the Planning Commission dated November 22, 2024 contained the following:

Dear Planning Commission,

On November 19, 2024, an updated site plan was provided to Planning staff for the application of Seth Barnes to rezone **5552 Bogus Road** from PRD and AR-IV to PRD for a 15-lot residential development. The changes to the original site plan are outlined below:

- 1. Inclusion of a 50 foot buffer along the north and west property lines
- 2. Inclusion of 4.25 acres of open space, totaling 31% of the total site area
- 3. Modification of Flourish Drive (proposed) to a 50 foot right of way with 20 feet road width paved with asphalt and including curb and gutter as well as sidewalks. The original site plan proposed this road to be a 50 foot right-of-way with 20 feet road width paved with gravel. The modified standards now align with the county's code, where the previous proposal did not.
- 4. Proposed improvements to Wellspring Trail to allow it to serve as access and road frontage for 4 of the 15 proposed lots. Improvements include adding 10 feet of gravel along the northern edge of the existing Wellspring Trail roadbed to create a 60 foot non-county

- maintained public road consisting of 10 feet of gravel and 10 feet of asphalt. Improvements are intended to meet county Engineering and Fire Marshall standards.
- 5. Inclusion of a 10 foot landscape strip with fencing along the property frontage on Bogus Road.
- 6. Reduction in minimum lot size from 35,000 square feet to 21,780 square feet. The minimum lot size aligns with Environmental Health lot size requirements, although soil evaluations will be necessary to confirm lot configurations before approval of a final plat.

Staff recommends **APPROVAL** of the applicant's request with the following conditions:

- 1. The property shall be developed in accordance with the site plan dated August 28, 2024, and as described in the project narrative dated on August 7, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The development shall be limited to 15 residential lots.
- 3. The minimum heated floor area (HFA) of each residential unit shall be 1,000 square feet.
- 4. Building materials: All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited. (17.180.060)
- 5. Sidewalks shall be provided on both sides of the newly constructed road within the development and shall be five (5) feet wide.
- 6. The access apron at Bogus Road and the newly constructed road shall be paved. Apron designs shall be approved by the Hall County Engineering Department.
- 7. The covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review and approval by the Director of Planning. These documents shall include a provision that would assure maintenance of the newly constructed road through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
- 8. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

- 9. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
 - "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
- 10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

17.180.060.B.5. - Buffers

- A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
 - The applicant has proposed a 20-foot buffer on the north property line adjacent to AR-IV zoned property. This does not meet the standard.

17.180.060.B.7.b Sidewalks

- In addition to the sidewalk requirements that shall be met per chapter 16.70, street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.
 - Applicant has not proposed sidewalks on the internal street. This does not meet the standard.

17.180.060.B.9.a Building materials.

- All facades of all residences, including single-family, two-family, and/or multi-family, and any
 non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes,
 or fiber cement type siding. The front facades shall incorporate changes in building material,
 texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be
 prohibited.
 - The renderings provided by the applicant do not reflect these standards. This does not meet the standard.

17.430.100 - Open Space

• The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the conservation subdivision design option chapter. The only open

space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.

O The applicant is not proposing any open space. This does not meet the standard.

Title 16 - Subdivision

- General design requirements for subdivision road regulations are outlined within Chapter 16. Variances must be specified and justified for consideration.
- Roads without curb and gutter require 60 feet of right-of-way and must incorporate a ditch section roadway design if dedicated for county maintenance.
- Roads proposed with gravel surfaces require a variance to the standards.
 - The applicant is proposing an approximately 611-foot drive with 50 feet of right-of-way which terminates in a cul-de-sac. The cul-de-sac as proposed has a right-of way radius of 50 feet and a 40-foot pavement radius. The proposed road has a gravel surface and does not include curbs, gutters, or sidewalks. The proposed design does not meet the county standard.

Summary Analysis

The applicant is requesting to rezone 13.81± acres of property zoned Planned Residential Development (PRD, 17.180.060) to Planned Residential Development (PRD, 17.180.060) for the purpose of developing a 15-lot residential subdivision. The total density of the development would be 1.08 units per acre. Per tax records, the property is developed with a 1,174 square foot single-family residence constructed in 2008. Concurrent with this application is a conditional use application (HZCU24-0035) to amend the zoning conditions of the adjacent Planned Office Development (POD, 17.180.070), which is operated by the applicant to provide services to the residents of this proposed development.

The subject property was rezoned from Agricultural Residential-IV (AR-IV) on October 25, 2018, for an Assisted Living Community with four multi-family residential buildings that would each accommodate up to 12 residents. The applicant has decided not to pursue that project.

Per the narrative, the applicant is seeking to modify the Planned Residential Development (PRD, 17.180.060) with the intent to create a 15 residential lot subdivision to house adults with intellectual and developmental disabilities. Per the narrative, these lots will be fee simple and sold to participants in Adventures in Mission Ministry. The applicant states that these homes will be 1 to 4-bedrooms ranging between 1,000 and 3,000 square feet.

According to the submitted site plan, the development will create an internal road with a 50-foot right-of-way. The applicant is seeking a variance to allow a gravel surface on the internal road. The site plan does not reflect sidewalks to provide internal pedestrian connection. The applicant has not provided additional open space. A cluster mailbox unit (CBU) will be installed at the front of the development with three parking spaces proposed.

The applicant has proposed a walking path which will connect the residential development to the community center operated by Adventures in Mission Ministry at 6000 Wellspring Trail. The community center intends to offer day programs, training, employment, recreational activities, and meals for these

residents. The concurrent conditional use application (HZCU24-0035) is a request to expand the services at 6000 Wellspring Trail to service this property development.

The applicant has provided elevations for the single-family homes; however, the elevations do not incorporate changes in building material, texture, and/or color, which does not meet the architectural standards within a Planned Residential Development (17.180.060.B.9)

Per the submitted narrative, water services will be provided by City of Gainesville Department of Water Resources with service confirmed in a letter dated July 12, 2024. Sanitary sewer services will be provided by on-site septic systems.

The development standards for the project are described in the table below and are compared with the PRD requirements, (17.180.060):

Standard	PRD Requirement (<u>17.180.060</u>)	Proposed Development		
Site Area	5 acre minimum	13.81± acres		
Number of Units	-	15 residential lots		
Density	2 units per acre maximum	1.08 units per acre		
Min. Lot Area	8000 sq. ft.	35,000 sq. ft.		
Max. Building Height	_	one story		
Min. Open Space	30%	None*		
Exterior Buffer	50 feet	20-foot buffer on the north property line adjacent to AR-IV residential property*		
Front Setback (internal)	25 feet	30 feet		
Side Setback	5 feet	10 feet		
Rear Setback (Internal)	20 feet	10 feet*		
Parking	2 spaces for each dwelling unit (17.250.020)	2 spaces for each dwelling unit		
Min. Heated Floor Space	_	1,000 sq. ft.		
Garage – % of front façade	40% of the width of the residence (semi-flush design)	Not specified*		
Minimum Sidewalk Width	5 feet	No sidewalk is included on site plan along Flourish Drive*		
Cluster Mailbox Unit (CBU)	CBU with 3 short-term parking spaces	CBU with 3 short-term parking spaces		
Note: Items marked with an asterisk (*) do not conform to PRD standards (17.180.080).				

Based on the future land-use plan, staff finds the requested zoning designation <u>is consistent</u> with the Hall County Comprehensive Plan future land use designation of Rural Residential. The intent of this character area is to preserve the established residential/rural character and create a transition between Rural Areas and development in Residential Areas. This land use designation envisions low density at 1 dwelling unit per 1- 1.5 acres depending on public water availability. The development has a proposed density of 1.08 units per acre.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision (17.380.060), the commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; The zoning proposal is suitable given the context of the surrounding area and the housing needs of the county. The proposed development has an overall density of 1.08 dwelling units per acre. The surrounding area consists of low-density residential and agricultural uses.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; No, it is not anticipated that the proposed Planned Residential Development (PRD, 17.180.060) will adversely affect adjacent properties.
- 3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. The property has reasonable economic use as currently zoned, Planned Residential Development (PRD, 17.180.060)
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; It is not anticipated that the proposed rezoning will result in an excessive or burdensome use of existing infrastructure. The proposal has received an availability letter for water and will utilize private on-site septic systems.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; The proposed use is consistent with the Comprehensive Plan and the Rural Residential land use designation, which envisions a maximum density of 2 dwelling unit per acre. The proposed development has an overall density of 1.08 units per acre.
- 6. The extent to which property values are diminished by the existing zoning restrictions; Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.
- 7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.
- 8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; Staff has not identified a hardship imposed on the property owner as the property is currently zoned.
- 9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; The property is currently developed with a 1,174 square foot single-family residence constructed in 2008.

- 10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; Staff is not aware of any changing conditions that affect the use and development of the property.
- 11. Whether the change would create an isolated district unrelated to the surrounding districts; The proposed zoning is a Planned Residential Development (PRD, 17.180.060). Per the Official Code of Hall County, Planned Development Districts (17.180) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.
- 12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; There is no evidence that the present zoning district boundaries are illogically drawn.
- 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; No, the use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.
- 14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; There are other properties within the County that support an attached, single-family residential use based on the Future Land Use Map. However, the intention of this property is to connect housing with services provided by Adventures in Missions Ministries, which is adjacent to the subject parcel; therefore, the development as proposed cannot be developed in any of the existing residential or multi-family districts without Board of Commissioner approval.
- **15.** Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
- 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.
- 17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; There is no indication that a mistake was made in the original zoning.

A Planned Residential Development (PRD, 17.180.060) allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.

17.380.050. - Submission requirements

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 - A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter].
 The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.
 - 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. The proposal meets the requirement.
- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply **This standard is not applicable to the applicant's request.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. This standard is not applicable to the applicant's request.

<u>Development Support and Constraints – Departmental / Agency Comments</u>

Hall County Environmental Health

In an email dated September 5, 2024, Emily McGahee stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process."

Hall County Fire Marshal

In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

- Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Hall County Public Works and Utilities

In a memo dated September 6, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

- 1. Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted. If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
- 2. Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.

Utilities:

No comment

Georgia Department of Transportation

In an email dated September 3, 2024, Veronica Chavers, stated GDOT coordination is not required.

PLANNING AND DEVELOPMENT DEPARTMENT

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



ZONING APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)				
Seth Barnes	Adventures in Real Estates, LLC.				
6000 Wellsprings Trail, Gainesville, GA 30506	6000 Wells	prings Trail, Gaines	sville, GA 30506		
Phone 678-620-5976	Phone 678-620-5976				
Email Address_sethbarnesjr@adventures.org	Email Addresssethbarnesjr@adventures.org				
Proposed Use Residential Multi-Purpose Facility					
Contact Person (Name & Mailing Address)	Status	s of Applicant	Requested Action		
Seth Barnes	_ X Ov	vner	Existing Zoning: PRD		
6000 Wellsprings Trail, Gainesville, GA 30506	_	otion to Purchase	Rezone to:		
	_	ea Resident	Fee:\$		
Phone 678-620-5976	_	her	Receipt #:		
Email Address_sethbarnesjr@adventures.org	_		Check #:		
Tax Parcel Number 12051-000015	Acreag	je13.9			
Location Address 5552 Bogus Road, Gainesville, GA 30506					
I hereby certify that the above information and all attached	l information a	re true and correc	et.		
Sign Sky Sky			Date: 7-06-24		
Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.					
Application Withdrawal: I hereby withdraw the application.					
Sign			Date:		
•	No. of the second				
	entative County C	commission Date:	A CONTRACTOR OF THE CONTRACTOR		

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



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 req this application.	uired below within ten (10) days of filing			
Name of Official(s):	Office:			
Dollar Amount:	Date of Contribution:			
Applicant's/Owner's Signature:	Date:/06-27			
Applicant's/Owner's Name (Printed): _Seth Barnes				

August 7, 2024

Project Narrative for: Hall County Tax Parcel #: 12051 000015 5552 Bogus Road Gainesville, GA 30506

<u>Summary</u>

The accompanying application seeks to modify existing PRD Zoning for ±13.9 acres of partially undeveloped property on Bogus Road in north Hall County approximately 4,200' from the intersection with Nopone Road. The intent is to create a 15-lot residential subdivision for adults with Intellectual and Developmental Disabilities (IDD) and will be fee simple lots to be sold to participants with Adventures in Missions Ministry. The homes will range from 1 to 4 bedrooms, with sizes of the homes varying between 1,000 and 3,000 SF. Some units will include garages, while others will not.

Site Description

The parcel is located midway between SR 129 and SR 284 and has approximately 700' of frontage along the western right-of-way of Bogus Road (50' R/W). Parcel 12051 000015 is rectangular in shape (700'x650') and currently contains a single family dwelling only. Existing utilities, including water, electricity and communications are in place to serve the property. All future lots will be served by individual on-site septic systems.

The property is adjoined on its north and west by property zoned AR-IV and to the south by POD (planned Office Development currently owned by the applicant. To the east is Bogus Road with AR-IV zoning on opposite side.

Access to the lots will be from a newly constructed gravel road (Flourish Drive). Access to Lot 11 will be via Bogus Road. Residents intended means of travel, to and from the homes and the community center, will either drive by vehicle or walk via walking path (shown on plan).

Proximity to Other Uses

- Nearest distance to developed commercial property at SR 129 and Nopone Road 10,050'
- Nearest distance to undeveloped commercial property at SR 129 and Claude Peck Road 5,150'
- Nearest distance to a single-family residence at 5553 Bogus Road 100'
- Nearest distance to a subdivision Whitetail Path Cove in Highlands Gate S/D 2,400'

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map. The expansion of the development with this use should not be in conflict with the nearby property owner's use and enjoyment of their properties.

Project Parameters

- Density 0.92 ac/lot density. Minimum lot size = 35,000 SF (0.80 ac.)
- Phasing N/A
- Parking Each home to have individual driveways and parking areas
- Max building height 2-story
- Building setbacks 30' front, 10' side, 10' rear
- Hours of Operation 24/7 full-time residential dwellings
- Lighting non-spill lighting along roadway for resident safety
- Signage None proposed at this time
- Building Materials Hardi-Board with rock and/or brick accents

Variance Request Items

Road Standards:

- Gravel Surface (Paving Required)
- 50' Right-of-Way (60' Required)
- No Sidewalks
- No Curb & Gutter

Dimensional Requirement:

- 20' Buffer (Same as current buffer/ 50' Required)
- Flag Lot Width 20' (50' Required)

Flourish Community Primer

The Problem

A Georgia report in 2007 showed that roughly 25% of households had family members with IDD, 14.3% of Georgia's total population. Yet there are few communities designed to provide their physical, social, emotional and vocational needs. Most families stay in the school system as long as possible (a three year extension in Georgia) and then bring their child back home.

- 85% of young adults with IDD say they feel lonely most days.
- 1/3 of people with IDD are living below the poverty line.
- 87% of autistic adults live with their parents, but only 22% want to.
- 1,600 students with IDD are aging out of high school every year in Georgia.
- 11 million families across the country are looking for a residential option for their loved one with IDD.

This data reveals issues of isolation, a lack of residential solutions and a lack of care options for this demographic.

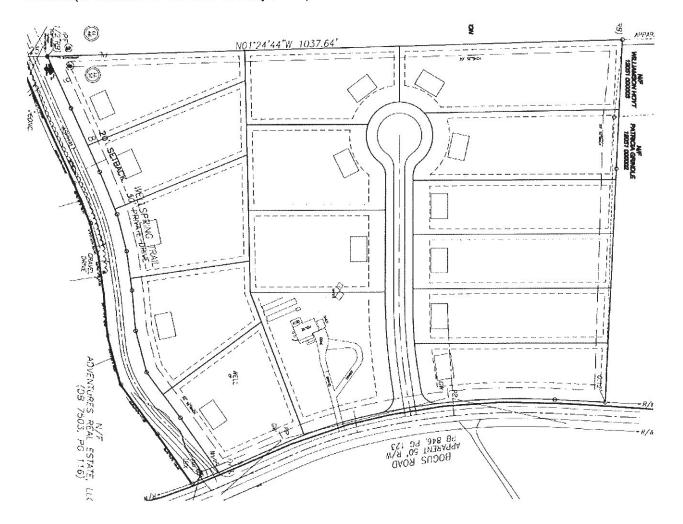
See the report at the end of this primer for more information about Georgia's standing relative to other states

The Solution

Flourish Community seeks to provide an inclusive place of belonging and purpose for people with IDD.



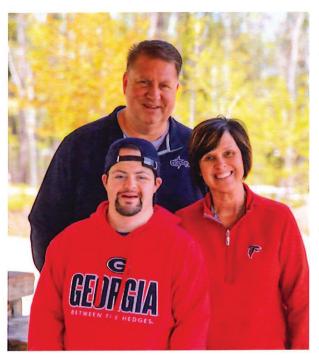
In partnership with Adventures in Missions and The PIER Center, our objective is to build 14 homes (in addition to the one already there) in North Hall.





The Community & Residents

Built on the basis of inclusivity, belonging and purpose, this community is designed to promote and protect the interests of people with IDD. We believe our missionaries in training will help create an element of care and connection that is truly unique.



Hutch and Cindy Matteson

They have 4 kids and 1 grandchild. Three of their kids are married. Josh, who was born with Down's Syndrome still lives with them.

<u>Day Program:</u> Started The PIER Center in 2011 and started looking for housing solutions at that same time. Since then they have served 70 adults with disabilities

Hutch has held a variety of roles in the church for 25 years, including lead pastor. Their heart's desire is to be a part of a community where Josh can live safely and have the care he needs as they grow older.



Leah: 34 years old

<u>Disability:</u> Has a chromosomal deletion that has caused her a variety of impairments, including speech and learning.

Leah has a sweet temperament and loves to bake, sit on the porch and play with her nieces and nephews.

<u>Living situation:</u> She has always lived with her parents, who are now approaching retirement and wondering what her future looks like without them.



Josh: 34 years old

Disability: Down Syndrome/Congenital heart defect

<u>Favorite Sports Team</u>: The Braves, Falcons and Georgia Bulldogs

<u>Favorite Pastime</u>: Josh loves to ride his trike, watch movies and listen to music. He also loves going to the beach with his family.

Josh really enjoys being with friends who are similar to him as any "typical" adult enjoys. He's interested in living more independently and having the opportunity to live away from family like his siblings enjoy.

Sometimes Josh is lonely, not having age appropriate peers around like he did when his siblings were at home.



Kevin: 54 years old

Is the youngest of 8 children. Both his parents have passed. He currently lives with his sister and brother in law, who also have 2 children and 4 grandkids.

Favorite sports team: Georgia Bulldogs

<u>Favorite pastime</u>: listening to country music and going out to eat.

Kevin has been going to PIER for six years. He and Josh hope to be housemates at Flourish.

Homes

Houses will be built by America's Home Place and residents will have three models to choose from. Homes will be consistent in quality and appeal with the surrounding area.

Here are a few of the models being considered:



The Cherokee: 2 Bedrooms, 1 Bath



The Oxford: 3 Bedroom, 2 Bath



The Brookwood: 4 Bedroom, 3.5 Bath

Inclusivity: Missionaries and people with IDD in community together.

In collaboration with Adventures in Missions, Flourish seeks to establish a community of like-minded individuals to live interdependently together. Adventures runs a discipleship and training program for missionaries, who will live in some of the homes. Others will be occupied by families who care about these demographics and want to get involved.

Belonging: A group of people that care about and support one another.

Flourish Community will be governed by a set of community guidelines and a governance board designed to promote and protect the interests and health of these demographics (people with IDD and missionaries).

Purpose: Each person was created by God to add value to this world.

A day program called The PIER Center has been running at the Adventures offices for the past five years. They provide training and create employment opportunities for people with IDD. Additionally, the interdependent nature of the community provides a context for learning and valuing each other.



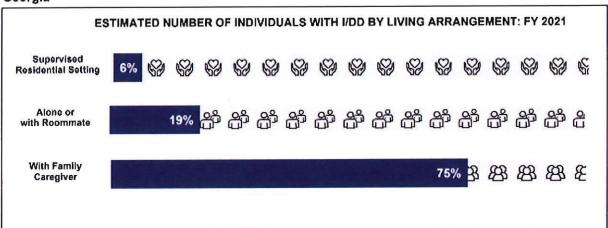
Each resident at the community will have a customized engagement that utilizes Flourish's many options.

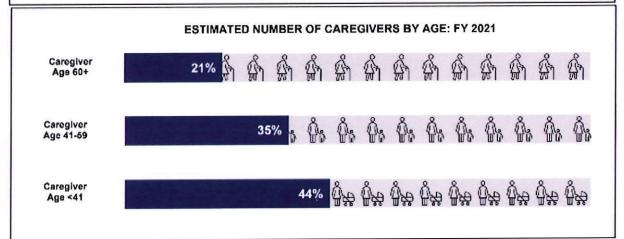
- Residence: Homes for sale, homes for rent and rooms for rent. Residents come to Flourish to live in community with others like them in a supportive environment.
- Community Support: A non-profit will be established to help look after the residents and drive social engagement.
- Employment: Flourish will work together with local businesses and nonprofits to provide employment opportunities for its residents. The PIER Center (day program) is also starting small businesses designed to employ people with IDD. Currently they make dog treats and sell them locally and all across the country.
- Day Program: Run and managed by a partner organization called The PIER Center, residents have the option to attend classes, vocational training and engage in other activities during the day. People from around the local area are welcome to join as well.
- Community Activities: Evening and weekend activities are organized for the community
 group trips, games, culinary classes, art classes and other fun activities.

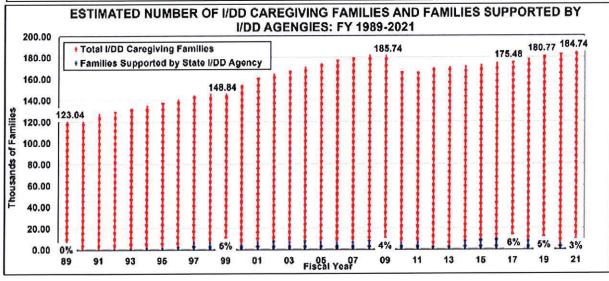
Flourish Community, Adventures in Missions and The PIER Center are partnering together to execute this vision. Additionally, a non-profit organization will be established to oversee the functioning and health of the community.

Out of an estimated 240,000 people living with IDD in Georgia (according to Georgia Recorder), only about 14,500 are living in a supervised residential setting.

Georgia







Source: Tanis, E.S., et al. (2023). The State of the States in Intellectual and Developmental Disabilities, Kansas University Center on Developmental Disabilities, The University of Kansas. stateofthestates.ku.edu

The Flourish Community partnerships and business model

Flourish Community (For profit residential developer)

- Homes for sale
- Homes for rent
- Community launch

Adventures in Missions (Non-profit missions org)

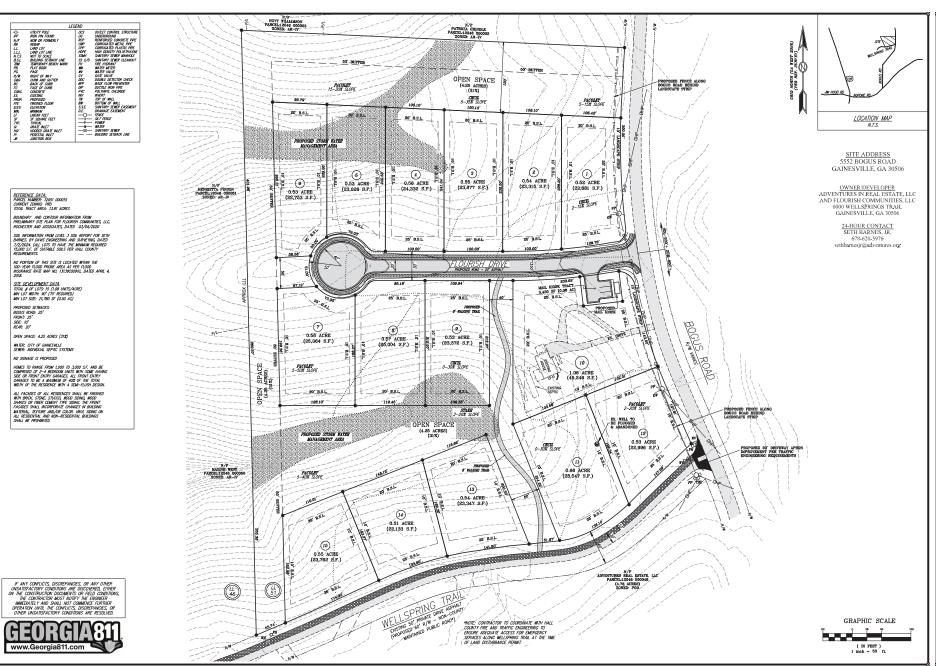
- Owns 3 homes for missionaries in training
- On community governance board
- Current land owner

PIER Center

- Day Program
- Employment opportunities
- Intake process

Community Support (Non-profit)

- Gathering Space
- Classes and Social Activities
- Governance Board



DAVI

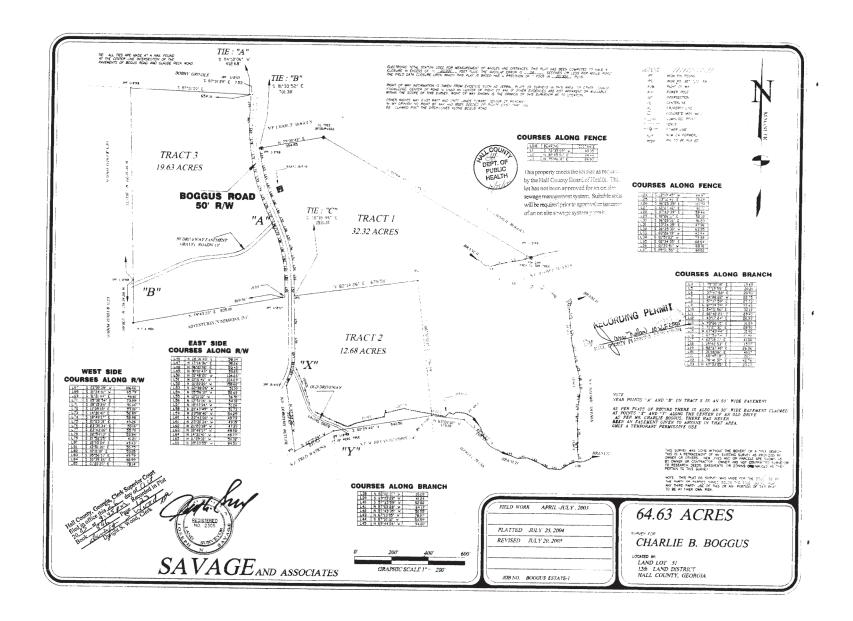
WAY SOUTH
DAWSONVILLE, GA 3053PHONE: (706) 265-1234
DAVISENGINEERS.COM

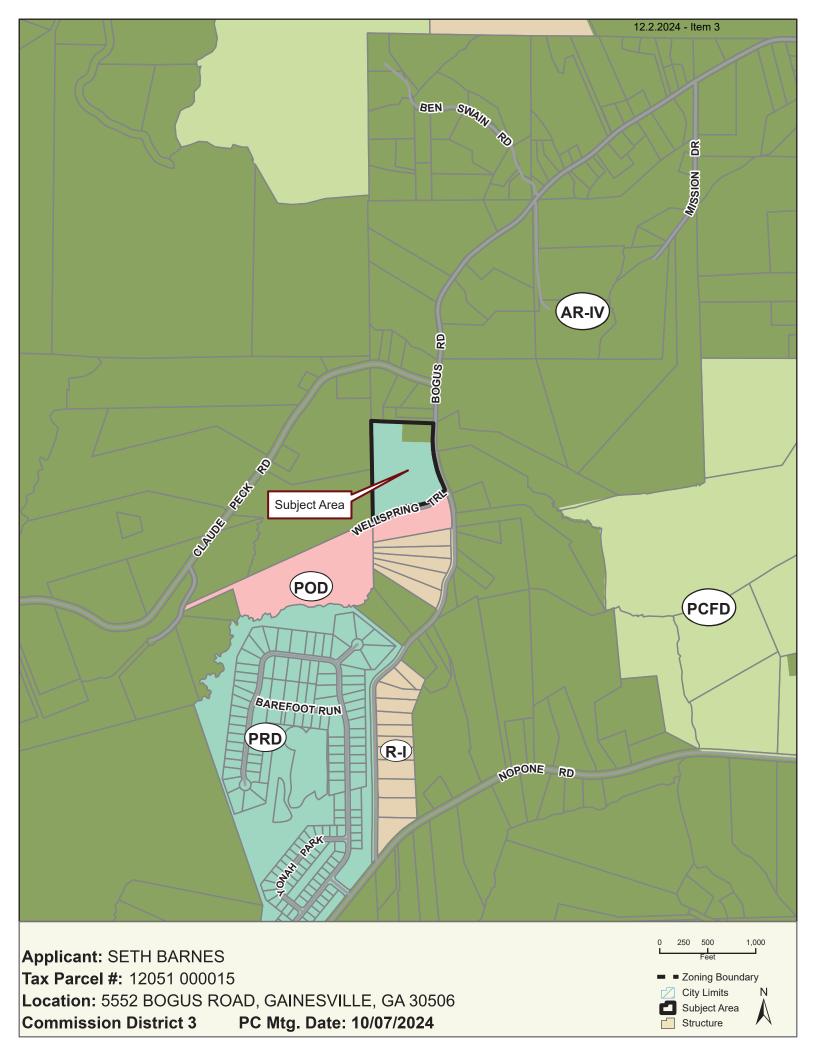
FOR: : ESTATE, LLC 51 CONCEPT PLAN PL
_S IN REAL E.
LAND LOT '
12TH DIS"
HALL C' **ADVENTURES**

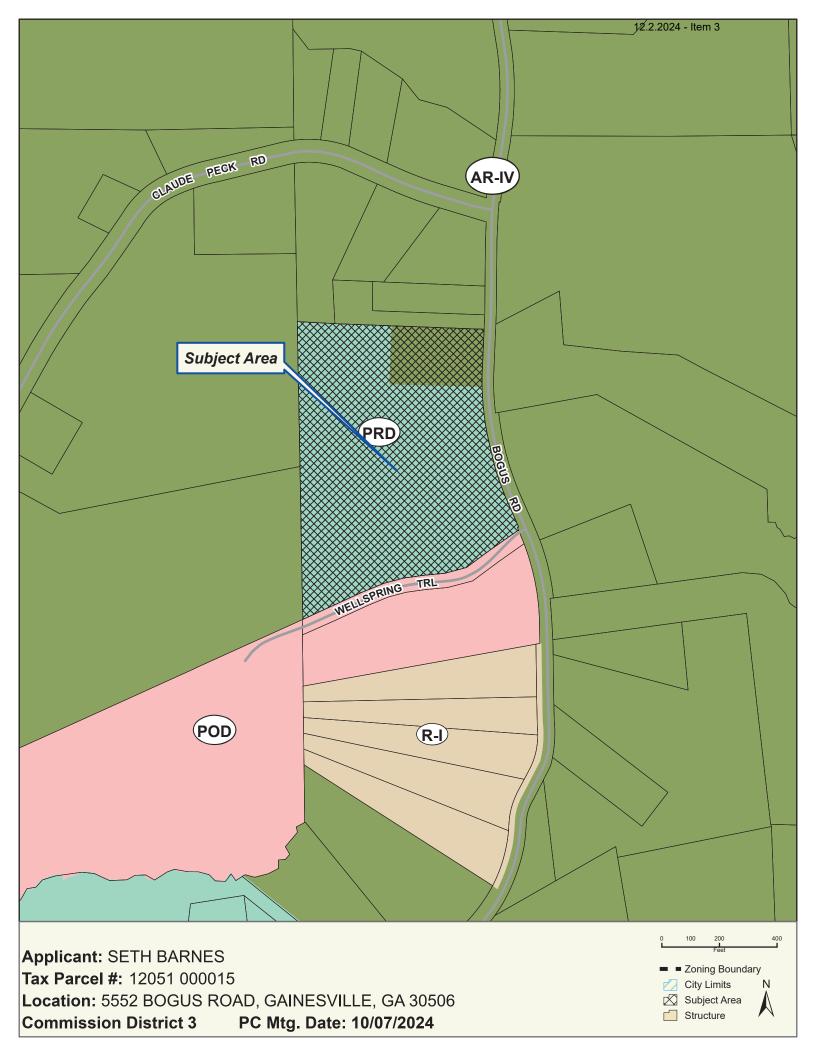
2

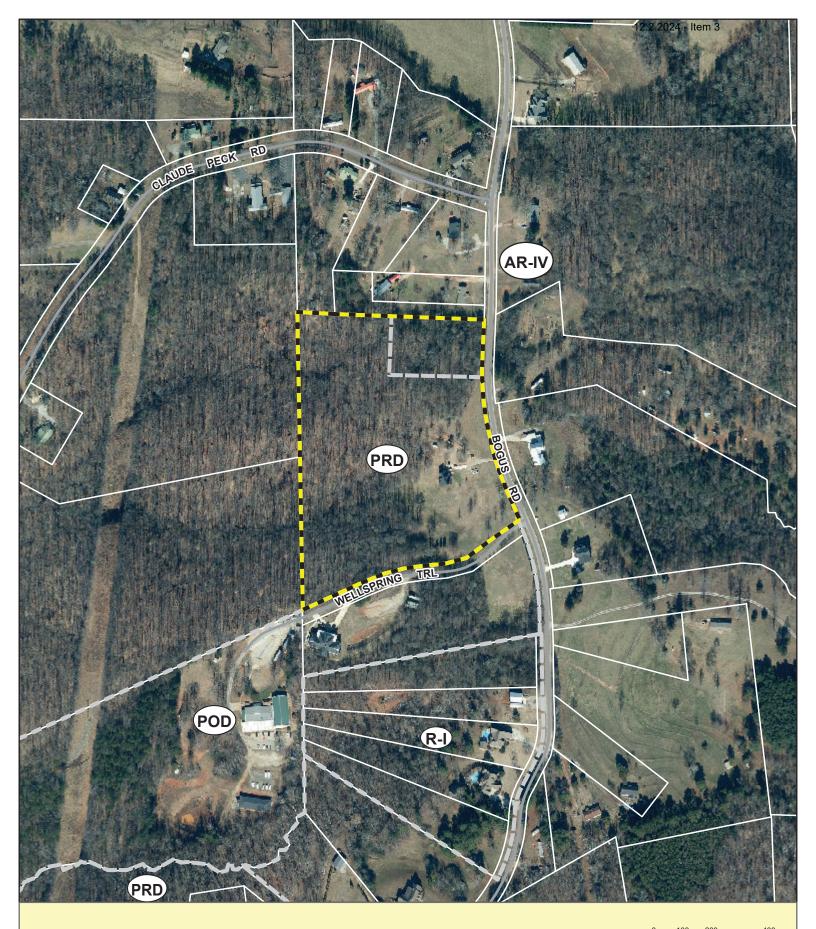
JMT/DS DRAWN BY: CHECKED BY: PSA LAND LOT: 51 12TH SECTION: CITY: COUNTY: HALL 7/19/2024 DATE:

SHEET NO. 1 or 1 PROJECT NO. 2024-160







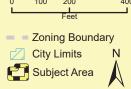


Applicant: SETH BARNES

Tax Parcel #: 12051 000015

Location: 5552 BOGUS ROAD, GAINESVILLE, GA 30506

Commission District 3 PC Mtg. Date: 10/07/2024



BK 79 1 OPG 601

HALL COUNTY, Georgia Real Estate Transfer Tax

Paid \$ 320.00

Charles Baker Superior Court Clerk

PT61 069-2017-004039

FILED HALL CO. GA

17 JUN -5 PM 4:53

CHARLES BAKER CLERK SUPERIOR-STATE COURT BY L

PREPARED BY AND RETURN TO:

Capital Law & Advisory Partners, LLC 319 Boulevard

Gainesville, Georgia 30501
Attn: W. Wade Beavers, Esq.



WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE, made this 2 day of June, 2017, between CHRISTY WORTHINGTON, individual resident of the State of Georgia (hereinafter referred to as "GRANTOR"), and ADVENTURES REAL ESTATE, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTEE").

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEE, their heirs, successors and assigns, all that tract or parcel of land described as follows:

[SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF]

SUBJECT TO, and only to, the Permitted Exceptions set forth on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

BK7910PG602

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said GRANTEE, its heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said GRANTOR, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and affixed his seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered

the presence of:

Notary Public

My Commission Programme Program

BK 79 1 OPG 603

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY) WITH THE NORTH SIDE OF WELLSPRING TRAIL (50' PRIVATE DRIVE), LOCATED NORTH 89°17'06" EAST, 27.08 FEET FROM THE CENTERLINE INTERSECTION OF BOGUS ROAD WITH WELLSPRING TRAIL; THENCE ALONG THE NORTH SIDE OF WELLSPRING TRAIL THE FOLLOWING COURSES AND DISTANCES SOUTH 54°57'03" WEST, 120.20 FEET TO A POINT; THENCE SOUTH 53°33'15" WEST, 102.93 FEET TO A POINT; THENCE SOUTH 75°12'32" WEST, 77.26 FEET TO A POINT; THENCE SOUTH 84°41'10" WEST, 73.48 FEET TO A POINT; THENCE SOUTH 81°56'10" WEST, 71.28 FEET TO A POINT; THENCE SOUTH 75°31'25" WEST, 68.90 FEET TO A POINT; THENCE SOUTH 67°51'21" WEST, 82.62 FEET TO A POINT; THENCE SOUTH 65°29'18" WEST, 126.29 FEET TO A POINT; THENCE SOUTH 65°16'38" WEST, 102.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING THE NORTH SIDE OF WELLSPRING TRAIL ALONG THE APPARENT WEST LINE OF LAND LOT 51, AND PROPERTY NOW OR FORMERLY OF HENRIETTA PINSON, SANDRA PINSON, & JOAN PINSON MARTIN NORTH 01°24'44" WEST, 1037.64 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE ALONG THE DEED LINES AS RECORDED IN DEED BOOK 4492, PAGE 625 AND DEED BOOK 1687, PAGE 315 OF HALL COUNTY, GEORGIA RECORDS THE FOLLOWING COURSES AND DISTANCES SOUTH 84°00'35" EAST, 139.86 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 88°18'27" EAST, 514.25 FEET TO THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF BOGUS ROAD THE FOLLOWING COURSES AND DISTANCES SOUTH 03°13'09" WEST, 91.12 FEET TO A POINT; THENCE 357.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 05°08'53" EAST 356.67 FEET AND A RADIUS OF 1225.52 FEET TO A POINT; THENCE 140.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 18°35'52" EAST 139.90 FEET AND A RADIUS OF 789.59 FEET TO A POINT; THENCE SOUTH 23°40'49" EAST, 127.76 FEET TO A POINT; THENCE 1.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 23°38'17" EAST 1.50 FEET AND A RADIUS OF 1015.99 FEET TO A POINT, BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.813 ACRES.

BK7910PG604

EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. Taxes and assessments for the year 2017.
- 2. Right of Way Deed from Charles Boggus, et. al. to Hall County, dated June 20, 1960, recorded at Deed Book 360, page 73, Hall County, Georgia records.
- 3. Easement conveyed by Instrument from Charles Boggus, et. al. to Ed L. Martin, et. al., dated March 17, 1978, recorded at Deed Book 662, page 322, aforesaid records.
- 4. All matters shown on Plat Book 846, page 123, aforesaid records.



POST OFFICE DRAWER 1435 GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

Kathy L. Cooper, District 1
Billy Powell, District 2
Scott Gibbs, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR

Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Lisa Johnsa

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government

BOARD OF COMMISSIONERS

November 6, 2018

Adventures in Missions 6000 Wellspring Trail Gainesville, GA 30501

RE: Application to Rezone

To Whom it May Concern:

Please be advised that in its meeting of October 25, 2018, the Hall County Board of Commissioners voted to approve the following application with the conditions listed.

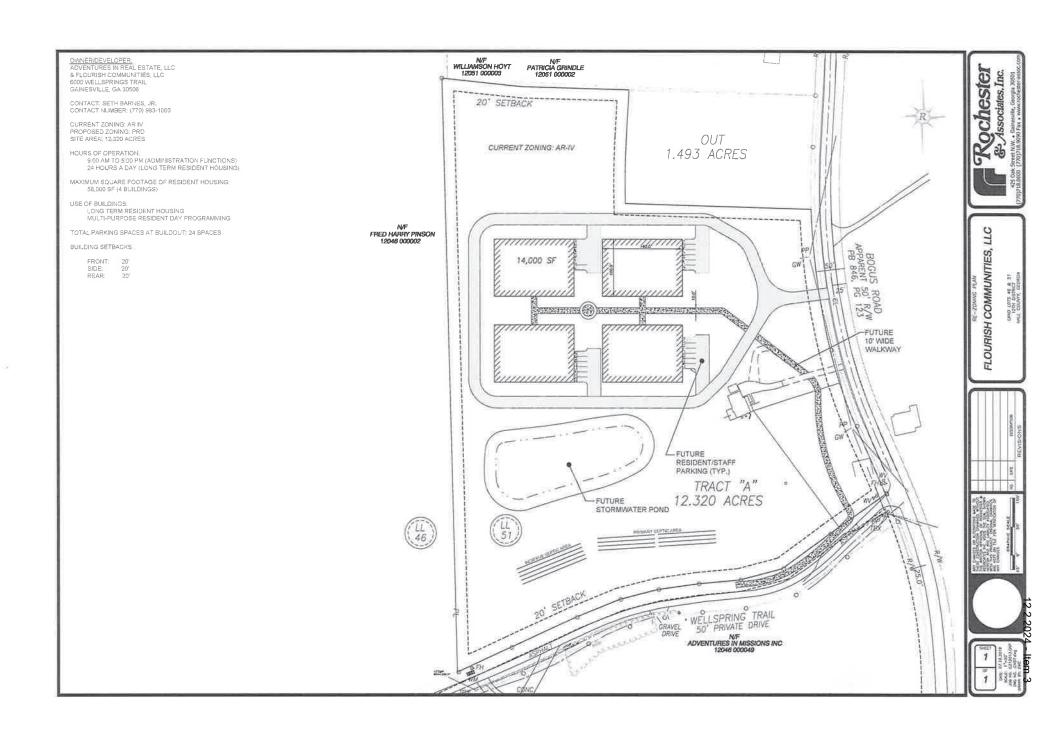
- Application of Adventures in Missions to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on 12.32± acres located on the west side of Bogus Road, 425±feet from its intersection with Claude Peck Road; a.k.a. 5552 Bogus Road; Zoned AR-IV; Tax Parcel 12051 000015(pt). Proposed Use: Assisted Living Community. Commission District 3. CONDITIONS:
 - 1) Development is approved as generally shown on the concept plan and described int he project narrative modified as necessary for compliance with development standards at the time of development review. aAny deviation from the site plan or narrative shall require approval from the Hall County Planning Director.
 - 2) The proposed buildings shall be residential in character and building materials shall contain a mixture of masonry materials and require approval of the Hall County Planning Director prior to permitting. Vinyl siding is prohibited.
 - 3) A 20 foot planted buffer is required between properties of a different owner. The buffer shall meet the requirements of §12.260 of the Official Code of Hall County.
 - 4) All conditions of zoning shall be made part of any plat created for the property.
 - 5) All development shall be permitted through the Hall County Development Review process, including grading and improvements such as buildings, parking lots, and stormwater management facilities.

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

Lisa A. Ritchie

Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director



GAINESVILLE

WATER RESOURCES

July 12, 2024

Davis Engineering and Surveying Attn: Payton Anderson 24 Dawson Village Way South Dawsonville, GA 30534

Re: Water Availability

Proposed 15-Lot Residential Development

PINs: 12051 000015

Dear Payton,

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

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Bogus Road that currently terminates at the intersection with Wellspring Trail. A developer-constructed water main extension to and inside the proposed development would be required in order to connect to the City's public water system. The City also owns and operates an existing 8-inch DIP water main along Wellspring Trail which could serve the proposed lots fronting that road.

Currently, the City has adequate domestic water capacity to serve your proposed 15-lot residential development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford

Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager

Chris Thornhill, Project Manager

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health) **Sent:** Thursday, September 5, 2024 4:55 PM

To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI:

Planning)

Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)

Subject: HCPC Tentative Agenda 10.7.2024

Follow Up Flag: Follow up Flag Status: Completed

Please find Environmental Health comments below:

Items 1A,B,C, 6111 Oak Hill Drive, Hoffmann: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2, 3654 Thompson Bridge Road, Benson: No comment. Public sewer.

Item 3, 1600C Athens Hwy, Vargas: No floor drains or process wastewater to be discharged to the existing septic system. Domestic waste only.

Item 4, 6147 Dahlonega Hwy, Rich: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4137 Short Rd, Allen: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team, which is waiting for revisions to be submitted for review under case number HPLT24-0090.

Item 6, 6000 Wellspring Trail, Barnes: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan

Item 7, 5552 Bogus Road, Barnes: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process.

Item 8, 7011/7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 9, 7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 10, 2002 Memorial Park, Sancen: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.

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

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E < VChavers@dot.ga.gov>
Sent: Tuesday, September 3, 2024 12:40 PM

To: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kaitlyn Elliott

(Planning)

Subject: RE: Tentative Planning Agenda for October 7, 2024

Follow Up Flag: Follow up Flag Status: Completed

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

See responses blow.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Sent: Friday, August 30, 2024 8:59 AM

To: Beth Garmon (CDI: Planning)

 | Sparmon@hallcounty.org>; Bill Nash (CDI: Public Works)

 | Sparmon@hallcounty.org>; Bill Nash (CDI: Public Works)
 | Sparmon@hallcounty.org>; Bill Nash (CDI: Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure)

 Sholloway@hallcounty.org>; Bryan Cash (Fire Services)

 (bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) < carmstrong@hallcounty.org>; Daniel Costantini < dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) < khairston@hallcounty.org>; Kristie Turner (Planning) < kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E < VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

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

My apologies the links have been corrected below.

Subject: FW: Tentative Planning Agenda for October 7, 2024

Kaitlyn Elliott Planning Commission Clerk Hall County Community Development and Infrastructure (770) 531-6810 www.hallcounty.org



From: Kaitlyn Elliott (Planning)

Sent: Thursday, August 29, 2024 3:57 PM

Subject: Tentative Planning Agenda for October 7, 2024

Good afternoon -

Here is the Tentative Agenda and Maps for the Monday, October 7, 2024 Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by <u>Friday, September 6th</u>. Email comments to Beth (<u>bgarmon@hallcounty.org</u>), Katie (<u>kgreenway@hallcounty.org</u>) and Kaitlyn (<u>kelliott@hallcounty.org</u>).

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - September 16, 2024

NEW BUSINESS

- 1. (A) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required

 (B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required

 (C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required
- **2. 3658 Thompson Bridge Road | Variance |** 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with

- Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign | *** Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant No GDOT coordination required**
- 3. 1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | Proposed Use: Automobile repair garage | ** Commission District 3 | Gerado Vargas, applicant GDOT coordination required
- 4. 6147 Dahlonega Highway | Use Subject to County Commission Approval | on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | Proposed Use: Commercial kennel | ** Commission District 3 | Rachel Christensen Rich, applicant No GDOT coordination required
- 5. 4137 Short Road | Use Subject to County Commission Approval | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | Proposed Use: 2-lot subdivision | ** Commission District 2 | Connie Allen, applicant No GDOT coordination required
- 6. 6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001 | Proposed Use: Expansion of services | ** Commission District 3 | Seth Barnes, applicant No GDOT coordination required
- 7. 5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant No GDOT coordination required
- 8. 7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV;

 Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant No GDOT coordination required
- 9. 7051 Pony Lake Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant No GDOT coordination required
- 10. 2002 Memorial Park Drive | Rezone | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011 | Proposed Use: Retail sales | ** Commission District 4 | Salomon Sancen, applicant

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, November 14, 2024 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

^{*}The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, November 14, 2024. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org



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-ingeorgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

From:

To:

Beth Garmon, Director of Planning and Zoning

Bill Nash, Director of Public Works and Utilities

Date:

September 6, 2024

t: 770.531.6800 | f: 770.531.3945 **Subject:**

: October 7, 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 7, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. (A) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use:

Residential addition | * Commission District 2 | Terri Hoffmann, applicant
(B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | * Commission District 2 | Terri Hoffmann, applicant

(C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | *
Commission District 2 | Terri Hoffmann, applicant

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

b. Traffic: No Commentc. Utilities: No Comment

2. 3658 Thompson Bridge Road | Variance | 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000004 | Proposed Use: Wall sign | * Commission District 2 | Davis Sign & Awning c/o Matthew Benson, applicant

a. Engineering: No Commentb. Traffic: No commentc. Utilities: No comment

- 3. 1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | Proposed Use: Automobile repair garage | ** Commission District 3 | Gerado Vargas, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - b. Traffic: No commentc. Utilities: No comment
- 4. 6147 Dahlonega Highway | Use Subject to County Commission Approval | on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | Proposed Use: Commercial kennel | ** Commission District 3 | Rachel Christensen Rich, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.

b. Traffic: No commentc. Utilities: No comment

- 5. 4137 Short Road | Use Subject to County Commission Approval | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | Proposed Use: 2-lot subdivision | ** Commission District 2 | Connie Allen, applicant
 - a. **Engineering:** If this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.
 - b. Traffic: No comment
 - c. Utilities: No comment

- 6. 6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001 | Proposed Use: Expansion of services | ** Commission District 3 | Seth Barnes, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.

b. Traffic: No commentc. Utilities: No comment

- 7. <u>5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant</u>
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. **Traffic:** Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted.

If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.

Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.

b. Utilities: No comment

8. 7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant

a. Engineering: No commentb. Traffic: No commentc. Utilities: No comment

- 9. 7051 Pony Lake Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant
 - a. Engineering: No comment

b. Traffic: No commentc. Utilities: No comment

- 10. 2002 Memorial Park Drive | Rezone | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011 | Proposed Use: Retail sales | ** Commission District 4 | Salomon Sancen, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - b. Traffic: Driveway would need to meet Hall County and GDOT requirements.
 - c. Utilities: No comment

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)

Sent: Friday, August 30, 2024 10:06 AM

To: Beth Garmon (CDI: Planning)

Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)

Subject: Fire Comments

Follow Up Flag: Follow up Flag Status: Flagged

Monday, October 7, 2024 Hall County Planning Commission Meeting.

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

Hall County Fire Marshal's Comments:

- 1) Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.
- 2. 5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant

Hall County Fire Marshal's Comments:

- 1) Fire hydrants will be required to be installed along Flourish Drive to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1 Lieutenant, Hall County Fire Rescue Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org





Print

Board of Commissioners Work Session Comments - Oct. 7, 2024 - Submission #101252

Date Submitted: 10/6/2024

Comments completed in the form below will be submitted into the record for the Oct. 7, 2024 Work Session of the Hall County Board of Commissioners.

First Name*	Last Name*	
Thomas	Mote	
	<u>// </u>	
Address1*		
5553 Bogus Rd		
Address2		
City*	State*	Zip*
Gainesville	GA	30506
Your Comments*	<i>2</i> 4 L	7.
While we have empathy for the project Mr. Barnes is proposi moved to this part of the county to avoid subdivisions, busy ryoung children. We fear the increased traffic and influx of far purchase property and build our home in North Hall County. significantly increase our tax burden, on top of the steep hike you to listen to the concerns of tax paying citizens in your dis	roads, and to take adv milies will negatively ir We are also concerne e we have already see	vantage of less congested schools for our impact those qualities that drove us to ed that the building of multiple new homes will en over the last two years. I respectfully urge
Please write your comments in the box above.		
File Upload	Follow-up Commun	nication
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 a H	all County staff member to follow up

with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.







AGENDA ITEM

Planning & Zoning

Work Session (02/10/25)

	110111 0000	(0=, =0, =0,	
REPORT TO:	Voting Me	eting (02/13/25)	
ITEM NO:	41/2025		
SUBJECT:	tract located a 12046 000001 District 3 Se	ing Trail Amend Conditions of Z at the terminus of Wellspring Trail Proposed Use: Expansion of so th Barnes, applicant Note: Table g until the February 13, 2025 Voti	Zoned POD; Tax Parcel ervices Commission d at the January 9, 2025
Meetings:			
Work Session Date:	02/10/25	Voting Meeting Date:	02/13/25
Executive Summar	ry:		

1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

BG

2. The previously approved conditions dated July 14, 2016, as amended shall apply:

REPORT TO:

Presenter:

Recommendation: Approval, with conditions:

- a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
- b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
- c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
- d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
- 3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

Purpose o	f Request:	History:

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

Facts and Issues: Options:

Funding Requested \$ 0.00

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Νo

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

2016 BOC Letter

2016 Site Plan

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Notice Sign Photo



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

To: Richard Higgins, Chairman

Kathy Cooper, District 1 Commissioner Billy Powell, District 2 Commissioner Gregg Poole, District 3 Commissioner Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: December 23, 2024

Subject: 6000 Wellspring Trail | Amend conditions of zoning |

on a 20.29± acre tract | Zoned POD; Tax Parcel 12046 000001 | Proposed Use: Expansion of services | Seth

Barnes, applicant

The request before you is from Seth Barnes to amend the conditions of zoning to allow the expansion of services for a non-profit organization. This item is located within Commission District 3.

At their December 2, 2024 meeting, the Hall County Planning Commission voted to recommend approval, with four (4) conditions (4-0, Johnny Varner absent).

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

Public Comments:

- October 7, 2024 HCPC: There were no comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.
- December 2, 2024 HCPC: There were no comments submitted in advance of the Planning Commission meeting and five (5) people spoke during the public hearing (1 in favor and 4 in opposition).

Planning Commission Conditions:

- The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The previously approved conditions dated July 14, 2016, as amended shall apply:

t: 770.531.6809 | f: 770.531.3902

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

PLANNING AND ZONING DIRECTOR Beth Garmon

- a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
- b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
- c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
- d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
- The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

HALL COUNTY PLANNING COMMISSION RECOMMENDATION REPORT

ApplicantSeth Barnes

Amend Conditions of Planned Office

Development

Proposed Use Expansion of services

Size20.29± acres

ZoningPlanned Office Development

Location6000 Wellspring Trail | Tax parcel 12046

000001

Commission DistrictThree

Planning Commission DateOctober 7, 2024

December 2, 2024

Staff Recommendation Approval, with conditions, as the proposed

changes are consistent with previous approvals.

Record Number.....HZCU24-0035

Planning Commission Recommendations......Approval, with conditions

Vote: 4-0 (Johnny Varner absent)

Planning Commission Conditions:

- The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The previously approved conditions dated July 14, 2016, as amended shall apply:
 - a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
 - b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.

- c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
- d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
- 3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

Excerpts from the minutes of the December 2, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request, noting that the this item and the request for rezoning of 5552 Bogus Road could be heard and discussed concurrently, but should be voted on separately.

Seth Barnes, 597 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to amend conditions of a Planned Office Development (POD) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. The subject property was originally rezoned from Agricultural Residential-IV (AR-IV) to Planned Office Development (POD) on July 14, 2016, for office facilities and a team training campus with 6 conditions.

Public Forum:

Mark Almond, 497 Piedmont Court, Gainesville, spoke in favor. Mr. Almond believes this community will help foster the community growth Hall County is trying to achieve.

Johnnie Brooke, 47 Belle Springs Road, Athens, spoke in opposition. Ms. Brooke stated she was concerned about the safety of the new residents of this development.

Dan Marsh, 5592 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the safety of residents who are able to wonder off property, the increase to traffic the development would bring, and the density.

Whitney Mote, 5553 Bogus Road, Gainesville, spoke in opposition. Concerns raised were the possibly of the intended use not working and concern over what would happen to the development in that case, density, tax increases, and if the homes would stay maintained.

Jim Hinshaw, 4568 Old Claude Peck Road, Gainesville, spoke in opposition. Mr. Hinshaw raised concern about the safety of the residents of the new development and inquired about fencing of the property.

Rebuttal

The applicant stated the previously approved PRD was found not to be inclusive for their intended client base. The new site plan was developed after speaking with the Department of Behavioral Health and Department of Disabilities with the goal of inclusivity. The applicant explained the residents would go through a thorough application process which includes interviews, references and attending a day program. The applicant explains that they would like to develop in phases as lots are sold. Additionally, the applicant stated that they will be building a fence along the front of the property that faces Bogus Road which will include landscaping. Regarding safety concerns, the applicant explained they have not had any persons with disabilities on their neighboring property be endangered by the surrounding bodies of water. Also the applicant stated they will have a monitoring system where residents wear watches with navigation capabilities so the residents' locations are always known in case someone does wander away from the property.

Planning Commission Comments:

Mr. Hunt asked Ms. Garmon to confirm that the applicant had already been approved to build four 14,000 square foot multifamily buildings. Ms. Garmon confirmed yes this had been approved, and the applicant is here to amend this approval. Mr. Hunt asked what size houses the applicants intending to build.

Payton Anderson, 24 Dawson Village Way South, Dawsonville, and Mr. Barnes stated that the minimum lot size would be 1,000 square feet but no maximum was stated in their narrative. Mr. Anderson also brought up that a level three soil study has been done and they have been found to meet county requirements for septic systems.

<u>Motion:</u> A motion to approve, with conditions was made by Stan Hunt and seconded by Frank Sosebee. Vote: (4-0, Johnny Varner absent)

Conditions:

- The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The previously approved conditions dated July 14, 2016, as amended shall apply:
 - a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
 - b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land

- disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
- c. The development will be held on Section 8.2.3 regarding vegetative buffers adjacent to residential properties.
- d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:00 pm. The conditions of zoning shall be made a record of any new plat of the property.
- 3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

Excerpts from the minutes of the October 7, 2024 meeting

Applicant's Presentation:

Kristie Turner, Principal Planner, presented a summary of the request.

Seth Barnes, 576 Stillwood Drive, Gainesville, presented the request. The applicant is requesting to amend conditions of a Planned Office Development (POD, 17.180.070) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. This property has a concurrent request to rezone the parcel to create a 15-lot residential subdivision (HZON24-0023) to house adults with intellectual and developmental disabilities.

<u>Motion:</u> A motion to table to the meeting on December 2, 2024 was made by Mr. Hunt and seconded by Mr. Varner. Vote: 5-0

Staff recommends **APPROVAL** of the applicant's request, with the following conditions:

- 1. The property shall be developed in accordance with the site plan approved July 14, 2016, and amended as described in the projective narrative dated August 19, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The previously approved conditions dated July 14, 2016, as amended shall apply:

- a. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
- b. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
- c. The development will be held on Section 8.2.3 regarding vegetation buffers adjacent to residential properties.
- d. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- e. Outdoor training will be limited to 10:pm
- f. The conditions of zoning shall be made a record of any new plat of the property.
- 3. The Planned Office Development (POD) shall be permitted to expand services to provide day programs, training, employment, recreational activities, and meals to the residents of the adjacent 15-lot residential subdivision.
- 4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, Fire Marshal, and Hall County Engineering.

This staff report has been updated to reflect the newly adopted UDC.

Summary Analysis

The applicant is requesting to amend conditions of a Planned Office Development (POD) to allow for the expansion of services which will enable the ministry to offer day programs, training, employment, recreational activities, and meals for the residents of the adjacent proposed subdivision located at 5552 Bogus Road. This property has a concurrent request to rezone the parcel to create a 15-lot residential subdivision (HZON24-0023) to house adults with intellectual and developmental disabilities.

The subject property was originally rezoned from Agricultural Residential-IV (AR-IV) to Planned Office Development (POD) on July 14, 2016, for office facilities and team training campus with the following 6 conditions:

- 1. Development shall generally occur as outlined in the project narrative and on the proposed site plan.
- 2. The proposed camping areas shall meet count and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering, and they should be consulted prior to any work beginning.
- 3. The development will be held on Section 17.260 regarding vegetation buffers adjacent to residential properties.
- 4. Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- 5. Outdoor training will be limited to 10:pm

6. The conditions of zoning shall be made a record of any new plat of the property.

The applicant's proposal is to provide service to the residents of the adjacent 15 lot residential subdivision, which requires an amendment to the conditions of zoning to allow for the expansion of services.

Zoning Analysis

Per Planning Commission and Hall County Commission consideration and decision, the commission shall study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry shall be considered, to wit:

- Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; The requested amendment to the development is consistent with the previous approval for the Planned Office Development on July 14, 2016.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; Yes, the property has reasonable economic use as currently zoned Planned Office Development (POD).
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; The project was approved July 14, 2016, and the expansion of services will not result in an excessive or burdensome use of existing infrastructure.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; The zoning designation has been established by previous board action with the original approval of the development. The requested modification does not significantly impact the designated future land use of the area.
- The extent to which property values are diminished by the existing zoning restrictions; Staff
 is unable to determine the extent to which property values are diminished by the existing
 zoning restrictions.
- 7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.

- 8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; Staff has not identified a hardship imposed on the property owner as the property is currently zoned.
- 9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; The subject property is currently developed with two church structures built in 1996 and 2005, a pavilion built in 2015, and a current project to add a bath house (HDEV24-0098).
- 10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; Staff is not aware of any changing conditions affecting the use or development of the property.
- 11. Whether the change would create an isolated district unrelated to the surrounding districts; The current request is to amend conditions of an existing POD. Per the Official Code of Hall County, the Planned Development District is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.
- 12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; There is no evidence that the present zoning district boundaries are illogically drawn.
- 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; No, the recommended amendments to the conditions would not be out of scale with the needs of the County as a whole.
- 14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; The existing zoning of the subject site supports the proposed use.
- 15. Whether the need for rezoning could be handled instead by a variance request to the zoning board of adjustment; **The request could not be handled alternatively as a variance.**
- 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.

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

A Planned Office Development (POD) allows orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character protected from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

Submission requirements

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in Table 11.2.1 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. The proposal meets the requirement, and the applicant understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 - 1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2.6.E. The proposal does provide a narrative outlining the intent of the request; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.
 - 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. The proposal meets this requirement.
- C. For any application for a slow rate land treatment system (see section 11.2.6.E.2.c), the following additional requirements apply. This standard is not applicable to the applicant's request.

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. This standard is not applicable to the applicant's request.

Development Support and Constraints

Hall County Environmental Health

In an email dated September 5, 2024, Emily McGahee stated, "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan."

Hall County Fire Marshal

In an email dated August 30, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

- Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.
- 2. The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated September 6, 2024, Bill Nash, Director of Public Works, provided the following comments:

Engineering:

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

Traffic:

No comment

Utilities:

No comment

Georgia Department of Transportation:

In an email dated September 3, 2024, Veronica Chavers, stated GDOT coordination is not required.

PLANNING AND DEVELOPMENT DEPARTMENT

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



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailin	ng Address)
Seth Barnes	Adventures in Mi	ssions
576 Stillwood Dr	6000 Wellspring	Tel
Gainesville, GA 30501	Gainesville, GA =	
Phone 678-620-5976	Phone 770-983-1060	0
Email Address Sethbarnes; roadwentures. org	Email Address Sethbarne	sjr@adventures.org
Proposed Use		
Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
Same as applicant	wner	Permissive Use:
	Option to Purchase	□ HCPC □ HCC
	Area Resident	Fee:\$
Phone or	her	Receipt#:
Email Address	Zoning: POD	Check #:
Tax Parcel Number 12046 000048		
Location Address 6000 Wellspring Trl Gainesv	ille, GA 30506	
I hereby certify that the above information and all attached	information are true and corre	
Sign Sett Dan		Date: 8-23-24
Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.		
Application Withdrawal: I hereby withdraw the application.		
Sign		_Date:
Staff Use Only		
Application Date: Ta	ken by:	
Tentative Planning Commission Date: Te	ntative 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



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 a	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:	B	Date of Contribution:
Applicant's/Owner's Signature:		Date: 7-06-24
Applicant's/Owner's Name (Printed):	Seth Barnes	



To the Hall County Planning Department,

Please consider this our formal request to add the below conditions to the existing narrative and conditions for use of the property and building located at 6000 Wellspring Trail, Gainesville GA 30506.

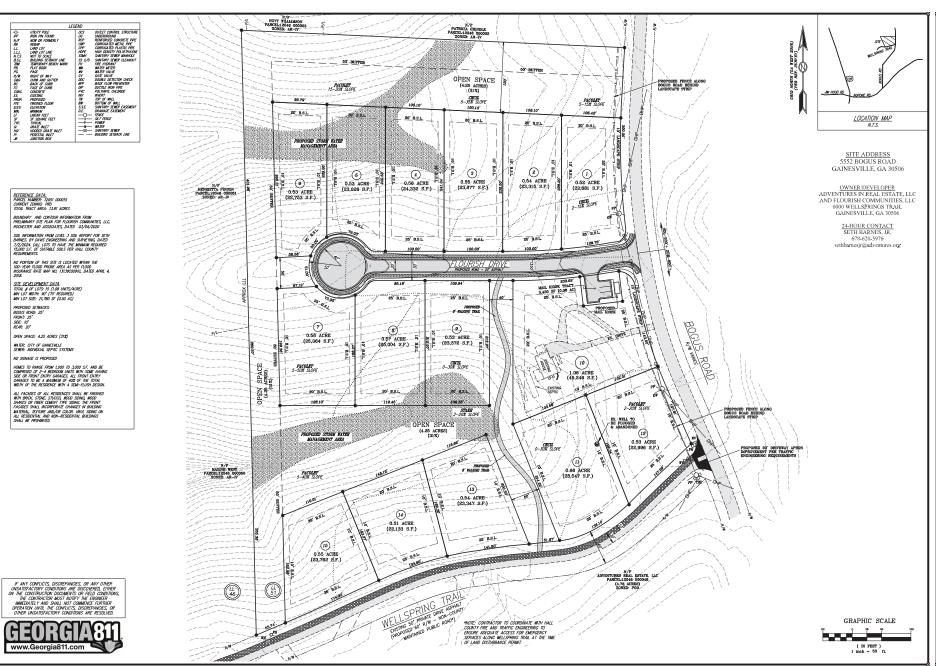
This building may also be used as a gathering space for the residents at Flourish Community.

The functions of these gatherings may include:

- Job skills training for adults with Intellectual or Developmental Disabilities (IDD)
- Day program for people with IDD
- Employment of people at Flourish Community
- Meals for the residents at Flourish Community
- Classes and weekend activities for the residents at Flourish Community

Date of this request: 8/19/2024

Seth Barnes, Jr sethbarnesjr@adventures.org



DAVI

WAY SOUTH
DAWSONVILLE, GA 3053PHONE: (706) 265-1234
DAVISENGINEERS.COM

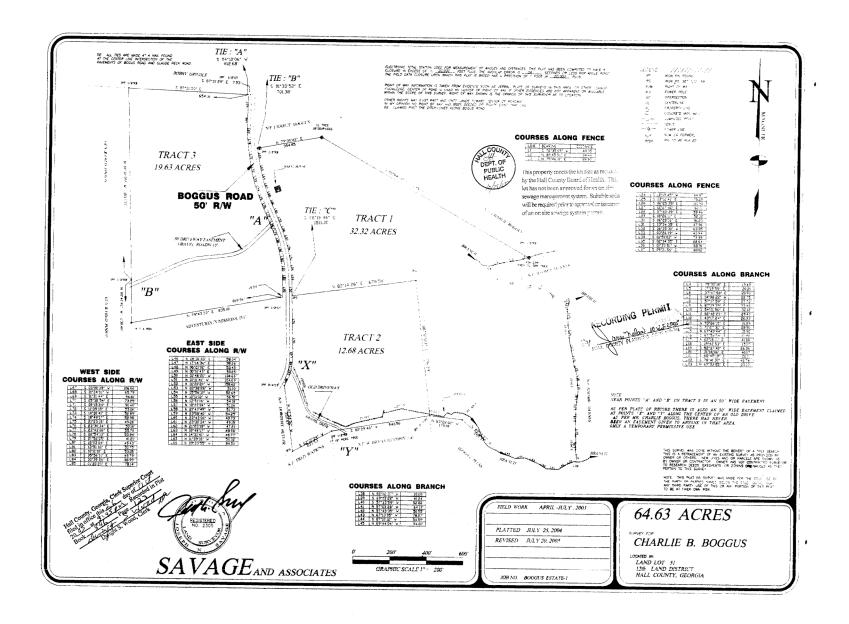
FOR: : ESTATE, LLC 51 CONCEPT PLAN PL
_S IN REAL E.
LAND LOT '
12TH DIS"
HALL C' **ADVENTURES**

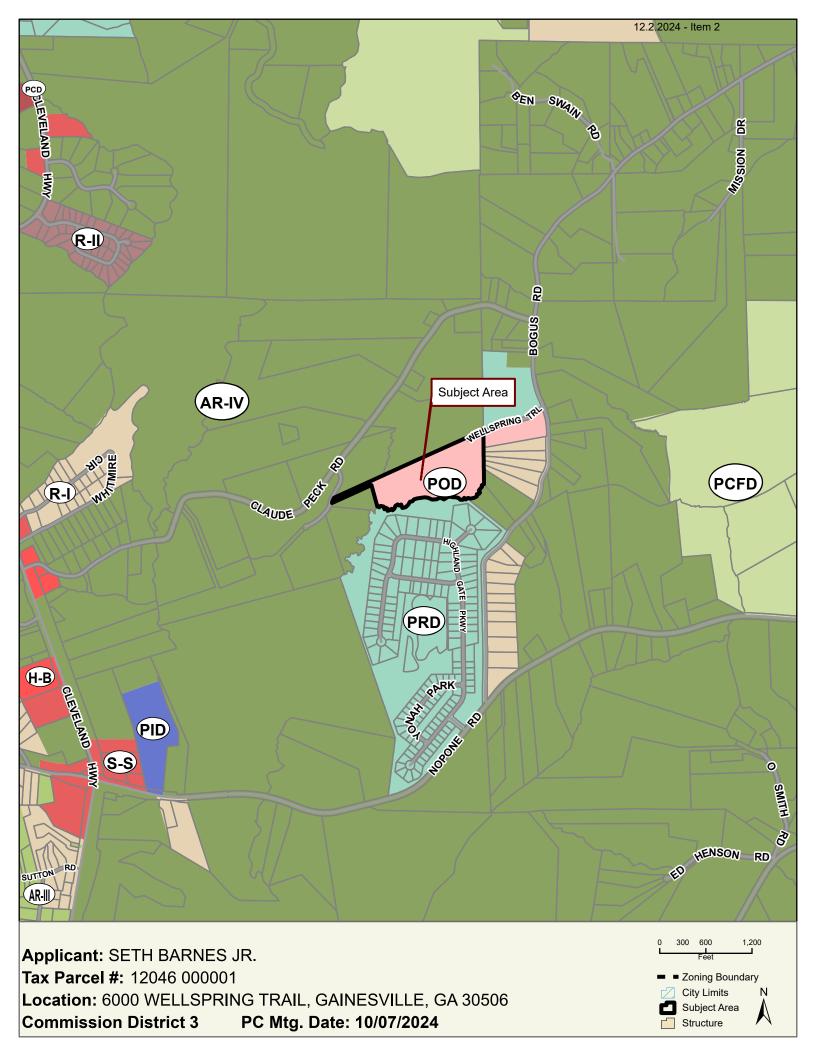
2

JMT/DS DRAWN BY: CHECKED BY: PSA LAND LOT: 51 12TH SECTION: COUNTY: HALL 7/19/2024 DATE:

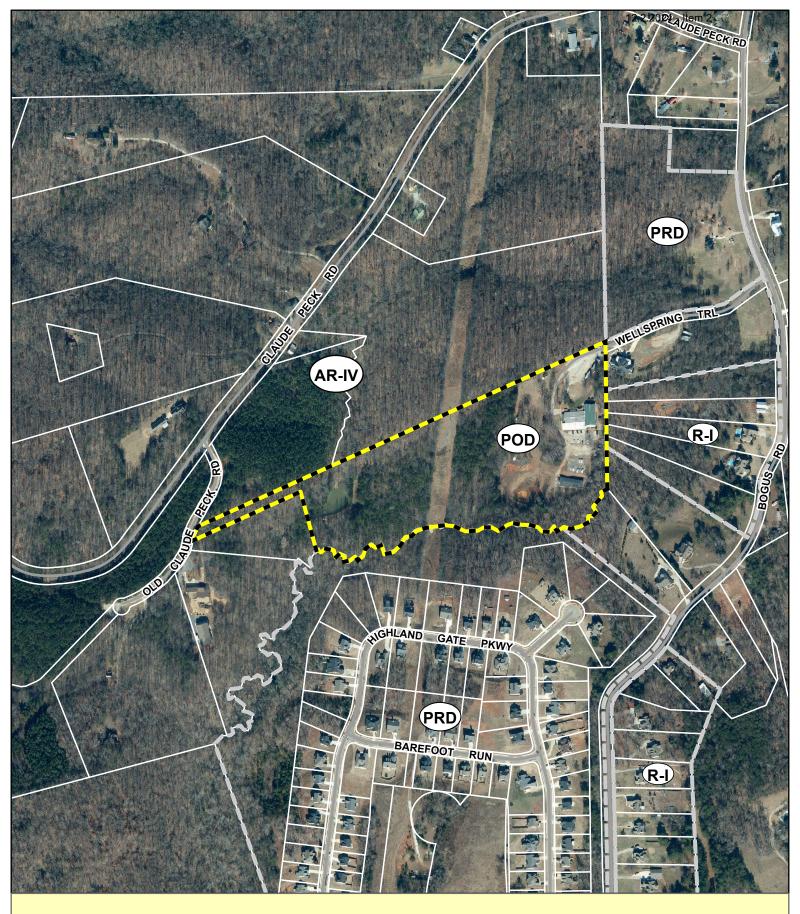
CITY:

SHEET NO. 1 or 1 PROJECT NO. 2024-160





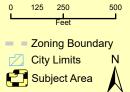




Applicant: SETH BARNES JR. Tax Parcel #: 12046 000001

Location: 6000 WELLSPRING TRAIL, GAINESVILLE, GA 30506

Commission District 3 PC Mtg. Date: 10/07/2024



BK 79 1 OPG 601

HALL COUNTY, Georgia Real Estate Transfer Tax

Paid \$ 320.00

Charles Baker Superior Court Clerk

PT61 069-2017-004039

FILED HALL CO. GA

17 JUN -5 PM 4:53

CHARLES BAKER CLERK SUPERIOR-STATE COURT BY L

PREPARED BY AND RETURN TO:

Capital Law & Advisory Partners, LLC 319 Boulevard

Gainesville, Georgia 30501

Attn: W. Wade Beavers, Esq.



WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE, made this And day of June, 2017, between CHRISTY WORTHINGTON, individual resident of the State of Georgia (hereinafter referred to as "GRANTOR"), and ADVENTURES REAL ESTATE, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTEE").

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEE, their heirs, successors and assigns, all that tract or parcel of land described as follows:

[SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF]

SUBJECT TO, and only to, the Permitted Exceptions set forth on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

BK7910PG602

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said GRANTEE, its heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said GRANTOR, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and affixed his seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered

the presence of:

Notary Public

My Commission of Price State of Commission of Price State of Commission of Commission

BK 7910PG 603

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY) WITH THE NORTH SIDE OF WELLSPRING TRAIL (50' PRIVATE DRIVE), LOCATED NORTH 89°17'06" EAST, 27.08 FEET FROM THE CENTERLINE INTERSECTION OF BOGUS ROAD WITH WELLSPRING TRAIL; THENCE ALONG THE NORTH SIDE OF WELLSPRING TRAIL THE FOLLOWING COURSES AND DISTANCES SOUTH 54°57'03" WEST, 120.20 FEET TO A POINT; THENCE SOUTH 53°33'15" WEST, 102.93 FEET TO A POINT; THENCE SOUTH 75°12'32" WEST, 77.26 FEET TO A POINT; THENCE SOUTH 84°41'10" WEST, 73.48 FEET TO A POINT: THENCE SOUTH 81°56'10" WEST, 71.28 FEET TO A POINT; THENCE SOUTH 75°31'25" WEST, 68.90 FEET TO A POINT; THENCE SOUTH 67°51'21" WEST, 82.62 FEET TO A POINT; THENCE SOUTH 65°29'18" WEST, 126.29 FEET TO A POINT; THENCE SOUTH 65°16'38" WEST, 102.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING THE NORTH SIDE OF WELLSPRING TRAIL ALONG THE APPARENT WEST LINE OF LAND LOT 51, AND PROPERTY NOW OR FORMERLY OF HENRIETTA PINSON, SANDRA PINSON, & JOAN PINSON MARTIN NORTH 01°24'44" WEST, 1037.64 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE ALONG THE DEED LINES AS RECORDED IN DEED BOOK 4492, PAGE 625 AND DEED BOOK 1687, PAGE 315 OF HALL COUNTY, GEORGIA RECORDS THE FOLLOWING COURSES AND DISTANCES SOUTH 84°00'35" EAST, 139.86 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 88°18'27" EAST, 514.25 FEET TO THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF BOGUS ROAD THE FOLLOWING COURSES AND DISTANCES SOUTH 03°13'09" WEST, 91.12 FEET TO A POINT; THENCE 357.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 05°08'53" EAST 356.67 FEET AND A RADIUS OF 1225.52 FEET TO A POINT; THENCE 140.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 18°35'52" EAST 139.90 FEET AND A RADIUS OF 789.59 FEET TO A POINT; THENCE SOUTH 23°40'49" EAST, 127.76 FEET TO A POINT; THENCE 1.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 23°38'17" EAST 1.50 FEET AND A RADIUS OF 1015.99 FEET TO A POINT, BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.813 ACRES.

BK7910PG604

EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. Taxes and assessments for the year 2017.
- 2. Right of Way Deed from Charles Boggus, et. al. to Hall County, dated June 20, 1960, recorded at Deed Book 360, page 73, Hall County, Georgia records.
- 3. Easement conveyed by Instrument from Charles Boggus, et. al. to Ed L. Martin, et. al., dated March 17, 1978, recorded at Deed Book 662, page 322, aforesaid records.
- 4. All matters shown on Plat Book 846, page 123, aforesaid records.



Hall County Government

BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435 GAINESVILLE, GEORGIA 30503

Adventures in Missions, Inc. 6000 Wellspring Trail Gainesville, GA 03506

t: 770.535.8288 | f: 770.531.3972

RE: Rezoning Application

CHAIRMAN Richard V. Mecum To Whom It May Concern:

Kathy L. Cooper, District 1 Billy Powell, District 2 Scott Gibbs, District 3 Jeff Stowe, District 4

COUNTY ADMINISTRATOR

ASSISTANT COUNTY **ADMINISTRATOR** Marty Nix

Randy D. Knighton

COMMISSION CLERK Lisa A. Ritchie

Please be advised that in its meeting of July 14, 2016, the Hall County Board of Commissioners voted to approve the following application with the conditions listed below:

Application of Adventures in Missions. Inc to rezone from AR-IV to POD, a 24.97± acre tract located on the south side of Wellspring Trail at its intersection with Bogus Road; a.k.a. 6000 Wellspring Trail; Tax Parcels 12046 000001 and 048. Proposed Use: Office facilities and team training campus. Commission District 3.

CONDITIONS

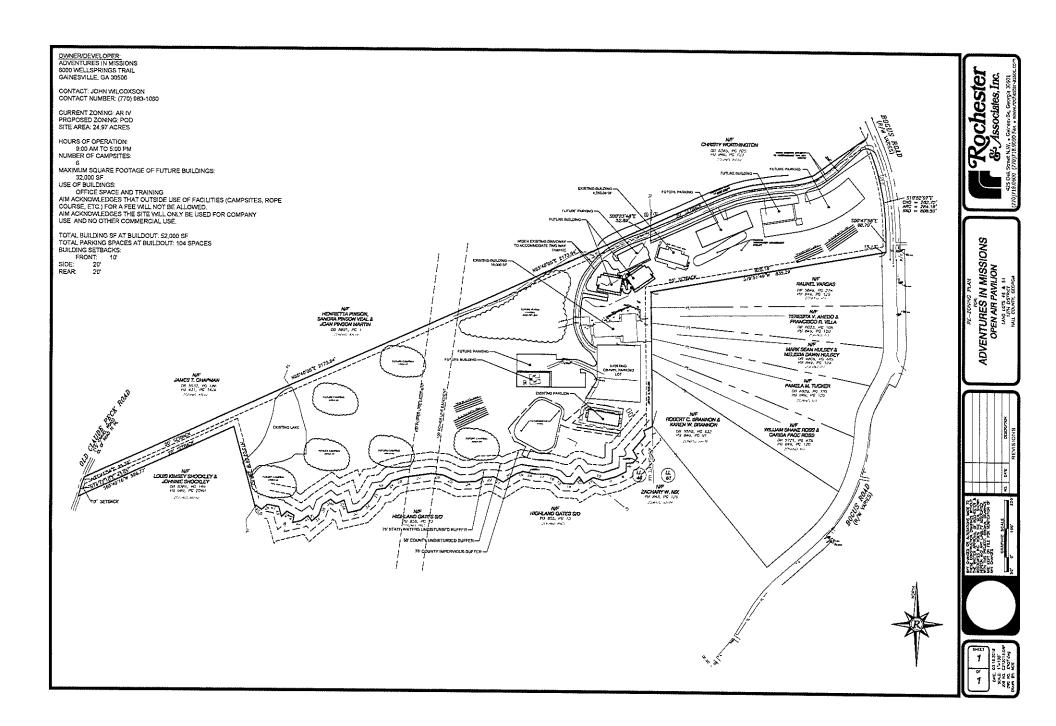
- 1) Development shall generally occur as outlined in the project narrative and on the proposed site plan.
- 2) The proposed camping areas shall meet county and state stream buffer requirements. Any impervious surfaces need to fall outside of the 75 ft. county buffer. Grading and/or clearing for the camping areas may require a land disturbance permit from Hall County Engineering and they should be consulted prior to any work beginning.
- 3) The development will be held on Section 17.260 regarding vegetation buffers adjacent to residential properties.
- 4) Buffering will be required around the parking areas visible from Bogus Road as to preserve the residential nature of the area.
- 5) Outdoor training exercises will be limited to 10:00 p.m.
- 6) The conditions of zoning shall be made a record of any new plat of the property

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

Lisa A. Ritchie

Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director



Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health) **Sent:** Thursday, September 5, 2024 4:55 PM

To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI:

Planning)

Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)

Subject: HCPC Tentative Agenda 10.7.2024

Follow Up Flag: Follow up Flag Status: Completed

Please find Environmental Health comments below:

Items 1A,B,C, 6111 Oak Hill Drive, Hoffmann: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2, 3654 Thompson Bridge Road, Benson: No comment. Public sewer.

Item 3, 1600C Athens Hwy, Vargas: No floor drains or process wastewater to be discharged to the existing septic system. Domestic waste only.

Item 4, 6147 Dahlonega Hwy, Rich: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 4137 Short Rd, Allen: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. This plat is currently under review by the Hall County Plat Review Team, which is waiting for revisions to be submitted for review under case number HPLT24-0090.

Item 6, 6000 Wellspring Trail, Barnes: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan

Item 7, 5552 Bogus Road, Barnes: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process.

Item 8, 7011/7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 9, 7051 Pony Lake Road, Roys: Septic Permit OSC-9259 was issued on May 30, 2024 for the proposed structure.

Item 10, 2002 Memorial Park, Sancen: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.

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

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

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Kaitlyn Elliott (Planning)

From: Chavers, Veronica E < VChavers@dot.ga.gov>
Sent: Tuesday, September 3, 2024 12:40 PM

To: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kaitlyn Elliott

(Planning)

Subject: RE: Tentative Planning Agenda for October 7, 2024

Follow Up Flag: Follow up Flag Status: Follow up

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

See responses blow.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Sent: Friday, August 30, 2024 8:59 AM

To: Beth Garmon (CDI: Planning)

| Sparmon@hallcounty.org>; Bill Nash (CDI: Public Works)

| Sparmon@hallcounty.org>; Bill Nash (CDI: Public Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure)

 Sholloway@hallcounty.org>; Bryan Cash (Fire Services)

 (bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) < carmstrong@hallcounty.org>; Daniel Costantini < dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) < khairston@hallcounty.org>; Kristie Turner (Planning) < kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

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

My apologies the links have been corrected below.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 www.hallcounty.org

Subject: FW: Tentative Planning Agenda for October 7, 2024



From: Kaitlyn Elliott (Planning)

Sent: Thursday, August 29, 2024 3:57 PM

Subject: Tentative Planning Agenda for October 7, 2024

Good afternoon -

Here is the Tentative Agenda and Maps for the Monday, October 7, 2024 Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by <u>Friday, September 6th</u>. Email comments to Beth (<u>bgarmon@hallcounty.org</u>), Katie (<u>kgreenway@hallcounty.org</u>) and Kaitlyn (<u>kelliott@hallcounty.org</u>).

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - September 16, 2024

NEW BUSINESS

- 1. (A) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required

 (B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required

 (C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | * Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required
- 2. <u>3658 Thompson Bridge Road | Variance | 17.420.</u> to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with

- Southers Road | Zoned PCD; Tax Parcel 10104 000004 | **Proposed Use: Wall sign | *** Commission District 2 | **Davis Sign & Awning c/o Matthew Benson, applicant No GDOT coordination required**
- 3. 1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | Proposed Use: Automobile repair garage | ** Commission District 3 | Gerado Vargas, applicant GDOT coordination required
- 4. 6147 Dahlonega Highway | Use Subject to County Commission Approval | on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | Proposed Use: Commercial kennel | ** Commission District 3 | Rachel Christensen Rich, applicant No GDOT coordination required
- 5. 4137 Short Road | Use Subject to County Commission Approval | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | Proposed Use: 2-lot subdivision | ** Commission District 2 | Connie Allen, applicant No GDOT coordination required
- 6. 6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001 | Proposed Use: Expansion of services | ** Commission District 3 | Seth Barnes, applicant No GDOT coordination required
- 7. <u>5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant No GDOT coordination required</u>
- 8. 7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant No GDOT coordination required
- 9. 7051 Pony Lake Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant No GDOT coordination required
- 10. 2002 Memorial Park Drive | Rezone | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011 | Proposed Use: Retail sales | ** Commission District 4 | Salomon Sancen, applicant

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, November 14, 2024 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

^{*}The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: September 6, 2024

Subject: October 7, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 7, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. (A) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use:

Residential addition | * Commission District 2 | Terri Hoffmann, applicant
(B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | *
Commission District 2 | Terri Hoffmann, applicant

(C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | * Commission District 2 | Terri Hoffmann, applicant

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

b. Traffic: No Commentc. Utilities: No Comment

2. 3658 Thompson Bridge Road | Variance | 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000004 | Proposed Use: Wall sign | * Commission District 2 | Davis Sign & Awning c/o Matthew Benson, applicant

a. Engineering: No Commentb. Traffic: No commentc. Utilities: No comment

- 3. 1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | Proposed Use: Automobile repair garage | ** Commission District 3 | Gerado Vargas, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

b. Traffic: No commentc. Utilities: No comment

- 4. 6147 Dahlonega Highway | Use Subject to County Commission Approval | on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | Proposed Use: Commercial kennel | ** Commission District 3 | Rachel Christensen Rich, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.

b. Traffic: No commentc. Utilities: No comment

- 5. 4137 Short Road | Use Subject to County Commission Approval | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | Proposed Use: 2-lot subdivision | ** Commission District 2 | Connie Allen, applicant
 - a. **Engineering:** If this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.
 - b. Traffic: No comment
 - c. Utilities: No comment

- 6. 6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001 | Proposed Use: Expansion of services | ** Commission District 3 | Seth Barnes, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.

b. Traffic: No commentc. Utilities: No comment

- 7. <u>5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant</u>
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. **Traffic:** Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted.

If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.

Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.

b. Utilities: No comment

8. 7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant

a. Engineering: No commentb. Traffic: No commentc. Utilities: No comment

- 9. 7051 Pony Lake Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | Proposed Use: Staff residence | ** Commission District 3 | Steve Roys, applicant
 - a. **Engineering:** No comment

b. Traffic: No commentc. Utilities: No comment

- 10. 2002 Memorial Park Drive | Rezone | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011 | Proposed Use: Retail sales | ** Commission District 4 | Salomon Sancen, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - b. Traffic: Driveway would need to meet Hall County and GDOT requirements.
 - c. Utilities: No comment

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)

Sent: Friday, August 30, 2024 10:06 AM

To: Beth Garmon (CDI: Planning)

Cc: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)

Subject: Fire Comments

Follow Up Flag: Follow up Flag Status: Flagged

Monday, October 7, 2024 Hall County Planning Commission Meeting.

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

Hall County Fire Marshal's Comments:

- 1) Additional fire hydrants may be required to be installed off the existing water line along Wellspring Trail to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.
- 2. <u>5552 Bogus Road | Rezone | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | ** Commission District 3 | Seth Barnes, applicant</u>

Hall County Fire Marshal's Comments:

- 1) Fire hydrants will be required to be installed along Flourish Drive to meet the hose lay distance requirements to the proposed residential structures.
- 2) The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1 Lieutenant, Hall County Fire Rescue Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org







AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 64/2025

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

SUBJECT:

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

February 13, 2025 Voting Meeting.

Meetings:

Work Session Date: 02/10/25 **Voting Meeting Date:** 02/13/25

Executive Summary:

Presenter: BG

Recommendation: Approval, with conditions

- 1. The property shall be developed in accordance with the site plan dated December 6, 2024, and as described in the project narrative dated August 23, 2024 and additional comments provided on November 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The development shall be limited to:
 - a. Commercial structures totaling no more than 16,000 square feet
 - b. One hotel with a total of no more than 110 rooms
 - c. Maximum of 274 multi-family residential units
 - d. Maximum of 209 townhome residential units
 - e. Maximum of 65 detached single-family residences
- 3. The development shall meet the following standards:
 - a. The commercial buildings shall be no more than 3 stories in height.
 - b. The hotel shall be no more than 5 stories in height.
 - c. The multi-family residential buildings shall be no more than 4 total stories in height with no more than 3 stories visible from Friendship Road.
 - d. Townhomes shall be no more than 4 total stories in height.
 - e. Minimum lot size for detached single-family residences shall be 8,000 square feet with minimum heated floor area (HFA) of 1,800 square feet and not to exceed a height of 35 feet.
 - f. Front-loaded townhome driveways shall be 20 feet from back of sidewalk to garage doors.
- 4. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.

- 5. All single-family homes shall provide two car garages and driveways to accommodate two cars for parking. Driveways shall measure no less than 20 feet from back of sidewalk to the garage door.
- 6. Amenities including one pool for the multi-family section, one pool for the single-family section, tennis courts, pickleball courts, parks, mulched trails, and a clubhouse shall be completed prior to fifty percent (50%) of the certificates of occupancy issued for the residential development. Additional amenities may be constructed by the developer at the discretion and approval of the Director of Planning and Zoning, or their designee.
- 7. Access to the development shall be approved by Hall County Engineering Department and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer
- 8. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
- 9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
- 10. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
- 11. The location of property lines, structures or any other portion of the development in relation to the sewer line and associated easements shall be approved by the Hall County Engineering Department.
- 12. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Planning and Zoning or their designee.
- 13. The development shall be limited to a maximum of four model homes prior to approval and recording of the final plat. All life safety regulations shall be satisfied prior to the issuance of a permit for a model home.
- 14. Two construction trailers shall be permitted, provided the conditions of Chapter 17.210 of the Official Code of Hall County are met.
- 15. All development, excluding single-family and townhomes, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, 17.420). No variances to Gateway Corridor Overlay Districts standards are granted other than those approved herein (GCOD, 17.420).
- 16. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
- 17. The following statement regarding the potential impacts of agricultural operation in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
- 18. All conditions of zoning shall be made a part of any plats or construction plans created for the subdivision.
- 19. The internal road within the single-family section of the development must be a minimum of 26 feet in width or include secondary fire access into neighboring future residential development (tax parcels 15048 000016 and 15048 000154), and must be approved by the Hall County Fire Marshal and Hall County Engineering.
- 20. Prior to issuance of any building permits, the developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials which will also designate required minimums and acceptable design alternatives to be reviewed and approved by the Planning and Zoning Director or their designee. The architectural renderings submitted with the application will not be considered representative of the approved building materials. The architectural standards outlined in the guidebook must meet those listed within the Gateway Corridor Overlay District code.
- 21. All exterior buffers surrounding the residential portion of the development shall be a minimum of 50 feet except for the section adjacent to parcel 15048 000065 as noted on site plan where the buffer may be a minimum of 40 feet.
- 22. There may be no more than 6 attached townhome units per building.
- 23. Buildings containing more than three attached units must be designed so that facades and roofs are staggered or offset by at least 3 feet for every grouping of three units.
- 24. Townhome garage door widths may be up to 67% of the front façade.
- 25. The development may include hammerhead turnarounds with a minimum 28 foot radius in lieu of cul-de-sacs and two curves in the townhome section shall be allowed to have 20 foot inside radii and 30 foot centerline radii as shown on the submitted site plan dated December 6, 2024.
- 26. The development may include a private easement to rear private alleyways for ingress and egress to the rear-loaded townhomes and associated access, with no sidewalks along the alleyway.

Purpose of Request:

History:

0 & 4435 Ridge Road | Rezone | from Planned Residential Development (PRD) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax parcels 08154 000022 & 000017 | **Proposed Use: Mixed-use development** | Commission

District 1 | Scott Puckett, Inc., applicant

Facts and Issues:

Options:

Funding Requested \$ 0.00 **Are funds within current budget?** No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo

Recommendation Report

Application

Narrative

Site Plan

Storm Water Management Site Plan

Plat

Traffic Study

DRI Project Review

Maps

Renderings

Renderings - Stacked Townhomes

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

Request to Table to February 13 2025 (Rec'd 1/21/2025)

Notice Sign



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

PLANNING AND ZONING

DIRECTOR

Beth Garmon

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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

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 UseMixed-use development (PRD, 17.180.060) and Suburban Shopping (S-S, 17.140) | Proposed: Planned Commercial Development (PCD, 17.180.080) 000022 & 000017 Commission DistrictOne Planning Commission DateOctober 21, 2024 November 18, 2024 December 16, 2024 the future land use classification of Mixed Use Corridor in the Comprehensive Plan. Record NumberHZON24-0031 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
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- 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.
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- 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.

<u>Motion:</u> 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.
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- 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	24.2%	24.0%
Buffer		
Southern Transitional	25 ft	50 ft
Buffer		

Staff recommends <u>DENIAL</u> 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.
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- 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.
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- 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.
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- 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.
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- 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 rearloaded. 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 buildings, 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

		Single-family: 74 lots
		Single furnity. 74 lots
Number of Units		Townhomes: 207 units
Number of Onits		Multi-family: 274 units
		Total: 555
Density	2 units per acre maximum	7.46 units per acre*
Naisian and Aug	0.000 #	8,000 sq. ft. (single-family detached)
Minimum Lot Area	8,000 sq. ft.	Townhomes: Min. 22 feet width
		Single-family: Max. 35 feet
Maximum Building Height		Townhomes: 4 stories
		Multi-family: 4 stories
Minimum Open	30%	37.3% (Includes conservation, stormwater, and passive and active
Space	3070	areas)
Exterior Buffer	50 feet	25-foot transitional buffer*
		Single-family: 25 feet
Front Setback (Internal)	25 feet	Townhomes: 20 feet for front-loaded* & 6 feet for rear-loaded*
,		Multi-family: Not applicable
Side Setback		Single-family: 25 feet
(Internal)	5 feet	Townhomes: 5 feet
		Multi-family: Not applicable
		Single-family: 20 feet
Rear Setback (Internal)	20 feet	Townhomes: 20 feet
		Multi-family: Not applicable
De alice -	Single-family: 2 spaces per unit	Single-family: 148 2-car garages
Parking	Townhome: 2 spaces per unit	Townhomes: 414

	Multi-family: 1.5 spaces per unit	Multi-family: 410
		Single-family: 1,800 square feet
Minimum Heated Floor Space		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 application.	with an asterisk (*) do not conform to	17.180.060 or are unspecified in the

The non-residential development standards are compared with the Gateway Corridors Overlay District standards in the table below:

<u>Standard</u>	<u>Compliance</u>	Proposed Work	<u>Notes</u>
17.420.050.C -	Complies	25-foot	Applicant proposes to include a 25-foot
Transitional buffers		transitional	transitional buffer adjacent to
		buffer	residential property.
17.420.050.D – Other	Complies	10-foot	Applicant proposed to include a 10-
landscape and		landscape strip	foot landscape strip along Friendship
screening standards		along street	Road and Ridge Road.
		frontage	
17.420.050.E – Parking	Unknown	272 parking	Applicant proposes 272 parking spaces
lot design		spaces for the	to be shared across the commercial
		commercial and	and Hotel uses,
		hotel portion of	13.5 spaces per 1,000 sq.ft. of
		the	commercial and
		development.	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 –	Complies	Applicant	Applicant proposes outdoor lighting
Outdoor lighting		proposes semi-	that complies with GCOD standards.
		cutoff, non-spill,	
		type of lighting.	
17.420.050.G -	Complies	Interconnectivity	The applicant has proposed
Interparcel access		is supported	interconnectivity within the
		within the	development, facilitating access
		development	between the commercial, multi-family,
			and residential uses.
17.420.050.H -	Does not comply	Hotel is	The applicant has not provided any
Architectural		proposed at a	architectural renderings but is
standards for non-		maximum height	requesting a variance from the height
residential buildings -		of 5 stories. *	standards for the Gateway Corridors
Limited to 3 stories		Commercial	Overlay District (GCOD). According to
		buildings	the narrative, the applicant has stated
		proposed to be	that the building materials and design
		maximum of 3	will comply with GCOD standards.
		stories.	
17.420.060 – Signs	Unknown	Two monument	The applicant has not provided
		signs; one for	renderings of the signage. However,
		the commercial	the narrative indicates that a master
		portion and one	sign package will be submitted, which
		for the	will include street, wall, internal
		residential	directional, temporary, and various
		portion of the	other signs for the mixed-use
		development.	development.

Note: Items marked with an asterisk (*) do not conform to $\underline{17.420.050}$ or are unspecified in the application.

Based on the future land-use plan, staff finds the requested zoning designation <u>is inconsistent</u> 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:
 - 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



ZONING APPLICATION

Applicant (Name & Mailing Address) Scott Puckett, Inc.	Property Owner (Name & Mailing Address) We Flip, LLC			
3215 Thompson Mill Roar	4045 Ridge Road			
Buford, GA 30519	Buford , GA 30519 Phone_770-815-0419			
Phone 678-761-4399				
Email Address_wspuckett@gmail.com				
Proposed Use Mixed Use Development				
Contact Person (Name & Mailing Address) M. Tyler Smith, Smith, Gilliam, Williams & Miles, P.O. Box 1098	P.A. _	St	Owner Option to Purchase	Requested Action SS (-017) Existing Zoning: AR-III(-022) Rezone to: PCD
Gainesville, GA 30503-1098			Area Resident	Fee:\$
Phone770-536-3381	_		Other	Receipt #:
Email Addresstsmith@sgwmfirm.com				Check #:
Tax Parcel Number 08-154-000-017; 08-154-000-022 Location Address 4435 Ridge Road, Buford, GA 305	19	Acı	reage 21.22; 50.1	7
Sign Scott Puckett, CEO, Scott Puckett, Inc. Applicant must complete all information above. Failur application. The Planning Department has 15 days to application. If the application is found insufficient, an a submitted. Please note that the Planning Commi	e to cor o reviev genda	mple v all date	ete this section will r applications and wil will not be set until	esult in the refusal of the ll set the dates for each the required information is
Application Withdrawal: I hereby withdraw the application.				
Sign				_ Date:
Staff Use Only			uni generatori, escribi producerio e per un producerio e producerio e producerio e producerio e producerio e p	a estant er su et mannen en en en man en et en as krauten han han het her sterfen als
Application Date: T	aken by:	_		
Tentative Planning Commission Date: T	entative	Cour	nty Commission Date:	
County Commission District:				

PLANNING AND DEVELOPMENT DEPARTMENT

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AUTHORIZATION OF PROPERTY OWNERS

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

	Note: If the applicant is the property owner, ploads allorgand the remaining
Name of owner(s) Address	4045 Ridge RD Wayne M=Lerroy Brown COA 30519
Phone Number	770-815-0419
Name of applicant(s	Scott Puckett Inc
Address	3215 Thompson Mill Rd Ruford GA 30519
Phone Number	678-761-4399
	he owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. son named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.
Signature of Owner	Nelengy
Personally appeared	d before me
Wayne m	cleron
who swears that the knowledge and belie	information contained in this authorization is true and correct to the best of his/her ef.
Notary Public	Date 2-26-24
	PUBLIC SE PUBLIC SE COUNT COUNT COUN

PLANNING AND DEVELOPMENT DEPARTMENT 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING ADDRESS PO BOX 1435, GAINESVILLE GA 30503 1 770-531-6809 I f. 770-531-3902



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 <u></u> \mathcal{M}
within the two years immediately preceding this date, not only local government official involved in the review of	nade any contribution(s) aggregating \$250.00 or more or consideration of this application.
***If you have made such contributions, you must provide this application.	
Name of Official(s):	Office:
Dollar Amount:	Date of Contribution: Date: 3-5-24 Date: MCLPROV
Applicant's/Owner's Name (Printed):	NC 111- FORCY

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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- (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 ab-	ove and that:			
	I have**	I have not	P	
within the two years immediately prece to any local government official involve				
**If you have made such contributions, this application.	, you must provide	e the data requ	ired belo	w within ten (10) days of filing
Name of Official(s):			Office: _	
Dollar Amount:			Date of 0	Contribution:
Applicant's/Owner's Signature: <i>W3ca</i>	HITT		Date:	4-5-2024
Applicant's/Owner's Name (Printed): _S	Scott Puckett, CE	O, Scott Puc	kett, 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	<u>Size</u>
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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Two

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Three

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 <u>Development Controls</u>

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Four

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. <u>Streets and Common Open Spaces</u>

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

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Five

lap siding. The facades of all residences will comply with § 17.180.060.B.9.a of the Hall County Code.

e. <u>Development Controls</u>

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Six

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. <u>Development Schedule</u>

Depending upon permitting and approvals, the applicant anticipates a 24- to 36-month development period.

g. <u>Model Homes and Construction Trailers</u>

The applicant requests approval of up to 2 construction trailers and 2 to 4 model homes.

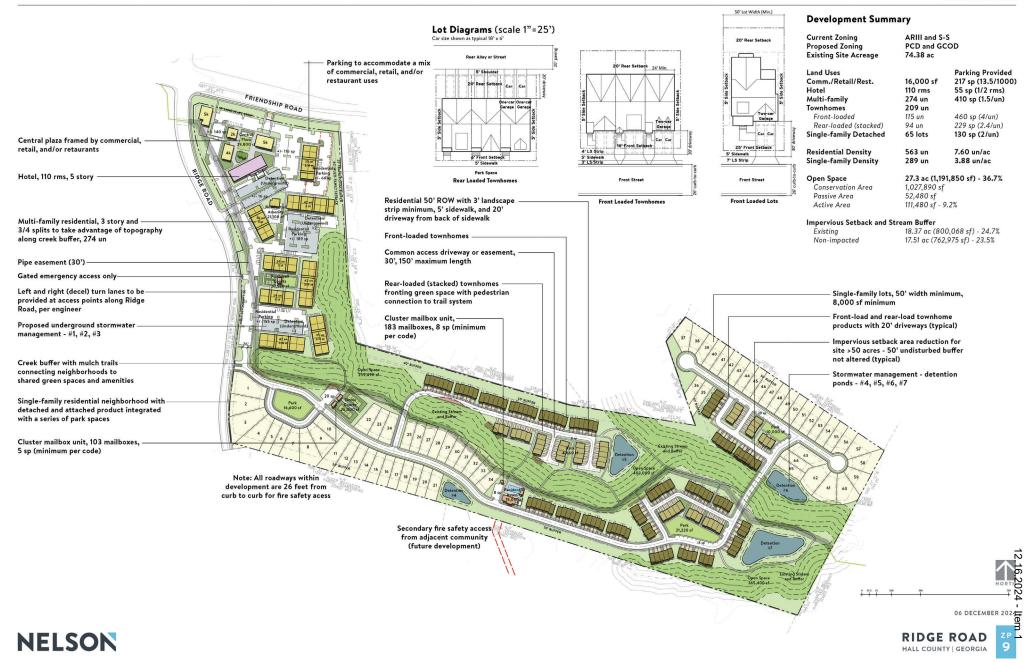
C. <u>Variance Requests</u>

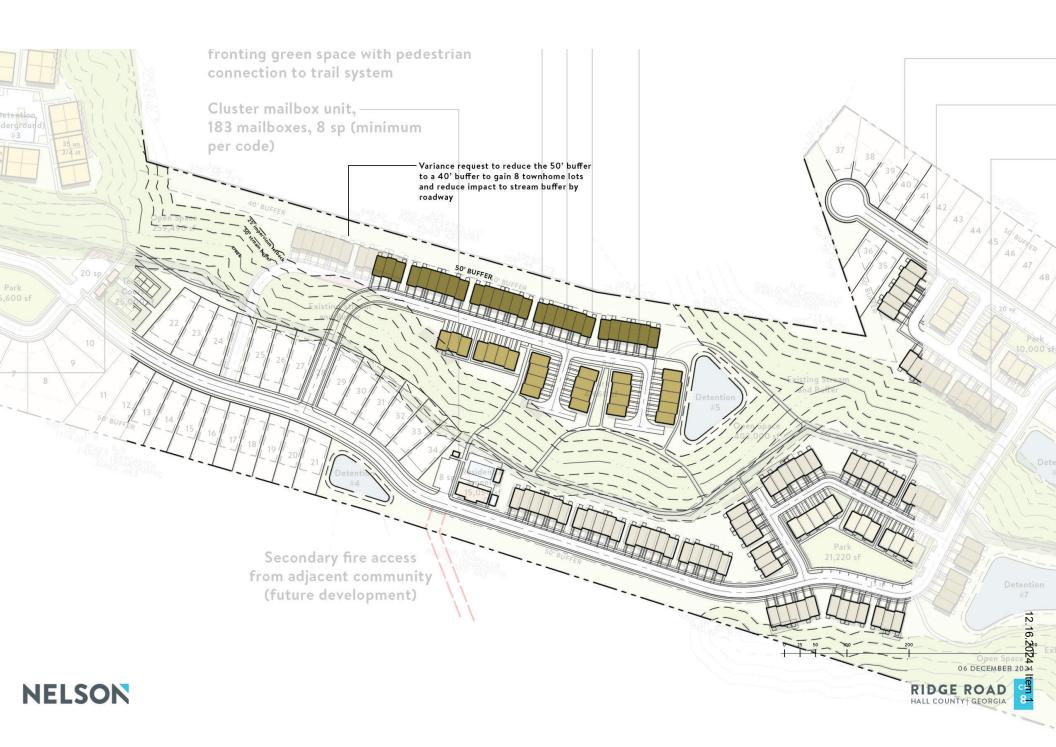
The applicant requests the following variances:

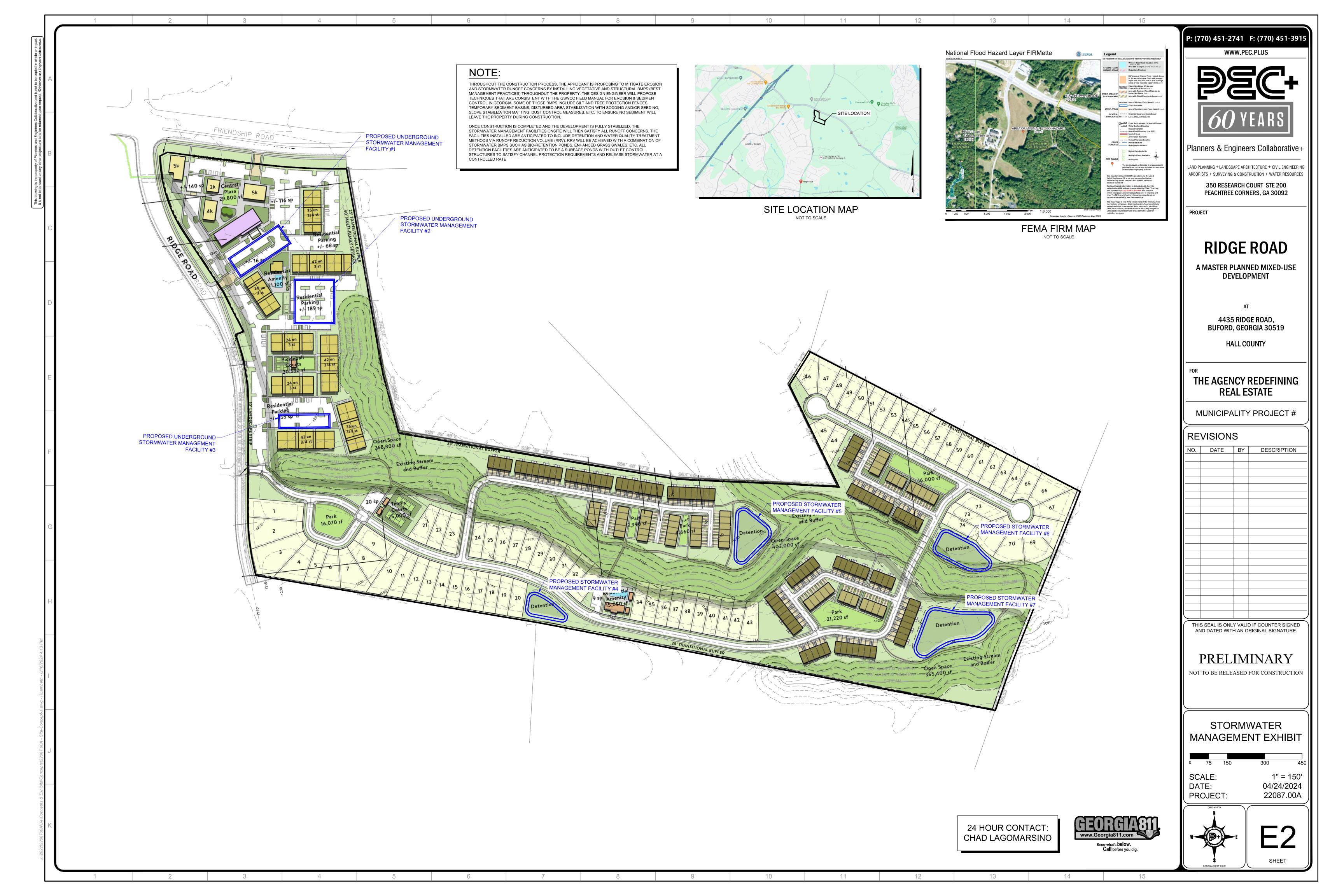
- 1. Gateway Corridor standards limit the height of non-residential buildings located within 250 feet of a residential or agricultural use street to three stories. Accordingly, the applicant requests a variance from Gateway Corridor standards to allow for a five-story hotel.
- 2. The applicant requests, 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-desacs 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.

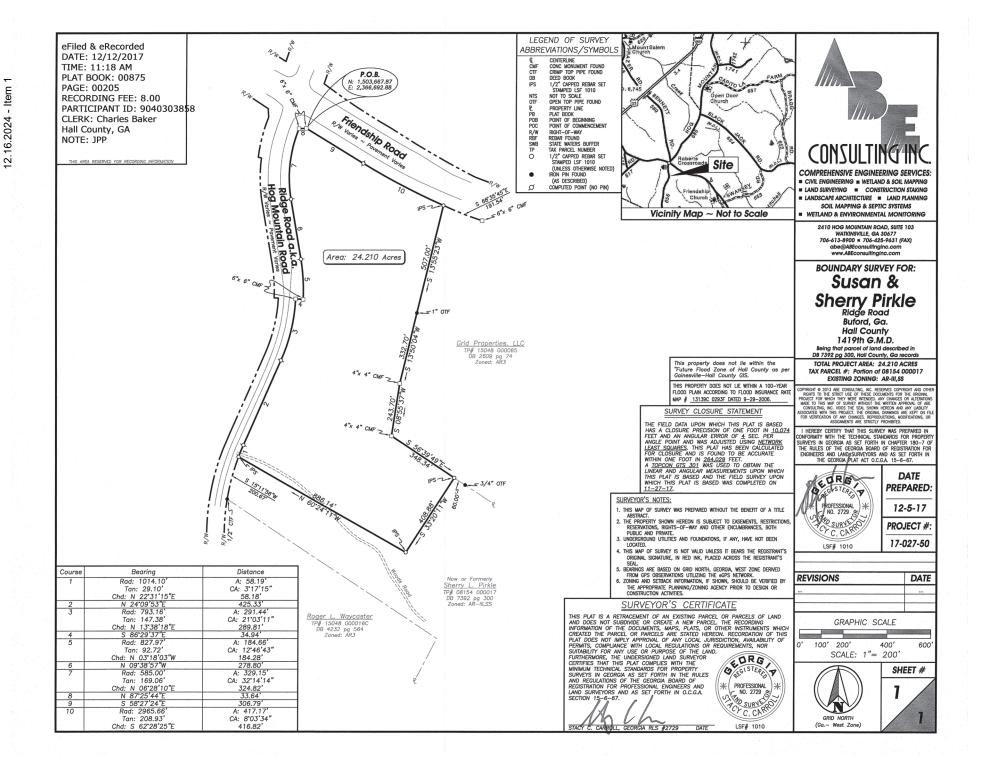
Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Seven

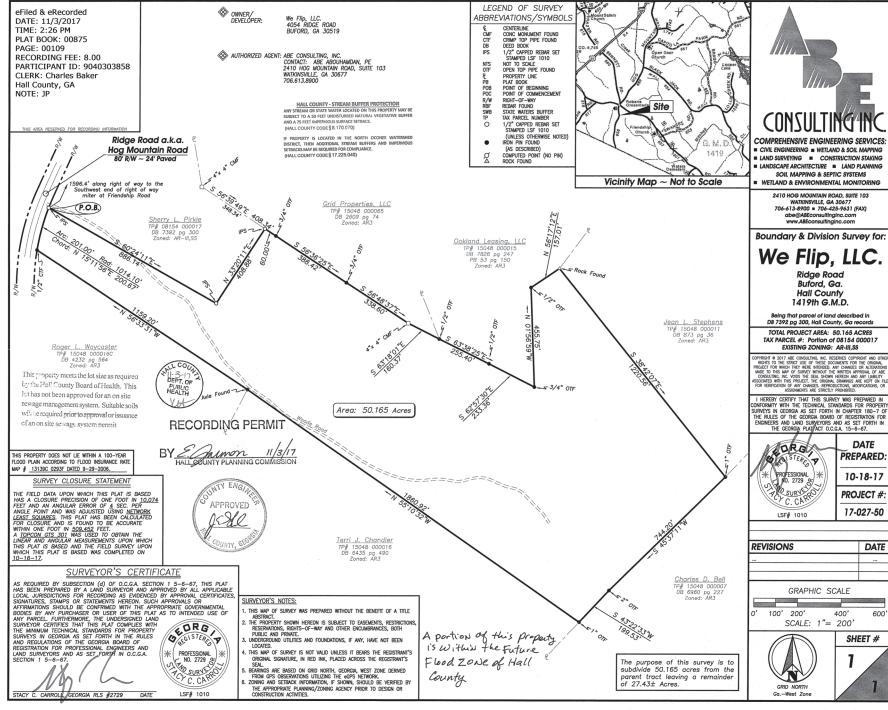
- 8. The applicant requests a variance from the Front-Loaded Townhome garage widty limitations set forth in Hall County Ordinance minimums to allow the garages as depicted on the site plans and elevations. 17.180.060(9)(c)(ii), which limits garage doors to 50 percent of the width of the townhouse unit, 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.













COMPREHENSIVE ENGINEERING SERVICES:

■ LAND SURVEYING ■ CONSTRUCTION STAKING

We Flip, LLC.

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

PREPARED: 10-18-17

DATE



Traffic Impact Analysis - REVISED *Ridgeview*Hall County, Georgia

16 August 2024



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.



Scott P. Israelson, P.E., PTOE License No. 39784



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.



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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.



Date: 5 March 2024



27 FEBRUARY 2024

NELSON

Site Plan

Figure 1

Ridgeview Estates - Hall County

Central plaza framed by F&B with rooftop space, patios and outdoor seating

Date: 1 March 2024

TRAFFIC IMPACT

Ridgeview Estates - Hall County

Vicinity Map

Figure 2



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										

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.





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 V	Average Weekday Driveway Volumes									
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		
Unadjust	ed Peak	Hour T	rips	5757	105	210	284	199		
Ir	nternal (Capture	Reduction - from	NCHRP	No 684					
			Retail		-3	-1	-7	-17		
Internal Capture Reduction	1	Residential			-1	-2	-14	-9		
Hotel						-1	-6	-1		
Total New Peak	Hour T	rips to	Adjacent Networ	k	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**.



Date: 5 March 2024

TRAFFIC IMPACT

Figure 5

Ridgeview Estates - Hall County







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	RT Vol	Turn Lane needed?							
Ridge Rd &	AM	ND	45	466	39	No					
Access C	PM	NB 45	43	400	65	Yes					
Ridge Rd &	AM	NB	45	443	9	No					
Access D	PM	IND	43	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 &	AM	SB	45	210	466	14	No			
Access C	PM	3D	45	608	400	41	Yes			
Ridge Rd &	AM	SB	45	244	443	21	No			
Access D	PM) D	43	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										
Signaliz	ed Intersection	Unsignalized Intersection								
Level of Service	Control Delay per Vehicle (sec)	Level of Service	Control Delay per Vehicle (sec)							
Α	≤ 10	А	≤ 10							
В	> 10 and ≤ 20	В	> 10 and ≤ 15							
С	> 20 and ≤ 35	С	> 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	Table 5.2 - Intersection LOS, Delay, and Queue by Movement - Existing												
Friendship Rd & Ridge Rd													
AM	Ea	stboun	d	W	estbou	nd	No	rthbou	nd	So	uthbou	nd	
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	В	Α	В	С	Α	D	С	Α	С	C	С	
Q(veh)	268	94	19	18	241	0	219	92	0	73	62	158	
Overall						C (2	5.5)						
PM	Ea	stboun	id	W	estbou	nd	No	Northbound South			uthbou	bound	
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	В	В	Α	В	С	Α	С	С	Α	С	D	В	
Q(veh)	217	208	48	17	152	0	147	109	0	88	138	63	
Overall						B (1	9.6)						

Table 5.3 shows the expected LOS, control delay, and 95th percentile queue length for Full Build conditions.

Table	Table 5.3 - Intersection LOS, Delay, and Queue by Movement - Full Build												
Friendship Rd & Ridge Rd													
AM	Ea	stboun	ıd	W	estbou	nd	No	rthbou	nd	So	uthbou	nd	
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	В	Α	В	Е	Α	D	C	Α	C	D	В	
Q(veh)	271	109	12	17	357	0	330	129	0	82	77	92	
Overall						D (3	8.2)						
PM	Ea	stboun	ıd	W	estbou	nd	Northbound			So	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	С	В	Α	В	D	Α	D	С	Α	С	Е	Α	
Q(veh)	307	242	54	31	165	0	195	143	0	102	219	51	
Overall		C (23.7)											

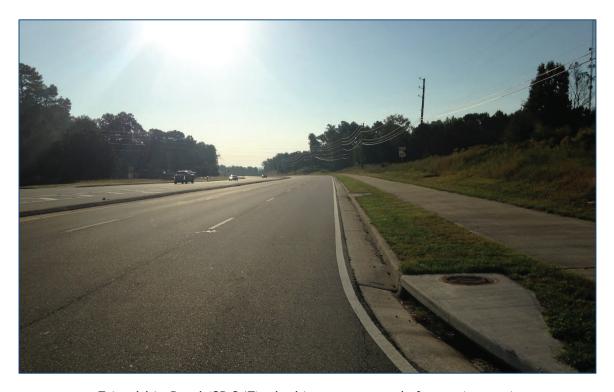


B. FRIENDSHIP ROAD (SR 347) & ACCESS A

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	Eastb	ound	WBT	NB					
Movement	EBT	EBR	WBT	NBR					
Delay (s)				11.6					
LOS	Fr	ee	Free	В					
Q(veh)				0					
PM	Eastb	ound	WBT	NB					
Movement	EBT	EBR	WBT	NBR					
Delay (s)				16.2					
LOS	Fr	ee	Free	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	Eastb	ound	Westl	oound	Northbound				
Movement	WBL	WBR	NBT	NBR	SBL	SBT			
Delay (s)	15	5.8			8.6				
LOS	(2	Free		Α	Free			
Q(veh)	2	.3			0				
	Ridg	e Rd &	Access	s C					
PM	Eastb	ound	Westl	oound	North	bound			
Movement	WBL	WBR	NBT	NBR	SBL	SBT			
Delay (s)	21	.7			8.5				
LOS	С		Free		Α	Free			
Q(veh)	3	3			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	Eastb	ound	Westl	oound	Northbound				
Movement	WBL	WBR	NBT	NBR	SBL	SBT			
Delay (s)	14	1.8			8.4				
LOS	В		Free		Α	Free			
Q(veh)	2	.5			0				
	Ridg	e Rd &	Access	D D					
PM	Eastb	ound	Westl	oound	North	bound			
Movement	WBL	WBR	NBT	NBR	SBL	SBT			
Delay (s)	18	3.5			8.6				
LOS	С		Free		Α	Free			
Q(veh)	2	.0			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

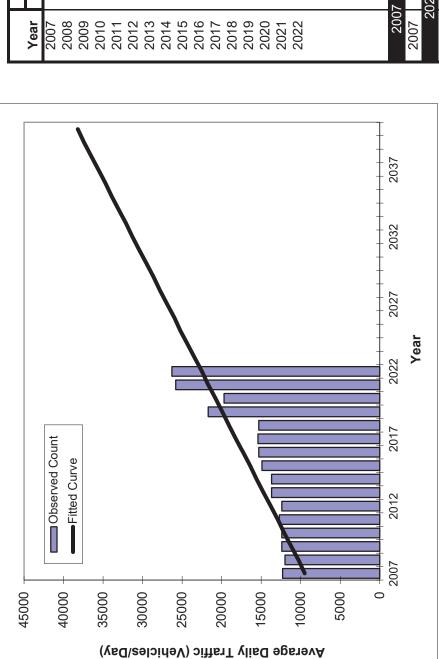
Turn Lane Analysis

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	-	-	1	-
2009	12350	-	-	-	-
2008	11960	-	-	-	-
2007	12270	-	-	1	-
2006	14030	-	-	-	-
2005	13280	-	-	-	-
2004	9110	-	-	-	-
2003	12950	-	-	-	-





	Traffic (AD	T/AADT)
Year	Count*	Trend**
8	12300	9200
2008	$^{\circ}$	030
0	12400	11200
$\overline{}$		12100
$\overline{}$	12700	12900
2012	12400	13800
$\overline{}$	13700	14700
$\overline{}$	13700	15600
2015	14900	16400
2016	15300	17300
2017	15400	18200
2018	15300	19100
2019	21700	19900
2020	19700	20800
02	25800	$\overline{}$
2022	26300	22500
200	7 Opening Year	r Trend
2007	A/N	0096
20:	322 Mid-Year T	rend
2022	W/A	22500
202	?7 Design Year	Trend
2027	N/A	26900
TRAN	PLAN Forecas	ts/Trends

*Axle-Adjusted

75.75% 9.12% 3.91% 21-Feb-24

Trend R-squared:

** Annual Trend Increase:

Printed:

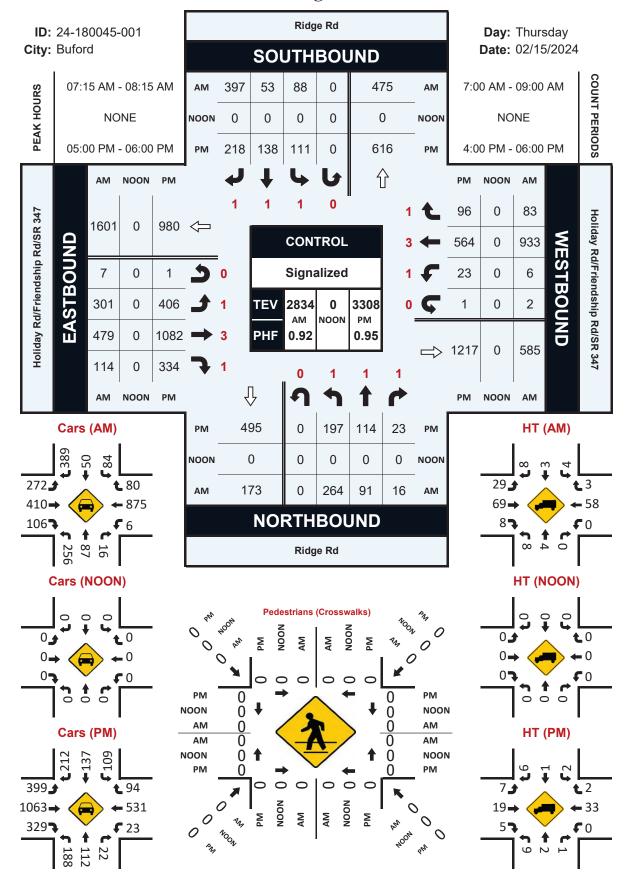
Trend Annual Historic Growth Rate: Trend Growth Rate (2022 to Design Year):

Straight Line Growth Option

871

Ridge Rd & Holiday Rd/Friendship Rd/SR 347

Peak Hour Turning Movement Count



Traffic Impact Group Ridgeview Estates - Hall County

Ridgeview Estates - Hall County

Vistro File: C:\...\Hall County vistro.vistro

Scenario 1 AM Full Build

08/12/2024

Report File: C:\...\vistro am.pdf

Turning Movement Volume: Detail

ID	Intersection	Volume Type	Northbound		Southbound		Eastbound			Westbound			Total		
I ID	Name	,	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Volume
		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	-
1	Friendship Rd	In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
'	& Ridge Rd	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	\/alumaa Tuma	Northbound		South	bound	West	Total	
טו	Name	Volume Type	Thru	Right	Left	Thru	Left	Right	Volume
		Final Base	371	0	0	173	0	0	544
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
3	Ridge Rd &	In Process	0	0	0	0	0	0	0
3	Access C	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	Valuma Typa	Northbound		South	bound	Westl	oound	Total	
ID	Name	Volume Type	Thru	Right	Left	Thru	Left	Right	Volume	
		Final Base	371	0	0	173	0	0	544	
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-	
4	Ridge Rd &	In Process	0	0	0	0	0	0	0	
4	Access D	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	Volume Type	Northbound	East	oound	Westbound	Total
ID	name 7.		Right	Thru	Right	Thru	Volume
		Final Base	0	585	0	1024	1609
		Growth Factor	1.09	1.09	1.09	1.09	-
7	Friendship Rd	In Process	0	0	0	0	0
, ,	& Access a	Net New Trips	3	17	25	10	55
		Other	0	0	0	0	0
		Future Total	3	655	25	1126	1809

Traffic Impact Group Ridgeview Estates - Hall County

Ridgeview Estates - Hall County

Vistro File: C:\...\Hall County vistro.vistro

Scenario 2 PM Full Build

08/13/2024

Report File: C:\...\vistro pm.pdf

Turning Movement Volume: Detail

ID	Intersection	Maluma a Tum a	Northbound		Southbound		Eastbound			Westbound			Total		
ID	Name	Volume Type	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Volume
		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	-
1	Friendship Rd	In Process	0	0	0	0	0	0	0	0	0	0	0	0	0
'	& Ridge Rd	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	Valuma Tyna	Northl	bound	South	bound	West	oound	Total
ID	Name	Volume Type	Thru	Right	Left	Thru	Left	Right	Volume
		Final Base	334	0	0	495	0	0	829
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
3	Ridge Rd &	In Process	0	0	0	0	0	0	0
3	Access C	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	Values Trees	Northbound		Southbound		West	Total	
ID	Name	Volume Type	Thru	Right	Left	Thru	Left	Right	Volume
		Final Base	334	0	0	495	0	0	829
		Growth Factor	1.09	1.09	1.09	1.09	1.09	1.09	-
4	Ridge Rd &	In Process	0	0	0	0	0	0	0
4	Access D	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	Valuma Tyra	Northbound	Easth	oound	Westbound	Total
ID	Name	Volume Type	Right	Thru	Right	Thru	Volume
		Final Base	0	1217 0		684	1901
		Growth Factor	1.09	1.09	1.09	1.09	-
7	Friendship Rd	In Process	0	0	0	0	0
_ ′	& Access a	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	-			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							
Landlia	Tab	le 7-A (D): Enter	ing Trips		-	Table 7-A (O): Exiting Trips	;
Land Use	Veh. Occ.	Vehicle-Trips	Person-Trips*	1	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1	1.00	0	0
Retail	1.00	23	23]	1.00	15	15
Restaurant	1.00	0	0	1	1.00	0	0
Cinema/Entertainment	1.00	0	0	1	1.00	0	0
Residential	1.00	55	55		1.00	174	174
Hotel	1.00	27	27	1	1.00	21	21

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Orinia (France)				Destination (To)		
Origin (From)	Office	Retail	Restaurant	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 (Fram)				Destination (To)		
Origin (From)	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	

	Ta	able 9-A (D): Int	ernal and Externa	al Tri	ps Summary (Enterin	g Trips)	·
Destination Land Use		Person-Trip Estimates				External Trips by Mode*	
Destination Land Use	Internal	External	Total		Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	1	0	0	0
Retail	3	20	23	1	20	0	0
Restaurant	0	0	0	1	0	0	0
Cinema/Entertainment	0	0	0	1	0	0	0
Residential	1	54	55	1	54	0	0
Hotel	0	27	27	1	27	0	0
All Other Land Uses ³	0	0	0	1	0	0	0

	Т	able 9-A (O): In	ternal and Externa	al Tı	rips Summary (Exiting	Trips)	
Origin Land Llag	F	Person-Trip Esti	mates			External Trips by Mode*	
Origin Land Use	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

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A ²Person-Trips

³Total 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	
Land Use	Veh. Occ.	Vehicle-Trips	Person-Trips*	1	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1	1.00	0	0
Retail	1.00	55	55	1	1.00	54	54
Restaurant	1.00	0	0	1	1.00	0	0
Cinema/Entertainment	1.00	0	0	1	1.00	0	0
Residential	1.00	201	201	1	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)							
Origin (From)	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)		
Origin (From)	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	Pe	erson-Trip Estima	ites		External Trips by Mode*			
Destination Land Ose	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	0	0	0	1	0	0	0	
Retail	7	48	55]	48	0	0	
Restaurant	0	0	0		0	0	0	
Cinema/Entertainment	0	0	0	1	0	0	0	
Residential	14	187	201	1	187	0	0	
Hotel	6	22	28	1	22	0	0	
All Other Land Uses ³	0	0	0		0	0	0	

	Та	ble 9-P (O): Inter	rnal and External 1	Trip	s Summary (Exiting Tri	ps)		
Origin Land Use	P	erson-Trip Estima	ites		External Trips by Mode*			
Origin Land Ose	Internal	External	Total	1	Vehicles ¹	Transit ²	Non-Motorized ²	
Office	0	0	0	1	0	0	0	
Retail	17	37	54	1	37	0	0	
Restaurant	0	0	0	1	0	0	0	
Cinema/Entertainment	0	0	0	1	0	0	0	
Residential	9	110	119	1	110	0	0	
Hotel	1	25	26	1	25	0	0	
All Other Land Uses ³	0	0	0	1	0	0	0	

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

³Total 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

<u></u>	Unit Information
Controller ID	0
Main St.	SR 347
Side St	Hog Mtn Rd

Adapter	IP Address	Subnet Mask	Default Gateway	ARP	DHCP
1	10.251.144.24	@55.255.255.240	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 P
All Red Exit	6	Grn Flas
MCE Seq.	1	Start \

Auto Ped Clr	Disable
Grn Flash Fre	q. 60
Start Yellow	0.0

Red Revert	5.0
Yel Flash Freq.	60
Start Red	0.0

Backup Time	900
MCE Enable	Enable
Start Clear Hold	6

Ext Mode	Enable
Free Seq.	1

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

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	*	ተተተ	7	ች	^ ^	7	*	†	7	*	†	7
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	1000	300	0	1000	0	0	1000	0	200	1000	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	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+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			CI+Ex			CI+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

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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	С	В	Α	В	С	Α	D	С	А	С	С	С
Approach Delay		18.6			29.1			35.2			23.5	
Approach LOS		В			С			D			С	
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

Intersection Capacity Utilization 71.4%

Maximum v/c Ratio: 0.82 Intersection Signal Delay: 25.5

Intersection LOS: C
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



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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ች	^ ^	7	*	^ ^	7		†	7	*	†	7
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	CI+Ex	CI+Ex	CI+Ex	Cl+Ex	Cl+Ex	CI+Ex	Cl+Ex	CI+Ex	Cl+Ex	CI+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			CI+Ex			Cl+Ex			CI+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

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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	В	В	Α	В	С	Α	С	С	Α	С	D	В
Approach Delay		14.4			27.3			26.3			24.0	
Approach LOS		В			С			С			С	
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



Lanes, Volumes, Timings Hall County base.syn

Full Build Conditions

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ች	^ ^	7	ች	^ ^	7	ኻ		7	*		7
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	CI+Ex	CI+Ex	CI+Ex	Cl+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+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			CI+Ex			CI+Ex			CI+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

	۶	-	\rightarrow	•	←	•	1	†	1	-	↓	4
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	С	В	Α	В	Е	Α	D	С	Α	С	D	В
Approach Delay		17.6			68.7			40.5			18.2	
Approach LOS		В			Е			D			В	
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 Capacity Utilization 82.7%

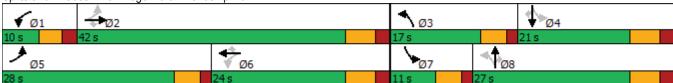
Intersection LOS: D
ICU Level of Service E

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



Lanes, Volumes, Timings Hall County base.syn

	•	→	<u> </u>	•	←	4	•	†	<i>></i>	\		4
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	ሻ	^	7	ሻ	^	7	7	<u> </u>	7) T	<u> </u>	7
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	1500	300	0	1000	0	0	1000	0	200	1500	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	0000	1000	0.208	1000	1000	0.315	1000	1000	0.652	1001	1000
Satd. Flow (perm)	452	5085	1599	395	4893	1583	587	1863	1538	1215	1881	1568
Right Turn on Red	102	0000	Yes	000	1000	Yes	001	1000	Yes	1210	1001	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 (%)	• • • • • • • • • • • • • • • • • • • •		.,,	0,0	0,0	- / -			0,0	_,,	.,,	0,0
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	CI+Ex	CI+Ex	CI+Ex	Cl+Ex	Cl+Ex	CI+Ex	Cl+Ex	CI+Ex	Cl+Ex	CI+Ex	CI+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			CI+Ex			CI+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

	*	→	*	1	←	*	1	†	1	-	Ţ	1
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	8.0	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	8.0	36.0	33.8	0.3	28.2	58.9	8.5
LOS	С	В	Α	В	D	Α	D	С	Α	С	Е	Α
Approach Delay		17.8			29.5			32.5			30.1	
Approach LOS		В			С			С			С	
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



Lanes, Volumes, Timings Hall County base.syn

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	**	WDIX	↑	7	ħ	<u> </u>
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
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
IVIVIIIL I IOW	JZ	41	J2 4	34	14	230
Major/Minor N	/linor1	N	Major1	ı	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	_	_	_	_	_
Olage 2	113					
Approach	WB		NB		SB	
HCM Control Delay, s	15.8		0		0.5	
HCM LOS	С					
Minor Long/Major Musel		NDT	NDDV	MDI 51	CDI	CDT
Minor Lane/Major Mvmt		NBT		VBLn1	SBL	SBT
Capacity (veh/h)		-	-	433	1023	-
		-		0.228		-
HCM Cartral Dalay (a)					X h	-
HCM Control Delay (s)		-	-	15.8	8.6	
		-	-	C 0.9	A 0.0	-

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	^	7	TTDL	^	HUL	T T
Traffic Vol, veh/h	655	25	0	1126	0	3
Future Vol, veh/h	655	25	0	1126	0	3
Conflicting Peds, #/hr	000	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None		None	Stop -	None
Storage Length	-	0	_	None -	-	0
Veh in Median Storage		-		0	0	-
Grade, %	9, # 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	N	Major2	1	/linor1	
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, %	_	_	U	_	U	
Mov Cap-1 Maneuver			_		_	551
Mov Cap-1 Maneuver	_	-	-	_	-	JJ I
Stage 1	-		-	-	_	
•		-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		11.6	
HCM LOS					В	
J 200						
		IDI (14/5-	
Minor Lane/Major Mvn	nt I	NBLn1	EBT	EBR	WBT	
Capacity (veh/h)		551	-	-	-	
HCM Lane V/C Ratio		0.006	-	-	-	
HCM Control Delay (s)		11.6	-	-	-	
HCM Lane LOS		В	-	-	-	
HCM 95th %tile Q(veh)	0	-	-	-	

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	14		Þ		- ħ	
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
Mymt Flow	38	85	473	12	25	258
IVIVIII(I IOW	30	00	7/0	12	20	230
Major/Minor	Minor1	<u> </u>	//ajor1	N	//ajor2	
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	_
	627	-	_	_	1000	_
Stage 1	750		-	-	-	-
Stage 2	750	-	-	-	-	-
Platoon blocked, %	055	504	-	-	4000	-
Mov Cap-1 Maneuver	355	591	-	-	1088	-
Mov Cap-2 Maneuver	355	-	-	-	-	-
Stage 1	627	-	-	-	-	-
Stage 2	733	-	-	-	-	-
Approach	WB		NB		SB	
	14.8		0		0.7	
HCM Control Delay, s			U		0.7	
HCM LOS	В					
Minor Lane/Major Mvm	nt	NBT	NBRV	VBLn1	SBL	SBT
Capacity (veh/h)			-	100	1088	_
HCM Lane V/C Ratio		_			0.023	_
HCM Control Delay (s)		_	_		8.4	_
HCM Lane LOS		_	_	В	Α	_
HCM 95th %tile Q(veh)	\			1	0.1	-
HOW SOUL WILL WING		-	-		0.1	-

Intersection						
Int Delay, s/veh	1.9					
	WBL	WBR	NBT	NBR	SBL	SBT
		WBR				
Lane Configurations	47	40	111	7	\	604
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
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 M	linor1	N	Major1		Major2	
	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, %	700		_	_		_
Mov Cap-1 Maneuver	208	625			1070	
Mov Cap-1 Maneuver	208	025		_	1070	_
Stage 1	656	_	-			
•	463		-	-	-	-
Stage 2	403	-	-	-	-	_
Approach	WB		NB		SB	
HCM Control Delay, s	21.7		0		0.5	
HCM LOS	С					
		NDT	MDDW	VDI 4	ODI	CDT
Min I /M - i M 4		NBT	NRKA	VBLn1	SBL	SBT
Minor Lane/Major Mvmt				0.4.4		
Capacity (veh/h)		-	-	0		-
Capacity (veh/h) HCM Lane V/C Ratio		-	-	0.318	0.034	-
Capacity (veh/h) HCM Lane V/C Ratio HCM Control Delay (s)		- - -		0.318 21.7	0.034 8.5	-
Capacity (veh/h) HCM Lane V/C Ratio		-	-	0.318	0.034	-

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
	^	T T	TTDL	^	TADE	T T
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
Storage Length	_	0	_	-	_	0
Veh in Median Storage,		-	_	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
IVIVIIIL I IOW	1400	31	U	013	U	U
Major/Minor N	/lajor1	N	//ajor2	N	/linor1	
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	-	-	-	-	-	-
A	ED		MD		ND	
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		16.2	
HCM LOS					С	
Minor Lane/Major Mvmt	1	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	_	-	_	
		J. 1				

Intersection						
Int Delay, s/veh	1.7					
		14/00	NET	NES	051	007
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	¥		4		ሻ	<u></u>
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
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 N	Minor1	N	/lajor1	N	//ajor2	
Conflicting Flow All	1267	473	0	0	493	0
Stage 1	473	4/3	-	-	493	-
Stage 2	794	-	-	-	_	-
	6.4	6.2	-	-	4.1	-
Critical Hdwy	5.4					
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2		3.3	-	-	2.2	-
Follow-up Hdwy	3.5		-	-	1081	-
Pot Cap-1 Maneuver	188	595	-	-		-
Stage 1	631	-	-	-	-	-
Stage 2	449	-	-	-	-	-
Platoon blocked, %	4=0	E^=	-	-	1001	-
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	10.5		U		1.1	
TIOIVI LOO	U					
Minor Lane/Major Mvm	t	NBT	NBRV	VBLn1	SBL	SBT
Capacity (veh/h)		-	-	341	1081	-
HCM Lane V/C Ratio		-	-	0.222		-
HCM Control Delay (s)		-	-	18.5	8.6	-
HCM Lane LOS		-	-	С	Α	-
HCM 95th %tile Q(veh)		-	-	0.8	0.3	-

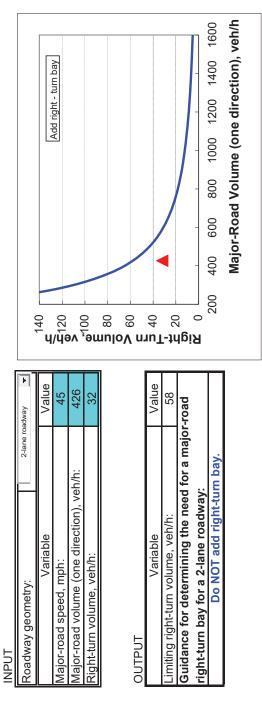
TURN LANE ANALYSIS

Ridgeview Estates - Hall County

Traffic Impact Group, LLC

Ridge Rd/Access D NB RT

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlle





DRI Review Findings

TO:

Kristie Turner, Principal Planner

Hall County Planning and Development

Other Interested Parties

FROM:

Adam Hazell, AICP, Planning Director #3

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.



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.*

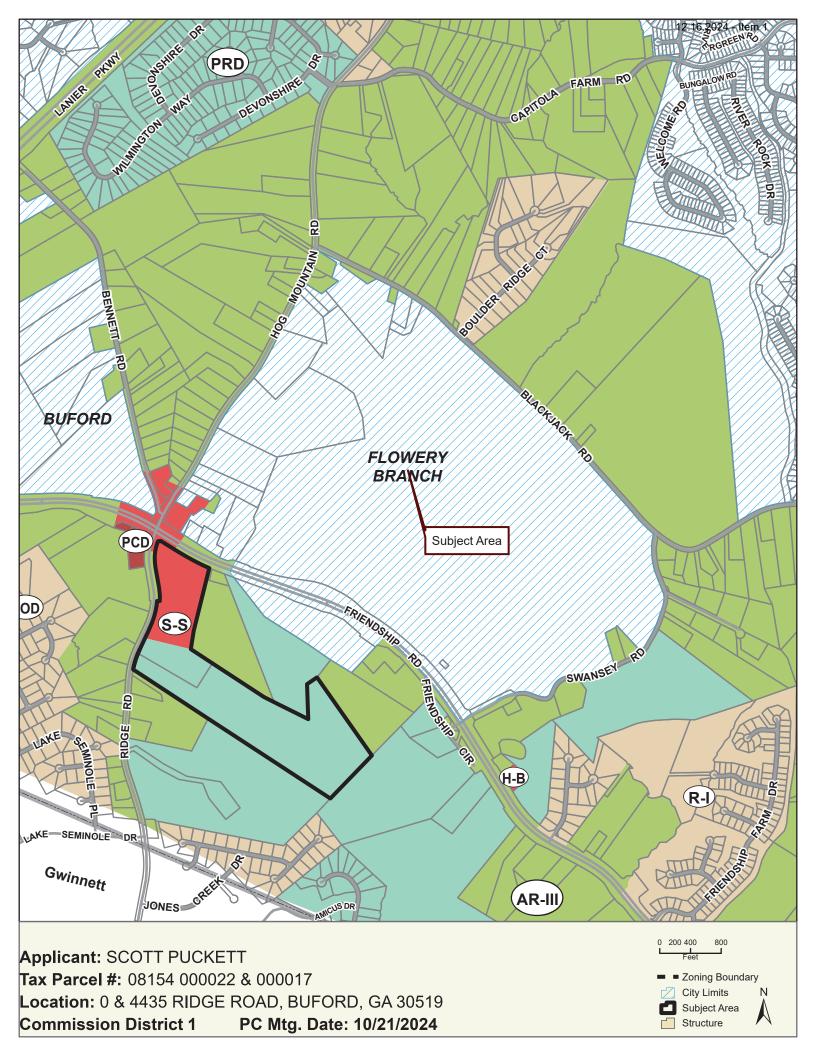
• (Same as before.) There are no critical environmental features on the site, though intermittent stream channels are present. Roughly 30% of the property is be built out with impervious surfaces, while "channel protection, water quality and detention ponds (will be employed) throughout the site." The 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.

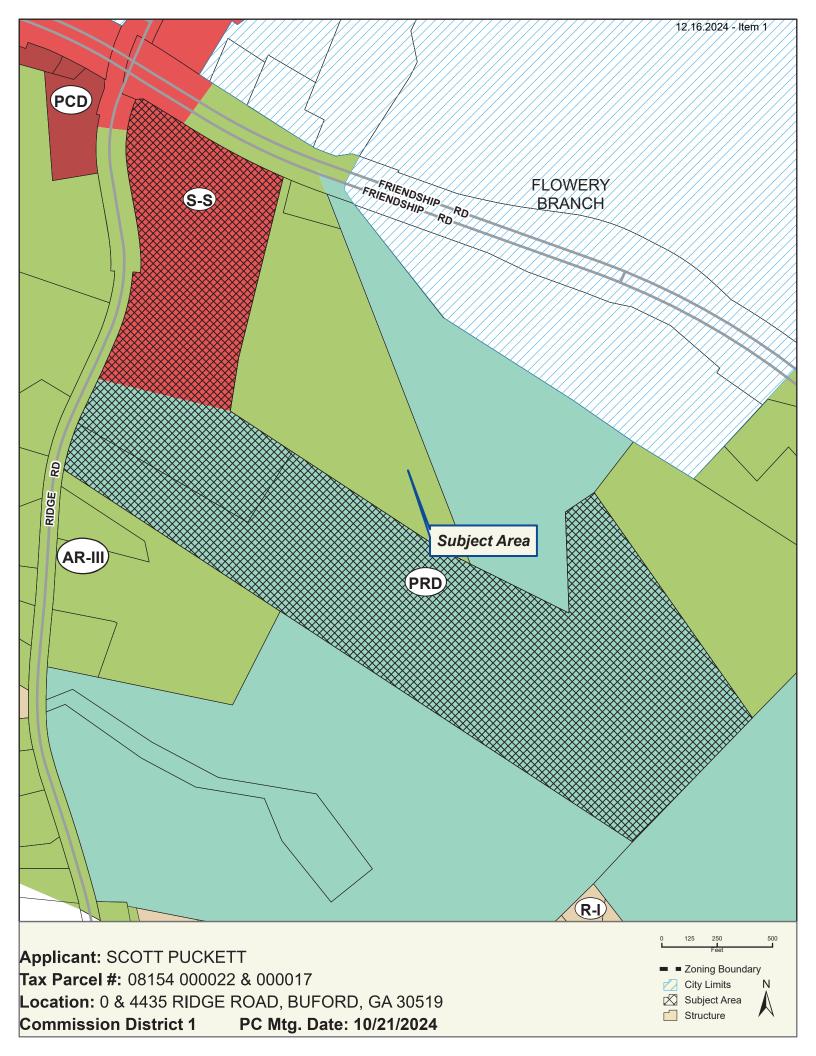


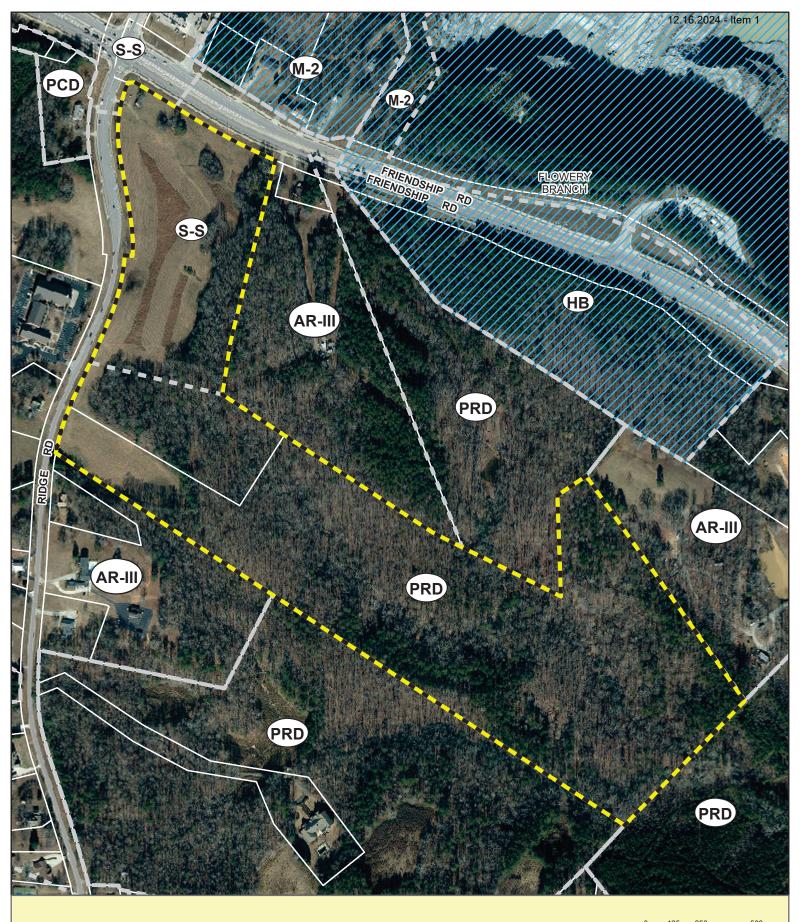
CONSISTENCY REVIEW											
Is the proposed DRI compliant with	Comment										
The GMRC Regional Plan?	Yes.										
Other State or regional plans for the area?	Yes										
Applicable Service Delivery Agreements and/or land use management measures?	Yes										
Projected capacity for utilities 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

ROAD, BUFORD, GA 30519

PC Mtg. Date: 10/21/2024

City Limits
Subject Area

Zoning Boundary

































































































RENDERINGS DESIGN PROPOSAL







RENDERINGS DESIGN PROPOSAL







MULTIFAMILY ELEVATIONS DESIGN PROPOSAL

3D VIEWS





1 East Elevation





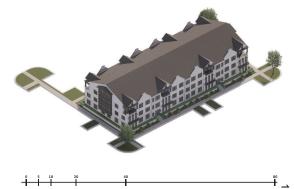












RIDGE ROAD HALL COUNTY | GEORGIA











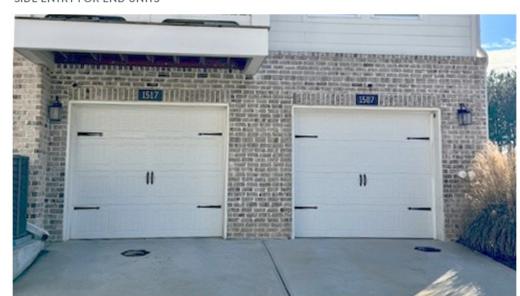




CHARACTER IMAGERY - STACKED TOWNHOME PRODUCT



SIDE ENTRY FOR END UNITS



REAR-LOADED SINGLE-CAR GARAGE ON ALLEY



STACKED BALCONIES FOR TWO SEPERATE UNITS



FRONT ENTRY AT LEVEL TWO



UNITS FRONTING COMMON GREEN SPACE



WALLS AND TERRACE LEVELS TO ADDRESS TOPOGRAPHY



FRONT DOORS TO LOWER UNIT AND UPPER UNIT



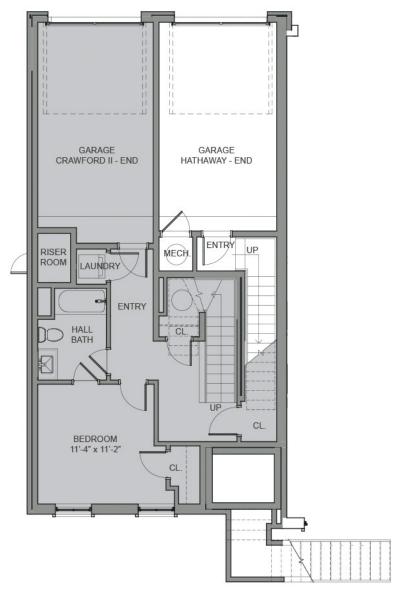
UNITS FRONTING STREET

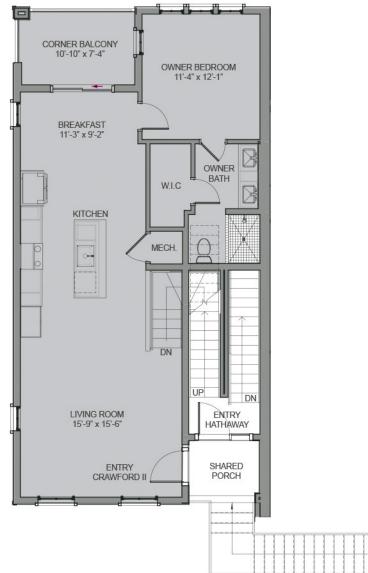


SIDEWALKS CONNECTING TO FRONT DOOR THROUGH GREEN SPACE

GRAPHICS BY OTHERS

(https://theprovidencegroup.com/new-homes/ga/alpharetta/the-maxwell/6822/505-burton-drive-804/175007/)









LEVEL ONE

UNIT ONE - GARAGE, BED/BATH UNIT TWO - GARAGE, STAIRS

LEVEL TWO

UNIT ONE - ENTRY, LIVING, KITCHEN, BED/BATH, BALCONY UNIT TWO - ENTRY, STAIRS

LEVEL THREE

UNIT TWO - LIVING, KITCHEN, BED/BATH, BALCONY

LEVEL FOUR UNIT TWO - BED/BATH







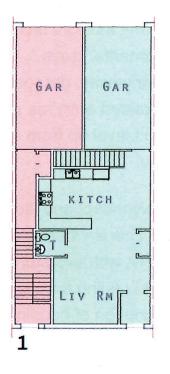


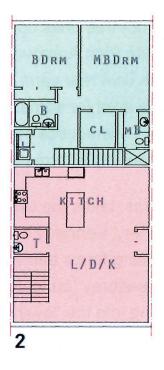


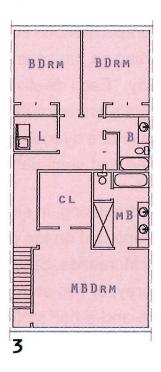




Stacked Townhomes







Green-280 Pad-380

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 GRANTOR(S): this USI day of September, 2018 in the presence of: [NOTARY SEAL] Signed, sealed and delivered GRANTOR(S): this UST day of September, 200 in the presence of: (SEAL) ommission expires [NOTARY SEAL]

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.

Ö ...

BK 7997PG 651

FILED HALL CO., GA.

17 NOV 13 PM 12: 34

CHARLES BAKER, CLERK SUPERIOR-STATE COURT

PY_JP

After Recording Return To: MAHAFFEY PICKENS TUCKER, LLP 1/2 1550 North Brown Road, Suite 125 Lawrenceville, Georgia 30043 File #3216-0004 (KOF/jlw)

HALL COUNTY, Georgia Real Estate Transfer Tax

3009.90 Charles Baker Superior Court Clerk

PT61 069-2017-008318

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 744 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 day of November, 2017 in the presence of:	GRANTOR(S):
Unofficial Witness Vuly Jahr Notary Public My Commission expires:	Show J. Pukle (SEAL) OTA; EXPIRES GEORGIA DECEMBER 19, 2017 UBLICA
[NOTARY SEAL]	TOURSE TO THE TOURSE TOURSE TO THE TOURSE TO THE TOURSE TO THE TOURSE TO THE TOURSE TOURSE TO THE TOURSE TOURSE TO THE TOURSE TOURSE TO THE TOURSE TOURSE TOURSE TO THE TOURSE TO
Signed, sealed and delivered this	GRANTOR(S):
Upofficial Witness	Susan L. Pirkle (SEAL)
Notary Public My Commission expires:	- LE OTANIA
[NOTARY SEAL]	GEORGIA DECEMBER 18, 2017 DUBLIC TO COUNTY

BK7997PG653

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for the year 2018, not yet due and payable.

T ...

- 2. Right-of-Way Easement from Bonnie Lee Harrison to Department of Transportation dated July 1, 2011 recorded in Deed Book 6858, Page 420, Hall County, Georgia Deed Records.
- 3. All matters pertaining to said parcel as shown on plat of survey for J. C. Pirkle prepared by Patton-Patton, Inc,. Surveyors, dated November 25, 1994.
- 4. All matters as shown on plat of survey for We-Flip, LLC prepared by Stacy C. Carroll, Registered Land Surveyor No. 2729 of ABE Consulting, Inc. dated October 18, 2017.

Kristie Turner (Planning)

From: Nick Swafford < NSwafford@gainesvillega.gov>

Sent: Thursday, August 29, 2024 1:30 PM

To: Amanda Graham

Cc: Tyler Smith; Jill Ballard; Kristie Turner (Planning)

Subject: Re: 4435 Ridge Road Water Availability / Rezoning

Follow Up Flag: Follow up **Flag Status:** Flagged

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

Hi Kristie.

Are you handling this one? If so, we're still good with water availability. If not, will you pass it along please?

Thanks,

Nick Swafford Permitting Services & GIS Manager Gainesville Water Resources

From: Amanda Graham <agraham@sgwmfirm.com>

Sent: Friday, August 23, 2024 3:20:17 PM

To: Dconstantini@gainesvillega.gov < Dconstantini@gainesvillega.gov >; Nick Swafford < nswafford@gainesvillega.gov >

Cc: Tyler Smith <tsmith@sgwmfirm.com>; Jill Ballard <jballard@sgwmfirm.com>

Subject: [EXTERNAL] 4435 Ridge Road Water Availability / Rezoning

CAUTION:***This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe.. When in doubt, click the Phish Alert button or contact the CoG DoIT Help Desk***

Good afternoon,

I hope that you are doing well. Attorney Tyler Smith has a rezoning application to be filed today in Hall County for Scott Puckett, Inc. I am attaching our previous correspondence regarding the water availability as well as the Site Plan. Hall County Planning has asked that we verify that your approval is still valid. Please let me know if you need any further information from us.

Thank you, Amanda Graham

Amanda Graham

Legal Assistant Smith, Gilliam, Williams & Miles, P.A.

(770) 536-3381 agraham@sgwmfirm.com P.O. Box 1098

Gainesville, Georgia 30503-1098

340 Jesse Jewell Parkway, Suite 300 Gainesville, Georgia 30501



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IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice that may be contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding any penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction(s) or tax-related matter(s) that may be addressed herein.

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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: <u>image002.png</u>

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



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

<u>agraham@sgwmfirm.com</u> Gainesville, Georgia 30503-1098 Gainesville, Georgia

30501



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Hall County Government

PUBLIC WORKS AND UTILITIES

September 5, 2024

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503 4045 Ridge Road Buford, Georgia 30519

Scott Puckett

Subject:

Sanitary Sewer Letter of Availability

4435 Ridge Road

Parcel Id No.: 08154 000017, 08154 000022

Flowery Branch, GA 30519

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.

Director

William (Bill) H. King III, P.E.

Assistant Director

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,

Bulker

Bill Nash

Application for Sewer Availability Letter

Name of Applicant: Scott Puckett, Inc. 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 OWNEI OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (Please check the purpose of letter request and fill i 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) to PCD (Present 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 Minimum Lot Size:	Date: September 3, 2024	
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) to PCD (Present 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):	Name of Applicant: Scott Puckett, Inc.	Contact Number: 678-761-4399
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ZONING SITE PLAN

Comm./Retail/Rest.

Front-loaded
Rear-loaded (stacked)
Single-family Detached **Townhomes**

74 lots

198 sp (2/un) 216 sp (2/un) 148 sp (2/un)

16,000 sf 110 rms 274 un 207 un 99 un 108 un

Open Space
Conservation Area
Passive Area
Active Area Residential Density

7.46 un/ac

27.8 ac (1,210,120 sf) - 37.3% 1,027,890 sf 70,750 sf 111,480 sf - 9.2%

Impervious Setback and Stream Buffer
18.37 ac (800,068 sf) - 24.7%
Existing
18.37 ac (800,768 sf) - 24.2%
Non-impacted
18.0 ac (783,975 sf) - 24.2%

Front Loaded Townhomes

Multi-family residential, 3 story and
3/4 splits to take advantage of topography
along creek buffer, 274 un

Residential 50° ROW with 3° landscape strip minimum, 5° sidewalk, and 20° driveway from back of sidewalk

Front Loaded

Parking to accommodate a mix of comercial, retail, and/or restaurant uses

Impervious setback area reduction for site >50 acres - 50' undisturbed buffer not altered (typical) Front-load and rear-load townhome products with 20' driveways (typical) Single-family lots, 50' width minimum, 8,000 sf minimum

Stormwater management - detention ponds - #4, #5, #6, #7

Cluster mellbox unit, 103 mellboxes, 5 sp (minimum per code)

Single-family residential neighborhood with detached and attached product integrated

with a series of park spaces

Creek buffer with mulch trails connecting neighborhoods to

shared green spaces and amenities

Proposed underground stormwater-management - #1, #2, #3

Left and right (decel) turn lanes to be-provided at access points along Ridge Gated emergency access only-Pipe easement (30") -

Rear-loaded (stacked) townhomes fronting green space with pedestrian connection to trail system

Common access driveway or easement, 30°, 150° maximum length

Front-loaded townhomes

Road, per engineer

22 AUGUST 2024

FRIENDSHIP ROAD

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	<u>Size</u>
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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Two

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Three

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Four

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

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Five

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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Six

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. <u>Development Schedule</u>

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-desacs 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.

Project Narrative Rezoning Applications of Scott Puckett, Inc. August 23, 2024 Page Seven

- 8. The applicant requests a variance from the Front-Loaded Townhome garage widty limitations set forth in Hall County Ordinance minimums to allow the garages as depicted on the site plans and elevations. 17.180.060(9)(c)(ii), which limits garage doors to 50 percent of the width of the townhouse unit, to allow garage doors to occupy up to 67 percent of the width of the townhouse unit.
- 10. The applicant requests a variance to allow the height of Multi-Family units to accommodate 3-4 splits.
- 11. The applicant requests a variance from the 50-foot transitional buffer provided for by Hall County Ordinance 17.180.060.B to allow a 25-foot transitional buffer. If required, the applicant also requests a variance to allow portions of the 25-foot transitional buffer to be included as part of some of the single-family residential lots as depicted on the site plan.

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health) **Sent:** Monday, September 16, 2024 3:52 PM

To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI:

Planning)

Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)

Subject: HCPC Tentative Agenda 10.21.24

Please find Environmental Health comments below:

Item 1, 6178 Grant Ford Road, Caswell: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process the building permit application.

Item 2A/B, 5563 Waterwood Drive, Brumbelow: Environmental Health performed an existing system evaluation in regards to the proposed mobile home on August 15, 2024 and has no issues with the current 2 bdrm mobile home replacement location.

Item 3, 0/3902 Belmont Hwy, Simpson: No comment.

Item 4, 1780 Hancock Ave Ext, Jones Tree Service: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 6619 Lanier Island Pkwy, UHC: The existing onsite sewage management system is sized/approved for 5 employees only.

Item 6A/B, 2811 Athens Hwy, Dunagan: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Item 7, 0/2010 Candler Road, Dunagan: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process.

Item 8, 0/4435 Ridge Road, Puckett: Public sewer. A Food Service permit/plan review may be required depending on businesses proposed. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

Item 9, 5859/5871 Brookton Lula Road, Helton: No comment.

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

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

4/8/2024 Scott Puckett, Inc ATTN: Chad Lagomarsino 480 N Main St, Suite 212 Alpharetta, GA 30009

Subject: Access to Property; 4435 Ridge Rd, Buford GA, Hall County

To whom it may concern,

Dependent upon compliance with all Department of Transportation requirements in effect at the time a permit is requested and your compliance with any current or future authorizations under Georgia Code 32-6-111, we will approve a commercial driveway access to this property once the detailed design is reviewed and approved by GDOT.

Please contact Veronica Chavers 770-533-8488 if you have any questions.

Sincerely,

Jason Dykes, P.E.

District Traffic Engineer

Jan Ble

JD/AF

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E < VChavers@dot.ga.gov>
Sent: Monday, September 16, 2024 5:13 PM

To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI:

Planning)

Subject: RE: Tentative Agenda for October 21, 2024

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

Responses are in red, below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Sent: Thursday, September 12, 2024 10:22 AM **Subject:** Tentative Agenda for October 21, 2024

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

Good Morning

Here is the Tentative Agenda and Maps for the Tuesday, October 21st, 2024 Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by <u>Thursday September 19th</u>. Email comments to Beth (<u>bgarmon@hallcounty.org</u>), Katie (klgreenway@hallcounty.org), and Kaitlyn (kelliott@halllcounty.org)

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - October 7, 2024

NEW BUSINESS

- 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.
- (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. <u>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 coordination required.</u>
- 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 Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

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 commentb. 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







Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing P.O. Box 1098

Address: 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)



Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing P.O. Box 1098

Address: Gainesville, GA 30503

January 21, 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 tabled to be heard at the January 23, 2025 Hall County Commission Meeting, be moved to the Hall County Commission Meeting scheduled for February 13, 2025.

Please let me know if you need anything further to allow for the application to be further tabled and moved. Thank you for your consideration.

With best regards, I am

Sincerely yours,

M. Tyler Smith

for Smith, Gilliam, Williams & Miles, P.A.

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)



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



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 500foot 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.

SEPT 09 2024

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 SEPT 22, 2024 _ ALONG WITH A MINIMUM OF ONE PHOTO NO LATER THAN SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

	ett Print Name	, hereb	y acknowledge that I have
read and understand the sign postin	ng requirements. I	l further certi	ify that the required
public notice sign was posted on	9/16/2024	for	Scott Puckett, Inc (Name application filed as)

(The original document is required)



AGENDA ITEM

Planning & Zoning

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 51/2025

2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV),

Highway Business (H-B), and Residential II (R-II) to Highway Business (H-SUBJECT: B) on a 18.06± acre tract located on the north side of Athens Highway at

its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | Commission District 4

No

| Fast Lube Solutions, LLC c/o Kevin Herbert, applicant

Meetings:

Work Session Date: Voting Meeting Date: 02/10/25 02/13/25

Executive Summary:

BG Presenter:

Recommendation:

Withdraw.

Purpose of Request: History:

2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | **Proposed Use:** Truck terminal | Commission District 4 | Fast Lube Solutions,

LLC c/o Kevin Herbert, applicant

Facts and Issues: Options:

\$ 0.00 **Funding Requested**

Are funds within current budget? Nο

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

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 Withdraw Form Application Narrative Site Plan Plat Maps Deeds DRI Review **Environmental Health Comment**

Septic Record Request

GDOT Comment

Public Works Comments

Fire Comment Notice Sign Photo



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 27, 2025

Subject: 2017 Athens Highway | Rezone | from Agricultural

Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract | Proposed Use: Truck terminal | Fast

Lube Solutions, LLC c/o Kevin Herbert, applicant

PLANNING AND ZONING DIRECTOR

Beth Garmon

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

The request before you is from Kevin Herbert to withdraw an application to rezone property from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) for a truck terminal. This item is located within Commission District 4.

At their January 6, 2025 meeting, the Hall County Planning Commission voted to recommend withdrawal of the request (5-0).

There were no comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

HALL COUNTY PLANNING COMMISSION RECOMMENDATION REPORT

Applicant	Fast Lube Solutions, LLC c/o Kevin Herbert
Request	Rezone from Agricultural Residential IV (AR-IV, 17.120), Highway Business (H-B, 17.150), and Residential II (R-II) to Highway Business (H-B, 17.150) and Gateway Corridors Overlay District (GCOD, 17.420)
Proposed Use	Truck Terminal
Size	18.06± acres
Zoning	Current: Agricultural Residential IV (AR-IV, 17.120), Highway Business (H-B, 17.150), and Residential II (R-II) Proposed: Highway Business (H-B, 17.150)
Location	2017 Athens Highway Tax Parcel 15032E002012A
Commission District	Four
Planning Commission Date	September 16, 2024 December 2, 2024 January 6, 2025
Staff Recommendation	Denial , as the proposed use is inconsistent with surrounding zoning districts and the "Activity Center" future land use in the Comprehensive Plan
Record Number	HZON24-0022
Planning Commission Recommendations	Withdrawal

Vote: 5-0

Excerpts from the minutes of the January 6, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, stated that the applicant has requested to withdraw both item A and B.

<u>A</u>

Motion: A motion to withdraw was made by Gina Pilcher and seconded by Stan Hunt. Vote: 5-0

В

Motion: A motion to withdraw was made by Johnny Varner and seconded by Gina Pilcher. Vote: 5-0

Item originally included (B) Use subject to Planning Commission approval. This part of the request was subject to the Planning Commission for final action, and they voted to approve the withdrawal.

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, stating that the applicant wishes to table the request to the January 6, 2025 Planning Commission meeting.

<u>A</u>

<u>Motion:</u> A motion to table to January 6, 2025 was made by Gina Pilcher and seconded by Stan Hunt. Vote: (4-0, Johnny Varner Absent)

В

<u>Motion:</u> A motion to table to January 6, 2025 was made by Gina Pilcher and seconded by Stan Hunt. Vote: (4-0, Johnny Varner Absent)

Item originally included (B) Use subject to Planning Commission approval. This part of the request was subject to the Planning Commission for final action, and they voted to approve the withdrawal.

Excerpts from the minutes of the September 16, 2024 meeting

Applicant's Presentation:

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

Kevin Herbert, 2490 GA Highway 105, Demorest, presented the application with photos of the property's current renovations as well as other finished products to show the quality of his work in other counties. The applicant is requesting to (A) rezone an 18.06± acre tract from Agricultural Residential IIV (AR-III, 17.120), Highway Business (H-B, 17.150), and Residential II (R-II) to Highway Business (H-B, 17.150) within the Gateway Corridors Overlay District (GCOD, 17.420). Concurrent to this request, the applicant is requesting (B) a use subject to Planning Commission approval for a truck terminal consisting of approximately 53 tractor-trailer parking spaces paved with asphalt. The property is currently developed with a metal building on the southern portion, previously approved for automobile repair.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Braswell requested clarification about the truck parking area of the development. Mr. Herbert stated that companies and individuals could lease parking spaces for trucks and trailers. Mr. Varner asked if it would be only for independent and fleet leases and the applicant confirmed. Ms. Pilcher asked if those leasing would have access to stay and sleep in their vehicles which the applicant stated they would not and the lot would be just for parking. Mr. Varner questioned the term "heavy equipment" and what that would entail. The applicant expressed it would be for landscape or construction equipment loaded on a trailer. Mr. Braswell asked if the applicant was intending to construct bathrooms for those leasing the spaces and the applicant stated that he did not intend on doing that as it did not seem necessary for a property without overnight access. Mr. Hunt clarified that only vehicles would be parked and no materials or crates would be stored. The applicant confirmed. The Planning Commission asked for further clarification on operational hours and whether a gate with limited access would be present. The applicant stated there would be a gate and that no one would have access after 6:00 p.m. Mr. Braswell discussed the site plan, emphasizing the stream crossings and stream buffers. The applicant and Planning Commission discussed the existing detention pond on the property. The Planning Commission suggested speaking with an engineer to look into the history of the existing detention pond and if that area could be utilized as an alternative to crossing the stream.

- (A) <u>Motion:</u> A motion to table to the meeting on December 2, 2024 was made by Mr. Varner and seconded by Ms. Pilcher. Vote: 5-0
- (B) <u>Motion:</u> A motion to table to the meeting on December 2, 2024 was made by Mr. Varner and seconded by Ms. Pilcher. Vote: 5-0

Item originally included (B) Use subject to Planning Commission approval. This part of the request was subject to the Planning Commission for final action, and they voted to approve the withdrawal.

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

- 1. The property shall be developed in accordance with the site plan dated June 27, 2024, and as described in the project narrative dated August 6, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
- 2. The long-term storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
- 3. Prior to the issuance of a business license, documentation shall be provided which details how the waste from the maintenance of automobiles is to be disposed of.
- 4. Any future development shall be subject to the Hall County Development Review process.
- 5. Any future development shall be subject to the Gateway Corridors Overlay District standards.

- 6. Hours of operation shall be Monday through Saturday, 7:00 am to 6:30 pm.
- 7. There shall be a 25 foot undisturbed buffer along all property lines, excluding the road frontage, using the existing mature landscape and supplemented with additional planted evergreens with 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.
- 8. Access to the property shall be approved by the Hall County Engineering Department, City of Gainesville, and/or the Georgia Department of Transportation as applicable. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
- 9. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
- 10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

17.420.050.C.2- Width of transitional buffers.

- Where a commercial zoning district abuts property zoned for single-family residential or agricultural use, the minimum width shall be 25 feet. Where a commercial zoning district abuts property zoned for multi-family residential use the minimum width shall be 25 feet.
 - The applicant has proposed a 20 foot planted buffer along the property line abutting parcel 15032002008A only. This does not meet the standard.

17.420.050.D.a – Street frontage.

- Along each street frontage there shall be a ten-foot wide landscape strip, continuous along
 the frontage except for perpendicular crossings for driveways and utilities. The landscape
 strip shall be planted with shade trees (six feet tall, two inches caliper, dbh, at time of
 planting, and not less than 35 feet tall at maturity) planted not less than 40 feet on center,
 and shrubbery forming an intermittent hedge not less than three feet in height designed to
 provide an adequate screen.
 - No landscape strip has been proposed. This does not meet the standard.

Summary Analysis

The applicant is requesting to (A) rezone an 18.06± acre tract from Agricultural Residential IIV (AR-III, 17.120), Highway Business (H-B, 17.150), and Residential II (R-II) to Highway Business (H-B, 17.150) within the Gateway Corridors Overlay District (GCOD, 17.420). Concurrent to this request, the applicant is requesting (B) a use subject to Planning Commission approval for a truck terminal consisting of approximately 53 tractor-trailer parking spaces paved with asphalt. The property is currently developed with a metal building on the southern portion, previously approved for automobile repair and maintenance with the following conditions:

- 1. The development shall occur as described in project narrative and as depicted on site plan, modified for compliance at time of development.
- 2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
- 3. Prior to the issuance of a business license, documentation shall be provided detailing how waste from the maintenance of automobiles is to be disposed of.
- 4. Any future development shall be subject to the Hall County Development Review process.
- 5. Any future development shall be subject to the Gateway Corridors Overlay District standards.
- 6. Hours of operation shall be Monday through Saturday, 7:00am to 6:30pm
- 7. All conditions of zoning shall be made part of any plat created for the property.

The applicant plans to continue this use while adding a truck terminal.

The property borders two parcels zoned for Highway Business to the south. To the north and west, it is adjacent to several residential parcels with low-density single-family homes, while apartment buildings are located to the east within the Gainesville city limits.

According to the submitted narrative, the applicant is seeking to rezone the subject parcel from Agricultural Residential III (AR-III, 17.120), Highway Business (H-B, 17.150), and Residential II (R-II) to solely Highway Business (H-B, 17.150) to accommodate a truck terminal north of the existing metal building, which will continue to function as an automobile repair and maintenance shop. The proposed truck terminal will include approximately 53 parking spaces, paved with asphalt, designated exclusively for tractor-trailer parking. The narrative also describes plans to enhance the existing detention pond by incorporating underground stormwater detention and to relocate the reserve septic field, subject to the results of a soil study, to better serve the property.

The property is served by two points of ingress and egress: one servicing the existing metal building along Athens Street and another for the proposed truck terminal along Athens Highway. Access from Athens Highway is subject to approval by the Georgia Department of Transportation (GDOT).

According to the site plan, the applicant is proposing a 20 foot planted buffer abutting tax parcel 15032002008A. The Gateway Corridor Overlay District standards require a transitional buffer of a minimum width of 25 feet where a commercial zoning district abuts property zoned for single-family residential or agricultural use or a multi-family residential use. This does not meet the standard.

Furthermore, the narrative states that the hours of operation will be 24 hours a day and 7 days a week, that non-spill lighting will be used along the roadway for access and safety, and further outlines the building setbacks as: front 30 feet from property line or 55 feet from centerline of road (whichever is greatest), side: 10 feet, rear: 20 feet.

Per the submitted narrative, the property will be served by an onsite septic system. No water availability letter was provided.

Several exceptions from GCOD standards are being requested. The development standards for the project are described in the table below and are compared with the GCOD requirements, (17.420.050 & .060):

GCOD Analysis

<u>Standard</u>	<u>Compliance</u>	Proposed Work	<u>Notes</u>
17.420.050.C -	Deficient	20 ft planted	A transitional buffer of 25 feet is
Transitional buffers		buffer	required.
17.420.050.D – Other	Deficient	None	A 10 foot landscape strip along the
landscape and			frontage is required.
screening standards			
17.420.050.E – Parking	Complies	Asphalt parking	
lot design - Phase 1		for approximately	
		53 tractor trailers	
17.420.050.F -	Unknown	Applicant	Shall comply with GCOD standards.
Outdoor lighting		proposes non-spill	
		lighting along the	
		road frontage, but	
		does not specific	
		any further detail	
17.420.050.G -	Not applicable	Not applicable	
Interparcel access			
17.420.050.H -	Not applicable	Not applicable	
Architectural			
standards for non-			
residential buildings			
17.420.060 – Signs	Unknown	Unknown	Shall comply with GCOD standards.

Based on the future land-use plan, staff finds the request is inconsistent with the Comprehensive Plan and future land use designation of Activity Center. The intent of the Activity Center is to enhance and create concentrated commercial uses, employment centers and mixed-use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.

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 proposed zoning district and conditional use for a truck terminal does not permit a use suitable to the use and development of adjacent and nearby properties, and the proposed use abuts several residentially zoned and developed parcels.
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; The proposed use of a truck terminal may adversely affect adjacent residential 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; however, the proposed use cannot occur as described without rezoning and conditional use approval.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; The proposed use may cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; The proposed use is inconsistent with the Comprehensive Plan and the Activity Center future land use designation. The intent of the activity center is to enhance and create concentrated commercial uses, employment centers and mixed-use development in defined areas that are served by a network of paths and streets suitable for pedestrians as well as cars.
- 6. The extent to which property values are diminished by the existing zoning restrictions; Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.
- 7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.
- 8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; Staff has not identified a hardship imposed on the property owner as the property is currently zoned.
- 9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; The site is currently developed with a metal building previously approved for automobile repair and maintenance.

- 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; No existing or changes 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.
- **11.** Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district.**
- 12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; There is no evidence that the present zoning district boundaries are illogically drawn.
- 13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; In general, the use does not appear to be out of scale with the needs of the county as a whole; however, the use may be out of scale due to its proximity to surrounding residential development.
- 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 Highway-Business uses; however, as the proposed uses require County Commissioner approval for rezoning and Planning Commission approval for a truck terminal, the applicant would have to make this request on any other property in the county.
- **15.** Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **No, the request could not be handled alternatively as a variance.**
- 16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.
- 17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; There is no indication that a mistake was made in the original zoning.

17.380.050. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at 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:
 - A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter].
 The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.
 - 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. The proposal meets the requirement.
- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply: **This standard is not applicable to the applicant's request.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. This standard is not applicable to the applicant's request.

Development Support and Constraints

Hall County Environmental Health

In an email dated August 13, 2024, Emily McGahee stated "Please be advised that proposed truck parking is over the proposed septic system included in approved civil plan HDV2021-0094."

Hall County Fire Marshal

In an email dated August 14, 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 August 15, 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:

Any new driveway or existing driveway modifications will require a permit from GDOT and/or the City of Gainesville.

Utilities:

Gainesville sewer area. Sewer is on south side of Athens Highway.

Georgia Department of Transportation

In an email dated August 12, 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 14 IS, GAINESVILLE GA 30503 F 770-631-6809 F



ZONING APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing	g Address)
KEVIN HERBERT %	KEUIN HERBEI	27
FAST Lube Solutions, LLC	2490 Hwy 105	
2490 Hwy 105 Demorest 30535		305.35
Phone 404-444-3164	Phone 404-444-	
Email Address Kevinherbertauto & 5 mail.co	The state of the s	
Proposed Use Herbert Automotive Store		
Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
Rodney Clark	Y Owner	Existing Zoning: AR-IV
	- Option to Purchase	Rezone to: L-I
	Y Area Resident	Fee:\$
Phone 770-536-5220	X Other	Receipt #:
Email Address rclark@southerngeotech.com		Check #:
Tax Parcel Number 15032E002012A	Acreage 18.06	
Location Address 2017 Athens Hwy, Gainesville, GA 30507		
I hereby ceftify that the above information and all attached inform	nation are true and correct.	
sign Kentlewet		Date: 7-8-2024
Applicant must complete all information above. Failure to comp Planning Department has 15 days to review all applications at		
Planning Department has 15 days to review all applications at found insufficient, an agenda date will not be set until the regular	nd will set the dates for each appli	efusal of the application. The cation, if the application is
found insufficient, an agenda date will not be set until the requirement of the county Commission and County County Commission and County	an cu illionidion is submitted bi	ease note that the Planning
Application Withdrawal: I hereby withdraw the application.		
Sign Challed Withdraw the application.		Date: 12-24-2024
Staff Use Only		
Application Date: Take	en by:	
Tentative Planning Commission Date:	ative County Commission Date:	
County Commission District:	, and Date.	

PLANNING AND DEVELOPMENT DEPARTMENT 2875 BROWNS BRIDGE ROAD, GAINESVILLE. GA, 30504 MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503 tr 770-531-6309 l fr 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing	Address)
KEVIN HERBERT %	KEUIN HERBER	
FAST Lube Solutions, LLC	2490 HWY 105	
2490 HWY 105 Demorest 305		30535
special from special file and trape are seen as the special file and the	Phone 404- 444	
Email Address Kevinherbertauto@gmail	Cost in Koundan	10187 'I
Proposed Use Herbert Automotive Store	Email Address Reu (11) len	DEFT CUTO @ SMail. con
Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
Rodney Clark	Y Owner	Existing Zoning: AR-IV
	Υ Option to Purchase	Rezone to: _ L-I
	Υ Area Resident	Fee:\$
Phone770-536-5220	₩ Other	Receipt #:
Email Address_rclark@southerngeotech.com	, outer	An Hospital
Tax Parcel Number 15032E002012A	Acreage 18.06	Check #:
Location Address 2017 Athens Hwy, Gainesville, GA 305	07	-
I hereby certify that the above information and all attached in	nformation are true and correct.	
Sign_ le let		Date: 7-8-2024
Applicant must complete all information above. Failure to c	complete this section will as suit to the	
i diffing Department has 15 days to review all application	ns and will set the dates for each anni	instinu If the emuliantiant
round insumcient, an agenda date will not be set until the	e required information is submitted. Pl Commission dates are tentative.	ease note that the Planning
	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 2375 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING ADDRESS. PO BOX 1435, GAINESVILLE, GA 30503 tr 770-531-6809 tr fr 770-531-3902

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s)	KEVIN HERBERT % FAST Lube Solutions, LLC
Address	2490 HWY 105
	Demorest, Ga 30535
Phone Number	404 444 3164
Name of applicant(s) _	KEVIN HERBERT
Address	2490 HW4 105
Phone Number	<u>Demorest Ga 30535</u> 404-444-3164
I swear that I am the c	wner 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 r	amed above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this
Signature of Owner(s)	lufturt property.
Personally appeared be	efore me
RACHEL G.	Burton
who swears that the inf belief.	ormation contained in this authorization is true and correct to the best of his/her knowledge and
Notary Public	Date TOTARY
	PUBLIC 200

PLANNING AND DEVELOPMENT DEPARTMENT 2375 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING ADDRESS, PO BOX 1435, GAINESVILLE, GA 30503 t 770-531-6809 L f: 770-531-3902



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_	<u>X</u>
within the two years immediately preceding this date, made any contribution government official involved in the review or consideration of this application	n(s) aggregating \$250.00 or more to any loca n.
**If you have made such contributions, you must provide the data required application.	below within ten (10) days of filing this
Name of Official(s):	Office:
Dollar Amount:	Date of Contribution:
Applicant's/Owner's Signature:	Date: 7-8-2024
Applicant's/Owner's Name (Printed): KEVIN HERBERT	

August 6, 2024

Project Narrative for: Hall County Tax Parcel #: 15032E 002012A 2017 Athens Highway Gainesville, GA 30507

Summary

The accompanying application seeks to modify existing AR-IV Zoning for ± 16.5 acres of partially undeveloped property on Athens Highway in Hall County at the intersection of Athens Street and Athens Highway. The intent is to create a tractor-trailer parking area at the property referenced above.

Site Description

The parcel is located at the intersection of Athens Street and Athens Highway and has approximately 275' of frontage along the southern right-of-way of Athens Highway (variable R/W). Parcel 15032E 002012A is partially zoned H-B (southern portion) and currently contains a metal building only. The existing metal building, has been approved by Hall County Government Board of Commissioners with the conditional use of automobile repair and maintenance. Existing detention pond will be improved by adding underground stormwater detention and reserve septic field will be relocated (pending soil study) to serve the property. The property is adjoined on its north and west by property zoned AR-IV and to the east by PRD. Access to the property is currently a gravel drive from Athens Highway and will be replaced with a new asphalt drive.

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map. The expansion of the development with this use should not be in conflict with the nearby property owner's use and enjoyment of their properties.

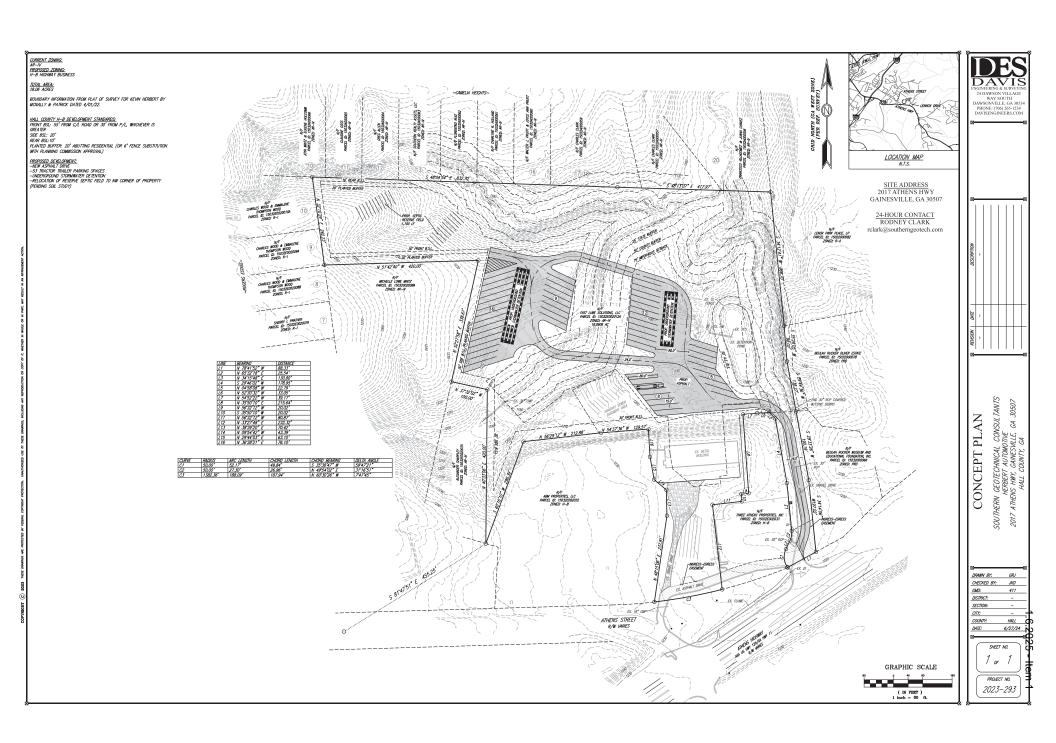
Project Parameters

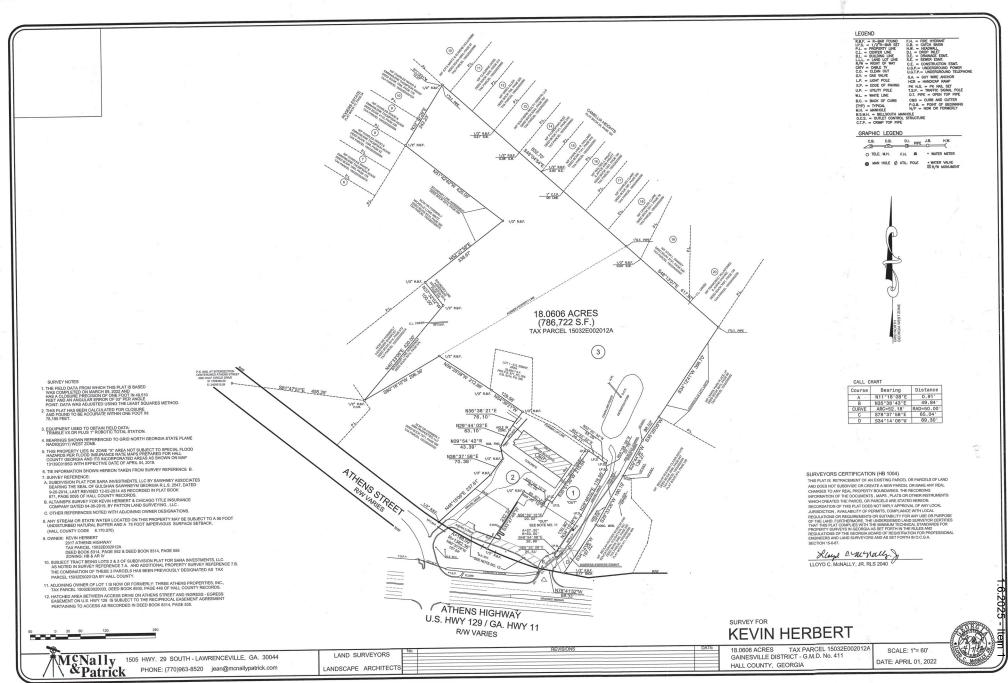
Parking – The proposed development will have ± 53 tractor-trailer parking spots

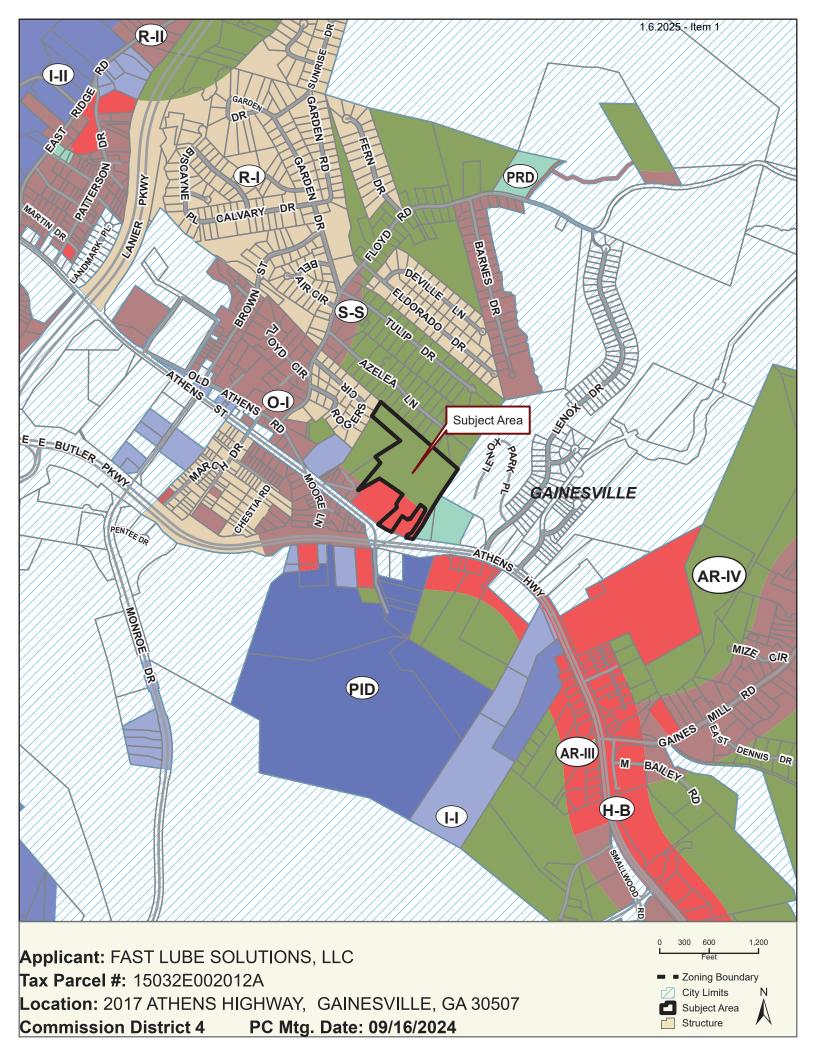
Building setbacks – 30'-55' front, 20' side, 10' rear

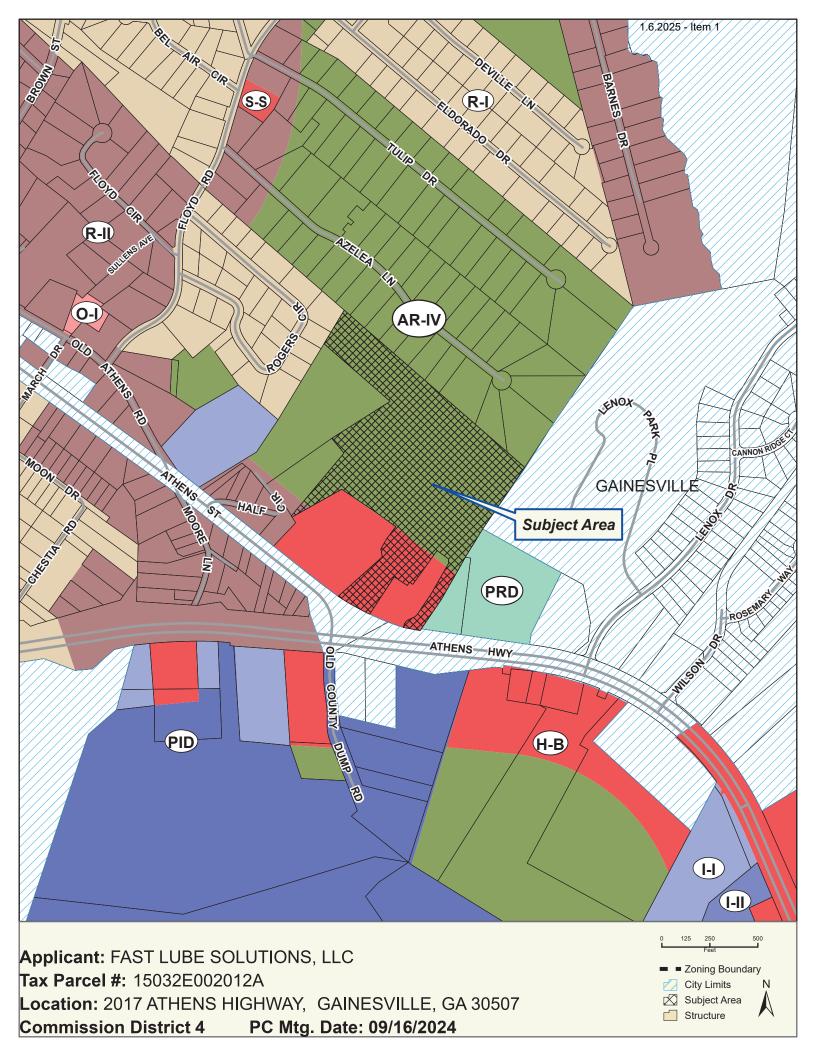
Hours of Operation – 24/7 – full-time parking area

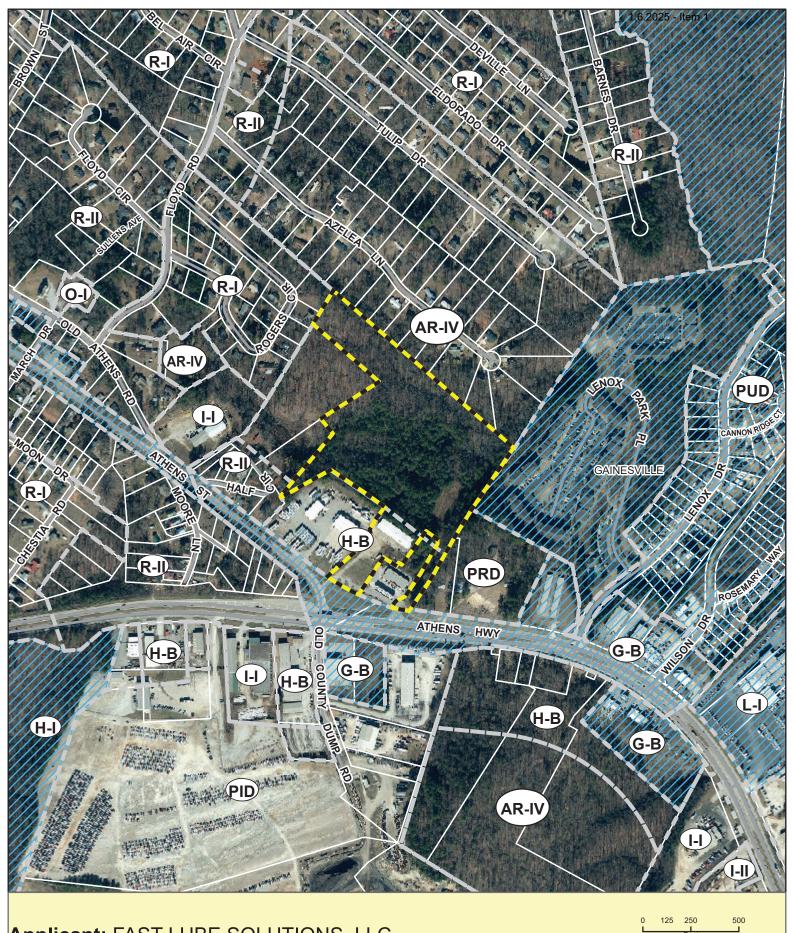
Lighting – Non-spill lighting along roadway for accessibility and safety









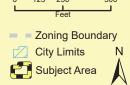


Applicant: FAST LUBE SOLUTIONS, LLC

Tax Parcel #: 15032E002012A

Location: 2017 ATHENS HIGHWAY, GAINESVILLE, GA 30507

Commission District 4 PC Mtg. Date: 09/16/2024



AFTER RECORDING, RETURN TO: Taylor Rice Boling Rice LLC 207 Pirkle Ferry Road Cumming, GA 30040 #76453

Tax Parcel: 15032E002012A

STATE OF GEORGIA

COUNTY OF FORSYTH

eFiled and eRecorded DATE: 10/02/2023 TIME: 11:03 AM DEED BOOK: 9376 PAGE: 430 - 432 FILING FEES: \$25.00 TRANSFER TAX: \$0.00 PARTICIPANT ID: 2282170880 PT61: 069-2023-006829 RECORDED BY: TH CLERK: Charles Baker, C.S.C

Hall County, GA

LIMITED WARRANTY DEED

THIS INDENTURE is made as of <u>September</u> <u>29</u>, 2023, between Kevin Herbert (hereinafter referred to as "Grantor") and Fast Lube Solutions, LLC, a Georgia limited liability company (hereinafter 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, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

SEE EXHIBIT "A" ATTACHED HERETO

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 FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Witness

Kevin Herbert

(SEAL)

Notary Public

(SEAL)

My Comin. Expires DECEMBER 25, 2024

Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, being 6.85 acres as shown on an ALTA/NSPS Land Title Survey For Kevin Herbert & Chicago Title Insurance Company, dated April 30, 2019, as surveyed by Chris M. Patton, Registered Land Surveyor, being more particularly described as follows:

To Arrive at the True Point of Beginning, commence at the intersection of the centerlines of Half Circle Drive and Athens Street; thence from said centerlines South 81 degrees 47 minutes 51 seconds East 455.25 feet to the True Point of Beginning; thence from said Point of Beginning North 40 degrees 33 minutes 07 seconds East 420.00 feet to a point; thence North 37 degrees 32 minutes 02 seconds West 100.00 feet to a point; thence North 52 degrees 27 minutes 58 seconds East 338.67 feet to a point; thence North 51 degrees 42 minutes 40 seconds West 420.00 feet to a point; thence North 32 degrees 10 minutes 29 seconds East 242.23 feet to a point; thence South 48 degrees 04 minutes 54 seconds East 832.70 feet to a point; thence South 60 degrees 16 minutes 24 seconds West 739.59 feet to a point; thence South 60 degrees 16 minutes 10 seconds West 296.39 feet to the Point of Beginning, said property being more fully described according to the above referenced survey which is incorporated herein by reference.

AND:

All that tract or parcel of land lying and being in the 411 GMD of Hall County, Georgia, being 2.20 acres designated as Lot 2 and 9.02 acres designated as Lot 3, as shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

File No .:

THR/76,453

Policy Number:

2487-1-76453-2019.7230610-217501715

Property/Address Reference:

GMD 411, Hall County, Georgia, being known as 2017 Athens Highway,

Gainesville, Georgia 30507

Amount of Insurance:

\$480,000.00

Date of Policy:

August 5, 2019 at 5:00 o'clock P.M.

Policy Premium Paid:

\$936.00

1. Name of Insured:

Kevin Herbert

2. The Estate or Interest in the Land that is insured by this Policy is:

Fee Simple

3. Title to the Land is vested in:

Kevin Herbert;

by virtue of Limited Warranty Deed from Sara Investments, LLC, a Georgia limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 552-554, Hall County, Georgia Records.

and

by virtue of Quit Claim Deed from Sara Investments, LLC, a limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 555-556, Hall County, Georgia Records.

The Land described in this Policy is described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

This Policy is only valid if Schedule B is attached. Schedule A consists of one (1) page.

ALTA Owner's Policy with Georgia modifications (Rev 6/17/06)

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

POLICY NUMBER 2487-1-76453-2019.7230610-217501715

<u>SCHEDULE B</u> EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of:

Standard Exceptions

- Deleted. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
- 2. All State and County real property ad valorem taxes for the year 2019 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements, not shown by the public records.
- Deleted. Rights or claims of parties in possession not shown by the Public Records.
- 6. **Deleted.** Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 7. **Deleted.** Taxes or special assessments which are not shown as existing liens by the public records.
- This policy does not insure the accuracy of the engineering calculation used to determine the exact amount of acreage contained within the Land.

Special Exceptions

- Any matters shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records.
- Septic Field Line Easement between Sara Investments, LLC and Sara Investments, LLC recorded in Deed Book 7589, page 639, Hall County, Georgia records.
- 3. Perpetual Easement from Gibbs & Sons Machinery, Inc. to City of Gainesville recorded in Deed Book 3771, page 69, Hall County, Georgia records.
- 4. General utility easement to Georgia Power Company recorded in Deed Book 1148, page 276, Hall County, Georgia records.
- 5. Right of Way Deed to State Highway Department of Georgia recorded in Deed Book 373, page 401, Hall County, Georgia records.
- General utility easement to Georgia Power Company recorded in Deed Book 344, page 515, Hall County, Georgia records.
- 7. General utility easement to Georgia Power Company recorded in Deed Book 5341, page 246, Hall County, Georgia records.
- Reciprocal Easement Agreement between Sara Investments, LLC a Georgia limited liability company and 2025 Athens Highway LLC, a Georgia limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 535-549, Hall County, Georgia Records.
- Septic Field Line Easement between Sara Investments, LLC, a Georgia limited liability company and 2025 Athens Highway LLC, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 550-551, Hall County, Georgia Records.
- Boundary Line Agreement Kevin Herbert, Michelle Lowe Mintz and Adrian Derrick Lowe, dated August 5, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 566-569, Hall County, Georgia Records.
- 11. Boundary Line Agreement between Kevin Herbert and Alexander Sharpley dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 576-577, Hall County, Georgia Records.

Countersigned: Boling Rice LLC

By:

Taylor H. Rice, Member Authorized Signatory

This Policy is only valid if Schedule A is attached. Schedule B consists three (3) pages.

Exhibit "A"

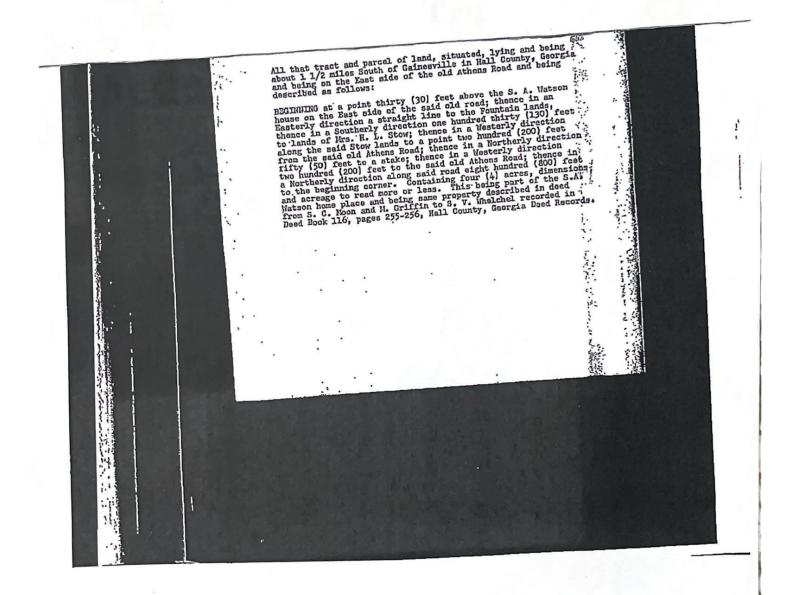
All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, being 6.85 acres as shown on an ALTA/NSPS Land Title Survey For Kevin Herbert & Chicago Title Insurance Company, dated April 30, 2019, as surveyed by Chris M. Patton, Registered Land Surveyor, being more particularly described as follows:

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AND:

All that tract or parcel of land lying and being in the 411 GMD of Hall County, Georgia, being 2.20 acres designated as Lot 2 and 9.02 acres designated as Lot 3, as shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.

EXHIBIT A





DRI Review Findings

TO:

Kristie Turner, Principal Planner

Hall County Planning and Development

Other Interested Parties

FROM:

Adam Hazell, AICP, Planning Director

DATE:

September 16, 2024

SUBJECT:

DRI Project Review, Hall County

PROJECT: DRI-4249, Herbert Automotive

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.



DRI # 4249, Herbert Automotive 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

- Proposal is for 53 tractor trailer parking spaces, with no other amenities. There is acreage in the rear of the property with potential for future development.
- The site is located in central Hall County, amidst the mixed-use corridor of Athens Highway near I-985. This is an arterial highway serving a high volume of freight traffic, with varieties of industrial uses within a two-mile radius of the project site. There are residential developments adjacent to the property, as well as a utility trailer operation, various commercial properties and an automotive salvage yard. The area is served by full utilities, but the proposed project does not require water or sewer connections. *No regional concerns regarding utilities*.
- The site is located off Athens Highway, approximately one mile east of I-985's Exit 22 interchange. Athens Highway was recently completed as a four-lane (divided) arterial corridor linking Gainesville with I-85 and Athens, Ga. Traffic loads are low-to-moderate for portions in Hall County, with a high degree of commercial vehicles relying on the roadway to access key destinations and shipping routes.
 - The proposed project is not expected to generate much traffic (~ 200 trips per day) as it will serve largely as a parking and rest area for vehicles on down time. There is only one access point, but this utilizes an existing curb cut on Athens Highway currently serving a small commercial building. The entry point is a right-in/ right-out curb cut, so vehicles existing the property will have to turn right (west) when entering Athens Highway. *No regional concerns regarding transportation infrastructure*.
- There are no critical environmental features on the site, which is part of a small set of hills and bluffs dividing local creek basins. There are two sets of drainage channels on site, which merge and empty out toward the northeast of the property. A detention pond is proposed as part of the design for the property, as well as a variety of buffers & setbacks to minimize expansive paving on the steepest slops.



Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.

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 full comments can be found as submitted attached to this report.)

Katie L. Greenway (CDI: Planning)

From: Emily McGahee (Environmental Health) Sent: Tuesday, August 13, 2024 4:53 PM

To: Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning); Kristie Turner (Planning)

Cc: Chad Harper (Environmental Health); Kelly Hairston (Environmental Health)

Subject: HCPC Tentative Agenda 9.16.24

Please find Environmental Health comments below:

Items 1A/B, 6270 Cruiser Court, Mashburn: Must meet all residential permitting requirements.

Items 2A/B, 3677 Cameron Circle, 180 Renovations: 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 3, 3110 Atlanta Hwy, DCCM: 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. An onsite sewage management system (and bathroom structure) will be required on the property if it is to be occupied for two hours or more.

Item 4, 3613 White Sulphur Rd, Reynolds-Hemmer: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. A Food Service permit/plan review may be required after review of business plan.

Items 5A/B, 2017 Athens Hwy, Fast Lube Solutions: Please be advised that proposed truck parking is over the proposed septic system included in approved civil plan HDV2021-0094.

Item 6, 5709 McEver Road, Moosa: 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. A Food Service permit/plan review may be required after review of business plan.

Emily McGahee

Hall County Environmental Health Hall County Government Center 2875 Browns Bridge Road Mailing: PO Box 5901 Gainesville, GA 30504 (770) 531-3973 (phone) emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website) http://www.phdistrict2.org/HallCounty.htm (District Website)

https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is

Septic record request-2017 Athens Hwy

HallEH <halleh@hallcounty.org>

Thu 8/1/2024 2:19 PM

To:Liliana Cortez (CDI: Building Inspection) < Icortez@hallcounty.org>

Hello,

A record search was conducted for 2017 Athens Hwy and no record could be located for that property address. If you are in need of further assistance feel free to contact our office.

Thank you,

Hall County Environmental Health Department 2875 Browns Bridge Road Mailing: PO Box 5901 Gainesville, GA 30504 (770) 531-3973 (770) 531-6767 (Fax)

Please do not reply to this email. This mailbox is not monitored and you will not receive a response.













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.

Katie L. Greenway (CDI: Planning)

From: Chavers, Veronica E < VChavers@dot.ga.gov>

Sent: Monday, August 12, 2024 9:31 AM

To: Beth Garmon (CDI: Planning); Anael Dominguez (Administration); Katie L. Greenway

(CDI: Planning)

Subject: RE: Tentative Planning Agenda for September 16, 2024

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

From: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>

Sent: Wednesday, August 7, 2024 1:31 PM

To: Becky Ruffner (Parks & Leisure) < bruffner@hallcounty.org>; Beth Garmon (CDI: Planning)

<bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochesterassoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure)

<bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcs/>bcash@hallcounty.org>; Chad Harper (Environmental Health)

<charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning)

<cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel Costantini
<dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller

(CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering)

<jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan

<jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI:

Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie

Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services)

<mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick

Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer,

Parker J < PNiebauer@dot.ga.gov>; Pam Cravero < Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning)

<rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration)

<scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>;
Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy

(CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Cc: Anael Dominguez (Administration) <adominguez@hallcounty.org>; Beth Garmon (CDI: Planning)
 <bgarmon@hallcounty.org>

Subject: Tentative Planning Agenda for September 16, 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, September 16, 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 <u>Thursday</u>, <u>August 15th</u>. Email comments to Beth (<u>bgarmon@hallcounty.org</u>), Ana (<u>adominguez@hallcounty.org</u>), and Katie (<u>kgreenway@hallcounty.org</u>).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 3, 2024

NEW BUSINESS

- 1. (A) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Cruiser Court | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant

 (B) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Windward Lane | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant No GDOT coordination required
- 2. (A) 3677 Cameron Circle | Variance | 17.240.010. to reduce the left side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use:

 Residential addition | * Commission District 2 | 180 Renovations, LLC, Applicant

 (B) 3677 Cameron Circle | Variance | 17.240.010. to reduce the right side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: To bring an existing garage into compliance | * Commission District 2 | 180 Renovations, LLC, Applicant No GDOT coordination required
- 3. 3110 Atlanta Highway | Use Subject to County Commission Approval | on a 0.68± acre tract located on the west side of Atlanta Highway at its intersection with Milton Martin Toyota Way | Zoned H-B (GCOD); Tax Parcel 08046 003006A | Proposed Use: Additional parking on other than the principal lot | ** Commission District 1 | Rochester | DCCM, applicant Will require GDOT coordination
- 4. 3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | Proposed Use: Agricultural market ** Commission District 3 | Reynolds-Hemmer Properties, LP, applicant Will require GDOT coordination to determine if trips generated will adversely impact the state route.

- 5. (A) 2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
 (B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant Will require GDOT coordination
- 6. 5709 McEver Road | Rezone | from Agricultural Residential III (AR-III) to Planned Commercial Development (PCD) | on a 6.42± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-III: Tax Parcel 08111 003005 | Proposed Use:

 Commercial Development | ** Commission District 2 | Mustaq Moosa, applicant No GDOT coordination required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, October 24, 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, October 24, 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,

Katie Greenway Planning and Zoning Administrator Hall County Government Office: 770-297-2649 Website: www.hallcounty.org





Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: August 15, 2024

t: 770.531.6800 | f: 770.531.3945

Subject: September 16, 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

(A) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Cruiser Court | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant
 (B) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Windward Lane | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant

a. Engineering: No commentb. Traffic: No commentc. Utilities: No comment

(A) 3677 Cameron Circle | Variance | 17.240.010. to reduce the left side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: Residential addition | * Commission District 2 | 180 Renovations, LLC, Applicant
 (B) 3677 Cameron Circle | Variance | 17.240.010. to reduce the right side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: To bring an existing garage into compliance | * Commission District 2 | 180 Renovations, LLC, Applicant

a. Engineering: No commentb. Traffic: No commentc. Utilities: No comment

- 3. 3110 Atlanta Highway | Use Subject to County Commission
 Approval | on a 0.68± acre tract located on the west side of Atlanta
 Highway at its intersection with Milton Martin Toyota Way | Zoned
 H-B (GCOD); Tax Parcel 08046 003006A | Proposed Use: Additional
 parking on other than the principal lot | ** Commission District 1 |
 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.
 - b. Traffic: GDOT access permit required
 - c. Utilities: No comment.
- 4. 3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | Proposed Use: Agricultural market ** Commission District 3 | Reynolds-Hemmer Properties, LP, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - b. **Traffic:** No comment.
 - c. **Utilities**: No sewer in area. Gainesville sewer area.
- 5. (A) 2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
 (B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
 - a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
 - b. **Traffic:** Any new driveway or existing driveway modifications will require a permit from GDOT and/or the City of Gainesville.
 - c. **Utilities**: Gainesville sewer area. Sewer is on south side of Athens Highway.

- 6. 5709 McEver Road | Rezone | from Agricultural Residential III (AR-III) to Planned Commercial Development (PCD) | on a 6.42± acretract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-III: Tax Parcel 08111 003005 | Proposed Use: Commercial Development | ** Commission District 2 | Mustaq Moosa, 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: Coordination required regarding roundabout project including possible additional right-of-way.
 Based on the provided traffic impact report, it appears a left turn lane and decel lane will be required for the full access on McEver Road.
 Coordination and additional right-of-way may be required to accommodate the lane shifts.
 Driveways will need to meet Hall County commercial standards.
 Recommend developer consider optional right-of-way issues regarding
 - c. **Utilities**: Flowery Branch sewer service area. Sewer is available in right-of-way of Lights Ferry.

future widening of McEver Road from 2 lanes to 4.

Katie L. Greenway (CDI: Planning)

From: John Hornick (Fire Services)

Sent: Wednesday, August 14, 2024 10:41 AM **To:** Anael Dominguez (Administration)

Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)

Subject: Fire Comment

Monday, September 16, 2024 Hall County Planning Commission Meeting.

3. (A) 2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant (B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant

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









Fost Lube

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



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	8	10	24			AND
THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNE THAN ALC SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY	ONG			NING DEPA MINIMUM		
Failure to comply will result in a delay of the application.						

By my signature, I,

Represe Printed

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on

BIB/2024

For Fast Lube Solutions LLC.

(Name application filed as)

(The original document is required)



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 52/2025

3243 Hall Drive | Special Use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White

Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | **Proposed Use:**

Home older than seven (7) years to be brought into Hall County

Commission District 3 | Maria Garcia, applicant

Meetings:

SUBJECT:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: BG

Recommendation:

Approval

Purpose of Request: History:

3243 Hall Drive | Special Use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | **Proposed Use: Home older than seven (7)** years to be brought into Hall County | Commission District 3 |

Maria Garcia, applicant

Facts and Issues: Options:

Funding Requested \$ 0.00
Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

No Yes

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration	
KE	BG	WLI	CR	
Clerk				
JR				

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Maps
Deed
Structural Engineer Report
Environmental Health
GDOT Comment
Public Works Comments
Fire Comment
Notice Sign Photo



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 27, 2025

Subject: 3243 Hall Drive | Special use | on a 3.13± acre tract |

Proposed Use: Home older than 7 years to be brought

into Hall County | Maria Garcia, applicant

PLANNING AND ZONING
DIRECTOR
Beth Garmon

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

The request before you is from Maria Garcia for a special use to allow a home older than 7 years to be brought into Hall County. This item is located within Commission District 3.

At their January 6, 2025 meeting, the Hall County Planning Commission voted to recommend approval, (5-0).

Staff recommendation: **Approval,** as the proposed special use is consistent with the future land use designation of "Lakeside Residential" in the Comprehensive Plan.

There were no comments submitted in advance of the Planning Commission meeting and no one spoke in opposition during the public hearing.

HALL COUNTY PLANNING COMMISSION RECOMMENDATION REPORT

Applicant Maria Garcia

RequestSpecial Use

County

Commission DistrictThree

Planning Commission DateJanuary 6, 2025

consistent with the future land use designation of "Lakeside Residential" in the Comprehensive

Plan.

Record Number.....HZCU24-0053

Planning Commission Recommendations.....Approval

Vote: 5-0

Excerpts from the minutes of the January 6, 2025 meeting

Applicant's Presentation:

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

Maria Garcia, 3946 Old Cornelia Highway, Gainesville, presented the request. The applicant is requesting approval of a Special Use to allow a home older than 7 years to be brought into Hall County on a 3.13± acre tract, zoned Agricultural Residential 1 (AR-1). The applicant proposes relocating a 1992 manufactured home, approximately 56 feet by 24 feet in size, from Griffin, Georgia, to 3243 Hall Drive (tax parcel 09108 000063C). A structural engineer's report dated October 8, 2024 was provided stating that the structure of the manufactured home is currently in suitable condition for relocation.

Public Forum:

There were no comments in support or opposition.

Motion: A motion to approve was made by Stan Hunt and seconded by Gina Pilcher. Vote: 5-0

Staff recommends APPROVAL of the applicant's request.

Summary Analysis

The applicant is requesting approval of a Special Use to allow a home older than 7 years to be brought into Hall County on a 3.13+ acre tract, zoned Agricultural Residential 1 (AR-1).

According to the submitted narrative, the applicant proposes relocating a 1992 manufactured home, approximately 56 feet by 24 feet in size, from Griffin, Georgia, to 3243 Hall Drive (Tax Parcel 09108 000063C). A structural engineer's report dated October 8, 2024 was provided stating that the structure of the manufactured home is currently in suitable condition for relocation.

The subject property is currently undeveloped. Surrounding properties are zoned Agricultural Residential 1 (AR-1) and developed with manufactured and site-built homes. A parcel located nearby at 3215 Hall Drive was rezoned from Agricultural Residential-III (AR-III) to Suburban-Shopping (S-S) on April 20, 2020 for a catering service.

The applicant has submitted a site inspection permit (HRNEW24-1534) and a building permit (HRNEW24-1627), both of which are pending approval of the Special Use by the Board of Commissioners. A retracement plat has been submitted and approved (HPLT24-0265). Additionally, a code enforcement case is currently open in response to a complaint regarding residents living in an RV on the property; however, the property owner reports that the RV has been removed (HENF24-0222).

The property will be served by an onsite septic system and public water via the City of Gainesville Department of Water Resources is available along Hall Drive.

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.

Based on the future land use plan, staff finds the request <u>is consistent</u> with the Hall County Comprehensive Plan and future land use designation of Lakeside Residential. The intent of this land use category is to preserve established lakefront neighborhoods and create opportunities for permanent and vacation residences along and adjacent to the lake. Depending on the character area and what zoning districts they allow, the recommended density for a single-family residence is 0.75 dwellings per acre. The development has an overall proposed density of 0.32 units per acre.

Zoning Analysis

When considering an application for a Special Use, 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 proposed Special Use for a home older than 7 years to be brought into Hall County 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 special use 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 bring in a home older than 7 years into the county 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; If approved, the amendment of conditions is not anticipated to cause an excessive or burdensome use of existing infrastructure or services. The property will be served by an onsite septic system and public water is available along Hall Drive.
- 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 Hall County Comprehensive Plan and future land use designation of Lakeside Residential. This land use designation envisions a maximum density of 0.75 dwellings per acre for a single-family residential development. The proposed development has a proposed density of 0.32 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 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; **No** change to the current zoning of Agriculture Residential 1 (AR-1) is proposed.
- 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; The existing zoning of the subject site supports the proposed use; however, the proposal for a home older than 7 years to be brought into Hall County 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 adhere to 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 21, 2024, Emily McGahee stated "Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application."

Hall County Fire Marshal

In an email dated November 22, 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 December 5, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

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No comment.

Utilities:

No sanitary sewer along Hall Drive.

Georgia Department of Transportation

In an email dated November 21, 2024, Henry Stevens, GDOT Civil Engineer II, 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 l f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Maili	ng Address)
Maria Garcia	Jose L Timene	Z
3946 and corneling HW	3946 old cornelle	Hey
Gainesule GP 30507	Gangaule GA 305	7
Phone 770-281-4842	Phone <u>(679</u> -997-82	11
Email Address Maria Tolo Carcica gmail Con	1 Email Address Perennia Ha	vd scaping a) gmad.
Gontact Person (Name & Mailing Address)	ured home more years all county for perm Status of Applicant	
Sam as applicant.	Owner	Permissive Use:
	Option to Purchase	□ HCPC □ HCC
	Area Resident	Fee:\$
Phone	Other	Receipt #:
Email Address	Zoning: AR-III	Check #:
Tax Parcel Number 09108 0000036	Acreage 3.13 0C	
Location Address 3243 Hall Drive	<u> </u>	
I hereby certify that the above information and all attac	hed information are true and corre	ct. _Date: <u>// /o4 /202</u> 9
Applicant must complete all information above. Fail application. The Planning Department has 15 days application. If the application is found insufficient, an submitted. Please note that the Planning Com	s to review all applications and will agenda date will not be set until th	set the dates for each re required information is
Application Withdrawal: I hereby withdraw the applicatio	n.	
Sign		_Date:
Staff Use Only	5	
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

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s)	Sose L Imeriez	
Address	3946 old cornela Hul	<u>lie</u> kir eng
	Garnesule GA 30507	
Phone Number	078-997-8211	Like in the
Name of applicant(s)	Maria Garcia	
Address	3946 old cornelic Huy	mu emun sisi
	Gamesule GA 30507	
Phone Number	770-287-4841	
	he owner of the property which is the subject matter of the attached shown in the records of Hall County, Georgia. son named above to act as applicant in the pursuit of a rezoning, per variance of this property.	
Signature of Owner(s)	s)	
Fose'L Jumo	une 2	
Personally appeared b	before me	
who swears that the in knowledge and belief.	information contained in this authorization is true and correct to the best of.	of his/her
Notary Pulling	11/4/24 Date	

PLANNING AND DEVELOPMENT DEPARTMENT

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



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).

	The second secon			
hereby certify that I have read the above and that:				
I have** I have not	<u>/</u>			
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: MOWA COMMENT	Date: 4/4/24			
Applicant's/Owner's Name (Printed): Maxia Faxce				

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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- (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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[1] "我们的"我们","我们"的"我们"的"我们"的"我们"的"我们"的"我们"的"我们"的"我们"的			
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 requal this application.	ired below within ten (10) days of filing		
Name of Official(s):	Office:		
Dollar Amount:	Date of Contribution:		
Applicant's/Owner's Signature: TOSC' L TIMENCT	Date: 11/04/24		
Applicant's/Owner's Name (Printed): Tose LJMINE 7			

NARRATIVE

3243 Hall Drive, Gainesville, GA

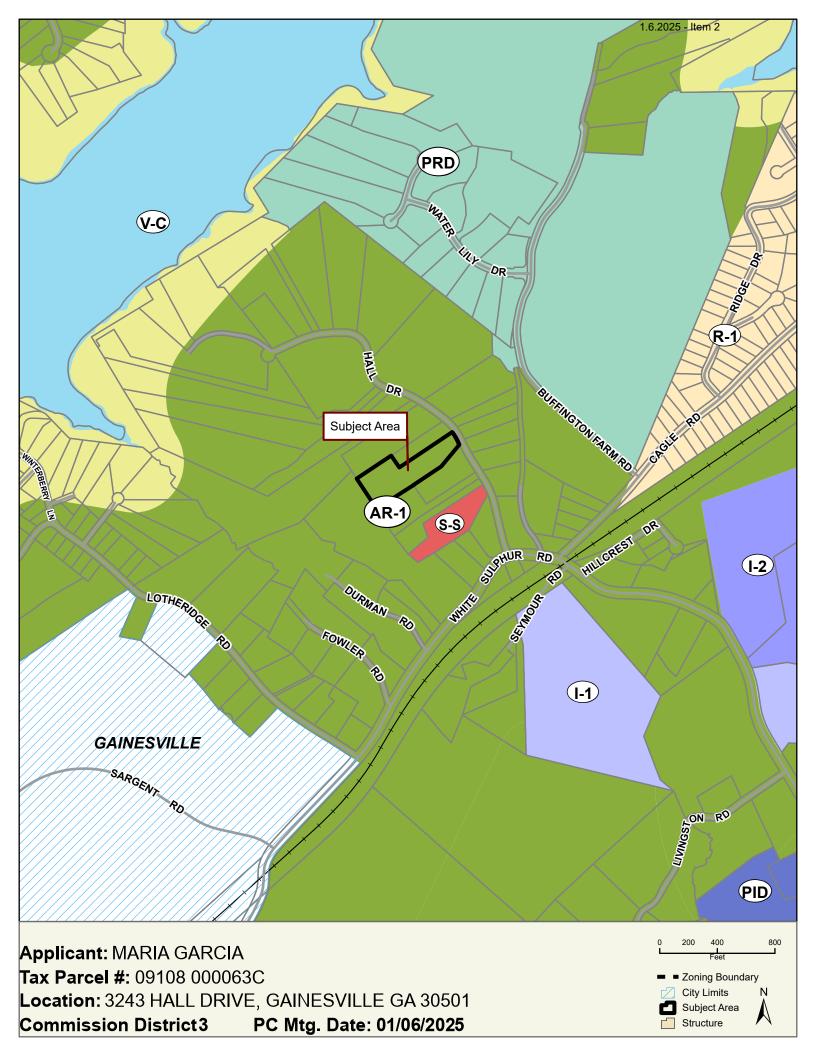
We are requesting Conditional Use approval to allow the installation of a manufactured home at 3243 Hall Drive, Gainesville, GA which will be our residence. The home was manufactured in 1992 and has been purchased from an owner in Griffin, GA. The Hall County Zoning Ordinance requires Board of Commissioners approval to allow a Class A manufactured home more than seven years old to be moved into Hall County for the purpose of permanent or temporary occupancy. A structural assessment has been performed by Licensed Structural Engineers on the home and submitted to the Building Inspections Department.

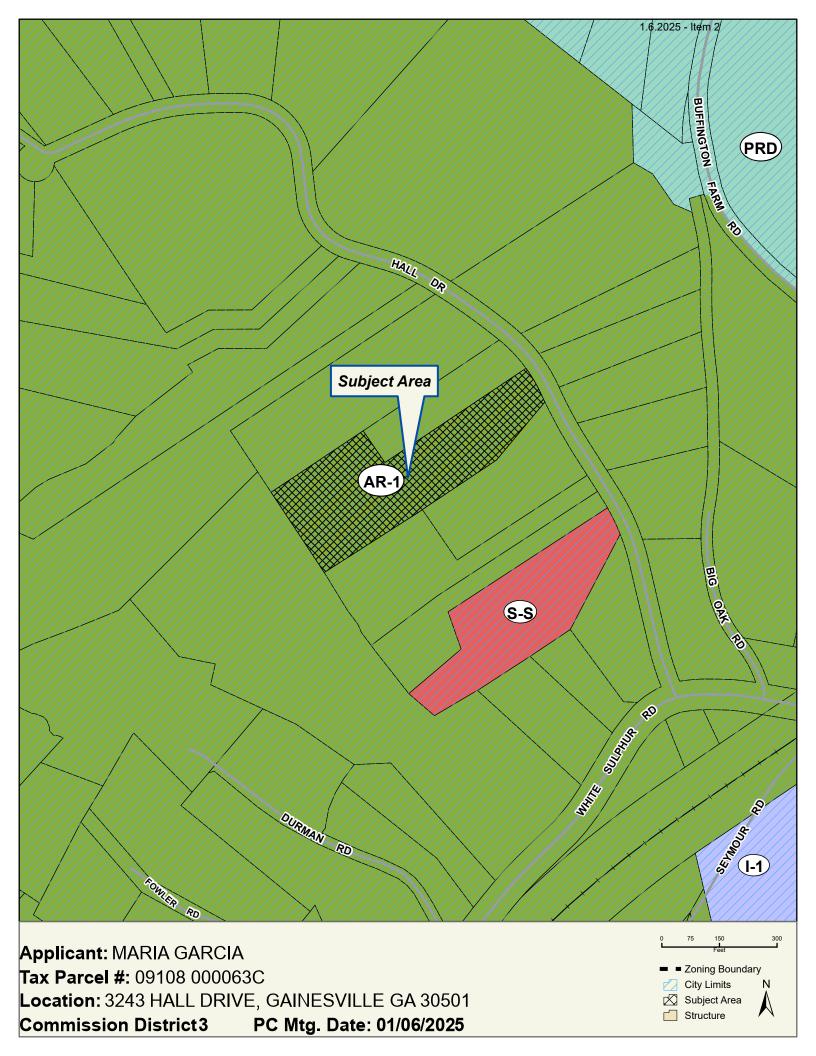
Mana llean, 11/04/24 Jose 2 Jimonz 11/04/24

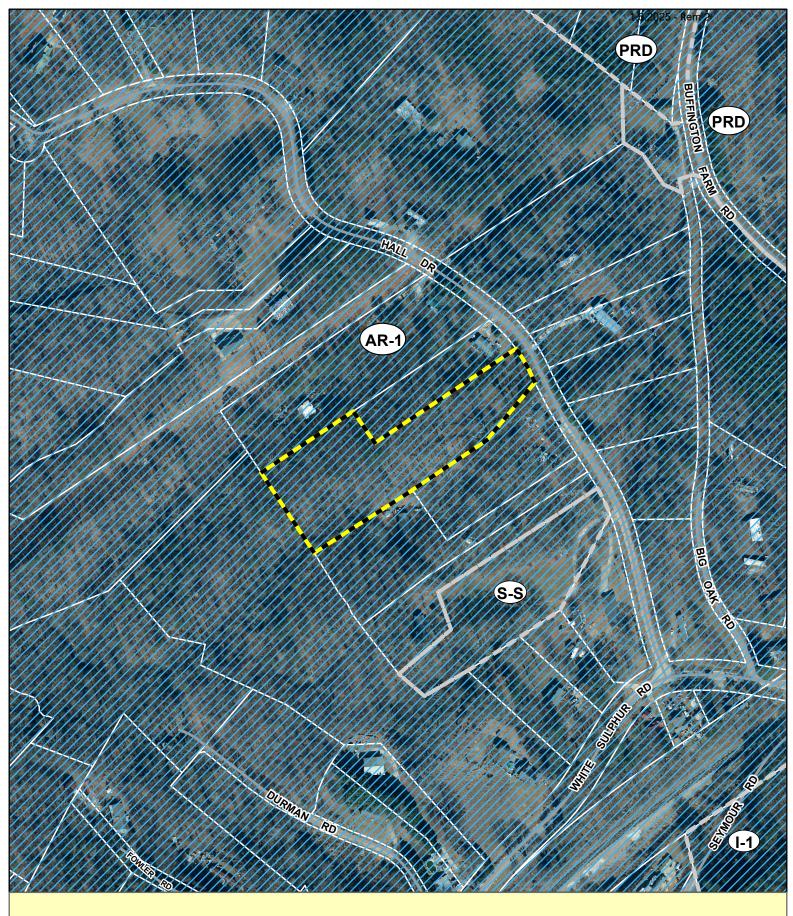
SITE PLAN 3243 Hall Drive, Gainesville, GA



Planning & Zoning Department



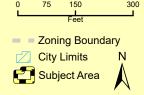




Applicant: MARIA GARCIA

Tax Parcel #: 09108 000063C

Location: 3243 HALL DRIVE, GAINESVILLE GA 30501
Commission District3 PC Mtg. Date: 01/06/2025



Type: DEED Book: 07640 Page: 00342

BK7640PG342

FILED HALL CO., GA.

16 JAN 13 PH 12: 14

CHARLES BAKER, CLERK SUPERIOR-STATE COURT
BY

HALL COUNTY, Georgia Real Estate Transfer Tax

Paid \$ \(\frac{3.00}{0.00} \)
Date \(\frac{1/13/16}{0.00} \)
Charles Baker Superior Court Clerk

PT61 069. 2016-000 181

000758

15P-670 Russell C Petersen, LLC P.O. Box 6499 GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF HALL

THIS INDENTURE made January 11th, 2016, between MELLIE JANE CROWE and JAMES GREGORY CROWE, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOSE LUIS JIMENEZ, 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 AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

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 all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Notary Public,

YHAA Witness

RUSBELL PETERSEN
NOTARY PUBLIC
Hall County
State of Georgia

State of Georgia My Comm. Expires March 30, 2018 AMES GREGORY CROWE

ES GREGORI CROWE

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Type: DEED Book: 07640 Page: 00343

BK 7640PG343

EXHIBIT'A'

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District, Hall County, Georgia, consisting of 15.633 acres and being more particularly described according to a survey by Calvin A. Kytle, registered surveyor, dated January 7, 1985, recorded in Plat Book 100, page 126-127, Hall County, Georgia Plat Records Reference to said plat and the record thereof is hereby made for a more complete description of said property.

This conveyance is made subject to an existing Georgia Power Company easement more particularly described according to the within-referenced survey.

LESS AND EXCEPT:

All that 1.63 acre tract or parcel of land, together with all improvements thereon, lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, said property being more fully shown on a plat of survey by Dwight Kilby, Georgia Registered Land Surveyor number 2146, dated September 20, 1988, and entitled Survey for "Bobby and Cheryl Knapp", said plat being recorded in Plat Book 132, page 203, of the Deed Records of Hall County, Georgia said plat incorporated herein by reference, said property being more fully described as follows: Beginning at an iron pin located 603 50 feet from the intersection of the Western right of way of Hall Road (50 foot right of way) with the right of way of White Sulphur Road as thence leaving the right of way of Hall Road, South 57 degrees, 31 minutes 11 seconds West, 404 66 feet to a point; thence North 33 degrees, 51 minutes 36 seconds West, 159 06 feet to an iron pin, thence North 56 degrees, 49 minutes, 58 seconds East, 232.17 feet to a point; thence North 40 degrees, 20 minutes 26 seconds East, 196.77 feet to an iron pin found of the Western right of way of Hall Road; thence along the right of way of Hall Road, the following courses and distances: South 24 degrees, 20 minutes, 32 seconds East, 56.53 feet to an iron pin; South 26 degrees, 17 minutes 57 seconds East, 34.21 feet to an iron pin; South 32 degrees, 29 minutes, 42 seconds East, 129.95 feet to an iron pin and the Point of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1282, Page 166, Hall County, Georgia Records.

LESS AND EXCEPT:

All that tract or parcel of land, lying and being in Land Lot 108 of the Ninth Land District of Hall County, Georgia and being 2 52 acres as shown and delineated on a plat of survey dated May 13, 1988 and prepared by Dwight Kilby, Georgia Registered Land Surveyor. Said plat and the description hereon is herein incorporated by reference and being more particularly described according to said plat as follows: Beginning at an iron pin located on the Southwestern Right of Way of Hall Road, said iron pin found 501.52 feet from the point where the Southwestern Right of Way of Hall Road intersects with the western Right of Way of White Sulphur Road; running thence from said iron pin South 57-31-11 West 496.22 feet to an iron pin; thence South 24-31-43 East 103.05 feet to an iron pin; thence South 50-59-19 West 179.58 feet to a pine stump; running thence North 37-31-36 West 135.45 feet to an iron pin; thence North 36-21-36 West 65.67 feet to a pine stump; thence North 22-28-36 West 23 19 feet to a pine; thence North 36-22-36 west 43.62 feet to a pine; thence North 30-50-36 West 117.63 feet to an iron pin; thence South 86-16-10 East 274 06 feet to an iron pin; thence North 57-31-11 East 479.77 feet to an iron pin on the Southwestern Right of Way South 32-26-34 East 100.0 feet to an iron pin, said iron pin the True Point Of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1228, Page 241, aforesaid records.

LESS AND EXEPT.

All that 1.21 acre tract or parcel of land lying and being in GMD 403 and GMD 411 of Hall County, Georgia and being in Land Lot 108 of the 9th Land District of said State and County and described as Tract #1 on a plat by Venable and Associates Incorporated, dated October 23, 1986, entitled "Survey for Gregg and Billy Crow":

Beginning at an iron pin at the intersection of the Northwestern Right of Way of White Sulphur Road with the Southwestern Right of Way of Hall Road (40 foot right of way) thence in a Southwesterly direction along the arc of a curve to the left which is the Northwestern Right of Way of White Sulphur Road a distance of 60.15 feet to an iron pin; thence leaving the Right of Way of White Sulphur Road, North 86-29 West 51.03 feet to an iron pin; thence North 35-31 West 233.67 feet to an iron pin; thence North 28-31 East 280.45 feet to an iron pin on the Southwestern Right of Way of Hall Road; thence South 20-49 East 68 56 feet along the Southwestern Right of Way of Hall Road to a point; thence continuing along the Southwestern Right of Way of Hall Road South 11-03 East 255 05 feet to a point, thence continuing further along the Southwesterly Right of Way of Hall Road South 18-21 East 101 02 feet to the Point of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1195, Page 51, aforesaid records.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, in GMD 403, consisting of 1 acre and being all of Tract 5 according to a survey by Allen L. Venable, Jr, registered surveyor, dated October 23, 1986, as follows:

Beginning at an iron pin located on the west side of the right of way of Hall Road, said iron pin lying north 24-05-12 West 1008.22 feet from the right of way intersection of hall Road and White Sulphur Road; thence along the southwest side of the right of way of Hall Road the following bearings and distances south 43-4 east 29.11 feet; south 43-11 east 26.59 feet; south 39-44 east 45.58 feet to an iron pin; thence north 37-11 west 440.92 feet to an iron pin; thence north 33-36 west 100.02 feet to an iron pin; thence north 57-11 east 426 58 feet to an iron pin located on the west side of the right of way of Hall Road at the point of beginning

This being the same property as described in Warranty Deed recorded in Deed Book 1061, Page 176, aforesaid records.

PAGE 1 OF 2

Type: DEED Book: 07640 Page: 00344

BK 764 OPG 344

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th District, GMD 403 and 411, Hall County, Georgia, consisting of 3 acres according to a survey by Calvin A. Kytle, registered surveyor, dated February 14, 1986, and being more particularly described according to said plat as follows:

BEGINNING at an iron pln located on the west side of the right of way of Hall Road; said Iron pln lying north 24 degrees 05 minutes 12 seconds west 1,008 22 feet from the right of way intersection of Hall Road and White Sulphur Road; thence leaving the said right of way of Hall Road and running south 57 degrees 11 minutes 00 seconds west 714.56 feet to an iron pln; thence north 32 degrees 38 minutes 00 seconds west 191.94 feet to an iron pln; thence north 57 degrees 11 minutes 00 seconds east 639.96 feet to an iron pin located on the southwest side of the right of way of Hall Road, thence along said right of way south 56 degrees 48 minutes 30 seconds east 97.56 feet to a point; thence continuing along said right of way a chord bearing and distance of south 51 degrees 16 minutes 42 seconds east 108.39 feet to an iron pln located at the point of beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1061, Page 77, Hall County, Georgia Records

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, and being 0 67 acre, as shown and delineated on a plat of survey dated November 23, 1988 and prepared by Dwight Kilby, Georgia Registered Land Surveyor. Said plat and the description hereon is herein incorporated by reference and being more particularly described according to said plat as follows

BEGINNING at an Iron pin located on the southwestern right-of-way of Hall Road, said Iron pin being 551.52 feet from the point where the southwestern right-of-way of Hall Road intersects with the western right-of-way of White Sulphur Road, running thence from said iron pin north 32 degrees 26 minutes 34 seconds west a distance of 50 feet to an iron pin located on the southwestern right-of-way of Hall Road; running thence from said iron pin 57 degrees 31 minutes 11 seconds west a distance of 404 60 feet to a point and the True Point of Beginning; thence from said True Point of Beginning running south 57 degrees 31 minutes 11 seconds west a distance of 75.10 feet to an iron pin, running thence from said Iron pin north 86 degrees 16 minutes 10 seconds west a distance of 274.06 feet to an iron pin corner; running thence from said Iron pin north 58 degrees 05 minutes 05 seconds east a distance of 292.41 feet to a point; running thence south 33 degrees 51 minutes 36 seconds east a distance of 159.06 feet to a point and the True Point of Beginning

Excluding an easement to a 15-foot strip of property running parallel to the Northeastern boundary of the within parcel of land and said easement being more particularly described as follows:

BEGINNING at the True Point of Beginning as determined above, thence from said True Point of Beginning running thence South 57 degrees 31 minutes 11 seconds West a distance of 15 feet to a point; running thence North 33 degrees 51 minutes 36 seconds West to a point; running thence from said point North 58 degrees 015 minutes 05 seconds East to an iron pin corner, running thence 533 degrees 51 minutes 56 seconds East 159 06 feet to a point and the True Point of Beginning.

This being the same property described in Warranty Deed recorded in Deed Book 1308, Page 246, Hall County, Georgia Records.

LESS AND EXCEPT:

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 108 of the 9th District, Hall County, Georgia, and comprising 0 67 acre, according to a plat prepared for William A. and Mellie J Crowe and Home Federal Savings Bank of Georgia by Dwight Kilby, Registered Surveyor, dated May 13, 1991, which tract is more fully and completely described according to sald Kilby survey as follows

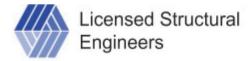
IN ORDER TO LOCATE THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the centerline of White Sulphur Road with the extended centerline of Hall Road; thence South 82 degrees 26 minutes 57 seconds West 83 72 feet to an iron pin found along the northwesterly right of way of White Sulphur Road, which iron pin found marks the True Point of Beginning. From said True Point of Beginning, thence the following courses and distances along said northwesterly right of way of White Sulphur Road; South 43 degrees 51 minutes 02 seconds West 69.47 feet to a point; South 32 degrees 23 minutes 15 seconds West 40.16 feet to an iron pin found; thence departing from said right of way North 47 degrees 54 minutes 15 seconds West 302.79 feet to an iron pin founds, thence North 54 degrees 57 minutes 03 seconds East 126.01 feet to an iron pin found; thence South 37 degrees 40 minutes 46 seconds East 233.92 feet to an iron pin found; thence South 88 degrees 44 minutes 18 seconds East 51.40 feet to an iron pin found at the True Point of Beginning.

TOGETHER WITH: a perpetual non-exclusive easement over and across that portion of a concrete drive and gravel drive traversing property adjacent to the southwesterly boundary of subject property

This being the same property as described in Warranty Deed recorded in Deed Book 1604, Page 332, Hail County, Georgia Records.

PAGE 2 OF 2





Document Number: LSE-2024-28994-1-INSP-1

Date of inspection: October 8, 2024,

This letter presents the results of my structural assessment of a manufactured home, whose owner wants to move it to another place, located at 185 Wani Rd, Griffin, GA 30224, USA.



LicensedStructuralEngineers.com

HQ: 7505 Fannin St. Suite 440, Houston, TX 77054, (833) 781-7661, info@LicensedStructuralEngineers.com

Background

The client owns a mobile home that was built and installed in its current location in 1992. Now, they want to move it about 100 miles to the northeast and are asking us to confirm that the structure is sound and can be safely relocated.

Process

We conducted a full structural inspection of the metal framework beneath this mobile home, as well as the interior and exterior walls and the roof.

Findings

The following are the findings from the structural inspection of the house:

- 1. External and internal walls were inspected, revealing no cracks or damage. (Figure 3 to 10)
- 2. We also inspected the metal structure beneath the home and found no signs of damage or fractures in its components, especially the main beams. The substructure of this mobile home is in good condition. (Figures 11 to 15)
- Additionally, the connection between the walls and the roof showed no significant issues, and all the connections were intact and in good condition.

Summary and Recommendations:

Based on our structural inspection of the 1992 mobile home, we found the metal framework, including the main beams, to be in good condition, with no visible damage. The connections between the walls and roof are also intact. To relocate the home 100 miles, it is crucial to ensure it remains structurally sound and transport-ready, with properly functioning axles, tires, and hitch. Proper transport permits must be secured, and the move should adhere to state and local regulations, which may require escort vehicles. Preparation should include disconnecting utilities, securing doors and windows, and removing skirting and anchors. Given the satisfactory condition of the structure, we conclude that this mobile home is suitable for relocation; however, all transportation standards must be strictly followed for the 100-mile move. I recommend a final inspection of the structure at the destination to verify that it has remained in good condition at the destination after the transportation.

LIMIT OF LIABILITY AND CONFIDENTIALITY OF THE REPORT: This report is based on a visual and non-destructive assessment (including measurements) of the structure. The information provided is based on the professional engineer's opinion considering the data collected during the inspection. Any conclusions are valid for as long as the structure's conditions have not changed and are limited to the capacity of the methods used. This report was prepared under a contractual agreement with specific terms for a specific purpose. It may only

be used for the specific project for the specific application and within the specific limitations of the order. Disclosing this information for any purpose other than the purpose of addressing the specific project of interest is

prohibited without written permission from Licensed Structural Engineers, Inc.

Please contact our office if you have any questions or if we may be of further service.

Best regards,

Dr. Emad Mousavi, PE



Georgia Department of Revenue - Motor Vehicle Division **Bill of Sale**

T-7 (Revised 9-2022) Web and MV Manual

ANY CORRECTION OR ALTERATION WILL VOID THIS FORM

Purpose of this form: This form is to be used to provide evidence that a transaction between the purchaser(s)/transferee(s) and seller(s)/transferor(s) has taken place and that the odometer reading has been declared by the vehicle's seller(s) and acknowledged by the vehicle's buyer(s).

Completing this form: This form must be completed in its entirety, legibly printed or typed.

Section A: Record the vehicle's information. Please note: Federal regulations require the seller(s)/transferor(s) to disclose the odometer reading and the purchaser(s)/transferee(s) to acknowledge the odometer reading upon the transfer of ownership of a vehicle that is not exempt from odometer disclosure requirements. Twenty (20) model years old and older vehicles are exempt from odometer disclosure requirements. If a vehicle is twenty (20) model years old or older, the seller(s)/transferor(s) may enter the word "exempt" in the space provided for the odometer reading.

Section B: Complete the seller(s)/transferor(s) information. If a court has ordered the sale of the vehicle, record the court's case number. If the seller/transferor is a business, provide Georgia Tax Identification Number and Georgia Sales Tax Number.

Section C: Provide the purchaser(s)/transferee(s)' information.

Section E: Certify all statements are true and accurate.

How to submit this form: Submit this form along with required documents and applicable tax to the county tag office in the county where the primary purchaser resides. Please refer to https://mvd.dor.ga.gov/motor/tagoffices/selecttagoffice.aspx to locate the county tag office in the primary purchaser's county of residence.

residence. Required documents: A court order is required if a court has ordered the sale of the vehicle. A Georgia certificate of title is required if the vehicle being sold/transferred is a 1986 or newer model year motor vehicle, motorcycle, camper, travel trailer, or car/tow dolly weighing 2,001 pounds or more; or a 1963 or newer model year mobile home.

Applicable tax: If the vehicle requires a title, go to https://dor.georgia.gov/drives-e-services and click on the Title Ad Valorem Tax Estimator link to get an estimated Title Ad Valorem Tax (TAVT) amount based on the value of the vehicle. Note: Trailers are not subject to TAVT.

A VEHICLE INFORMATION		e of the verticle, Note. Trailers a	in the second second second	
Vehicle Identification No. (VIN):	142	38211	R	
Year: 92 Make: RP	dman	Mod	del: Breezu	wood
Odometer Reading:		sale/Transfer: 23 10 9	124 Purchase Price:	4000.00
B SELLER(S) / TRANSFEROR(S) INFO	RMATION			
Court Order Case No.: If Court Ordered Sale		Tax ID No.:	Georgia Sales Tax No.	
Seller(s)'/Transferor(s)'	44 R. A	Iderson soc	condary	
Mailing Address: Street No. Street Name	DOGINOS	dlakes D	L.	Apt/Suite No.
city: Hampton	State: 3	A ZIP Code: 302	28 County: Her	719
C PURCHASER(S) / TRANSFEREE(S)	NFORMATION			
Purchaser(s)'/Transferee(s)' Full Legal Name(s):	Anles 2	or Juse L	LES Jiminez	Aviles
Mailing Address:	nion St			Apt./Suite No.
city: Aurora	State: I	L ZIP Code: 305	County: ZOV	Q-
D LIENHOLDER OR SECURITY INTERI	EST HOLDER INFOR	RMATION		
Lienholder's or Security Interest Holder's Name:				
Mailing Address: Street No. Street Name				Apt/Suite No.
City:	State:	ZIP Code:	Telephone No.:	60
E CERTIFICATION				
I/we, the seller(s)/transferor(s) named in Selhereby certify that to the best of my/our knostate that there are no liens, security interes	Medge the odometer	reading reflects the total actual	mileage of the vehicle unless other	amed in Section C. I/we erwise indicated. I/we further
Seller(s)'/Transferor(s)' Primary Bot	K R. A.	lden 3/9/200	confany	Data
Buyer(s)'/Transferee(s)' Signature(s):	+	Date 3/9/24 Se	VT036 451 men	07 3/19 M
Have a question? Visit our webs	ite at http://dor.ge	orgla.gov/motor-vehicles	or scan the QR code above	for more information.

Figure 1: Document of the mobile home provided by the client

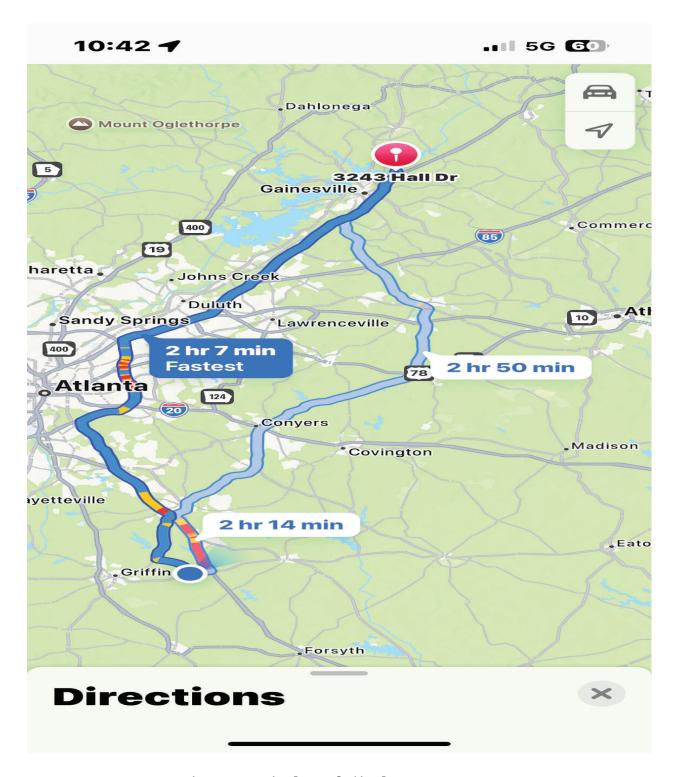


Figure 2: Display of displacement range



Figure 3: A view of the interior walls and floor



Figure 4: A view of the interior walls and floor



Figure 5: A view of the interior walls and floor



Figure 6: A view of the interior walls and floor

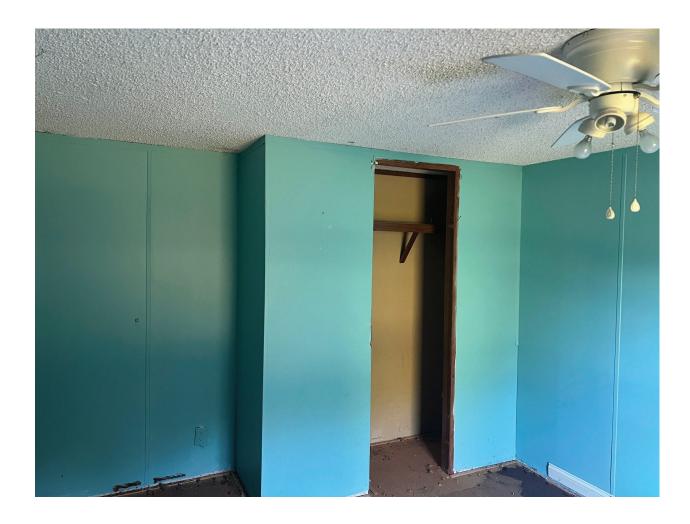


Figure 7: A view of the interior walls and floor



Figure 8: A view of the outer walls



Figure 9: A view of the outer walls



Figure 10: A view of the outer walls



Figure 11: A view from under Mobile Home



Figure 12: A view from under Mobile Home



Figure 13: A view from under Mobile Home



Figure 14: A view from under Mobile Home



Figure 15: A view from under Mobile Home

Kaitlyn Elliott (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, November 21, 2024 1:43 PM

To: Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning); Beth Garmon (CDI:

Planning)

Cc: Kelly Hairston (Environmental Health); Chad Harper (Environmental Health)

Subject: HCPC Tentative Agenda 1.6.24

Item 1, 3243 Hall Drive, Garcia: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

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 21, 2024 2:43 PM

To: Beth Garmon (CDI: Planning); Kaitlyn Elliott (Planning)

Cc: Chavers, Veronica E

Subject: RE: Tentative Planning Agenda for January 6, 2025

You 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.

Good afternoon,

Please see comments from GDOT in red below:

3243 Hall Drive | Special use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | Proposed Use: Home older than 7 years to be brought into Hall County | * Commission District 3 | Maria Garcia, applicant No GDOT Coordination required.

Thanks,

Henry Stevens, E.I.T. *GDOT Civil Engineer 2*



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 21, 2024 12:09 PM

Subject: Tentative Planning Agenda for January 6, 2025

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, January 6, 2025 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, December 5, 2024. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: December 5, 2024

Subject: January 6, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 6, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 3243 Hall Drive | Special use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | Proposed Use: Home older than 7 years to be brought into Hall County | * Commission District 3 | Maria Garcia, applicant

a. Engineering: No commentb. Traffic: No comment

c. Utilities: No sanitary sewer along Hall Drive.

Kaitlyn Elliott (Planning)

From: John Hornick (Fire Services)

Sent:Friday, November 22, 2024 8:58 AMTo:Beth Garmon (CDI: Planning)Cc:Kaitlyn Elliott (Planning)

Subject: Fire Comment

Monday, January 6, 2025 Hall County Planning Commission Meeting.

1. 3243 Hall Drive | Special use | on a 3.13± acre tract located on the west side of Hall Drive approximately 810 feet from its intersection with White Sulphur Road | Zoned AR-1; Tax Parcel 09108 000063C | Proposed Use: Home older than 7 years to be brought into Hall County | * Commission District 3 | Maria Garcia, 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









PLANNING AND DEVELOPMENT DEPARTMENT 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503

HALL COUNTY
We have all on 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.

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.

NOV 22 2024

NO LATER THAN DEC 08,	2024		
	, 2024 ALONG WITH	TURNED TO THE PLANNING DEF A MINIMUM OF ONE PHOTO ERTY.	PARTMENT
	AFFIDAVIT	•	
By my signature, I, Jose	lus Jmene	了, hereby acknowledge that I h	ave

read and understand the sign posting requirements. I further certify that the required

Signature Jose L Jimeno Z

public notice sign was posted on

(Name application filed as)



AGENDA ITEM

Public Works and Utilities

REPORT TO:	Work Session	(02/10/25	5)
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REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 72/2025

Approval and authorization for the Chairman to execute a resolution to **SUBJECT:**Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to the reduction

amend the Code of Ordinances of Hall County, GA relating to the reduction of the speed limit on Duckett Mill Road, subject to review and approval by

the County Attorney.

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Work Session Date: 02/10/25 **Voting Meeting Date:** 02/13/25

Executive Summary:

Presenter: BN

Recommendation:

Approve

Purpose of Request:

Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, GA relating to the reduction of the speed limit on Duckett Mill Road, subject to review and approval by the County Attorney.

Facts and Issues:

A traffic study for Duckett Mill Road was conducted and has been completed.

The reduction of speed from 50 mph to 40 mph will change the entire roadway to 40 mph making the roadway consistent with the speed limit.

Funding Requested
Are funds within current budget?
Source of Funds

Options:

History:

\$ 0.00 No

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

Approvals:

Submit	Approve	Budget	Finance
WS	BN	JM	TS
Attorney	Admini	stration	Clerk
WLI	C	R	JR

Attachments:

Resolution Duckett Mill Road - Map Traffic Study A RESOLUTION TO AMEND CHAPTER 10.30 OF TITLE 10 OF THE OFFICIAL CODE OF HALL COUNTY, GEORGIA (2024 EDITION) ENTITLED "SPEED ZONES" BY MODIFYING ITEM 8 OF SECTION 10.30.230, REMOVING ITEM 9 OF SECTION 10.30.230 AND RETITLING SECTION 10.30.230 TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING RESOLUTIONS AND FOR OTHER PURPOSES.

WHEREAS, The Board of Commissioners of Hall County, Georgia, as authorized by Article IX, Section II, Paragraph III of the 1983 Constitution of the State of Georgia, by O.C.G.A. §36-1-20, has the authorization to adopt resolutions for the purpose of protecting and preserving the public health, safety and welfare of the general public, and to provide for implementation and enforcement of any power or duty vested in the county governing authority; and

WHEREAS, O.C.G.A. §40-6-183 of the Uniform Rules of the Road Act provides for local authorities to alter lawful speed limits; and

WHEREAS, an engineering and traffic investigation of certain speed limits in the County has been completed for areas in Hall County, Georgia, and it has been determined that the speed zones in the areas set out below be changed as stated to protect the health, safety and welfare of the citizens of Hall County, Georgia; and

WHEREAS, in order to protect the health, safety and welfare of the citizens of Hall County, Georgia, the Board of Commissioners of Hall County desires to establish speed zones for those certain areas of Hall County, Georgia, as set out below; and

WHEREAS, the Board of Commissioners of Hall County adopted by resolution on June 27, 1996, which became effective July 1, 1996, the codification of Resolutions, General Resolutions and Ordinances passed by the Board of Commissioners of Hall County as "The Official Code of Hall County, Georgia" 1996 Edition published by Municipal Code Corporation; and further provided for the adoption and incorporation of any Resolution, General Resolution or Ordinance passed subsequent to July 1, 1996, to automatically become a part of The Official Code of Hall County, Georgia; and

WHEREAS, the Board of Commissioners of Hall County desires to amend in part Chapter 10.30 of Title 10 of the Official Code of Hall County, Georgia, 2024 Edition published by Municipal Code Corporation by modifying item 8 of Section 10.30.230 "SPEED ZONES FOR NINE (9) SPECIFIED AREAS IN HALL COUNTY." And removing item 9 of section 10.30.230 "SPEED ZONES FOR NINE (9) SPECIFIED AREAS IN HALL COUNTY." And retitling section 10.30.230 to "SPEED ZONES FOR EIGHT (8) SPECIFIED AREAS IN HALL COUNTY."

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County and it is hereby resolved by the authority of same as follows:

-1-

Chapter 10.30 of Title 10 of the Official Code of Hall County, Georgia, entitled "Speed Zones" is hereby amended by modifying item 8 of Section 10.30.230 entitled "SPEED ZONES FOR NINE (9) SPECIFIED AREAS IN HALL COUNTY", removing item 9 and retitling the section as follows:

8. Duckett Mill Road, from Dawsonville Highway (SR 53) to terminus a distance of 1.96 miles to be zoned at 40 MPH.

Remove item 9 from section 10.30.230.

Retitle section 10.30.230 to "Speed zones for eight specified areas in Hall County".

B. The County Traffic Engineer shall direct and place appropriate speed zone signs for the specified area above set out in order to accomplish the purpose of this resolution.

C. Motorists who violate this Resolution will be subject to the same penalties as exist for violations of other county resolutions.

-2-

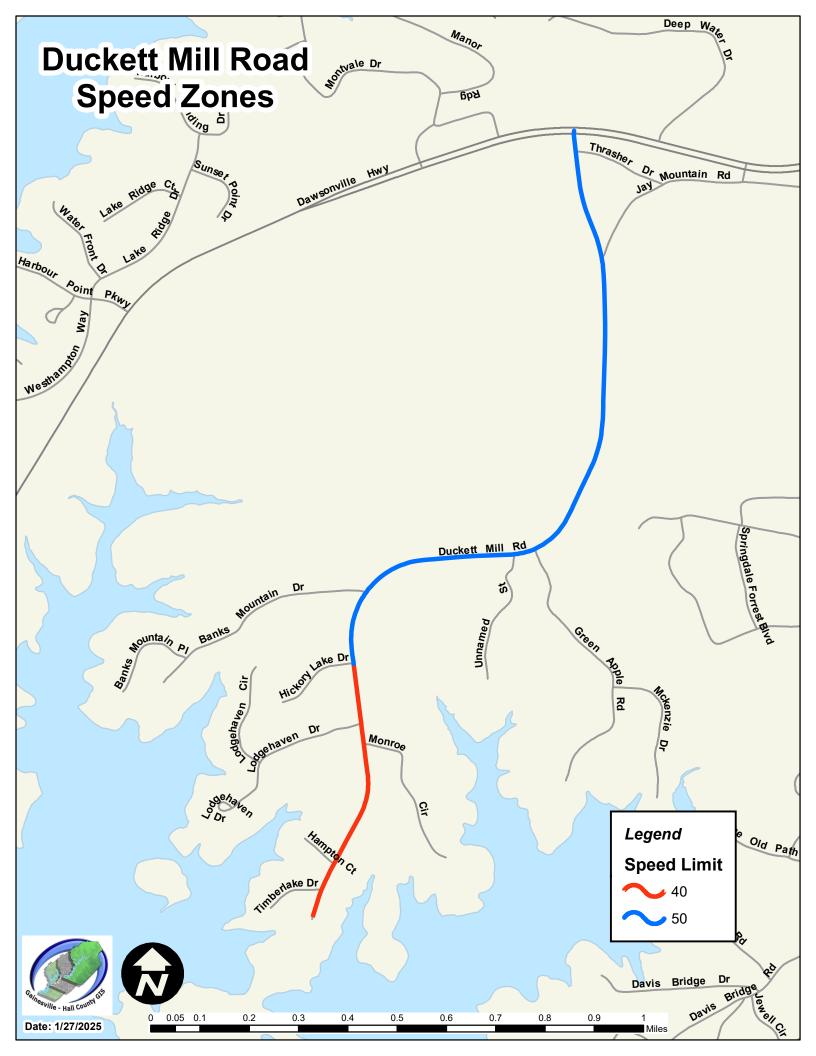
All Resolutions, or Ordinances, or parts thereof, in conflict with the terms of this Resolution are hereby repealed, but it is hereby provided that any resolution, ordinance or law, which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, which shall be liberally construed to be in favor of Hall County, is hereby adopted a part hereof.

-3-

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this Resolution shall be declared invalid or unconstitutional by any court of competent jurisdiction or

if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not so held to be invalid. It is hereby declared to be the intent of the Board of Commissioners to provide for separable and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

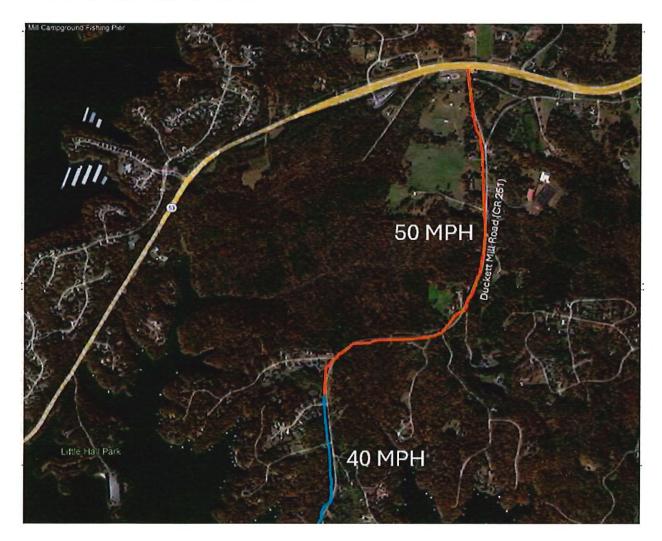
• •	day of, 2025, to become, 2025, the public health, safety, and general
	HALL COUNTY BOARD OF COMMISSIONERS
	ByChairman
ATTEST:	
Clerk	



ENGINEERING and TRAFFIC INVESTIGATION REPORT CR 251/Duckett Mill Road SR 53/Dawsonville Highway to 800' South of CR 1667/Banks Mountain Road

Date Prepared: January 2025

Hall County Engineering Department



ORIGIN, LOCATION, REASON:

Hall County Government has received requests from residents numerous times to review the speed limit on CR 251/Duckett Mill Road from SR 53/Dawsonville Highway to the existing speed limit change located 800' south of Banks Mountain Road. The request to consider dropping the speed limit to 40 MPH to make the entire length of CR 251/Duckett Mill Road a consistent speed limit.

SEGMENT DESCRIPTION:

CR 251/Duckett Mill Road is a two-lane roadway, functionally classified as a Local Road. Duckett CR 251/Mill Road is a dead-end roadway that terminates at Duckett Mill Park. This subject section of CR 251/Duckett Mill Road contains three (3) commercial driveways, five (5) minor stop control

intersections and thirty seven (37) residential driveways. The typical section has five foot or less grassed shoulders with drainage ditches. CR 251/Duckett Mill Road operates as a minor stop control at the intersection with SR 53/Dawsonville Highway. The existing speed limit is 50 MPH.

PEDESTRIAN MOVEMENT and/or FACILITIES:

There are no existing pedestrian facilities present throughout the corridor. However, pedestrian usage was reported by the local residents and were observed by staff. A total of twenty (20) pedestrians and four (4) bicyclists we observed during the observation windows.

VOLUME:

Traffic volumes were collected from the Georgia Department of Transportation's (GDOT) Traffic Analysis and Data Application (TADA). The Average Annual Daily Traffic (AADT) on CR 251/Duckett Mill Road is estimated on Count Station ID 139-8025 as 1130 vehicles per day (VPD) in 2023. The truck percentage is 0%, which is to be expected with the residential nature of the area and the roadway terminates at Duckett Mill Park.

SPEED DATA:

Spot speed data was collected at multiple location in the corridor from October 1, 2024 thru October 17, 2024.

Tube counts were collected two sites. Box 2 was located on the northern section of CR 251/Duckett Mill Road close to SR 53/Dawsonville Highway. Box 3 was located on southern section of CR 251/Duckett Mill Road near CR 1667/Banks Mountain Road.

The below table summarizes the data:

	85 th Percentile	50 th Percentile	Mean
Box 2	54.8 MPH	49.0 MPH	47.4 MPH
Box 3	53.2 MPH	45.4 MPH	45.9 MPH

CRASH HSTORY:

Crash data was obtained from the Georgia Electronic Accident Reporting System (GEARS) from January 1, 2020 thru December 31, 2024. The crash data shows eight (8) total crashes, one (1) injury crash and zero (0) fatal crashes. The table below shows the crash data for the corridor:

Year	Angle	Head On	Rear End	Side Swipe	Not w/ Motor	Property Damage	Injury	Fatality	Pedestrian
					Vehicle	Only			
2020	0	0	0	0	0	1	0	0	0
2021	0	0	0	0	0	0	0	0	0
2022	0	0	1	1	1	1	1	0	0
2023	0	0	0	0	0	1	0	0	0
2024	0	0	0	0	0	2	0	0	0
Total	0	0	1	1	1	5	1	0	0

CR 251/Duckett Mill Road experiences an average crash rate of 275 crashes per 100 million vehicle miles traveled (VMT) and the average injury rate is 34 injuries per 100 million VMT. The section crash rate of 275 crashes per 100 million VMT is above the critical crash rate of 240 crashes per 100 million VMT.

VULNERABLE ROAD USER EVALUATION:

For the analysis period of January 1, 2020 to December 31, 2024, there have been no documented pedestrian of bicycle related crashes. There is a United States Corps of Engineers park located on Lake Lanier and where CR 251/Duckett Mill Road terminates. The Social Vulnerability Index from the Centers for Disease Control and Prevention (CDC) is mixed. The overall Social Vulnerability in the area is average. The household characteristics and racial/ethnic minority status exhibit the highest vulnerability. The CDC Social Vulnerability Index report is provided in the appendix

USLIMITS2 Report:

The USLIMITS2 report recommends a speed limit of 45 MPH for this section of CR 251/Duckett Mill Road.

CONCLUSION:

The speed data collected in the corridor showed a combined 85th percentile speed of 53 MPH, a 50th percentile speed of 47 MPH and a mean speed of 46 MPH. The crash rate along the corridor is higher than similar sections of roadway in the state. This is most likely due to the rural nature of the area. The predominant land use in the area is residential, leading to a significant number of residential driveways. It is also important to note that CR 251/Duckett Mill Road terminates at Duckett Mill Park. Thus, it is reasonable to assume a significant number of users are recreational in nature and that includes pedestrian and bicycle (non-motorized) users.

RECOMMENDATION:

Based on the above average crash rate and predominantly residential/recreational facility users, the following is recommended:

- Reduce the speed limit from SR 53/Dawsonville Highway to the existing 40 MPH speed limit change (MP 1.41) from 50 MPH to 40 MPH.

RECOMMENDED BY:

County Engineer

Date

Duckett Mil	l Road - Pedestr	ian / Bicycle	Study
Day / Date	Time / From - Until	Pedestrian	Bicycle
Wed/10-2-24	3:30 PM - 5:30 PM	1) []	////
Thurs/10-3-24	6:30AM-8:30 AM	***** 	
Sat./10-5-24	7:00 AM -9:00 AM	744//	
Sat./10-5-24	5:20PM -7:20AM	///	
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Single Station Annualized Statistics - 139-8025

Site Name 139-8025 Site ID 0000139_8025 Description SR 005300 BEG AT

Data Item 2014	2014	2015	2016	2017	2018	2019 2020	2020	2021	2022	2023
Statistics Type	1	Estimated	Estimated	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated
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Combo-Unit AADT	1	1	1	•	1	Ī	•	1	í	ı
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Combo-Unit % DHV	•	1	•	1	1	1	1	1		•
Single-Unit % Peak	ŧ	0	0	•	i	ı	•	•	1	ı
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Truck AADT

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2023

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1200

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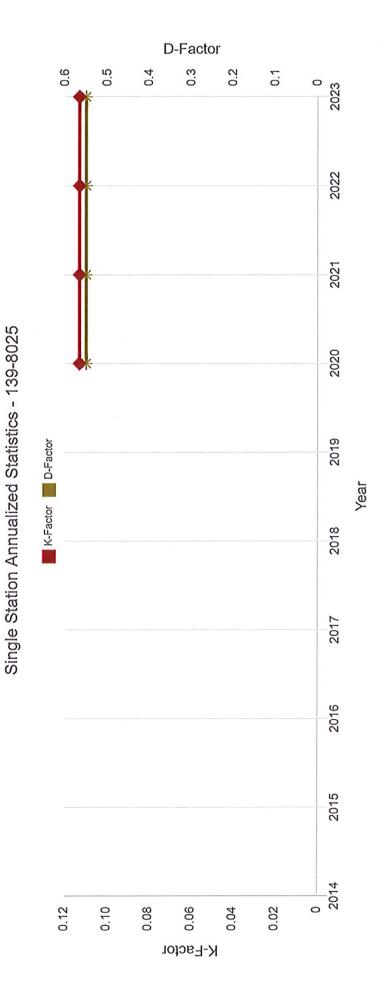
800

900

TDAA

400

200





Average Hourly Volumes

	Carrellation	21 .11	
	Southbound	Northbound	Combined
12:00 AM	3.2	1.5	4.7
1:00 AM	1.3	1.4	2.6
2:00 AM	0.4	0.8	1.2
3:00 AM	8.0	1.3	2.1
4:00 AM	0.7	2.9	3.6
5:00 AM	1.6	9.5	11.1
6:00 AM	6.4	26.3	32.7
7:00 AM	13.6	33,4	47.1
8:00 AM	18.9	36.8	55.6
9:00 AM	22.3	33.3	55.5
10:00 AM	28.6	38.0	66.6
11:00 AM	30.6	40.9	71.5
12:00 PM	35.7	41.0	76.7
1:00 PM	41.3	36.2	77.5
2:00 PM	44.0	34,5	78.5
3:00 PM	46.9	37.0	83.9
4:00 PM	51,4	33.2	84.6
5:00 PM	48.9	36.3	85.1
6:00 PM	40.6	30.7	71.3
7:00 PM	31.6	22.6	54.3
8:00 PM	24.8	14.0	38.8
9:00 PM	15.7	8.6	24.3
10:00 PM	10.9	5.1	16.0
11:00 PM	6.0	2,3	8.3
Average Daily Traffic (ADT)	526.2	527.4	1053.6

Volume Totals

Southbound	Northbound	Combined
8309	8299	16608
50.0%	50.0%	

Totals
Grand
Speed

					Hot	Hourly Averages	Southbound	pur						
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Site: Duckett Mill Rd Tuesday, 10/1/2024 1:00 PM -Thursday, 10/17/2024 9:00 AM

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	Total	0 - 4 15	15- 4 20	20.	25-	8 v	35 -	40 -	45 -		55 -	- 09	- 65	70
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9:00 AM	55.5	9.0	3 6	9.0) H	1 6	, r	2 0	27.5	1.4. 1.4. 1.4. 1.4. 1.4. 1.4. 1.4. 1.	m m	2.3	0.3	t.0
10:00 AM	66.6	tr tr	i c	t r	9 6		7	55 <u>(</u>	5.95	16.3	4.2	2.1	0.3	0.1
11:00 AM	7	2	i .	? .	9 1	7.	อ กั	10.9	19.3	21.5	4.3	3.2	0.3	0.1
Ma 00-61	7 7	y 1		0.4	1.2	1.0	5.1	6.6	20.9	23.0	6.5	2.9	0.3	1,0
1.00 rm) i	9 1	4.0	0.5	1,7	1.5	4.1	12.6	22.5	23,4	6.4	2.7	0.1	0,3
1:00 PM	77.5	7.0	0.2	0.8	9.4	1.4	4.	11.4	22.6	24,9	6,5	2.6	4.0	
2:00 PM	78.5	1.3	0.5	9.0	1.3	2.1	8.	10.1	21.1	25.4	2.0	er er	. 4	
3:00 PM	83.9	1.6	6.0	0.4	0.9	2.2	4.4 E.3	10.3	24.6	26.1	7.7	4	i c	5 6
4:00 PM	84.6	8,0	0.4	0.6	1.4	2,4	4.2	9	24.4	79.6	۲,	,) (5 6
5:00 PM	85.1	8.6	0.1	0.1	1.7	3.0	6,6	12.0	23.9	2 6	, v	• •	3 0	3 6
6:00 PM	71.3	3,6	0.4	0.5	1.6	H.8	ω, Έ	9.6	21.6	23.3	, r	2,7) r	1 6
7:00 PM	54.3	0.7	0.2	9.0	1.4	1,8	4.5	12.1	16.0	2 C	, r		4 6	3 6
8:00 PM	38.8	9,5	0.1	0.4	1.1	1.5	**	1 00	11.7	8	. v	ic	} ;	; ;
9:00 PM	24.3	0.0	0.0	0.3	0.5	ri ri	2.8	H	7.6) ,		o v	1 6	3 6
10:00 PM	16.0	0.2	0.1	0.3	0.2	1	00	1 7	, ,	; ,	1		0 1	3
11:00 PM	8.3	0.0	0.2	0.0	. O	10	} •	4 V	ņ r	₹ ¢	7 0	קיני	7 6	5 6
Dally Average 10	1053,6	11.8	4.0	8.3	21.8	906	2 33	163 6	200	200		2 2	3	5
	, (16 p.m.)			,			7,60	C'CQT	503.5	320.3	78.0	38.2	6,4	2.5
PAT	Average (Mean) 47.4 mph	47.4 mph		Minimum 10.3	10.2 mph	Maximum 88.7 mph	8.7 mph		Pace Ras	Pace Range 43.3 - 53.3 mph		10187 vehicles (61.4%)	1.4%)	
Perce	Percentile Speeds (mph)	⊣ €	10% 38.0	15% 40.5	50% 49.0	85% 54.8	90% 56,4							
Spee	Speeds Excepted	2	25 mph	ř.	35 mab	45 mrh	÷	, e	•	1	1	_		
		97.79	97.7% (16206)	92.7%	92.7% (15373)	70.9% (11755)	1755)	11.7% (1938)	a K	0.7% (111)	0.1% (18)	8 E		
						Study	Study Grand Totals							
	Total	- 0 ×	15.	20-	25-	8 A	35 v	- 04 /	4 v	50.	. 55	- 60	65	ģ
Combined	16587	187	63	131	344	489	1045	2573	4777	5040	1776	60,1	3 5	007 v
	F	1.1%	0.4%	0.8%	2,1%	2.9%	6.3%	15.5%	28.8%	30,4%	7.4%	3 6%	7.5	טיי כ
Southbound	8302	77	51	42	13.61	244	408	4	136	97.50			? ;	0.70
		0.9%	0.6%	\$ 5° C	1,5%	700	0 000	12 60	75.76	2548	655	363	4	32
Northbound	8285	110	ţ	. 6		2,614	3 1	0.0.0	20.770	31,9%	7.5%	4.4%	0.5%	0.4%
		3 6	4	20	502	242	547	1441	2396	1000	F	(2	Ş	•
		-	0	100	c	4		! :		7667	7/0	738	97	`

Hourly Averages

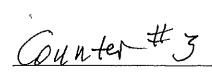
						T CN	Northboron							
Interval Start	Total	Motor	Cars & Trailers	2 Axle	Buses	2 Axle 6	3 Axle	4 Axie	<5 Axie	5 Axle	>6 Axle	<6 Axle	6 Axle	>6 Axle
12:00 AM	1.5	10	9 0	500		2	3113116	Single	Dongie	nonpie	Double	Multi	Multi	Mult
1:00 AM	4	i c	, t) ·	9 0	H (0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
MA 00.5	ic	9 6	7 .	7.5) •	0.0	0,0	0.0	0.0	o o	0.0	0.0	0.0	0.0
2.00 AN	o 1	5 6	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0,0	0.0
S:00 Apr	F.T.	0.0	i,0	ლ ლ	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	C	C
4:00 AM	2.9	0.0	4.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0		9 6) (
5:00 AM	9.5	0.0	89.	2.3	0.0	1.4	0.0	0.0		5	0 6	ö	o c	2 6
6:00 AM	26.3	0.0	19.1	5.7	0.6	6.0	0.0	0.0	0	9 0	2 6	ò	3 6	2 6
7:00 AM	33,4	0.0	21.1	9.1	9.0	2.6	0.0	0.0	9 0	9 0	2 0	o c	3 6	9 6
8:00 AM	36.8	0.2	25.1	6.9	0.0	0,4	0.1	0.0	0.5	0.0	0.0	6	9 6	3 6
9:00 AM	33.3	0.1	22.9	6.7	0.1	2,8	0.1	0.0	5.0	0.0	9 6	ö	9 0	5 6
10:00 AM	38.0	0.1	23.0	9.6	0.0	3,9	0.3	0.0	17	0.0	0.0	0.0	9 0) C
11:00 AM	40,9	0.5	24.2	10.1	0.2	3.6	0.1	0.0	2.2	0.0	0.0	0.0	9 0	9 6
12:00 PM	41.0	0,5	24.9	10.1	0.3	3.8	0.1	0.0	4	0.0	0.0	0	0	5 6
1:00 PM	36.2	0.5	22.1	9.1	0.0	3.1	0.1	0.0	Ε	0.0	0.0	0.0	9 0	9 6
2:00 PM	34.5	6,0	21.2	7.3	9.0	3.8	0.0	0.0	e H	0.0	0.0	0	0	
3:00 PM	37.0	9.6	22,4	8.1	0.1	3.6	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0
4:00 PM	33.2	0 4	19.0	8.9	0.6	0.0 0.0	0.1	0.0	6.0	0.0	0.0	0.0	0.0	0
S:00 PM	36.3	9.6	23.9	8.1	0.0	2.8	0.0	0.0	8.0	0.0	0.0	0.0	i c	, c
6:00 PM	30.7	9.0	19.4	6.9	0.1	2,4	0.0	0.0	1.0	0.0	0.0	0	9 0) c
7:00 PM	22.6	0.5	15.8	4.5 2.5	0.0	무	0,0	0.0	7.0		5) c	9 6	9 6
8:00 PM	14.0	4.0	10.1	2.3	0.0	1.0	0.0	o d	, r	ic	9 0	o c	9 6	3 6
9:00 PM	8.6	0.2	6.3	1.4	0.1	0.8	0.0	0.0) c	9 6	o c	; c	2 6
10:00 PM	5.1	0.1	ტ ტ	0.8	0.0	e.0	0.0	0.0	0) c	e c	o c	o c	3 6
11:00 PM	2.3	0.1	1.8	9.4	0.1	0.1	0.0	0.0	0.0	0.0	200	9 6	9 6) c
Dally Average	527.4	5.9	337.8	119.9	3.3	45.3	0.8	0.0	14.5	0.0	0.0	0.0	0.0	0.0
						Study Gr	Study Grand Totals							
	Total	Motor Bikes	Cars & Trallers	2 Axde Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axie Double	5 Axle Double	>6 Axle	of Axle	6 Axle	>6 Axíe
Northbound	8285	93	5309	1882	52	711	12	0	226	c				
		1.1%	64.1%	707 70%	20	č	;		,	>	•	,	>	3

ounter #2

Classification Grand Totals

Hourly Averages

Site: Duckett MIII Ro Tuesday, 10/1/2024 1:00 PM -Thursday, 10/17/2024 9:00 AM



Average Hourly Volumes

		,	
	Westbound	Eastbound	Combined
12:00 AM	2.7	1.0	3.7
1:00 AM	1.3	1.4	2.7
2:00 AM	0.4	0.6	1.1
3:00 AM	8.0	0.6	1.3
4:00 AM	0.6	2.9	3.5
5:00 AM	1.6	8.7	10.3
6:00 AM	6.9	22.2	29.1
7:00 AM	10.9	28.8	39.7
8:00 AM	15.5	28.2	43.7
9;00 AM	20.0	28.1	48.1
10:00 AM	23.7	33.0	56.7
11:00 AM	26.0	35.9	61.9
12:00 PM	29.0	33,4	62.4
1:00 PM	34.8	31.5	66.3
2:00 PM	38.6	28.8	67.4
3:00 PM	37.7	30.8	68.4
4:00 PM	43.9	27.9	71.8
5:00 PM	40.3	29.8	70.1
6:00 PM	34.2	24.6	58.8
7:00 PM	26.1	19.1	45.2
8:00 PM	20.0	10.1	30.1
9:00 PM	13.8	7.7	21.5
10:00 PM	9.1	4.8	13.8
11:00 PM	5.0	1.8	6.8
Average Daily Traffic (ADT)	442.8	441.6	884.3

Volume Totals

Westbound	Eastbound	Combined
6976	6932	13908
50.2%	49.8%	

bunker #3

のスプスの	7					Speed (Speed Grand Totals	SI				Ę	rsday, 10/1	Thursday, 10/17/2024 9:00 A
Here.					Ť	Hourly Averages	s Westbound	pui						
	Total	۸ ۲۹	15.	, 26 , 4	25 -	30.	35 -		45 -	20.	55 -	60.	55	ç
12:00 AM	2.7	0.0	90				v 40	< 45	< 50	< 55	< 60	< 65	8 v	v 200 v
1:00 AM	턴	0.0	2	3 6	7 0		0.2	0.7	7.0	9.0	0.2	0.2	0.0	0.0
2:00 AM	4.0	0.0	3 2	5 6	200		0.0	4.0	0.3	0.1	0,1	0.2	0.0	2
3:00 AM	8,0	0) c	3 6			0.1	0.2	0.1	0.1	0.1	0.0	0.0	0.0
4:00 AM	9'0	0.0	2 6	5 6	3 6		0.1	0.3	0.2	0.1	0.1	0.0	0.0	2
5:00 AM	1.5		3 6	o d	0.0		0.1	0,1	1.0	0.2	0.1	0.0) C	9 6
6:00 AM		3 6	3 6	0.0	0.0		0.1	0.3	0.2	9:0	0.3	0.1		2 0
7:00 AM	£ 65	9 6)) (0.0	0.0		6.0	1.6	1.5	1.9	9,0		3 2	3 6
8:00 AM	15.5	9 6	9 6	0.2	င် ဝ	0.1	0.3	1.5	3.4	3,5	1	9.0	2.2	3 6
9:00 AM	20.0	9 6	2 6	o .	0.0		9.0	2.2	4.7	5.4	F.3	0	2 2	1 6
10:00 AM	73.7	9 7		0.1	17		6.9	2,7	6.1	6,5	5.5		, e) r
11:00 AM	0.92	J 10	r (0.0	0.3		1.1	E.E.	6.2	7.8	2.7	4	i n	5 6
12:00 PM	2.00	T 6	D; 6	0.1	F.0		0.7	9.5	9.3	7.9	, r	† 4	? .) (
Ma DO: L	0.67	5	0 0	0.0	0.1		6'0	4.00	80	, G		1 1	7 7	e o
2000	φ. t.	o -	7	0.0	0.1	0.1	1.2	Ą.			i k	7.7	T :	To .
F 60.4	4 i i	0,0	ri Ö	0.0	0.1		2.2	4.6	1	0 0	ņ	р (т	E 0	0.1
MA One	37.7	0.1	0.0	0.0	0.1		0	Ç	1 (7	,	1.9	0.1	0.1
Md DOES	43.9	0,0	0.0	0.1	0.0	0.3	0	; u	7 7	9 4 4	4	1.7	0.3	0.2
Nid DO:	40.3	0.0	0.1	0.0	0.1		; c	? \$	t (9.01	5.4	2.9	4.	භ ල
6:00 PM	34.2	0.0	0.0	0.1		t s	n (Ø. 1	13.2	13,4	4.5	2.3	4,0	ij
7:00 PM	26.1	0.0	0.0	6.0	7 6		1.5	3.9	11.7	11.8	4.6	1.5	0.0	0.0
8:00 PM	20.0	0.0		9 6	2 6		6. H	Q.	7,5	7.8	2.0	9.0	0.1	0.2
Md 00:6	13.8	0.0	1 6	3 6	: (4.0	1.6	4.5	5.3	5.6	1.6	0.7	0.1	0.0
10:00 PM	5.1	c			7 (r;	2.7	4,4	3.6	0.8	6.0	3	
11:00 PM	2.0	9 0	3 6) (0.0		6.0	1.6	2.9	2.3	0.3	0.5	7.0	2 6
Daily Average	0 677		3	2	000		0.5	1.2	1.1	6.0	4.0	4		3 6
See Day Amag	87	ლ ლ	0.5	0.8	1.6	83.	20.4	63.5	132.2	145.9	44.7	7. 4.	100	
	Average (Mean) 49.5 mph	49.5 трћ	¥	Minimum 10.1 mph	nph r	Maximum 86.7 mph	3.7 mph		Pace Rar	Pace Range 43.3 - 53.3 mph	2	4395 vehicles (63, 284)		ŧ -i
	Percentile Speeds		প্ল	15%	50%	85%	30%							
	Circles	† .⊥ †	≠ ;	43.3	49.0	56.4	56.4							
	Speeds Exceaded		25 mph 99.6% (6926)	35. 98.0%	35.mph 98.0% (6809)	45.mph 79.0% (5490)	ւե :490)	55.mph 16.2% (1124)	101 F	65.mph	25 mpt	.ca 6		
											2 4			
	Ī	0	15	20 -	25 -	Study 6 30 -	Study Grand Totals 30 - 35 -	40-	: 11	£	į	;		
Westbound	10.01 6054	c Is	22 V	< 25	× 30	٧	A 40	< 45	2 ×	, SS - SS	4 60 A	60 - 6 65	65 -	. 22.
		† ¢	æ ;	M et	25		322	766	2075	2291	107	347		
		8	81.0	0.2%	0.4%	1,3%	4,6%	14.3%	29.9%	33.0%	10.1%	, se	t g	777 0
										!		2	8.000	0.3%

Counter #3

\$50 - \$5 - \$6 - \$6 - \$6 - \$6 - \$6 - \$6 - \$6	のなったの	7 : 12					Speed G	Speed Grand Totals							
1.00	£		0	15.	, 20,	Hou. 25 -	rly Averages 30 -	Eastbound		76	ć	į	,		
1.0 0.0			\$ 15	v 20	< 25	× 30	< 35	× 40	A 45	200 >	, A	, c, A	֓֞֝֞֝֞֝֓֞֝֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֡֓֓֓֡֓֓֓֓֡֓	65,	20,
1.	ξ <u>Σ</u>	5.0	0.0	0.0	0.0	0.1	0.3	0.3	0.2	0,1	0.0	5,	8 6	0/2	2 200
Column C	5 3	4.4	0.0	0,1	0.0	0.0	0.3	4.0	0.4			4 6	9 6	9 6	0 1
2.6 0.0	ξ :	9'0	0.0	0.0	0.0	7.0	0.2	0,2		·	3 6	2 6	0 0	0.0	0.0
2.5 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	ξ.	0.6	0.0	0.0	0.0	0.1	H.0	0.2	1 0	: :	9 6	0.0	9 6	0.0	0.0
28.7 0.0 0.0 0.1 0.0 0.4 1.3 2.4 1.4 0.6 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	ξ, :	2.9	0.0	0.0	0,0	0.1	0,2	0.6		i 6	2 .) ·	o c	0.0	0.0
28.2 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Σ, >	5.7	0.0	0.1	0,0	9,4	1.3	4,	2.5	. 4 . 4	H 40	7.5	o 0	0 0	0.0
March Marc	Ę 3	22.2	0.0	0.0	0.1	0.4	2.0	5.6	7.1	r co) r	1 0	9 6	o .	0,1
1975 1970	5 3	28.8	0.0	0.0	0.0	0.5	1.2	7.5	10.3	7.2	2.1	2 5	2 6	1 0	o c
Secretary Secr	5 3	7.97	Ď.	0.0	0.1	0.4	2.0	6.9	10.8	. c	, ,	ic	9 6	0 0	2 1
State Stat	5 3	1.82.5	ri (0.0	0.1	0.5	H, H	2,8	9.5	9.9	9 07	3 -	4 6	9 6	9 6
13.5 0.0 0.0 0.0 0.1 0.2 2.0 7.5 13.1 8.3 3.2 0.3 0.0 0.0 0.0 23.4 0.0 0.0 0.1 0.2 0.2 2.0 7.5 11.0 8.5 3.3 0.3 0.3 0.0 23.8 0.0 0.0 0.0 0.1 0.2 1.4 5.3 9.6 8.1 3.3 0.3 0.3 0.0 22.9 0.0 0.0 0.0 0.0 0.3 1.6 5.3 9.6 8.1 3.3 0.4 0.2 0.0 22.9 0.1 0.0 0.0 0.3 1.6 5.8 1.0 0.7 3.4 0.2 0.4 0.1 23.4 0.0 0.0 0.0 0.3 1.8 5.4 10.6 8.6 2.7 0.2 0.4 0.1 24.6 0.0 0.0 0.0 0.0 0.3 1.9 5.9 6.0 3.3 0.4 0.2 24.6 0.0 0.0 0.0 0.0 0.3 1.9 5.9 6.0 3.4 0.2 0.4 0.1 24.6 0.0 0.0 0.0 0.0 0.3 0.2 1.9 5.9 6.0 0.3 0.1 24.6 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 24.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 25.0 0.0 0.0 0.0 0.0	Ę 3	35.0	E D	6.0	9.4	0.8	ម្ចា	8.8	10.4	, r	5 6		3 6	3 6	0.0
13-4 0.0 0.1 0.0 0.2 1.0 0.2 1.0 0.2 1.0 0.2 1.0 0.2 1.0 0.2 1.0 0.2 1.0 0.2	E 3	8.75 	0.0	0.0	0.1	0.7	2.5	7.8	13.1	e e e	, t) F	7 6	9 6	0.0
1.0 0.0	= 3	4.2.4	0.0	5.7	0.0	<u>د</u>	2.0	7.5	11,0	, 80 1.51	i m	i m	4 6		D 0
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		5	.1%	0.2%	0.4%	1.8%	7.1%	23.3%	33.7%	24.1%	8.0%	28%) ş	` ă	7 700

Counter#3

Site: Duckett Mill Rd Tuesday, 10/1/2024 2:00 PM -Thursday, 10/17/2024 9:00 AM

クロンドロ						Speed	Speed Grand Totals	ŝ				Ē	ırsday, 10/1	Thursday, 10/17/2024 9:00
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			:	:	2	DZ Y*/	73,3%	33.7%	24.1%	8.0%	0.8%	0.4%	0.1%	0.0%

Hourly Averages

Counter # 3

Classification Grand Totals

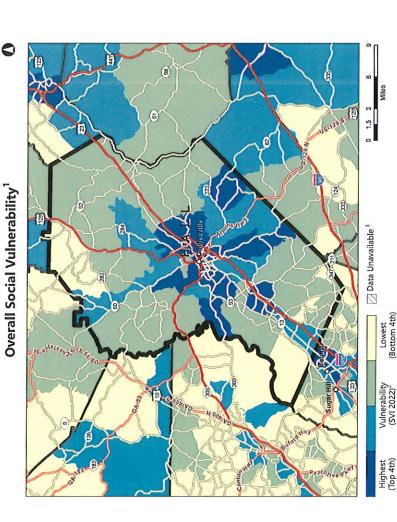
Site: Duckett Mill Rd . Tuesday, 10/1/2024 2:00 PM -Thursday, 10/17/2024 9:00 AM

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Hourly Averages Eastbound	3 Axle Single	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	1.0	0.3	0.2	1.0	т. О	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0	Study Grand Totals	3 Axle	Single	14	0.2%
Hourly	2 Axie 6 Tire	0.0	0.0	0.0	0.1	0.0	1.1	0.6	2,4	2,8	1.8	2.7	2.5	2.7	2.3	2.3	2.4	2.0	1.7	1.6	9.0	9.0	0.5	0.1	1.0	30.9	Study Gr	2 Axle 5	타	482	7.0%
	Buses	0.0	0.0	0.0	0.0	0.0	0.0	0.6	9.0	0.0	0.1	0.1	0.1	0.1	0.1	0.7	0.0	0.6	0.0	0.1	0.0	0.0	0.0	0.0	0.0	3,0		Bircac	9	48	0.7%
	2 Axle Long	0.4	0.2	4.0	0.2	4,0	1.7	4,4	8.0	6.5	5.5	7.9	8.7	8.1	7.6	ο. Θ.	7.6	7.2	6.9	5.8	4.1	1.4	1.3	4.0	4.0	100.8		2 Axle	Long	1575	22.8%
	Cars & Trallers	0.5	1.3	0.3	0.3	5.6	S, S	16.6	17.8	18.3	20.2	20.7	22.7	20.8	20.3	19.1	18.6	16.9	19.9	15.9	13.6	7.4	5.8	4.1	1.3	290.7		Cars &	Irallers	4546	65.9%
	Motor Bikes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	ਜ਼.	4.0	5.0	0.5	0.2	4.0	4.0	0.5	9.0	4.0	0.3	0.1	0.1	0.1	4.7		Motor	sixes	£ ;	1.1%
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	Interval Start	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	MA DOTA	TUCUO AM	TITOD AM	MA DO TI	MG 00:1	MH 00:2	MI DOSE	4:00 PM	MH 0016	6:00 PM	M4 00:7	8:00 PM	Md no:s	F. 00.01	MA 00:11	Dany Average			1	castbound	

Hourly Averages

CDC/ATSDR Social Vulnerability Index 2022

HALL COUNTY, GEORGIA



GA 0 H AL

spills. The CDC/ATSDR Social continuous spills. The CDC/ATSDR a SVI 2022)* County Map depicts the social vulnerability of communities, at a census tract level, within a specified of natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. The CDC/ATSDR Social from **Social vulnerability** refers to a community's capacity to prepare for and respond to the stress of ranging events hazardous

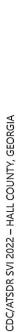
regarding education, family characteristics, housing, language ability, ethnicity, and vehicle access. Overall Social Vulnerability combines include economic data as well as data regarding education, family county. CDC/ATSDR SVI 2022 groups sixteen census-derived factors into four themes that summarize the extent to which the area is socially vulnerable to disaster. The factors comprehensive assessment. the variables to

provide a



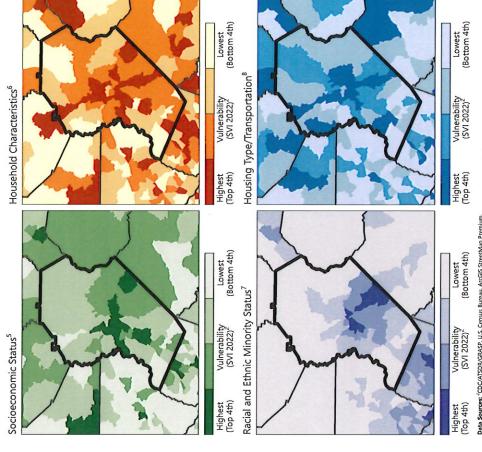
Geospatial Research, Analysis, and Services Program

ATSDR Agency for Toxic Substances and Disease Registry





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Data Sources: *CDC/ATSDR/CRASP, U.S. Census Bureau, ArcGIS StreetMap Premium.

Notes: Coveral Scold Holdbroshing H.J. for variable. *One or none variables: unavailable at census tract level. *The CDC/ATSDR SVI combines percentile rankings of U.S. Census American Community Study (ACA) 2019-2022 variables, for the state, at the consust tract level. *Socioeconomic Sature Below 150% Poverty, Unemployed Housing Coxis Burden. Ab Holdbroshing Holdbroshing Holdbroshing Holdbroshing Buck and Affird American, Not Highanic or Latino; American Indian and Alaska Makes Not Highanic or Latino; American Indian and Alaska Native Housing Properties *Rear/EthinicHy Highanic or Latino (Anthro Holdbroshing Buck and Affird American, Not Highanic or Latino; American Indian and Alaska Native Housing Type/Transportation: Walti-Unit Structures, Mobile Homes, Crowding, No Vehicle, Group Quarters. *Posterior Latino: Properties or Alaska Not Highanic or Latino; American Housing Type/Transportation: Walti-Unit Structures, Mobile Homes, Crowding, No Vehicle, Group Quarters. *Posterior References Flavagan B.E. et al. A Social Vulnerability Index for Disaster Management, 2011.8(1).

USLIMITS2 Speed Zoning Report

Project Overview

Project Name: Hall County - CR 251Duckett Mill Road

Analyst: Brent Cook

Basic Project Information

Route Name: CR 251Duckett Mill Road From: SR 53Dawsonville Highway

To: 40 MPH Speed Change State: Georgia

County: Hall County City: Rural

Route Type: Road Section in Undeveloped Area

Route Status: Existing

Roadway Information

Section Length: 1.41 mile(s)
Statutory Speed Limit: 55 mph
Existing Speed Limit: 50 mph
Adverse Alignment: Yes
Divided/Undivided: Undivided

Number of Lanes: 2
Roadside Hazard Rating: 7

Transition Zone: No

Date: 2025-01-06

Crash Data Information

Crash Data Years: 5.00
Crash AADT: 1130 veh/day
Total Number of Crashes: 8
Total Number of Injury Crashes: 1
Section Crash Rate: 275 per 100 MVM
Section Injury Crash Rate: 34 per 100 MVM
Crash Rate Average for Similar Roads: 118
Injury Rate Average for Similar Roads: 44

Traffic Information

85th Percentile Speed: 53 mph 50th Percentile Speed: 46 mph

AADT: 1130 veh/day

Recommended Speed Limit:



Note: Sections with adverse alignments may need specific 'advisory speed warnings' which may be different from the general speed limit for the section. See <u>Procedures for Setting Advisory Speeds on Curves</u>, Publication No. FHWA-SA-11-22, June 2011, for more guidance.

Note: The section crash rate of 275 per 100 MVM is above the critical rate (240). A comprehensive crash study should be undertaken to identify engineering and traffic control deficiencies and appropriate corrective actions. The speed limit should only be reduced as a last measure after all other treatments have either been tried or ruled out.

Disclaimer: The U.S. Government assumes no liability for the use of the information contained in this report. This report does not constitute a standard, specification, or regulation.

Equations Used in the Crash Data Calculations

Exposure (M)
M = (Section AADT * 365 * Section Length * Duration of Crash Data) / (100000000)
M = (1130 * 365 * 1.41 * 5.00) / (100000000)
M = 0.0291

Crash Rate (Rc)
Rc = (Section Crash Average * 100000000) / (Section AADT * 365 * Section Length)
Rc = (1.60 * 100000000) / (1130 * 365 * 1.41)
Rc = 275.12 crashes per 100 MVM

Injury Rate (Ri)
Ri = (Section Injury Crash Average * 100000000) / (Section AADT * 365 * Section Length)
Ri = (0.20 * 100000000) / (1130 * 365 * 1.41)
Ri = 34.39 injuries per 100 MVM

Critical Crash Rate (Cc) $Cc = Crash \text{ Average of Similar Sections} + 1.645 * (Crash Average of Similar Sections / Exposure) ^ (1/2) + (1/2)$

```
 \begin{array}{l} (2 * Exposure)) \\ Cc = 117.88 + 1.645 * (117.88 / 0.0291) ^ (1/2) + (1 / (2 * 0.0291)) \\ Cc = 239.82 \text{ crashes per } 100 \text{ MVM} \\ \\ \textit{Critical Injury Rate (Ic)} \\ Ic = Injury \text{ Crash Average of Similar Sections} + 1.645 * (Injury Crash Average of Similar Sections / Exposure) ^ (1/2) + (1 / (2 * Exposure)) \\ Ic = 43.99 + 1.645 * (43.99 / 0.0291) ^ (1/2) + (1 / (2 * 0.0291)) \\ Ic = 125.17 \text{ injuries per } 100 \text{ MVM} \\ \end{array}
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AGENDA ITEM

Public Works and Utilities

REPORT TO:	Work Session	(02/10/25	5)
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REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 67/2025

Approval and authorization for the Chairman to execute an

History:

SUBJECT: Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County

Tax Parcel 08154 000016; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney.

Commission District 1.

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: BN

Recommendation:

Source of Funds

Approve

Purpose of Request:

Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000016; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.

Facts and Issues: Options:

Currently, this parcel is located in the City of Buford Sewer district. Upon approval and execution the IGA will be provided to Department of Community Affairs per the approved Service Delivery Strategy.

Funding Requested \$ 0.00
Are funds within current budget? No

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
WS	BN	JM	TS
Attorney	Adminis	stration	Clerk
WLI	С	R	JR

Attachments:

IGA

COUNTY OF HALL

HALL COUNTY, GEORGIA AND CITY OF BUFORD, GEORGIA INTERGOVERNMENTAL AGREEMENT

FOR PROVISION OF SEWER SERVICE AND BILLING FOR HALL COUNTY TAX PARCEL 08-154-000016

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia authorizes and empowers municipalities and counties to cooperate with each other and to that end enter into agreements with each other for up to fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, Hall County, Georgia (hereinafter referred to as the "County") and the City of Buford, Georgia (hereinafter referred to as "Buford") entered into a Service Delivery Strategy Agreement along with other governmental entities as to the provision of sewage collection and treatment within the confines of Hall County, Georgia and its cities dated March 23, 2017; and

WHEREAS, said Service Delivery Strategy Agreement specifically provides for certain districts for the collection and treatment of sewage, including the Buford Service District and the Hall County Service District; and

WHEREAS, said Service Delivery Strategy also provides, as to the County and Buford, for the provision of collection and treatment of sewage using Intergovernmental Agreements between Hall County and the municipalities within Hall County; and

WHEREAS, Hall County Tax Parcel 08-154-000016 (consisting of approximately 20.84 acres) is currently located within the Buford Service District for the provision of collection and treatment of sewage under the March 23, 2017 Service Delivery Strategy Agreement, and is described more particularly in Exhibit A attached hereto; and

WHEREAS, Buford City Manager Bryan Kerlin wrote to Hall County's Director of Public Works on December 3, 2024, and stated in the letter that Buford has reviewed the property relative to sanitary sewer and has determined that it is most efficient for Hall County to provide sanitary sewer service to this property, and further stated in the letter that on December 2, 2024 the Buford City Commission authorized this change in the sewer service district allowing the County to serve the property; and

WHEREAS, pursuant to the December 3, 2024 letter referenced above, the County and Buford desire to enter into this Intergovernmental Agreement so that the County will provide for collection and treatment of sewage to Hall County Tax Parcel 08-154-000016 and for any future development on said parcel and will collect all fees relating to the collection and treatment of sewage originating on said parcel pursuant to the County's policies; and

WHEREAS, Buford and the County desire to enter into this Intergovernmental Agreement to work cooperatively for the benefit, safety, and welfare of citizens of Buford and Hall County; and



WHEREAS, the parties hereto are authorized by law to undertake or provide the activities, services, or facilities governed by this Intergovernmental Agreement;

NOW THEREFORE, the City of Buford, Georgia and Hall County, Georgia hereby mutually agree and contract with each other as follows:

l.

CITY OF BUFORD, GEORGIA RESPONSIBILITIES

Pursuant to its December 3, 2024 letter, Buford agrees to authorize the County to provide sanitary sewage collection and treatment services for Hall County Tax Parcel 08-154-000016 and for any development thereon during the term of this Intergovernmental Agreement and agrees to authorize the County to collect any and all fees properly attendant thereto, including the fees referenced herein. Buford further agrees to work cooperatively with the County to submit and/or amend any documents necessary to effectuate the terms of this Intergovernmental Agreement, including submission of any documents to the Georgia Department of Community Affairs and/or amendment to the existing Service Delivery Strategy Agreement should the same become necessary.

11.

HALL COUNTY, GEORGIA'S RESPONSIBILITIES

For and in consideration of the promises and agreements by Buford described more particularly in Paragraph I above, the County agrees to provide sanitary sewage collection and treatment services for Hall County Tax Parcel 08-154-000016 beginning on the effective date of this Intergovernmental Agreement. The County further agrees to work cooperatively with Buford to submit and/or amend any documents necessary to effectuate the terms of this Intergovernmental Agreement, including submission of any documents to the Georgia Department of Community Affairs and/or amendment to the existing Service Delivery Strategy Agreement should the same become necessary. The County further agrees to collect any and all fees properly attendant to the provision of sanitary sewage collection and treatment services under its policies applicable to, and consistent with, other sanitary sewage collection and treatment service customers within its own Sewage Collection and Treatment Service District. Said fees will include hookup and tap fees, and collection and treatment fees.

III.

TERM AND ASSIGNMENT

The term of this Agreement shall be fifty (50) years. The parties may not assign this Agreement or their responsibilities hereunder to any third party without prior written permission of the other party.



BREACH

In the event of a breach, the non-breaching party shall provide written notice of the nature and extent of the breach to the other party as prescribed herein, and shall allow thirty (30) days from the date of receipt of that notice to cure the alleged breach. If the alleged breach is not cured within the thirty (30) day notice period, then the non-breaching party may serve a subsequent written notice of termination of the Agreement, and the Agreement will automatically terminate as of the date of the receipt of the subsequent (second) notice. In the event of notice of termination, the parties shall continue to perform their duties and obligations under this Agreement during the applicable notice period(s) in the manner prescribed herein. In the event of a breach, the parties shall have all rights and remedies provided by law.

V.

NOTICE

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail or overnight delivery, return receipt requested, addressed as follows (or any other addresses as designated by the parties by properly delivered notice):

Hall County, Georgia:
County Administrator
Hall County Government Center
2875 Browns Bridge Road
Gainesville, Georgia 30504

City of Buford, Georgia:

City Manager

2300 Buford Highway Buford, Georgia 30518

VI.

COMPLETE AGREEMENT

This Agreement and any attached exhibits constitute the entire agreement between Buford and Hall as to the matters covered herein, and no prior written or prior contemporaneous or subsequent oral promises or representations shall be binding upon the parties.

VII.

AMENDMENTS

Except as may otherwise be provided herein, this Agreement shall not be amended or changed except by written instrument signed by both parties.

VIII.

EXECUTED IN COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one instrument.



GOVERNING LAW

This Agreement shall be governed by the laws of the State of Georgia. If any term or provision of this Agreement, or application thereof, shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, but shall be valid and enforced to the fullest extent permitted by law.

X.

BINDING ON SUCCESSORS

This Agreement shall be binding upon and inure to the benefit of the successors of the parties.

XI.

STRICT PERFORMANCE

The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement shall not constitute a waiver thereof.

XII.

IMMUNITIES

No provision of this Agreement is intended to nor shall it be construed to in any way waive any immunities, protections, or defenses to liability provided to either of the parties hereto by the laws of the State of Georgia or by federal law.

XIII.

AUTHORIZATION

The parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

In witness whereof, the Parties hereto have set their hands and affixed their seals the day and year indicated below.

[Signatures on following page.]

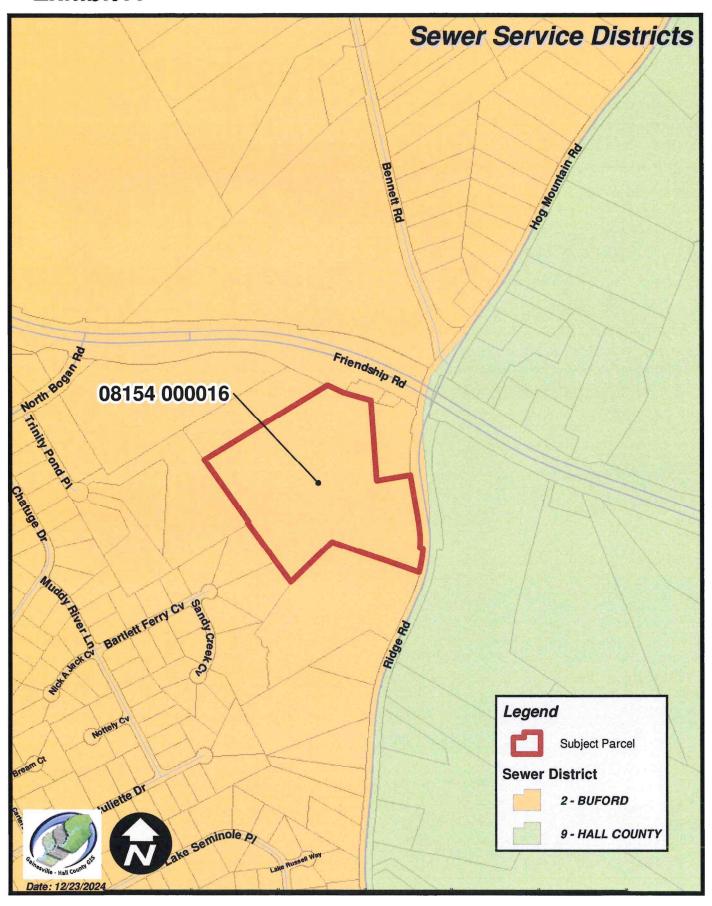


HALL COUNTY, GEORGIA

	Ву:
	David Gibbs, Chairman Hall County Board of Commissioners
ATTEST:	
(SEAL) Jennifer Rivera, County Clerk	
APPROVED AS TO FORM:	
William J. Linkous III, County Attorney	THE CITY OF BUFORD, GEORGIA By:
	Name: Phillip Beard
	Title: Chairman
Sworn to and subscribed before me this day of day of 20 25. (Chu C. Weller Notary Public	
My commission expires:	
COUNTY CO	



Exhibit A





AGENDA ITEM

Public Works and Utilities

REPORT TO:	Work Session	(02/10/25)
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REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 69/2025

Approval and authorization for the Chairman to execute an agreement between Hall County and Cedar Grove Landfill, LLC to allow Public Works &

Utilities to dispose of sludge waste material from the Spout Springs Water

Reclamation Facility into the Cedar Grove Landfill in Barnesville, GA, subject to review and approval by the County Attorney. The estimated

annual cost is \$50,000.00.

Meetings:

SUBJECT:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: BN

Recommendation:

Approve

Purpose of Request:

Approval and authorization for the Chairman to execute an agreement between Hall County and Cedar Grove Landfill, LLC to allow Public Works & Utilites to dispose of sludge waste material from the Spout Springs Water Reclamation Facility into the Cedar Grove Landfill in Barnesville, GA, subject to review and approval by the County Attorney. The estimated annual cost is \$50,000.00.

Facts and Issues:

Cedar Grove LLC agrees to accept up to 100 tons of sludge per week at its Cedar Grove Landfill at \$75 per ton of sludge desposited.

History:

Previously, Hall County had an IGA with Lamar County Regional Solid Waste Authority (LCRSWA) who owns the Cedar Grove Landfill. Cedar Grove Landfill LLC entered into a 30 year managment and operations agreement since that IGA was executed. This agreement modifies the agreement to be with Cedar Grove instead of LCRSWA and extends the terms of the contract to February 28, 2030.

The previous agreement with LCRSWA was approved in February 2020 and expires February 2025.

Yes

Options:

Funding Requested \$ 50,000.00

Are funds within current budget?

Source of Funds Sewer Fund

Does the action involve a Resolution, Ordinance, Contract,
Agreement, etc.?

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget		Finance	
WS	BN	JM		TS	
Attorney	Administration			Clerk	
WLI	С	R		JR	

Attachments:

Financial Supplement Contract- Hall County - Cedar Grove Landfill



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 69/2025

Funds Requested: \$ 50,000.00 **Request Budgeted:** Yes

Proposed Source of Funding: Budget Transfer Requested:

Sewer Fund No

Funding Source Items:

F	iscal Year	Fund	Division	Account	Amount
	2025	505-WATER AND SEWER FUND	4430-SPOUT SPRINGS RECLAMATIONPLANT	521000- PROFESSIONAL SERVICES	\$50,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: WK Phone: 7703290863

HALL COUNTY AND CEDAR GROVE LANDFILL, LLC SOLID WASTE DEPOSITING AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into on this day of February 2025, by and between HALL COUNTY, GEORGIA, 2875 Browns Bridge Road, Gainesville, Georgia 30504 (the "County"), and CEDAR GROVE LANDFILL, LLC, a limited liability corporation in the State of Georgia ("Cedar Grove").

WITNESSETH:

WHEREAS, the Lamar County Regional Solid Waste Authority Cedar Grove Landfill located off of Roger Brown Drive in Barnesville, Georgia (the "Landfill") is managed by Cedar Grove on behalf of Lamar County under a contractual Agreement with a term of thirty years under which Cedar Grove has full authority to contract for and accept any and all acceptable solid waste for handling and disposal at the Landfill subject only to applicable law and restrictions of the Landfill's permit held by Lamar County; and

WHEREAS, the parties desire to enter into an Agreement whereby the County will be entitled to deposit sludge into, and Cedar Grove will charge the County on a per ton basis for, accepting such sludge; and

WHEREAS, the County shall be authorized to deposit not more than 100 tons of sludge per week at the landfill; and

WHEREAS, Cedar Grove shall charge the County at an initial rate of \$75.00 per ton for acceptance of such sludge; and

WHEREAS, the parties now desire to enter into this Agreement for the purpose of memorializing the obligations and rights of the County and Cedar Grove;

NOW, THEREFORE, for and in consideration of the foregoing recitals, the mutual provisions set forth herein and other good and valuable consideration, said parties hereby agree as follows:

- 1. Premises Incorporated. The foregoing provisions are incorporated herein and made a part of this Agreement.
- 2. Term. The initial term of this Agreement shall commence immediately upon execution by the last party hereto and shall terminate on February 28, 2026. This Agreement shall automatically renew for an additional one-year term unless either party provides written notice of their desire to terminate the Agreement at least thirty-days prior to the expiration of the current term. After the initial term this Agreement may automatically renew for up to four additional one-year terms. Should the Agreement not be terminated by either party and should the parties propose no new modifications as discussed below, this Agreement will terminate on February 28, 2030.
- 3. Cedar Grove agrees to accept up to 100 tons of sludge from Hall County per week at its Cedar Grove Landfill.
- 4. During the initial term of this Agreement, the County shall pay Cedar Grove \$75.00 per ton of sludge deposited at the landfill. If either party wishes to modify such price per ton of sludge, or any other terms of this Agreement, after the initial term of this Agreement such party shall provide notice to the other of their desire to modify the Agreement at least sixty-days prior to the expiration of the current term. If a modification is proposed in writing at least sixty-days prior to the expiration of a term and the parties do not agree to a modification of the price per ton of sludge, or any other proposed modifications, prior to the expiration of the current term then this Agreement shall terminate upon the expiration of the current term.
- 5. <u>Obligation to Cooperate.</u> Each party agrees to work in good faith with the other so that each party receives the benefits clearly intended by this Agreement.
- 6. General.
- (a) <u>Benefits and Burdens</u>; <u>Assignment</u>. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto, their successors and assigns, and the successors-in-title.
- (b) <u>Amendments</u>. This Agreement may not be modified or amended except in a writing mutually agreed upon and signed by both parties.

(c) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

Cedar Grove Landfill, LLC	HALL COUNTY, GEORGIA
By: Muf Cer	By:
Print Name: Mohne / Casmon	David Gibbs, Chairman Hall County Board of Commissioners
Title: Distict Manager	
	Date:
Sworn to and subscribed before me this	Attestation:
Day of February, 2025.	Attestation:Board of Commissioners Clerk
Notary Public: Kusan Wilker	
Notary commission expires: 4-26-26	
PUBLIC COUNTY AND STATE OF THE PROPERTY OF THE	



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 47/2025

Approve the release of a \$320,179.00 Guaranty Performance/Maintenance **SUBJECT:**

Agreement and Acceptance of Streets into Hall County Maintenance in

Estates at Old Friendship Subdivision. Commission District 1.

Meetings:

Work Session Date: Voting Meeting Date: 02/10/25 02/13/25

Executive Summary:

Presenter: ΒN

Recommendation:

Approve

History: **Purpose of Request:**

Approve the release of a \$320,179.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Estates at Old Friendship Subdivision. Commission District 1.

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,

No Agreement, etc.?

Has it been reviewed by the County Attorney? Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
WS	BN	JM	TS
Attorney	Admini	Administration	

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Final Plat Information Guaranty Performance/Maintenance Agreement

Final Plat Information

Consider Release of \$320,179.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Estates at Old Friendship Subdivision. All sidewalks are in and roads are complete.

Subject Subdivision is located off Titshaw Road

NAME OF SUBDIVISION:

NAME OF OWNER/DEVELOPER:

ADDRESS:

Estates at Old Friendship

Century Communities of Georgia, LLC

3091 Governors Lake Drive, Suite 200

Norcross, GA 30071

TYPE OF MAINTENANCE BOND:

DATE OF BOND: AMOUNT OF BOND: Guaranty Performance/Maintenance

March 13, 2023

\$320,179.00

FINANCIAL INSTITUTION:

AND ADDRESS:

NGM Insurance Company

4601 Touchton Road East, Suite 3400

Jacksonville, FL 32246

Account No.:

S-236477

		R/W	LENGTH	WIDTH	TYPE	STATE
COMM.		IN	IN	IN	OF	REF.
DIST.	STREET NAME	FEET	FEET	FEET	SURFACE	E NO.
1	Friendship Falls	50	591.90	20	P.M.	****
1	Friendship Creek	50	1087.55	20	P.M.	

NOTES:

NUMBER OF LOTS:

CURB & GUTTER:

TOTAL ACRES OF S/D:

24" Rolled Back

23.86 AC

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, <u>Century Communities of Georgia</u>, <u>LLC</u>

(owner/principal, hereinafter referred to as "Principal"), and <u>NGM Insurance Company</u> (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 \$320,179.00 (Three Hundred Twenty Thousand One Hundred Seventy Nine and 00/100 Dollars) * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Century Communities of Georgia, LLC (principal) is owner of the Subdivision known as

Estates at Old Friendship / Unit 2 Subdivision, which subdivision is shown on a plat prepared by Ringo

Abernathy & Associates / Kevin V. Ringo, Georgia Registered Surveyor Number 2278, and

WHEREAS, Century Communities of Georgia, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Estates at Old Friendship / Unit 2 Subdivision for recording purposes, and

WHEREAS, Century Communities of Georgia, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of

Estates at Old Friendship / Unit 2 Subdivision for public maintenance (not applicable to private developments);

Century Communities of Georgia, LLC (principal) and NGM Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Century Communities of Georgia, LLC (principal) agrees that all construction of the street system of Estates at Old Friendship / Unit 2 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.

Century Communities of Georgia, LLC (principal), and NGM 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 Estates at Old Friendship / Unit 2 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, NGM Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Century Communities of Georgia, LLC (principal) and NGM Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by NGM Insurance Company (surety) from Hall County authorizing release of Century Communities of Georgia, LLC (principal) and NGM Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on March 13, 2023 (Date) and expires on March 13, 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 13th day of March, 2023.

Century Communities of Georgia, LLC
PRINCIPAL

By:

(Corporate Officer or other authorized representative)

	Principal's Address:
	3091 Governors Lake Drive, Suite 200
	Norcross, GA 30071
•	NGM Insurance Company
	SURETY
	D ++
	By:
	Richard H. Mitchell, Attorney-in-Fact (Authorized Representative
	Surety's Address:
	4601 Touchton Road East, Suite 3400
	Jacksonville, FL 32246
•	Approved:
	Hall County
	By:
	(Chairman)
	The state of the s

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint R E Daniels, Shelby E Daniels -----

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. No one bond to exceed Ten Million Dollars (\$10,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimbuly K. Law Kimberly K. Law

Vice President,

General Counsel and Secretary

1923

State of Florida, County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January,

2020.

Loak Pent L. Pent Lisak Proton

I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this

13th day of March, 2023

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-800-225-5646.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claims.



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 71/2025

Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance **SUBJECT:**

Agreement for Streets, Stormwater Management Facilities and Sidewalks in

Yes

Reunion Phase 9 Subdivision. Commission District 1.

Meetings:

Work Session Date: Voting Meeting Date: 02/10/25 02/13/25

Executive Summary:

Presenter: ΒN

Recommendation:

Approve

Purpose of Request: History:

Approve the extension of a \$175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Reunion Phase 9 Subdivision. Commission District 1.

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,

No Agreement, etc.?

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
WS	BN	JM	TS
Attorney	Admini	Administration	

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Bond Extension Final Bond Inspection

Final Plat Information

Consider extension_of \$175,002.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 9 Subdivision

Subject Subdivision is located off Spout Springs Road

NAME OF SUBDIVISION:

NAME OF OWNER/DEVELOPER:

ADDRESS:

Reunion Phase 9

Pulte Home Corporation

2475 Northwinds Pwky, Suite 600

Alpharetta, GA 30009

TYPE OF MAINTENANCE BOND:

DATE OF BOND: AMOUNT OF BOND: Guaranty Performance/Maintenance

March 7, 2023 \$175,002.00

FINANCIAL INSTITUTION:

AND ADDRESS:

Berkley Insurance Company

475 Streamboat Road Greenwich, CT 06830

Account No.:

0251542

		R/W	LENGTH	WIDTH	TYPE	STATE
COMM.		IN	IN	IN	OF	REF.
DIST.	STREET NAME	FEET	FEET	FEET	SURFACE	NO.
1	Sprucewood Terrace	50	955.90	20	P.M.	

NOTES:

NUMBER OF LOTS:

CURB & GUTTER:

TOTAL ACRES OF S/D:

10

24" Rolled Back

14.372 AC

SURETY RIDER Berkley Insurance Company

To be attached to and form a part of

Bond No.

0251542

Execution Date:

March 7, 2023

Bond Amount:

\$175,002.00

Executed by:

Pulte Home Company, LLC, as Principal

and by:

Berkley Insurance Company, as Surety

in favor of:

Hall County, Georgia

Description:

Reunion Phase 9 Guaranty Performance/Maintenance Agreement

in consideration of the mutual agreements herein contained, the Principal and the Surety hereby consent to the changing:

• Maintenance Bond Expiration Date To: September 7, 2026

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective:

February 4, 2025

Signed and Sealed:

February 4, 2025

Surety: Berkley Insurance Company

Bv:

Jeremy Polk, Attorney-in-Fact



POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Jeremy Polk or Matthew Erra of USI Insurance Services, LLC of Phoenix, AZ* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

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 and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

ceased to be such a	it the time when such ths	aruments shall be issued			
IN WITNESS WHE corporate seal hereun	REOF, the Company has to affixed this 12th day of	cansed these presents to	be signed and attes	ited by its appropr	iate officers and its
Attended SEAL By	Ira S. Lederman Executive Vice Presiden		Berkley Insurance Co By Jeffrey W. Hafte Senior Vice Pres	a. Hoffen	Construction of the Constr
	CONNECTICUT)) ss OF FAIRFIELD)	a'			
and Jeffrey M. Hafter	who are sworn to me to ey Insurance Company.	tate of Connecticut, this to be the Executive Vice MARIA C RUNDBAKEN NOTARY PUBLIC CONNECTICUT OF COMMISSION EXPIRES APAIL 30, 2024	President, and Secre	pril 2023 etary, and the Sen	beleen
and that the authority Attached, it	plete copy of the original ver the Asterney-in-Fact s in full force and effect;	CERTIFICAT KLEY INSURANCE CO Power of Attorney; that set forth therein, who e as of this date. Company, this 4th da	MPANY, DO HERE said Power of Attorn executed the bond or	ney has not been re undertaking to w	voked or rescinded

Vincent P. Forte

FINAL BOND INSPECTION

Terr.

Subdivision Name: Reunian 9 Location: Spruce Wood Contractor: Date: 12/18/24 Time:
Contractor: Date:/2/18/24 Time:
YES NO 1.25" F-mix topping in place Pavement in good shape Pavement is clean Are there any settled places in the road? Pipe outlet protection (St.) clean and free to drain Are all slopes and shoulders free from ruts, rills and erosion? Are all areas stabilized with a permanent grass and/or mulch? Are all traffic signs and markings installed as per plans? Are all utility ditches properly backfilled? Storm drain extended 200 ft. from right-of-way or to natural drainage way Are any signs, fences, walls, sprinkler systems, trees, lights, ctc. on right-of-way? All debris and/or objects removed from R.O.W.? (Trailers, porta-johns, trash, concrete) 20 ft. access easements to ponds free of obstructions, fences, walls, trees, etc All pond access easements staked Are any curbs or sidewalks damaged and in need of repair? If so, please list locations. Are all sidewalks installed? List lots w/o permits that do not have sidewalks on plat. Are curbs clean?
Are catch basins clean and free of debris?
NON-CURBED STREETS
Ditches 2 ft deep with front and rear slopes 2:1 or less Check dams properly installed and maintained
<u>MEDIANS</u>
A single, non-illuminated sign, 32 sq. ft. per face or less, only 2 faces Sign height is 6 ft. maximum from surface of the road Sign construction shall be wood, sign post 4"x4" maximum with break-away holes Sign shall not encroach into the right-of-way of intersecting road(s)
Comments:
Needs sidewark all around the street.
Needs sidewark All around the street, Water dept needs to repair cut in cul-laseac.
lids on storm water manholes need to sent
properly.
Storm catch basins Need cleaning.
HPW 2022-06094

DETENTION PONDS

		<u>Ponc</u>	<u>l "A"</u>	Pond	<u>l "B"</u>	Pond	"C"
		YES	NO	YES	NO	YÈS	NO
	Live water in pond?						
	Pond dry?						
	Date of last rain:						
	Pond functioning as designed?						
	Do pond slopes need maint.?]			
	AE to pond staked?						
	AE to and around pond clear?						
	AE maximum grade 3:1?						
_	DE into and out of pond clear?		***************************************	-			·····
1	OCS settled or leaning?						
-	Any water intrusion in OCS? Any water intrusion in pipe?						
	Has RI, been removed?		····				
	Trash rack properly installed?						
5							
_	Sand filter need refreshing?						
7		- 1					
8	Fence required?						
	Gate and fence in good condition?		***************************************				
	Master Lock & 2001 key installed?						
1	Proper signage Installed?			1	***************************************		
	All BMPs properly maintained?				,		
	Solls stabilized as per plans?						
4							
	Silt guage reading zero?						
6	Has vegetation been maintained?					<u></u>	
<u>:0</u>	MMENTS:						
or	DAY INSPECTION tractor's Signature (if on site):	Ma		10	RE	ЈЕСТЕD 	18-2



AGENDA ITEM

Tax Assessors

REPORT TO: Work Session (02/10/25)						
REPORT TO:	Voting Meeting (02/13/25)					
ITEM NO:	62/2025					
SUBJECT:	Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.					
Meetings:						
Work Session Date:	02/10/25	Voting Meeting Date:	02/13/25			
Executive Summary	:					
Presenter: Recommendation: Approve		SW				
Purpose of Request: Approve the 2024 real property refund in the amount of \$2,820.30 for overpayment of Hall County taxes regarding property located at 3540 Bell Lane, Gainesville, GA to David L. Anderegg, Jr.		History:				
Facts and Issues:		Options:				

Mr. Anderegg requested a refund because his house was not 100% complete on 1/1/2024. On 9/19/2023 the property was inspected, and the house was approximately 50% complete. The property was re-inspected and found to be 100% complete. The appraiser estimated the completion as of 1/1 at 100%. An assessment notice was mailed and no appeal filed. Additionally Mr. Anderegg paid the property taxes before discovering the percent completion issue.

Mr. Anderegg, who was acting as the contractor on the project, provided supporting documentation including pictures (see attached) which puts the percentage of completion to 65% as of 1/1 rather than 100%. The correct percentage of completion was determined by using a residential construction completion schedule along with the supporting docuentation provided by Mr. Anderegg.

Hence, we adjusted the improvement value to reflect 65% complete rather than 100% complete thus generating a refund. The value as of 1/1/2024 was reduced from 1,067,300 to 771,200. The requested refund amount is \$2,820.30.

Funding Requested

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

Approvals:

Submit		Approve Budget		Finance	
RW	RW		JM		TS
Attorney		Administration		Clerk	
WLI		CR		JR	

\$ 2,820.30

General Fund

Yes

Nο

Yes

Attachments:

Financial Supplement Anderegg Refund docs



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 62/2025

Funds Requested: \$ 2,820.30 **Request Budgeted:** Yes

Proposed Source of Funding: Budget Transfer Requested:

General Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	0000 - NOT	311100-REAL	\$2,820.30
		APPLICABLE	PROPERTYâ€CURRENT	\$2,620.30

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SW **Phone:** 770.531.6733

PLEASE BE-EXAMINE THE VALUE OF MY HOUSE,
IT WAS CONSTRUCTION AND ONLY ABOUT 50% COMPETED
ON SANUARY 1 2024.

DAVID L. ANDEREGE

11

PAREN # 15\$ 25 \$ 0000 20

OUR ADDRESS (P. OFFICE)

3540 BELL LAPS

BUT IT'S DIFFERENT ON YOUR SYSTEM CURPENTY 3536

CALL ME: (678) 332 7159

STOKE THE THE VILLUE OF MY HOUSE.

IT WAS CONSTRUCTION AND ONLY ABOUT SO IN COMPRETED
ON JANUARE 1 CORP.

THUID C ANDEREGE

020000 \$ 12 ps # 200005

OUR ADDRESS (8 OFFICE)

3540 SEL LAPET

BUT IT'S DIFFERENT OF YOUR SYSTEM

correct 3536

CALL MG: (678) 332 7159

15025 000020

David Anderegg, Jr

3540 Bell Drive

Mr. Anderegg requested a refund because his house was not 100% complete on 1/1/2024. On 9/19/2023 the property was inspected, and the house was approximately 50% complete. On 5/10/2024 the property was inspected and found to be 100% complete. At that time the house was supposed to have been 100% complete as of 1/1/2024. Mr. Andereeg was acting as the contractor on the project and doing much of the work himself. Consequently, construction time was longer than typical.

Mr. Anderegg stated that he believed the construction to be 50% as of 1/1/2024. Mr. Anderegg submitted interior pictures documenting the condition around the date of 1/1/2024. Using a residential construction completion schedule, we estimated the percentage completion as of 1/1/2024 to be 65%. Hence, we adjusted the improvement value to reflect 65% completion rather than 100% completion.

Mr. Anderegg paid the taxes based on the 2024 valuation but did not submit an appeal for 2024.

The value as of 1/1/2024 was reduced from \$1,067,300 to \$771,200.

Recommend approving for refund.

Parcel						
Year		Original Value	Corrected Value	Value Change	Homestead/Exemption	Estimated Refund
	2024	1,067,300	771,200	296,100	CUVA stays same	2820.3

House was mistakenly valued at 100% completely when it was actually 65% complete

Description	% comp
Slab or foundation poured	10%
-	:
Rough framing	30%
shingles may be on	,
Rough in mechanicals	50%
plumbing - elect - insulation NO drywall	
Drywall and Siding	70%
drywall is up - siding is on	
Floors, Doors, and Trim	80%
Floors are in - interior Trim is underway This is usually about the time the builder will start locking up.	
Complete	100%
Final electrical fixtures are in Cabinets and appliances are in only minor cleanup and touch up remain	

.

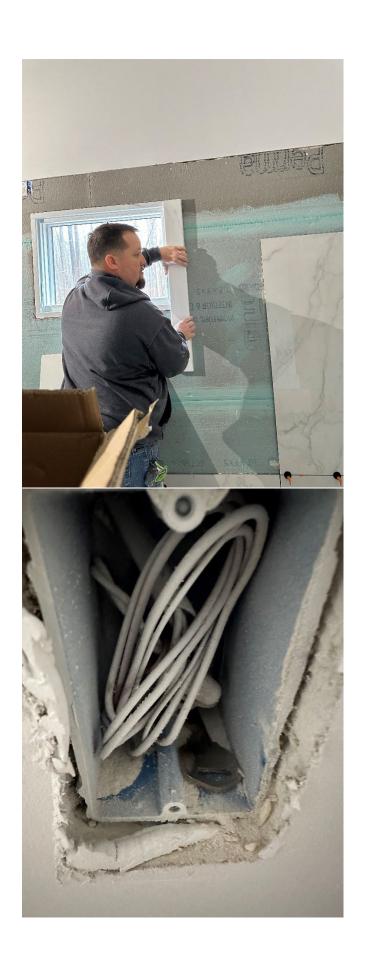


9/19/23, 12:59:25 PM



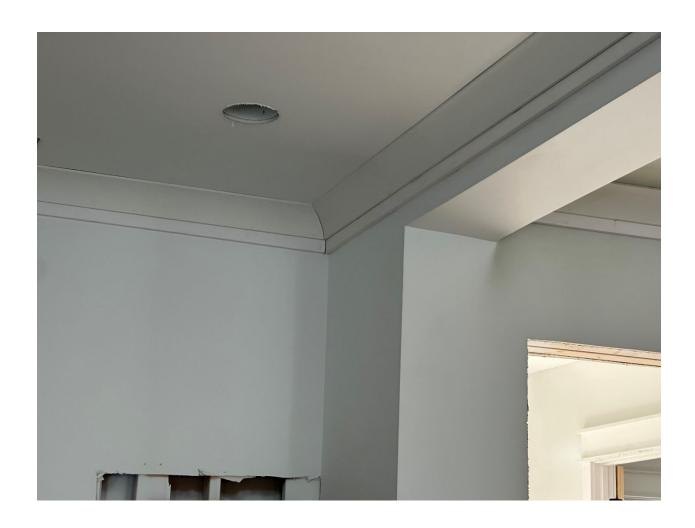
5/10/24, 11:13:40 AM

48276

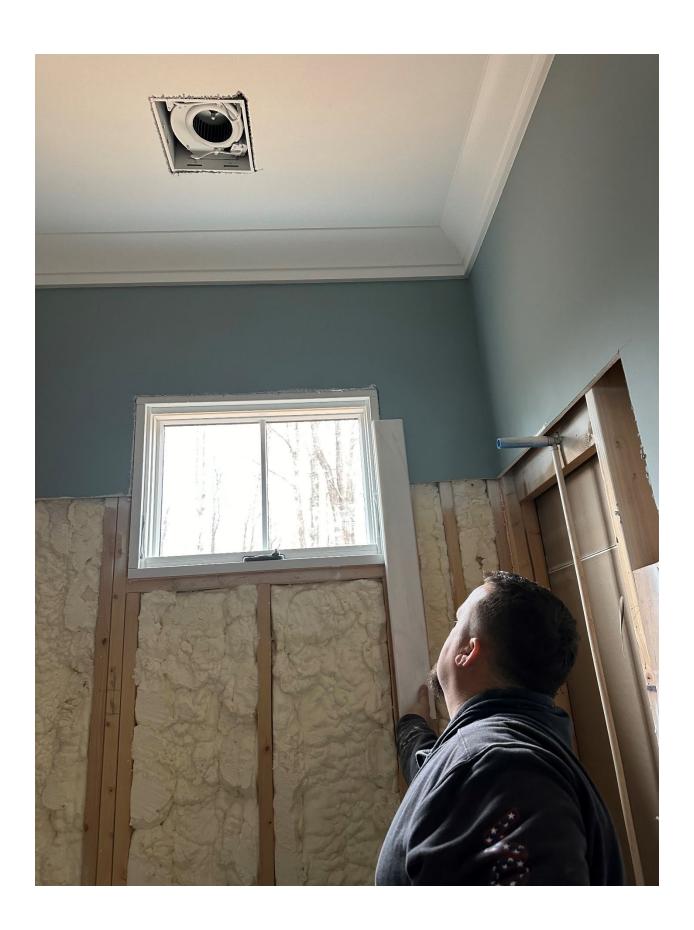














AGENDA ITEM

Tax Assessors

REPORT TO: Work Session (02/10/25)							
REPORT TO:	Voting Meeting	Voting Meeting (02/13/25)					
ITEM NO:	61/2025						
SUBJECT:		Approve the 2023 personal property refund in the amount of $$4,605.50$ for overpayment of Hall County taxes regarding account $\#340882$ to Edward F. Atherton.					
Meetings:							
Work Session Date:	02/10/25	Voting Meeting Date:	02/13/25				
Executive Summar	ry:						
Presenter: Recommendation: Approve		SW					
Purpose of Request: Approve the 2023 personal property refund in the amount of \$4,605.50 for overpayment of Hall County taxes regarding account #340882 to Edward F. Atherton.		History:					
Facts and Issues:		Options:					

Subject of refund is a 2022 Sea Ray Sundancer. The boat was discovered from the DNR report which listed the boat as being in Hall County. We picked the boat up and added it to the record. Additionally, the property owner returned their personal property reporting form indicating they had a total of 3 boats in Hall County including the 2022 Sea Ray.

Subsequently the 2022 Sea Ray was also assessed by Forsyth County for 2023 as it is located at Port Royale Marina in Forsyth County. Both Forsyth County and Hall County sent assessment notices for the 2022 Sea Ray. The Hall County assessment included two other boats actually located in Hall County.

The property owner paid the Hall County and Forsyth County property tax bill for 2023 and subsequently discovered the duplication and reported it to us. The requested refund amount is \$4,605.50.

Funding Requested \$4,605.50

Are funds within current budget? Yes

Source of Funds General Fund

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Has it been reviewed by the County Attorney?

Yes
Is there a deadline for this item?

Approvals:

Submit	Approve		Budget		Finance
RW		RW	JM		TS
Attorney		Administration			Clerk
WLI		C	R	JR	

Attachments:

Financial Supplement Atherton Refund docs



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 61/2025

Funds Requested: \$ 4,605.50 **Request Budgeted:** Yes

Proposed Source of Funding: Budget Transfer Requested:

General Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	0000 - NOT	311100-REAL	\$4,605.50
2025	100-GENERAL FUND	APPLICABLE	PROPERTYâ€CURRENT	\$4,605

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: SW **Phone:** 770.531.6733

Account 340882

Edward F Atherton

Refund request for Tax Year 2023

- 2022 Sea Ray Sundancer 320 MerCruiser SeaCore, GA 8610RJ
- Account picked up off DNR in 2022 for 2023 with boat GA6357RW 2002 Sea Ray 190 Sundeck. Return sent back to us with a total of 3 boats on it including the 2022 Sea Ray (GA8610RJ)
- Boat as picked up in 2022 for 2023 by Forsyth County located at Port Royale Marina inf Forsyth County.
- Paid Hall and Forsyth for 2023.
- ACO has been done to remove 2024 bill
- Attached are supporting documents that show the 2023 bill paid in both counties and the Tax Commissioner's refund calculation.
- I believe the refund request is valid and should be approved
- Wife is the one requesting the refund.

Archived: Monday, January 6, 2025 11:00:15 AM

From: Megan Atherton

Mail received time: Fri, 6 Dec 2024 14:51:25

Sent: Fri, 6 Dec 2024 09:50:12

To: McCullough, Melissa M. Rebecca Rainey (Tax Assessors)

Subject: Fwd: Map code P340882; Atherton

Importance: Normal Sensitivity: None Attachments:

Scan Sep 20, 2024 at 5.10 PM.pdf

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.

Here is the forwarded message from my correspondence with Hall Co. previously, recently, that addresses the fact that I am being billed in 2 counties. I have asked Hall to remove the 320 Sea Ray, as it is, and has always been docked at Port Royale. I believe I paid tax on the Sea Ray 320 in both Hall and Forsyth last year. Rebecca, can you please confirm if tax was paid to Hall previously and will I be able to get a refund? I was not aware that port Royale is in Forsyth. The 3rd boat is not showing up in Hall at the moment, because Clarissa Flores worked to get it removed from Hall County recently. Thank you, Megan

----- Forwarded message -----

From: Megan Atherton athertonmeg@gmail.com

Date: Fri, Sep 20, 2024 at 5:27 ?PM Subject: Map code P340882; Atherton To: personal.property@hallcounty.org>

Hi, we have 3 boats:

A 2001 or 2002 old Sea Ray 190 and a small sailboat, both of which reside in Hall Co.

The 3rd boat, a 2022 Sea Ray is docked at Port Royale Marina, and has been since we bought it. I mistakenly thought the marina was in Hall Co., but recently found out that it is in Forsyth, when I got a property tax bill due Nov. 15, 2024 from Forsyth, and I confirmed with the Marina that they are in Forsyth.

Please adjust my Hall County 2024 bill to remove our 2022 Sea Ray, as I will be paying the Forsyth bill.

Possibly worth noting as well, our 2001? Sea Ray 190 was left in the water this past winter and the engine block cracked and now will not run. So the old Sea Ray no longer has a working engine; I don't know how this may affect the property value, if you can consider that as well please.

Thank you, Megan Atherton 678-481-1388

--

Regards, Megan Atherton 678-481-1388

Account	340882							
Year	Original Value	Corrected Value	Difference	Estimated County Refund				
2023	476,012	9,301	466,711					
40%	190,404.80	3,720.40	186,684					
0.02467	\$ 4,697.29	\$ 91.78	\$ 4,605.50	\$4,605.50				

DATE: BY: ON:		SEP-23-2024 07:3 IAS4 12-JUN-23	31 AM		FORSYT Personal Pro	H C	COUNTY PR	ROPERTY et PERS	ONAL	AISER PROPER		TAX YEAR: 2023 VALUE **		PP3	PAGE: 1 02GA (Y/N): N
PARID : BUSINESS	:	335392 ATHERTON ED F	RANK		AUDIT CODE : CLASS : TAX DIST :	M R 0		2023 BOAT	(BOATS			322,934 322,934	FMV : FP : TOTAL FMV :		322,934 0 322,934
ADDRESS ADDRESS CITY: ZIP CODE: SITUS/ST: UNIT: CITY/ST/ZII CONTACT	2: P:	,		STATE: GA :	DATE FILED: DATE PROC: EXEMPTION: FILED LAST YEAR: NAICS CODE: DATE BUS. BEGAN NOTICE CODES: NOTES: AGENT: CONTACT PHONE:	:	04) 775-6542					322 ,000 ·	RENDERED: NOTICE: STATUS:	S N	0
			*****	*******	****** PER	SON	NAL PROPERT	Y DETAIL	******	******	******	******			
	SSET NBR	DESCRIPTION			# UN	ITS	YEAR PURCH	ORIG COS	т	FMV	PENALTY FLAG				
BOAT6	1	22 SEA RAY 320 D	A EST W/	2-300 IO		1	2022	339,93	1	322,934	Υ				
TOTAL(S):		339,931													

*********** THIS INFORMATION IS BELIEVED CORRECT BUT IS SUBJECT TO CHANGE AND IS NOT WARRANTED **********

322,934

Printed: 01/06/2025 11:03:38 AM



Official Tax Receipt Forsyth County, GA 1092 Tribble Gap Rd. Cumming, 30040 --Online Receipt-- Phone: 770-781-2110

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023- 100697	M335392	MARINE CRAFT	\$3,497.43	\$0.00 Fees: \$0.00	\$0.00	\$3,497.43	\$0.00
	Totals:			\$0.00	\$0.00	\$3,497.43	\$0.00

ATHERTON ED FRANK 1760 MAYFIELD RD 30009



Scan this code with your mobile phone to view this bill

Printed: 1/6/2025 11:04:50 AM



Darla EDEN, CPA | TAX COMMISSIONER PO Box 1579 | Gainesville GA 30503 http://tax.hallcounty.org • propertytax@hallcounty.org Phone: (770) 531-6950 • Fax: (770) 531-7111

--Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid
2023 - 101272	P340882 / 1 2002 SEA RAY FMV: 476012	\$4697.29	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$4697.29
	Totals:	\$4697.29	\$0.00	\$0.00	\$4697.29

Transaction Balance
\$0.00
\$0.00

Paid Date: 10/31/2023 Charge Amount: \$4697.29

ATHERTON EDWARD F 1760 MAYFIELD RD ALPHARETTA, GA 300093138



Scan this code with your mobile phone to view this bill



AGENDA ITEM

Tax Assessors

REPORT TO:	Work Session (0	Session (02/10/25)					
REPORT TO:	Voting Meeting (02/13/25)						
ITEM NO:	60/2025						
SUBJECT:	\$4,822.67 for overpay	Approve the 2022, 2023 and 2024 personal property refund in the amount o \$4,822.67 for overpayment of taxes regarding property located at 4574 J M Turk Road, Flowery Branch, GA to James Troy Phillips.					
Meetings:							
Work Session Date:	02/10/25	Voting Meeting Date:	02/13/25				
Executive Summary	y:						
Presenter: Recommendation: Approve		SW					
Purpose of Request: Approve the 2022, 2023 and 2024 personal property refund in the amount of \$4,822.67 for overpayment of taxes regarding property located at 4574 J M Turk Road, Flowery Branch, GA to James Troy Phillips.		History:					
Facts and Issues:		Options:					

The subject is a mobile home which previously had an override value placed on the improvement of \$58,710. This override value had been in place as far back as 2003, which is as far back as our electronic records go. A part of the real estate audit process is to investigate and review override values. The idea is that values should only be overridden in special circumstances and not commonplace. Therefore, we review these occurrences as often as needed. The property was reviewed onsite and the override removed, and improvement valued as a stick-built house for tax year 2022. The mobile home has a permanent foundation (crawl space) and upon a limited visual inspection looks similar to a modest stick built home. Assessment notices were sent to the property owner to which there was no appeal. The improvement (mobile home) was visible from the road, however due to a locked gate, access was restricted. The appraiser estimated accurately the measurements of the home and valued the improvement as a site-built home.

On November 21, 2024, the property was re-inspected, access granted and confirmed to be a double-wide mobile home. (see pictures) Subsequently, the dwelling house was recalculated resulting in a significantly lower value thus resulting in a refund for tax years 2022, 2023 & 2024 of \$4,822.67.

Funding Requested

Are funds within current budget?

Source of Funds

Does the action involve a Resolution, Ordinance, Contract,

Agreement, etc.?

Has it been reviewed by the County Attorney?

Is there a deadline for this item?

\$ 4,822.67

Yes

General Fund

No

Yes

Approvals:

Submit	Approve		Budget		Finance
RW		RW	JM		TS
Attorney		Administration			Clerk
WLI		C	CR		JR

Attachments:

Financial Supplement Phillips Refund docs



HALL COUNTY BOARD OF COMMISSIONERS FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 60/2025

Funds Requested:	\$ 4,822.67	Request Budgeted:	Yes
Proposed Source of	Funding:	Budget Transfer Requ	ested:

General Fund No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	100-GENERAL FUND	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	\$4,822.67

Budget Transfer Items:

Contact for Questions:

budget i ransier items:	
Additional Information/Comments:	

Phone:

Tax Assessment Correction - Troy Phillips - Hall County, Georgia January 2nd, 2025

To whom it may concern, this is written confirmation on my behalf to ensure the proper measurements are taken to correct the mishandling of the tax assessments made to my property at 4574 J.M. Turk Road, Flowery Branch, Georgia, 30542. The filings on the property were inaccurate from the years of 2020 to 2024. To the best of my understanding the home was classified as a full stick-built structure and appraised as such during that time period when the reality is that it is a mobile home. The assessments of these years placed the property value at an exaggerated amount and increased the taxes owed on the property by a significant degree with each year an increase over the previous.

This is all to account the mishandlings of assessments in the recent years on the property and that the revisions will be made to have the correct appraised value moving forward. This is also to have in formal writing that I am requesting a refund for the exorbitant dues paid on the property taxes in the years the appraisals were incorrect.

James Troy Phillips

15044 000139

James Troy Phillips

4574 J. M. Turk Road

Refund request

The subject is a Homestead mobile home. The dwelling house has had an override value of \$58,710 with no reference to being a mobile home for many years prior. In 2022 the override was removed, the dwelling house was subsequently repriced as a site-built home (see pic).

On November 21, 2024, the property was inspected and confirmed to be a double-wide mobile home. Subsequently, the dwelling house was recalculated resulting in a significantly lower value.

The parcel has not been appealed.

I recommend processing the refund for 2022, 2023 and 2024.

Parcel	15044 000139				
Year	Original Value	Corrected Value	Value Change	Homestead	Estimated Refund
2022	213,790	100,598	113,192	S1	1164.58
2023	428,490	247,370	181,120	S1	1787.28
2024	443,390	246,975	196,415	S1	1870.81



3/12/19, 1:56:17 PM 61610



11/21/24, 2:11:28 PM

61610



11/21/24, 2:04:16 PM



AGENDA ITEM

Executive Session

REPORT TO: Work Session (02/10/25)

REPORT TO: Voting Meeting (02/13/25)

ITEM NO: 57/2025

SUBJECT: Discussion regarding land acquisition, land disposition, personnel matters,

potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

Meetings:

Work Session Date: 02/10/25 Voting Meeting Date: 02/13/25

Executive Summary:

Presenter: CA

Recommendation:

N/A

Purpose of Request: History:

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

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.?

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Approve	Clerk
JR	JR

Attachments: