HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 24, 2025 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Chairman David Gibbs

Pledge

2 Commissioner Kathy Cooper

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

Proclamation/s

3 Approve the proclamation recognizing the Fair Street-Butler High Schools Alumni Association, Inc. 2025 Reunion.

4 Approve the proclamation recognizing July 2025 as Parks and Recreation Month.

Consent Agenda

5 Approve the July 21, 2025 Work Session minutes.

6 Approve the July 21, 2025 Executive Session minutes.

7 Approve the July 10, 2025 Voting Meeting minutes.

8 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.

9 Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is $50,000.00.

10 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

11 Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of $87,091.00.

12 Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is $60,000.00.

13 Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of $5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.

14 Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of $191,970.00.

Other Business - Appointments for Consideration

15 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 4.

Other Business - County Attorney

16 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Number 15044 000040 consisting of approximately 95.842 acres located at 0 Sasser Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

Other Business - Public Works and Utilities

17 Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

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

18 **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

19 **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning |** on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

20 **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

21 **2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

22 **2978 Athens Highway | Special Use |** for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

County Administrator

Commission Time

Adjourn

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.

AGENDA ITEM

Invocation

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 15/2025

SUBJECT: Chairman David Gibbs

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 667/2024

SUBJECT: Commissioner Kathy Cooper

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	AD

Attachments:

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 442/2025

SUBJECT: Approve the proclamation recognizing the Fair Street-Butler High Schools Alumni Association, Inc. 2025 Reunion.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: AO

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing the Fair Street-Butler High Schools Alumni Association, Inc. 2025 Reunion.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

Approve	Public Information	Administration	Clerk
AD	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Fair Street-Butler High Schools Alumni Association, Inc. is a not-for-profit organization which promotes, protects, and invests in the legacy of the community that supported E.E. Butler High School and Fair Street School; and***

WHEREAS, ***the Fair Street-Butler Alumni Association, continues to engage this supportive community by sponsoring a biennial reunion which fosters pride and a sense of belonging; and***

WHEREAS, ***this reunion, held the first weekend in September, remembers the closing of Butler High School 56 years ago this year; and***

WHEREAS, ***the Fair Street-Butler High Schools Alumni Association recognizes and is grateful for the dedication of the 750 active members who were graduates, students, family of students, and others who support this organization and its philanthropic mission; and***

WHEREAS, ***the 2025 Reunion Committee acknowledges and applauds the new era in education provided to all citizens by the Gainesville City School System and the Hall County School System.***

NOW THEREFORE, BE IT RESOLVED ***that the Hall County Board of Commissioners does hereby pay tribute to and congratulate the***

Fair Street-Butler High Schools Alumni Association, Inc.

for their accomplishments, efforts and dedicated contributions to Hall County and its citizens.

Adopted this 24th day of July 2025.

DAVID GIBBS CHAIRMAN	KATHY COOPER DISTRICT 1	BILLY POWELL DISTRICT 2
GREGG POOLE DISTRICT 3	JEFFREY STOWE DISTRICT 4	JENNIFER RIVERA COMMISSION CLERK

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 443/2025

SUBJECT: Approve the proclamation recognizing July 2025 as Parks and Recreation Month.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: CP

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing July 2025 as Parks and Recreation Month.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

Approve	Public Information	Administration	Clerk
AD	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *parks and recreation are an integral part of the Hall County community, with more than 2,000 acres of park space and 27 park properties; and*

WHEREAS, *parks and recreation encourages physical activities by providing space for popular sports, hiking trails and many other activities designed to promote active lifestyles; and*

WHEREAS, *parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being; and*

WHEREAS, *approximately 75,000 citizens visit Hall County's Community Centers annually, with more than 4,000 participants in recreational sports, such as basketball, baseball, softball and soccer; and*

WHEREAS, *Hall County values the essential service that parks and recreation professionals and volunteers perform to provide recreational and developmental enrichment for our children, youth, and adults; and to ensure our parks and recreational spaces are clean, safe, inclusive, welcoming and ready to use; and*

WHEREAS, *during Parks and Recreation Month and throughout the year, Hall County ensures the ecological beauty of our community and is committed to providing our citizens with areas to recreate outdoors; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim the month of July 2025 to be*

PARKS AND RECREATION MONTH

Adopted this 24th day of July 2025.

DAVID GIBBS CHAIRMAN	KATHY COOPER DISTRICT 1	BILLY POWELL DISTRICT 2
GREGG POOLE DISTRICT 3	JEFFREY STOWE DISTRICT 4	JENNIFER RIVERA COMMISSION CLERK

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 474/2025

SUBJECT: Approve the July 21, 2025 Work Session minutes.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 21, 2025 Work Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	JR	JR

Attachments:

7-21-2025 Work Session Minutes

HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, July 21, 2025 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrator John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and Interim County Attorney Justin Lawhon

Clerk's Office

Ms. Rivera addressed the Board.

1 Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.

Consent

Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

2 Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is $50,000.00.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

3 Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

Consent

4 Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of $87,091.00.

Consent

Planning & Zoning

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

5 **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

6 **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning |** on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

7 **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

8 **2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

9 **2978 Athens Highway | Special Use |** for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Public Works and Utilities

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

10 Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

11 Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is $60,000.00.

Consent

12 Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of $5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.

Consent

13 Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of $191,970.00.

Consent

County Administrator

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

- *Presented a 'WIN' video highlighting Road Maintenance.*
- *Acknowledged Hall County's recent award for the 2025 Award of Excellence for the Best of Category in Printed Publications and Newsletters by the National Association of County Information Officers (NACIO) for the 2024 Spring Edition of the Hall County Magazine.*

Public Comments

The following people addressed the Board:

- *Gina Ruppert, 1003 East Lake Drive, Decatur, GA*

Commission Time

Commissioner Gregg Poole, District 3, requested a letter of support or proclamation for the Last Stop Horse Rescue acknowledging Ms. Ruppert's comments.

Commissioner Jeff Stowe, District 4, asked Commission Clerk Rivera to place a item on the next agenda for his appointment to the Planning Commission.

Executive Session

Commissioner Powell/Commissioner Poole — to go into Executive Session at 3:44 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Powell/Commissioner Stowe — to adjourn the Executive Session at 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 475/2025

SUBJECT: Approve the July 21, 2025 Executive Session minutes.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 21, 2025 Executive Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 476/2025

SUBJECT: Approve the July 10, 2025 Voting Meeting minutes.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the July 10, 2025 Voting Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	JR	JR

Attachments:

7-10-2025 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, July 10, 2025 - 06:00 PM

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

Commissioner Poole requested a moment of silence for Planning Commission member Johnny Varner who recently passed away.

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Powell/Commissioner Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

3 Approve the July 7, 2025 Work Session minutes.

4 Approve the July 7, 2025 Executive Session minutes.

5 Approve the June 26, 2025 Voting Meeting minutes.

6 Approve the ratification of the purchase of record preservation, digital archiving and historic indexing services for the Clerk of Court to Kofile Technologies, Inc., of Dallas, TX, in the amount of $96,027.40.

7 Approve the renewal of annual contract for IFB #014-45 New Tires, Related Parts and Services for various County departments to Kesler Tire Service, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is $392,275.00.

8 Approve the award of RFQ/P #46-006 Banking and Investment Services for Financal Services to Wells Fargo Bank, N.A. of Atlanta, GA.

9 Approve the award of RFP #46-013 Highlands to Islands Trail Study - University of North Georgia to McEver Road for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Pond & Company, Inc. of Peachtree Corners, GA, in the amount of $75,000.00.

10 Approve the award of Task Order #2026-003 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of 29.96 miles of Hall County roads for the FY 2026 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is $13,159,831.25.

11 Approve the acceptance of $2,190,472.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Oconee Overlook Phase 1 Subdivision. Commission District 3.

12 Approve the extension of a $939,197.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Somerset at Riverbrook Subdivision. Commission District 2.

13 Approve the extension of a $1,378,050.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 21 Subdivision. Commission District 1.

14 Approve the renewal of the annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is $400,000.00.

15 Approve the FY26 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is $148,172.00.

Commissioner Stowe/Commissioner Powell — amend agenda to move items 24 & 25 to be heard before Other Business — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

24 **6495 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.

Mr. Anderson introduced items 24 and 25, which were heard together. Ms. Garmon discussed the items.

Commissioner Cooper/Commissioner Powell — approve removing items 24 and 25 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Cooper/Commissioner Poole — approve withdrawal of item 24 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

25 **6495 Spout Springs Road | Special Use |** fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.

Commissioner Cooper/Commissioner Stowe — approve withdrawal of item 25 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Financial Services

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

16 Approval and authorization for the Chairman to execute a Special Purpose Local Option Sales and Use Tax Intergovernmental Agreement among Hall County and all of its Municipalities, and authorization for the Chairman to execute any and all documents to effectuate the terms of the Agreement, subject to review and approval by the County Attorney.

Commissioner Stowe provided remarks thanking Financial Services Director Taylor Samples, staff and municipalities for working together on this agreement. Stated that this is a continuation of our current one penny tax that we currently have on our sales tax right now. Stated this is not a new tax but it is very vital for the County to continue to receive this one penny. There are a lot of great projects that are going to be completed with the approval of this one penny.

Chairman Gibbs stated that the tax has been around since 1985.

Commissioner Powell stated that the tax has generated almost a billion dollars that has been put back into Hall County.

Commissioner Stowe stated that about 40% of this tax comes from those visiting Hall County.

Commissioner Poole stated that for Hall County's smaller municipalities, this is their only funding source, which would bankrupt them, if not approved. This is a tax used to repave Hall County's roads.

Chairman Gibbs stated that 30-40% of the tax comes from those visiting Hall County who use our roads.

Commissioner Stowe/Commissioner Powell — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

17 Approval and authorization for the Chairman to execute a resolution calling for an election on the question whether to reimpose a Special Purpose Local Option Sales and Use Tax, subject to Hall County Voters' approval of a referendum on November 4, 2025, and authorization for the Chairman to execute any and all documents necessary to effectuate the terms of the agreement, subject to review and approval by the County Attorney.

Commissioner Powell/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

18 Approve the memorandum of understanding with the City of Lula memorializing the respective intentions of Hall County and the City of Lula in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for mutual park improvements at locations within the City of Lula.

Commissioner Poole/Commissioner Stowe — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole provided remarks that these agreements would benefit Hall County's parks and families.

19 Approve the memorandum of understanding with the City of Gillsville memorializing the respective intentions of Hall County and the City of Gillsville in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for park improvements at 7864 County Line Road, Gillsville, GA.

Commissioner Poole/Commissioner Cooper — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole stated that for those who want to give to Hall County Parks, there is a section on the Hall County website for those who would like to donate. (https://www.hallcounty.org/1277/Friends-of-Hall-County-Parks)

Other Business - County Attorney

Mr. Lawhon addressed the Board.

20 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of Joy Strickland Pearson, Trustee of the Dorothy P. Strickland Revocable Living Trust Dated June 18, 2008, located at 4381 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15046 000001, following the applicant's withdrawal of the annexation application on June 25, 2025.

Commissioner Cooper/Commissioner Poole — approve — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

21 Consider the approval or denial for the 2023 personal property refund in the amount of $322.00 for the overpayment of Hall County taxes regarding account #342361 to Willys Countertops.

Commissioner Powell/Commissioner Stowe — deny — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

22 Consider the approval or denial for the 2022, 2023 and 2024 personal property refund in the amount of $695.21 for the overpayment of Hall County taxes regarding account #337193 to William H. Parsons.

Commissioner Stowe/Commissioner Powell — deny — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

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

23 **0 Reservoir Drive | Rezone |** from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned R-1; Tax Parcel 15018 000123 | **Proposed Use: Permitted uses in AR-1** | Commission District 3 | **Denise R. Jackson, applicant** Note: Tabled at the June 26, 2025 Meeting until the July 10, 2025 Voting Meeting.

Mr. Anderson introduced the item.Ms. Garmon discussed the item.

Commissioner Poole/Commissioner Stowe — approve removing item 23 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 23 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

~~24 **6495 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.~~

This item was moved and heard following approval of the consent agenda.

~~25 **6495 Spout Springs Road | Special Use |** fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.~~

This item was moved and heard following approval of the consent agenda.

26 **5162 Thompson Bridge Road | Amend Conditions of Zoning |** on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD (GCOD); Tax Parcel 11083 003001A | **Proposed Use: Self-storage facility** | Commission District 3 | **FreeUp Storage Murrayville, LLC, applicant**

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

The following people addressed the Board:

Favor:

- *Sarah Wayne, 5162 Thompson Bridge Road, Murrayville*

Commissioner Poole/Commissioner Stowe — approve with the five (5) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The previously approved conditions dated October 21, 2009, as amended and listed below, shall apply:*
    a. *Development shall be limited to the descriptive narrative submitted for the subject property.*
    b. *A continuous landscape strip along the frontage except for perpendicular crossing for driveways and utilities shall be planted and approved by the Director of Planning and Zoning or their designee.*
    c. *The applicant shall present a drawing that locates loading and service areas, display areas, designated parking, and pedestrian access for the subject area.*
    d. *There shall be a pedestrian pathway connecting parking areas to the entrance of the display area. The number of required parking spaces shall be determined during the site plan review process.*
    e. *Driveway locations and designs are subject to approval by the Georgia Department of Transportation and the Hall County Engineering Department and will be coordinated with any known improvements of Thompson Bridge Road.*
    f. *All conditions of zoning shall be made a part of any plat created for the property.*
    g. *The applicant shall plant a row of Leland Cypress trees to screen both sides of the property.*
2. *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."

3. *No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Hall County UDC, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.*
4. *A wall sign located on the "office" building as identified on the submitted site plan as well as a free-standing monument sign may be permitted. All signage shall be developed in accordance with the Hall County Unified Development Code unless otherwise specified herein.*
5. *The existing channel letters located on Building E, as identified on the submitted site plan, shall be allowed to remain.*

27 **3266 Chestatee Road | Amend Conditions of Zoning |** on a 27.96± acre tract located on the north side of Chestatee Road approximately 948 feet from its intersection with North River Road | Zoned AR-1; Tax Parcel 10059 000012 | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Brenton Pierce, applicant**

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

The following people addressed the Board:

Favor:

- *Carla Walker, 340 Jesse Jewell Parkway Suite 650, Gainesville*

Commissioner Powell/Commissioner Stowe — approve with the thirteen (13) conditions listed below — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *Development is approved as generally shown on the concept plan dated April 4, 2025, and described in the project narrative dated April 4, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The proposed use shall operate within the parameters of the Hall County Noise Ordinance- Title 8.80.020. Wedding receptions and other outdoor*

events may have unamplified music outdoors with limited amplification permitted during wedding ceremonies.

3. *Any new development related to the agri-entertainment venue will be subject to the Hall County Development Review process.*
4. *The agri-entertainment venue shall seek a temporary use permit for any event that requires use of a tent and meet any other regulations of the Hall County Fire Services.*
5. *The applicant shall meet Hall County Environmental Health standards to ensure regulations pertaining to onsite septic systems and food service permits are met.*
6. *The subject parcel shall be held to Hall County Engineering Stormwater Management Regulations.*
7. *Any future expansion of activities on the property may require approval by the Hall County Board of Commissioners.*
8. *Hours of operation shall be: Sunday through Thursday 9:00 a.m. to 9:00 p.m. and Friday and Saturday 9:00 a.m. to 10:00 p.m.*
9. *Applicant shall only use professional DJ services.*
10. *Business License renewals shall be approved by the Board of Commissioners.*
11. *No outside amplification after 8:30 p.m.*
12. *No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
13. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

28 **5253 Lawson Road | Special Use |** on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Agri-entertainment venue** | Commission District 3 | **Mary Kirrane, applicant**

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

The following people addressed the Board regarding both items 28 and 29:

Favor:

- *Mary Frances Kirrane, 5253 Lawson Road, Gainesville*
- *Daniel Constant, 5260 Britt Whitmire Road, Gainesville*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*

Opposition:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*
- *Robert Swoszowski, 5295 Lawson Road, Gainesville*
- *Wanda Swoszowski, 5295 Lawson Road, Gainesville*
- *Raymond Dover, 5393 Lawson Road, Gainesville*
- *Bucky Kennedy, 5411 Lawson Road, Gainesville*

Commissioner Poole/Commissioner Stowe — deny — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

29 **5253 Lawson Road | Special Use |** on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Equestrian center with variances** | Commission District 3 | **Mary Kirrane, applicant**

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

Commissioner Poole/Commissioner Stowe — deny — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

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

- *Thanked Financial Services Director Taylor Samples and the Finance team for their work on the SPLOST IGA and resolution. Also thanked the Board of Commissioners, the cities of Hall County and Van Stephens for their work on the SPLOST IGA and resolution.*
- *Welcomed new Assistant County Administrator John Gentry to Hall County.*

Commission Time

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

- *Joy Licciardi (Hall County Government)*

Commissioner Gregg Poole, District 3, stated that staff is working on a town hall meeting regarding road improvments on SR 129, which was the scene of a fatality accident this week. The date should be scheduled for August.

Commissioner Jeff Stowe, District 4, asked those in attendance to keep Johnny Varner's family in their prayers. Johnny Varner served on the Planning Commission, the Elections Board, the American Legion and worked with disabled veterans. Stated that Varner was instrumental in getting Butler Park completed. Also commented that there is work to have a section of the park which features a veteran's monument (which Varner helped raise funds for) named in honor of Johnny Varner.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn at 7:26 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 460/2025

SUBJECT: Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: JR-CC

Recommendation:
Approval

Purpose of Request:
Approve an amendment to the 2025 Meeting Schedule: Cancellation of the Thursday, October 9, 2025 Voting Meeting and schedule a Meeting on Tuesday, October 7, 2025 at 6:00 p.m.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	CR	JR

Attachments:

2025 Meeting Schedule - Proposed

HALL COUNTY BOARD OF COMMISSIONERS
2025 Commission Meeting Schedule
Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504

WORK SESSIONS	VOTING MEETINGS
Monday, January 6 at 3:00	Thursday, January 9 at 6:00
Tuesday, January 21 at 3:00	Thursday, January 23 at 6:00
Monday, February 10 at 3:00	Thursday, February 13 at 6:00
Monday, February 24 at 3:00	Thursday, February 27 at 6:00
Monday, March 10 at 3:00	Thursday, March 13 at 6:00
Monday, March 24 at 3:00	Thursday, March 27 at 6:00
Monday, April 7 at 3:00	**Tuesday**, April 8 at 6:00 Thursday, April 10 at 6:00 – Cancelled
Monday, April 21 at 3:00	**Tuesday**, April 22 at 6:00
Monday, May 5 at 3:00	Thursday, May 8 at 6:00
Monday, May 19 at 3:00	Thursday, May 22 at 6:00
Monday, June 9 at 3:00	Thursday, June 12 at 6:00
Monday, June 23 at 3:00	Thursday, June 26 at 6:00
Monday, July 7 at 3:00	Thursday, July 10 at 6:00
Monday, July 21 at 3:00	Thursday, July 24 at 6:00
Monday, August 11 at 3:00	Thursday, August 14 at 6:00
Monday, August 25 at 3:00	Thursday, August 28 at 6:00
Monday, September 8 at 3:00	Thursday, September 11 at 6:00
Monday, September 22 at 3:00	Thursday, September 25 at 6:00
Monday, October 6 at 3:00	**Tuesday**, October 7 at 6:00 Thursday, October 9 at 6:00 – Cancelled
Monday, October 20 at 3:00	Thursday, October 23 at 6:00
Monday, November 10 at 3:00	Thursday, November 13 at 6:00
Monday, December 8 at 3:00	Thursday, December 11 at 6:00

Work Session Meetings are scheduled for Mondays prior to the 2nd and 4th Thursdays of each month.

Voting Meetings are scheduled for the 2nd and 4th Thursdays of each month.

All Meetings are scheduled to be held at the Hall County Government Center (2875 Browns Bridge Road, Gainesville, GA) on the 2nd floor.

Any amendments to the schedule listed above will be noticed to the public as State law requires.

Please direct questions and/or concerns to:

Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 429/2025

SUBJECT: Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is $50,000.00.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:

Approve the Amendment #1 to the existing Credit Card Processing Service Agreement for Parks & Leisure Services with CSG Forte Payments, Inc. of Allen, TX. The estimated cost is $50,000.00.

History:
Under the current processing fee model, a minimum $2 transaction fee is passed directly to consumers. The new processing fee model which is 2.85% of total transactions, will be absorbed by the County. This cost will be offset by changes in the fee schedule approved in the FY 2026 budget and will yield a net positive in revenue vs. expenditure for the County.

We are recommending this change in preparation for the department's transition to a cashless payment model.

Facts and Issues:
The Amendment changes from the customer transaction fee model to the absorbed fee model.

Options:

Funding Requested	$ 50,000.00
Are funds within current budget?	Yes
Source of Funds	Parks & Leisure
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes

Is there a deadline for this item? 2025-07-07

Approvals:

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

Attachments:
Financial Supplement
Contract Execution Signature Request Cover Sheet
Amendment 001
Original Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 429/2025

Funds Requested: $ 50,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Parks & Leisure

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	273-PARKS & LEISURE SERVICES FUND	6210-PARKS AND LEISURE SERVICES	523900-OTHER OPERATING SERVICES	$50,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

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

Date: July 8, 2025

To: David Gibbs, Chairman, BOC

From: Andy Penick, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: Single Source

Bid/Contract Name: Card Payment Processing Services

Department(s) Requesting Contract: Parks & Leisure

Award Recipient Name: CSG Forte Payments, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2025 Projected Spend: $ N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $50,000.00

☐ Product Contract Estimated Amount:

Comment:

The Amendment changes from the customer transaction fee model to the absorbed fee model. Under the current model, a minimum $2 transaction fee is passed directly to consumers. The new fee, 2.85% of total transaction, will be absorbed by the County. This cost will be offset by changes in the fee schedule approved in the FY 2026 budget and will yield a net positive in revenue vs. expenditure for the County.

We are recommending this change in preparation for the department's transition to a cashless payment model. The FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance.

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

Amendment #001

The Amendment #001 is entered into by Hall County, Georgia, located at 2875 Browns Bridge Road, Gainesville, GA 30504 (herein "AGENCY") and CSG Forte Payments, Inc., (herein "FORTE"). AGENCY and FORTE are known individually as a "Party" and collectively as the "Parties", and,

WHEREAS the Payment Processing Agreement (Limited Acceptance) (CSG Document Number 40233) for payment processing and related services is currently in effect, and

WHEREAS the Parties mutually desire to modify the current Agreement as follows:

1. **Modify Article 12**. Pricing and Payment Schedule 1 Pricing Fee Schedule (Hall County, Georgia),

   From: No. 1. Service (Convenience) Fee Pricing Option ("Service Fee Model") where the processing fee is charged to the Constituent in the form of a non-refundable service fee
   To: No. 2. Absorbed Pricing Option ("Absorbed Fee Model") which will be billed to the County monthly in arrears, beginning July 1, 2025, and

2. Delete Schedule 1, "Pricing Fee Schedule" and replace with Amended Pricing Fee Schedule, attached hereto as Attachment 1, and incorporated herein by reference.

3. Update Article 21. NOTICE, Notices to AGENCY
   As Reads:
   Hall County
   Jock Connell
   County Administrator
   To Read:
   Hall County, Georgia
   Taylor F. Samples, CPA, MBA
   Director of Financial Services
   Hall County Government
   tsamples@hallcounty.org
   770-531-3900 – Phone

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

CSG Forte Payments, Inc

By: Saurabh Joshi (Jul 7, 2025 13:01 EDT)

Print Name: Saurabh Joshi

Title: President

Date: 07/07/2025

CSG Legal Reviewed, GS, 07-04-25 CSG#57679

Sworn to and subscribed before me this

_____ Day of _____, 2025.

Notary Public: _____

Notary commission expires: _____
[Locus Sigilli – Seal or Stamp]

HALL COUNTY, GEORGIA

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

Attestation: _____
Board of Commissioners' Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

Attachment 1
AMENDED PRICING FEE SCHEDULE
(Hall County, Georgia)

1. **Service (Convenience) Fee Pricing Option:**

a) **MasterCard, Visa, Discover and American Express cards**
2.85% of the payment amount with a minimum fee of $2.00 based upon volume.

b) **Visa Debit Card (Tax Program only)**
$3.95 per Transaction

c) **Electronic check – online WEB payments**
(Includes Forte Verification for known accounts)

eCheck Transaction Tiers	Fees	Frequency
$0.00 to $50,000.00	$2.00 w/Verification	Per Transaction
$50,000.01 to $75,000.00	$3.00 w/Verification	Per Transaction
$75,000.01 to $100,000.00	$6.00 w/Verification	Per Transaction
$100,000.01 to $150,000.00	$10.00 w/Verification	Per Transaction
$150,000.01 + $250,000.00	$15.00 w/Verification	Per Transaction

2. **Absorbed Pricing Option:**
Emerging Market and Public-Sector Rate Structure

Processing Costs:	Fees	Frequency
Option 1. Visa, MasterCard, Discover	2.85%	Per Transaction
Option 2. Visa, MasterCard, Discover, American Express	*Pass Thru pricing + $0.20+ .40bpts*	Per transaction
American Express	*Pass Thru pricing + $0.20	Per Transaction
Forte Protect (End-2-End Encryption)	$0.10	Per transaction
Forte Protect (Key Injection Fee)	$2.25	One time Per Device
Account Updater (Optional)	$0.35	Per Transaction
Account Updater (Optional)	$25.00	Per Month
Credit Card Chargeback Fee	$25.00	Per Chargeback
Batch Fee	$0.00	No Charge - Waived
ACH Fee-debits/credits	$1.00 with Forte Verify	Per Transaction
ACH Return Fee	$2.00	Per Return
Monthly Fee	$5.00	Each Month per Merchant Account
Manual Billing (single bill for multiple merchant accounts)	$50.00	Monthly

*Pass Thru pricing includes the direct interchange dues, assessments and all other fees that are charged directly from the associations. Forte Payment Systems believes in transparent pricing, meaning that we utilize a *Pass-Thru Plus* pricing model. Interchange pass thru pricing is a form of credit card processing that allows the actual cost of the processing (*interchange fees & assessments) to be passed directly through to your office. The advantage of this pricing strategy is that it is transparent and, in most instances, provides the lowest processing costs.

Forte's fees include: Total volume processed multiplied by bpts
Total # of transactions processed by per item fee

3. Gateway Only Pricing Option:

Fee Description	Fee	Frequency
Forte Gateway Fee	$0.15	Per Transaction
Monthly Gateway Fee	$19.95	Per Merchant ID

4. Equipment Pricing:

Standard Product	Description	Fees and Cost of Equipment
VeriFone V400c Terminal (Standalone)		$399.00 per terminal plus shipping
VeriFone V400c Terminal (Hybrid with cables)		$450.00 per terminal plus shipping
MagTek eDynamo		$155.00 per device plus shipping
MagTek eDynamo and Counter-Top Docking Station Bundle (recommended)		$190.00 per device with docking station plus shipping

PAYMENT PROCESSING AGREEMENT
(Limited Acceptance)

This Payment Processing Agreement ("Agreement"), including all applicable appendices and addendums hereto, is entered into as of the date last signed below (the "Effective Date") by and between **CSG Forte Payments, Inc.**, a Delaware corporation ("FORTE" or "Party"), and **Hall County, GA** ("AGENCY" or "Party" or "Merchant"). FORTE and its affiliates provide payment processing and related services including but not limited to Automated Clearing House ("ACH"), credit and debit card processing, account verification and customer identification (collectively and individually, as applicable, the "Services") to AGENCY who provides services to, or otherwise has a business relationship with, individuals and other entities ("Constituents").

1. GENERAL

The Agreement shall consist of these terms and conditions, each of the Appendices attached hereto if applicable, and all modifications and amendments thereto. Under the terms of the Agreement, AGENCY will be furnished with the products and services described in the Agreement and attached Appendices, which are selected by Agency and approved by FORTE. For any terms herein that are specifically applicable to any particular product or service offered by FORTE, only the terms and conditions that apply to the specific Service(s) requested by Agency at any given time shall apply.

2. USAGE

2.1 Subject to the terms and conditions of this Agreement, FORTE hereby grants to AGENCY a non-exclusive and non-transferable license to access and use FORTE's products and services contracted for and AGENCY hereby accepts such license and agrees to utilize and access the Services in accordance with the practices and procedures established by FORTE. AGENCY may use the Services (a) for its own internal business purposes and operations, and/or (b) as a service provided to its Constituents, unless otherwise notified by FORTE. No license or right to use, reproduce, translate, rearrange, modify, enhance, display, sell, lease, sublicense or otherwise distribute, transfer or dispose of any of FORTE's Proprietary Property, as defined in Section 3 below, in whole or in part, is granted except as expressly provided by this Agreement. Neither AGENCY nor any of its affiliates shall reverse engineer, decompile or disassemble the Proprietary Property. Additionally, nothing in this Agreement shall be construed to provide AGENCY with a license of any third-party proprietary information or property.

2.2 AGENCY shall ensure that its Users comply with all applicable requirements of this Agreement. AGENCY is responsible for protecting the confidentiality of any and all passwords and credentials provided to AGENCY by FORTE for the purpose of utilizing the Services or other forms of access to AGENCY's accounts with FORTE. AGENCY is responsible for the security of its systems, locations and equipment used in processing transactions under this Agreement and for developing security procedures and training its employees on the procedures. AGENCY expressly assumes responsibility for the acts or omissions of all Users on its account(s) with FORTE, and for User access to FORTE's systems either directly or through software.

3. OWNERSHIP

All computer programs, trademarks, service marks, patents, copyrights, trade secrets, know- how, and other proprietary rights in or related to FORTE's products and services (the "Proprietary Property"), are and will remain the sole and exclusive property of FORTE, whether or not specifically recognized or perfected under applicable law. FORTE shall own all rights, title and interest, including all intellectual property rights, in and to any improvements to the existing FORTE products or services and/or any new programs, upgrades, modifications or enhancements developed by FORTE in connection with rendering any services to AGENCY (or any of its affiliates), even when refinements and improvements result from AGENCY's request. To the extent, if any, that ownership in such refinements and improvements does not automatically vest in FORTE by virtue of this Agreement or otherwise, AGENCY hereby expressly transfers and assigns (and, if applicable, shall cause its affiliates to transfer and assign) to FORTE all rights, title, and interest which AGENCY or any of its affiliates may have in and to such refinements and improvements. All reference to any of FORTE's service marks,

trademarks, patents or copyrights, or those of FORTE's partners or vendors, shall be made in compliance with the requirements, including periodic updates thereto, as provided at http://www.forte.net/trademark.

4. CONFIDENTIALITY

The Parties acknowledge that, by virtue of this Agreement, each has been and will continue to be entrusted with certain Confidential Information (as defined in Appendix A) pertaining to the other's business, including but not limited to proprietary information developed by, acquired by, or licensed to each Party. Each Party agrees that, except to the extent and in the manner necessary to perform its duties hereunder, it will not disclose to others or use for its own benefit any Confidential Information of the other Party and it will hold all Proprietary Property as defined herein confidential in perpetuity.

Additionally, in the course of providing and receiving the Services, each Party acknowledges that it may receive or have access to information which can be used to identify an individual consumer (including, without limitation, names, signatures, addresses, telephone numbers, e-mail addresses, payment history, and other unique identifiers) ("Personal Information"). As such, each Party shall: (i) keep all Personal Information in strict confidence, with the degree of care necessary to avoid unauthorized access, use or disclosure; (ii) use Personal Information solely and exclusively for the purposes provided in this Agreement; (iii) implement administrative, physical and technical safeguards to protect Personal Information that are at least as rigorous as accepted industry practices; (iv) as applicable, have in place a program that complies with applicable legal requirements regarding Personal Information.

The foregoing paragraph notwithstanding, the Parties acknowledge and agree disclosure obligations hereunder shall be subject to Confidential Information that is disclosed under force of law, governmental regulation, court order, or the Georgia Open Records Act. Additionally, except with respect to Personal Information, this Section 4 will not apply to Confidential Information that (i) was already available to the public at the time of disclosure, (ii) becomes generally known to the public after disclosure to the other Party, through no fault of the other Party, or (iii) is required to be disclosed by a banking partner, an Acquirer or an applicable Payment Association.

5. TERM AND TERMINATION

5.1 Term. This Agreement shall have an initial term of one (1) calendar year (the "Initial Term Period"), and thereafter may, by mutual consent in writing by signed Amendments, be extended up to four (4) additional one (1) year term renewals. Either party may terminate the Agreement by written notice of termination to the other Party not less than thirty (30) days prior to expiration of any term. The Initial Term Period, plus all four (4) one (1) year Renewals by Amendment are not terminated, then the entire term of the Agreement will be five (5) calendar years from date of execution.

5.2 **Reserved.**

5.3 Termination. In the event of a material breach of this Agreement by one Party and failure to cure within thirty (30) days of receipt of written notice of the breach, the other Party may terminate immediately by providing written notice of termination. Additionally, FORTE may immediately terminate this Agreement without prior notice in the event that (i) there is a material adverse change to AGENCY or its financial condition; or (ii) AGENCY experiences excessive chargebacks; or (iii) AGENCY experiences an actual or suspected data security breach; or (iv) AGENCY violates any applicable Law, Rule or Regulation; or (v) if FORTE is instructed to terminate by Financial Institution, Acquirer or Payment Association.

6. TRANSACTION PROCESSING

6.1 **Accepting Transactions**. FORTE shall process credit card, debit card and ACH Transactions on the AGENCY's behalf on a 24-hour basis. Transactions which are received before the daily designated cut-off time will be originated for settlement through the corresponding Payment Network. Transactions which are received after the designated cut-off time will be included in the next business day's settlement processing.

6.1.1 **Sale Transactions.** If a Transaction is sent to FORTE as a sale of goods or services, it will automatically be captured for settlement in time for the next designated cut-off time.

6.1.2 **Auth/Capture Transactions**. If a Transaction is sent to FORTE for authorization only or for

delayed processing, then it will be the responsibility of AGENCY to submit a corresponding "capture" Transaction within 48 hours of the authorization in order to complete the Transaction process for settlement. Transactions which are not captured within 48 hours of Authorization are untimely and may be rejected by FORTE.

6.2 **Transaction Format.** FORTE is responsible only for processing Transactions which are received and approved by FORTE in the proper format, as established by FORTE.

6.2.1 **Card Not Present Transactions.** For card-based transactions in which the card is not present, AGENCY must obtain and include as part of the authorization request the 3 or 4 digit Validation Code and cardholder's billing address information.

6.3 **AGENCY Account.** In order to provide transaction processing services, FORTE may need to establish one or more service accounts on AGENCY's behalf or require AGENCY to establish a service account with a third party provider sub-contracting with FORTE.

6.4 **Limited-Acceptance Agency.** If appropriately indicated on AGENCY's application attached hereto, AGENCY may be a Limited-Acceptance Agency, which means that AGENCY has elected to accept only certain Visa and MasterCard card types (i.e., consumer credit, consumer debit, and commercial cards) and must display appropriate signage to indicate the same. FORTE and its associated credit card acquirer have no obligation other than those expressly provided under the Payment Association Operating Regulations and applicable law as they may relate to limited acceptance. AGENCY, and not FORTE or Acquirer, will be solely responsible for the implementation of its decision for limited acceptance, including but not limited to policing the card type(s) accepted at the point of sale.

6.5 **Bona Fide Sales.** AGENCY shall only complete sales transactions produced as the direct result of bona fide sales made by AGENCY to cardholders, and is expressly prohibited from processing, factoring, laundering, offering, and/or presenting sales transactions which are produced as a result of sales made by any person or entity other than AGENCY, or for purposes related to financing terrorist activities.

6.6 **Setting Limits on Transaction Amount.** AGENCY may set a minimum transaction amount to accept a card that provides access to a credit account, under the following conditions: i) the minimum transaction amount does not differentiate between card issuers; ii) the minimum transaction amount does not differentiate between MasterCard, Visa, or any other acceptance brand; and iii) the minimum transaction amount does not exceed ten dollars (or any higher amount established by the Federal Reserve). AGENCY may set a maximum transaction amount to accept a card that provides access to a credit account, under the following conditions: AGENCY is a i) department, agency or instrumentality of the U.S. government; ii) corporation owned or controlled by the U.S. government; or iii) agency whose primary business is reflected by one of the following MCCs: 8220, 8244, 8249 –Schools, Trade or Vocational; and the maximum transaction amount does not differentiate between MasterCard, Visa, or any other acceptance brand.

6.7 **Modifying Transactions.** AGENCY shall regularly and promptly review all Transactions and shall immediately notify FORTE upon discovery of any and all discrepancies between the records of AGENCY compared with those provided by FORTE or AGENCY's bank, or with respect to any Transaction that AGENCY believes was made erroneously or without proper authorization. At AGENCY's request, FORTE will make commercially reasonable efforts to reverse, modify, void or delete a Transaction after it has been submitted for settlement. All requests must be made in writing (electronic mail will be deemed as "in writing" for these purposes), signed or sent by an individual pre-authorized by AGENCY to make such requests, and delivered to FORTE. AGENCY agrees that FORTE will not be held responsible for any losses, directly or indirectly, incurred by AGENCY or other third parties as a result of FORTE's failure to accomplish the request before the Transaction has been processed through the applicable Payment Network.

6.8 **Delay or Rejection of Transactions.** FORTE may delay or reject any Transaction without prior notification to AGENCY which is improperly formatted, is untimely, is missing information, which may cause it to downgrade or if FORTE has reason to believe such Transaction is fraudulent or improperly authorized or for any reason permitted or required under the Rules or Regulations. FORTE shall have no liability to AGENCY by reason of the rejection of any such Transaction.

6.9 **Returned Items.** FORTE shall make available to AGENCY details related to the receipt of any Transaction that is returned unpaid or Transaction which is charged back and shall credit or charge such returned

item to AGENCY's Settlement Account.

6.10 **Chargebacks.** AGENCY acknowledges and agrees that it is bound by the Rules and Regulations of the Payment Associations with respect to any Chargeback. AGENCY understands that obtaining an authorization for any sale shall not constitute a guarantee of payment, and such sales can be returned or charged back to AGENCY like any other item hereunder. In the event a Transaction is charged back, for any reason, the amount of such Transaction will be deducted from AGENCY's designated Settlement Account or any payment due to AGENCY.

6.11 **Excessive Chargebacks.** Using limits established by Associations as a standard for review, FORTE reserves the right to suspend and/or terminate AGENCY's access to the Services should AGENCY's chargeback ratio exceed allowable limits in any given period. FORTE will make reasonable efforts to provide AGENCY with notice and a time to cure its excessive chargebacks prior to suspending or terminating AGENCY's access to the Services. AGENCY acknowledges and expressly authorizes FORTE, in compliance with Payment Association Rules and Regulations, to provide to the Payment Associations and applicable regulatory bodies, AGENCY's name and contact information as well as transaction details should AGENCY's chargeback ratio exceed the allowable limits in any given period.

6.12 **Resubmitting Transactions.** AGENCY shall not re-submit any Transaction unless it is returned as (i) Insufficient funds (R01); or (ii) Uncollected funds (R09); or unless a new authorization is obtained from Constituent.

6.13 **Settlement.** Settlement of AGENCY's funds for Transactions, less any Chargebacks or Returns, to AGENCY's designated Settlement Account will occur within 72 hours of origination excluding weekends and US federal banking holidays. Settlement of Transactions will occur via electronic funds transfer over the ACH Network. Upon receipt of Agency's sales data for card transactions through FORTE's Services, Acquirer will process AGENCY's sales data to facilitate the funds transfer between the various Payment Associations and AGENCY. After Acquirer receives credit for such sales data, Acquirer will fund AGENCY, either directly to the AGENCY-Owned Designated Account or through FORTE to an account designated by FORTE ("FORTE Designated Account"), at Acquirer's sole option, for such card transactions. AGENCY agrees that the deposit of funds to the FORTE Designated Account shall discharge Acquirer of its settlement obligation to AGENCY, and that any dispute regarding the receipt or amount of settlement shall be between FORTE and AGENCY. Acquirer will debit the FORTE Designated Account for funds owed to Acquirer as a result of the Services provided hereunder, unless an Agency-owned account is otherwise designated by AGENCY. Further, if a cardholder disputes a Transaction, if a Transaction is charged back for any reason, or if FORTE or Acquirer reasonably believe a Transaction is unauthorized or otherwise unacceptable, the amount of such Transaction may be charged back and debited from AGENCY if settled to an Agency-owned account or debited from the FORTE Designated Account if settled to that account.

6.14 **Provisional and Final Payment.** AGENCY, AGENCY's third party senders (if applicable), and/or AGENCY's agent(s) understand and agree that Entries may be transmitted through the ACH Network, that payment of an Entry by the RDFI to the Receiver is provisional until receipt by the RDFI of final settlement for such Entry, and that if such settlement is not received, then the RDFI will be entitled to a refund from the Receiver of the amount credited and AGENCY will not be deemed to have paid the Receiver the amount of the Entry. The rights and obligations of AGENCY concerning the Entry are governed by and construed in accordance with the laws of the state in which the processing ODFI is located, unless AGENCY and FORTE have agreed that the laws of another jurisdiction govern their rights and obligations.

6.15 **Reporting.** FORTE will make daily origination and deposit reports available to AGENCY on a 24/7 basis through the Internet-based FORTE platform.

7. TRANSACTION AUTHORIZATION

7.1 **Constituent Authorization.** AGENCY shall obtain authorization from Constituent prior to requesting a Transaction to or from Constituent's account.

7.2 **Retention.** AGENCY shall retain proof of Constituent's authorization for a period of not less than two (2) years for standard Transactions and for a period of five (5) years for health- related Transactions from the authorization date or revocation of authorization date and shall provide such proof of authorization to FORTE upon request within five (5) business days of the request.

7.3 **Revoked Authorization.** AGENCY shall cease initiating Transactions to or from a Constituent's account immediately upon receipt of any actual or constructive notice of that Constituent's termination or revocation of authorization. AGENCY may re-initiate Transactions to or from a Constituent's account only upon receiving new authorization from the Constituent.

8. AGENCY PROHIBITIONS

AGENCY must not i) require a cardholder to complete a postcard or similar device that includes the cardholder's account number, card expiration date, signature, or any other card account data in plain view when mailed, ii) add any tax to Transactions, unless applicable law expressly requires that AGENCY impose a tax (any tax amount, if allowed, must be included in the Transaction amount and not collected separately), iii) request or use an account number for any purpose other than as payment for its goods or services, iv) disburse funds in the form of travelers checks if the sole purpose is to allow the cardholder to make a cash purchase of goods or services from AGENCY, v) disburse funds in the form of cash unless AGENCY is dispensing funds in the form of travelers checks, TravelMoney cards, or foreign currency (in such case, the Transaction amount is limited to the value of the travelers checks, TravelMoney cards, or foreign currency, plus any commission or fee charged by AGENCY), or AGENCY is participating in a cash back service, vi) submit any Transaction receipt for a Transaction that was previously charged back to the Acquirer and subsequently returned to AGENCY, irrespective of cardholder approval, vii) accept a Visa consumer credit card or commercial Visa product issued by a U.S. issuer to collect or refinance an existing debt that has been deemed uncollectable by AGENCY, or ix) submit a Transaction that represents collection of a dishonored check. AGENCY further agrees that, under no circumstance, will AGENCY store cardholder data in violation of the Laws or the operating regulations of any Payment Association including but not limited to the storage of track-2 data. Neither AGENCY nor its agent shall retain or store magnetic-stripe data subsequent to the authorization of a sales Transaction.

9. AUTHORIZATION

9.1 **ACH Authorization.** AGENCY authorizes FORTE to electronically debit and credit AGENCY's designated bank account(s) for any amounts owed to or by AGENCY in accordance with the terms of this Agreement.

9.2 **Third Party Service Provider.** If AGENCY uses the Services through or in conjunction with a third party service provider that is not a party to this Agreement, AGENCY authorizes FORTE to provide **CivicPlus** ("Partner") with its FORTE merchant account information and credentials. If applicable, AGENCY authorizes Partner to originate Transactions and receive the corresponding results on its behalf.

10. CONSTITUENT DISPUTES

All disputes between AGENCY and its Constituent (s) relating to any Transaction processed under this Agreement will be settled by and between AGENCY and Constituent. AGENCY agrees that FORTE bears no responsibility or involvement in any such dispute.

11. COMPLIANCE WITH LAWS, RULES AND REGULATIONS

In performing its duties under this Agreement, each Party agrees to comply with all applicable Rules, Regulations and Laws, including but not limited to all confidentiality and security requirements of the USA Patriot Act (or similar law, rule or regulation), all Rules of any applicable Payment Associations, all requirements under the Payment Card Industry Data Security Standard (or similar applicable data security law, rule or regulation) including but not limited to the VISA Cardholder Information Security Program, the MasterCard Site Data Protection Program, and any other program or requirement that may be published and/or mandated by the Associations. Each Party agrees to cooperate and provide information reasonably requested by the other to facilitate its compliance with any applicable Law, Rule or Regulation. Additionally, should a Payment Association or regulatory body impose a fee or fine on AGENCY for any violation of the Rules or Laws by AGENCY, such fee or fine may be charged to FORTE as a pass-through to AGENCY. If any such fee or fine is charged to FORTE, AGENCY shall reimburse FORTE for any such fees or fines.

12. PRICING AND PAYMENT

12.1 FORTE will provide the Services in accordance with the fees listed on the Pricing Fee Schedule, attached hereto as Schedule 1 and incorporated herein by reference or any amendments thereto. Pricing which utilizes an Absorbed Fee Model will be billed to the AGENCY monthly in arrears and will automatically be debited from AGENCY's designated account via ACH Debit. Pricing which utilizes a Service Fee Model will result in a processing fee being charged to the Constituent in the form of a non-refundable service fee which is either (i) added to; or (ii) charged as a separate transaction to the Constituent at the time of payment.

12.2 Pricing which utilizes a flat service fee model are calculated based on historical or estimated transactional amount activity by AGENCY. In the event that experiential transaction activity varies significantly from the historical or estimated amounts, FORTE shall have the right to adjust the service fee in accordance to the experiential transaction activity.

12.3 FORTE's pricing is subject to the underlying fees established by the Payment Associations and its service providers. As such, in the event FORTE experiences an increase in cost for any processing services utilized by AGENCY during any term of this Agreement, FORTE will pass through the increases with no additional markup to AGENCY. FORTE will provide AGENCY a minimum of thirty (30) days' notice of any change or adjustment in fees.

13. LIMITS OF LIABILITY

13.1 Neither Party shall be liable to the other Party or to any third party for any special, consequential, incidental or punitive damages of any kind or nature incurred in relation to this Agreement. The amount of damages recoverable by either Party from the other will not exceed that Party's actual, direct damages and will be limited to the amount of the average monthly fees and charges paid by AGENCY for the Service for the immediate three (3) month period prior to the event giving rise to the applicable claim. Neither Party will be liable for failure to perform any of its obligations under this Agreement if such performance would result in it being in breach of any Law, Rule or requirement of any governmental authority. The provisions of this section will survive the termination of this Agreement.

13.2 FORTE shall not be held responsible for errors, acts or failures to act of others, including, and among other entities, banks, other processors, communications carriers or clearing houses through which Transactions may be originated or through which FORTE may receive or transmit information, and no such entity shall be deemed an agent of FORTE.

14. REPRESENTATIONS AND WARRANTIES.

14.1 **FORTE's Representations and Warranties.** FORTE makes no representations or warranties concerning its services except as may be specifically authorized, in writing, or set out herein.

14.1.1 FORTE hereby warrants that its software solutions and services will perform in accordance with their published specifications in all material respects.

14.1.2 FORTE further warrants that in performing its obligations hereunder, it shall exercise due care and reasonable efforts to ensure that information originated by AGENCY is transmitted accurately.

14.2 **AGENCY's Representations and Warranties.** AGENCY represents and warrants to FORTE that:

14.2.1 If applicable, with respect to all Transactions originated by FORTE on behalf of AGENCY that (i) each Transaction in all respects has been properly authorized by Receiver; (ii) each Transaction is for an amount agreed to by the Receiver and; (iii) AGENCY shall provide proof of authorization in compliance with applicable Rules for any Transaction to FORTE upon request within five (5) Business Banking Days.

14.2.2 AGENCY agrees to adhere to the warranties within the applicable Rules for each Transaction FORTE processes on AGENCY's behalf.

14.3 **Mutual Representations and Warranties.** Each Party represents and warrants to the other that:

14.3.1 The execution of this Agreement does not violate any applicable international, federal, state, or local law, Payment Network rule or contract to which such Party is subject.

14.3.2 There are no actions, suits or proceedings existing or pending against or affecting it before any

judicial or regulatory authority which would have a material adverse effect on its ability to perform its obligations hereunder.

14.3.3 When executed and delivered, this Agreement will constitute a legal, valid, and binding obligation, enforceable in accordance with its terms.

15. FORTE SERVICE POLICY.

FORTE makes no representations or warranties concerning its services except as may be specifically authorized, in writing, or set out herein. AGENCY acknowledges and understands that FORTE does not warrant that the Services will be uninterrupted or error free and that FORTE may occasionally experience delays or outages due to disruptions that are not within FORTE's control. Any such interruption shall not be considered a breach of the Agreement by FORTE. FORTE shall use its best efforts to remedy any such interruption in service as quickly as possible.

16. FORCE MAJEURE

Neither Party shall be liable for, or be considered in breach of or default under the Agreement on account of any delay or failure to perform its obligations hereunder as a result of any causes or conditions that are beyond such Party's reasonable control and that such Party is unable to overcome through the exercise of commercially reasonable diligence. If any force majeure event occurs, the affected Party shall give prompt written notice to the other Party and shall use all commercially reasonable efforts to minimize the impact of the event.

17. ASSIGNMENT

The rights granted under this Agreement shall not be assigned by either Party without the prior written consent of the other Party, which shall not be unreasonably withheld.

18. CHOICE OF LAW

This Agreement shall be governed by and construed in accordance with the internal laws of the State of Georgia.

19. AMENDMENT

Except as otherwise provided for herein, the terms and conditions of this Agreement shall not be modified or amended except in writing, signed by the parties hereto and specifically referring to this Agreement.

20. PUBLICITY

Neither Party shall use the other Party's name, logo or service marks in conjunction with a press release or advertisement without first obtaining written approval.

21. NOTICE

Any notice required to be given by either Party hereunder, shall be in writing and delivered personally to the other designated Party, or sent by any commercially reasonable means of receipted delivery, addressed, to that Party at the address most recently provided in writing. Either Party may change the address to which notice is to be sent by written notice to the other under any provision of this paragraph.

Notices to FORTE:
CSG Forte Payments, Inc.
500 W. Bethany Drive
Suite #200
Allen, TX 75013
Attn: VP/Associate General Counsel

Notices to AGENCY:
Hall County
Jock Connell

County Administrator
2875 Browns Bridge Road
Gainesville, GA 30504
PO Box 1435
Gainesville, GA 30503

with a copy to:
Van Stephens, County Attorney
2875 Browns Bridge Road
Gainesville, GA 30504
PO Box 1435
Gainesville, GA 30503

22. HEADINGS
The headings contained in this Agreement are for convenience of reference only and shall not affect the meaning of any provision of this Agreement.

23. SEVERABILITY
Should any term, clause or provision herein be found invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or operation of any other term, clause or provision and such invalid term, clause or provision shall be construed to most closely reflect the original intent of the parties.

24. ENTIRE AGREEMENT; WAIVER; COUNTERPARTS
This Agreement constitute the entire understanding of the Parties, and revoke and supersede all prior agreements between the Parties and are intended as a final expression of their agreement. Either Party's waiver of any breach of any provision of this Agreement shall not be deemed a waiver of any subsequent breach of same or other provision. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the undersigned, being duly authorized thereto by their respective organizations, have executed this Agreement as of the date set forth below.

ATTESTMENT:

By: _____ (SEAL)
Jennifer Rivera, County Clerk

Hall County, Georgia

By: _____
Richard Higgins, Chairman
Board of Commissioners

Sworn to and subscribed before me this
28th day of October, 2022

_____
Notary Comm. Exp. March 16, 2023

ABRIL OLIVAS NOTARY PUBLIC HALL COUNTY, GEORGIA

APPROVED AS TO FORM:

_____
Van Stephens, County Attorney
Or designee

SERVICE PROVIDER'S SIGNATURE SECTION

CSG FORTE PAYMENTS, INC.:

By: Jeffrey Kump

Name: Jeffrey Kump

Title: President, CSG Forte Payments

Date: 11.10.22

CSG Legal Reviewed/Approved by:
jm 11-09-22

Sworn to and subscribed before me this 10th Day of November, 2022

Notary Public

Sandra Yvette Matos

My commission expires: 04.21.25

SEAL OR STAMP PLACEMENT

Sandra Yvette Matos
My Commission Expires
04/21/2025
ID No. 133054488

APPENDIX A
DEFINITIONS

ACH Network – Automated Clearing House Network is a batch processing, store-and-forward system that accumulates and distributes ACH transactions that are received from ODFI (defined below) and are forwarded to the specified RDFI (defined below) according to the specific schedules established by the participants.

Acquirer – A sponsoring financial institution or payment processor that enters into an agreement which enables merchants/government agencies or their Agent(s) to submit Transactions to a payment network.

Affiliate – A business entity effectively controlling or controlled by another or associated with others under common ownership or control.

Agent Any director, officer, employee, representative, affiliate, third-party vendor or any other person acting on behalf of the Merchant/Agency with the actual, implied or apparent authority of Merchant/Agency.

Business Banking Day – Monday through Friday excluding banking holidays.

Chargeback – A Transaction that is rejected by the owner of the account debited or charged because a dispute exists between the Originator of the Transaction (typically a Merchant/Agency) and the account owner.

Confidential Information - Confidential Information may include information regarding all of the computer software and technologies, systems, structures, architectures, processes, formulae, compositions, improvements, devices, know-how, inventions, discoveries, concepts, ideas, designs, methods, and information and databases developed, acquired, owned, produced or practiced at any time by a Party or any affiliate thereof, including software programs and documentation licensed by third parties to the disclosing Party, any business or financial information directly or indirectly related to the disclosing Party's company(s) or investments or its internal administrative, billing and accounting systems, customer and vendor lists and information, employee personnel information and policies and procedures, information regarding the disclosing Party's products and services that is not generally available to the public.

Credit Entry (or "Entry) – An ACH/EFT Transaction that is intended to deposit funds into a Receiver's (defined below) account which has been withdrawn from Merchant's/Agency's Settlement Account (defined below).

Debit Entry (or "Entry") – An ACH/EFT Transaction that is intended to withdraw funds from a Receiver's account for deposit into Merchant's/Agency's Settlement Account (defined below).

Laws – All international, national, regional and local regulations or laws which are applicable to the services provided herein.

NACHA – National Automated Clearing House Association responsible for establishing, revising and enforcing the Operating Rules for the US ACH Network.

ODFI – Originating Depository Financial Institution is the financial institution that receives ACH Transactions from Merchant/Agency through FORTE and then forwards these Transactions (defined below) to the ACH Network.

Originator – A Merchant/Agency who has contracted with FORTE to initiate ACH entries, on their behalf, to the ACH Network.

Payment Association – Any entity governing a payment network, including but not limited to VISA, M/C, Discover, NACHA, CPA.

PCI-DSS – System security measures established by the various credit card companies,

known as the Payment Card Industry Data Security Standards.

RDFI – Receiving Depository Financial Institution is the financial institution that receives the ACH Transactions from the ODFI through the ACH Network and posts these Transactions to the accounts of Receivers (defined below).

Receiver –An entity or individual consumer that has an established account with a card issuer or financial institution upon which a Transaction is or may be acted upon.

Reserve – A specific amount of money that is held in your Merchant/Agency account to be used by FORTE to offset amounts owed to FORTE for Services provided, such as returned items, chargebacks, fees/fines, billing or other Merchant/Agency obligations to FORTE that FORTE is unable to collect from Merchant/Agency.

Returned Entries – Any Transaction that is not able to be completed successfully and is returned/rejected back to the Originator.

Rules – The operational rules, policies and procedures established by each applicable Payment Association to govern all transactions and parties that participate in the associated payment network.

Settlement Account – An account established and maintained by Merchant/Agency with a financial institution through which the following may occur: (a) deposit of funds for Debit Entries, (b) the extractions of funds for Credit Entries, reserve funds or fee obligations unless otherwise agreed to by the parties.

Settlement Entry – A Debit or Credit Entry to Merchant's/Agency's Settlement Account which corresponds to the net amount owed Merchant/Agency by FORTE at the end of each Business Banking Day.

Transactions –Any transfer of data or information to FORTE in a format pre-approved by FORTE, including but not limited to payment, verification and authentication items.

Users - All individuals who access a FORTE website or utilize any portion of the FORTE Services on behalf of Merchant/Agency directly or through software that accesses the FORTE systems through Merchant's/Agency's systems, by using Merchant's/Agency's access credentials or any other access reasonably presumed to be on behalf of Merchant/Agency.

APPENDIX B
ACCOUNT VERIFICATION AND AUTHENTICATION SERVICES

1. Representation by Agency. Each request for data through the verification and authentication services shall constitute a representation, warranty and certification by Agency that the data (i) shall be used and disclosed only in accordance with the terms of the Agreement, and in accordance with any applicable Rules or Laws; and (ii) shall be used solely for the intended use as stated by Agency on the application and that use is in compliance with the permissible uses under the Fair Credit Reporting Act ("FCRA") as provided in the FCRA Requirements Addendum located at http://www.forte.net/fair-credit-reporting-act; (iii) Agency will follow proper procedures for adverse action notification to its Constituents, as provided by the FCRA Requirements Addendum; and (iv) Agency acknowledges it has implemented security measures to prohibit the unauthorized access to the information provided.

2. Use of Services.

2.1 AGENCY SHALL USE THE VERIFICATION SERVICES ONLY IN CONNECTION WITH PAYMENTS PRESENTED TO AGENCY BY ITS CONSTITUENTS IN EXCHANGE FOR GOODS OR SERVICES. AGENCY SHALL NOT RESELL THE VERIFICATION DATA OR SERVICES TO ANY THIRD PARTIES.

2.2 Agency understands and agrees that it cannot decline services to a consumer or customer after receiving an approval result from FORTE on a verification inquiry unless Agency is declining based on other grounds and/or information. Further, if Agency does decline services to a FORTE approved consumer or customer based on alternate information, Agency shall not provide FORTE's contact information as recourse for the consumer to pursue a dispute of the result under FCRA Adverse Action requirements.

2.3 Agency shall provide to FORTE, as part of a verification inquiry, the accurate amount for each transaction Agency wants to verify.

3. Retention of Data. Agency acknowledges and agrees that it shall not retain, store, compile or aggregate the results of verification or authentication inquiries received from FORTE except as required by applicable law or to perform its obligations under this Agreement.

APPENDIX C
ACCOUNT UPDATER SERVICES

1. **Description of Services.** Participating Visa/MasterCard Issuers submit their account changes to the Account Updater Database. On a monthly basis, FORTE will compare all of AGENCY's recurring tokenized transactions against the Account Updater Database. FORTE will then update the tokenized card information on file with updated account information.

2. **Agency Requirements for Account Updater Participation.**
   a. AGENCY must be properly established and registered in the United States.
   b. AGENCY must not have been disqualified from participating in the Visa, MasterCard or Discover programs.
   c. AGENCY must be in compliance with all Card Association Operating Regulations.
   d. AGENCY must submit inquiries only for those accounts with which it has an ongoing customer relationship and customer's authority to submit such payments.
   e. AGENCY may not request authorization on accounts that have returned "Contact Cardholder" or "Closed."
   f. AGENCY must not submit inquiries on behalf of any other entity.
   g. AGENCY assumes all risk associated with the use of the Account Updater Service. FORTE shall have no liability whatsoever to AGENCY for any liability associated with the Account Updater Service, including but not limited to the accuracy or completeness of the information provided via the Account Updater Service.

SCHEDULE 1

PRICING FEE SCHEDULE
(Hall County, Georgia)

1. **Service (Convenience) Fee Pricing Option:**

   a) **MasterCard, Visa, Discover and American Express cards**
   2.85% of the payment amount with a minimum fee of $2.00 based upon volume

   b) **Visa Debit Tax Program only**
   $3.95 Per Transaction

   c) **Electronic check – online WEB payments** (includes Forte Verification for known accounts)

eCheck Transaction Tiers	Fees	Frequency
$0.00 to $50,000.00	$2.00 w/Verification	Per Transaction
$50,000.01 to $75,000.00	$3.00 w/Verification	Per Transaction
$75,000.01 to $100,000.00	$6.00 w/Verification	Per Transaction
$100,000.01 to $150,000.00	$10.00 w/Verification	Per Transaction
$150,000.01 + $250,000.00	$15.00 w/Verification	Per Transaction

2. **Absorbed Pricing Option:**

Emerging Market and Public-Sector Rate Structure

Processing Costs:	Fees	Frequency
Option 1. Visa, MasterCard, Discover	*Pass Thru pricing + $0.20+ .40bpts	Per Transaction
Option 2. Visa, MasterCard, Discover	2.85%	Per Transaction
Account Updater (Optional)	$0.35	Per Transaction
Account Updated (Optional)	$25.00	Per Month
Forte Protect (End-2-End Encryption)	$0.10	Per Transaction
Forte Protect (Key Injection Fee)	$2.25	One Time Per Device
Chargeback Fee	$25.00	Per Chargeback
Batch Fee	$0.00	No Charge - Waived
ACH Fee-debits/credits	$0.50 with Forte Verify	Per Transaction
ACH Return Fee	$2.00	Per Return
Monthly Billing (single bill for multiple merchant accounts)	$50.00	Per Month per Merchant
Monthly Fee	$5.00	Each Month per merchant

		account

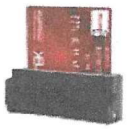
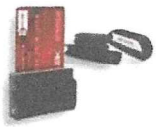
* Pass Thru pricing includes the direct interchange dues, assessments and all other fees that are charged directly from the associations. Interchange "pass through pricing" allows the actual cost of the credit card processing (*interchange fees & assessments) to be passed directly through to AGENCY.

Forte's fees include: Total volume processed multiplied by bpts
Total # of transactions processed by per item fee

3. **Gateway Only Pricing Option:**

Fee Description	Fee	Frequency
Forte Gateway Fee	$0.15	Per Transaction
Monthly Gateway Fee	$19.95	Per Merchant ID

4. **Equipment and Service Pricing:**

Standard Product	Description	Fees and Cost of Equipment
VeriFone V400c Terminal (Standalone)		$399.00 per terminal plus shipping
VeriFone V400c Terminal (Hybrid with cables)		$450.00 per terminal plus shipping
MagTek eDynamo		$155.00 per device plus shipping
MagTek eDynamo and Countertop Docking Station Bundle (recommended)		$190.00 per device (with docking station) plus shipping

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 435/2025

SUBJECT: Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase of disposable EMS supplies for Fire Rescue to Zoll Medical Corporation of New York, NY. The estimated annual cost is $60,000.00.

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

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

Options:

Funding Requested	$ 60,000.00
Are funds within current budget?	Yes
Source of Funds	Emergency Services Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:

Financial Supplement
Single Source - Zoll

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 435/2025

Funds Requested: $ 60,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Emergency Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	271-EMERGENCY SERVICES FUND	3630-EMS	531100-GENERAL SUPPLIES AND MATERIALS	$60,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone: 404-597-0084

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

For Sole Source or Sole Brand, identify efforts made to locate other possible sources.

Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 433/2025

SUBJECT: Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of $87,091.00.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: CJS

Recommendation:
Approve.

Purpose of Request:

Approve the renewal of the single source record management system software agreement for Fire Rescue to EPR Systems USA, Inc. of Jacksonville, FL, in the amount of $87,091.00.

History:
EPR Systems USA, Inc. provides Fire Rescue and EMS a Record Management System (RMS) that offers an effective and efficient way to enter required data with clean and customizable layout that is intuitive for users to navigate.

This software was origionally approved as Agenda Item #234/2023.

Facts and Issues:
This software continues to meet the department's needs for overall functionality.

The reason for the price increase on this renewal is due to the fact that the training module included with this platform has phased out the Fire Department's legacy training platform.

Options:

Funding Requested	$ 87,091.00
Are funds within current budget?	Yes
Source of Funds	Fire / Emergency Services
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:
Financial Supplement
Signature Request
Signed Agreement
Single Source Form
EPR Systems USA, Inc. Renewal Invoice #2705

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 433/2025

Funds Requested: $ 87,091.00

Request Budgeted: Yes

Proposed Source of Funding:

Fire / Emergency Services

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	270-FIRE SERVICES FUND	3520-FIRE RESCUE	522202-COMPUTER REPAIRS & MAINTENANCE	$33,966.00
2026	271-EMERGENCY SERVICES FUND	3630-EMS	522202-COMPUTER REPAIRS & MAINTENANCE	$53,125.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: CJS

Phone: 404-597-0084

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

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

Date: July 2, 2025

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Invoice:2705

Agreement Name: Master Subscription and License Agreement

Department(s) Requesting Contract: Fire Rescue

Award Recipient Name: EPR Systems USA, Inc.

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2025 Projected Spend: $74,195

☒ Price Increase Requested Increase Percentage: 17.4%

☒ Project/Service Contract FY 2026 Estimated Amount: $87,091

☐ Product Contract Estimated Amount: $0

Comment:

Year four (4) of a possible five (5) year contract.
This software provides a Record Management System (RMS) for both Fire and EMS reporting that offers an effective and efficient way to enter required data with a clean and customizable layout that is intuitive for users to navigate. The payment of this invoice ensures the renewal of these services for Fire Rescue and EMS.
FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance.

MASTER SUBSCRIPTION AND LICENSE AGREEMENT

THIS AGREEMENT is hereby made and entered into this 1st day of July, 2023, by and between Hall County, Georgia (hereinafter referred to as County) and EPR Systems USA, Inc., a Florida corporation, (hereinafter referred to as "EPR" or "Vendor").

WHEREAS, EPR is engaged in the business of designing and developing computer software systems and related products and has created and developed a software package called EPR FireWorks that is capable of supplying emergency agencies with an innovative, comprehensive, and integrated records management solution; and

WHEREAS, County is engaged in providing Fire and emergency rescue services and desires to utilize such Software to support the management of its agency; and

WHEREAS, EPR and County believe it is in their mutual interest and desire to enter into an agreement whereby County would use EPR's Software pursuant to the terms and conditions hereinafter provided.

The above recitals are hereby incorporated and made a part of this Agreement as if fully recited hereby.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

Section 1 - Purchase

County shall subscribe to, and EPR shall provide the subscription items described by Attachment A, attached hereto, and made a part hereof.

Section 2 – Terms

This Agreement shall be subject to the terms and conditions contained herein and as provided by Exhibit A, attached hereto and made a part hereof. The annual cost to County for the initial year 1 of this Agreement is $60,595.00 for subscription services plus additional one-time costs of $13,600.00 for data conversion and training as outlined in Exhibit A. for a total of $74,195.00.

2.1 Uplift on Renewal. Fees for Software, which recur annually, shall increase by 3%

Section 3 – Definitions

3.1 In this Agreement, unless the context otherwise requires:

a) "Acceptance" means the acceptance of the Deliverables in accordance with Section entitled Inspection of the Deliverables of this Agreement.

b) "Confidential Information" means those confidential, scientific, technical, financial, business and other information, manufacturing, marketing, sales and distribution data, scientific and test data, documents, methods, techniques, formulations, operations, know-how, experience, skills, trade secrets, computer programs and systems, processes, practices, ideas, inventions, designs, samples, plans and drawings recognized as exempt or immune from disclosure pursuant to applicable federal or Georgia law;

c) "Contract Price" means the amounts referred to or expressed in this Agreement, and specifically in the payment schedule attached as Attachment "A" to this Agreement, to be payable by County to EPR for the Deliverables.

d) "EPR FireWorks" means the computer software, converted data, system interfaces, databases and documentation that are to be supplied by EPR and implemented by County, including the Deliverables to be provided by EPR to County all as contemplated hereunder, as the same may be upgraded, enhanced, or otherwise modified or adapted from time to time.

e) "Deliverables" means the whole of the services including, without limitation, system set-up, data conversion, training, maintenance, and software programs required to be done, furnished or performed by EPR in accordance with the terms of this Agreement.

f) "SaaS" means software-as-a-service that EPR hosts (directly or indirectly) for Customer's use on a periodic subscription basis.

f) "Improvements" means any improvements, updates, variations, modifications, alterations, additions, error corrections, enhancements, functional changes or other changes to the licensed computer programs and documentation, including, without limitation:

(i) improvements and upgrades to improve software efficiency and maintainability.

(ii) improvements and upgrades to improve operational integrity and efficiency.

(iii) functional improvements or changes which support legislated, regulatory or other lawful requirements.

(iv) changes or modifications to correct errors; and

(v) additional licensed computer programs to otherwise update the licensed computer programs.

g) "Live Production" means use of EPR FireWorks system in the regular business operation of County, which shall be twenty-four (24) hours per day, seven (7) days per week.

h) "Maintenance Access Period", unless otherwise specified in the Agreement, means an uninterrupted time period of hours each day beginning Sunday from 2:00 AM – 2

PM, and weekdays Monday to Friday, between 8:00 a.m. and 5:00 p.m. EST, during which EPR shall have personnel available to receive/respond to email and/or telephone support for maintenance services including remote connect in accordance with this Agreement;

j) "Response Time" means the period of time beginning with a *bona fide* attempt to reach EPR by telephone, or other oral means, or email written means has been made by County during a Maintenance Access Period, and ending with the response of EPR;

k) "Time to Repair" means that portion of the time that EPR FireWorks system cannot be used because of error, defect, deficiency, failure, problem or non-conformance to functional specifications, starting from the response of EPR and ending with the turnover of the Deliverables to County in proper working order.

"Unapproved Modifications" means modifications to the licensed computer programs not approved by EPR but made by County or on its behalf by someone other than EPR.

Section 4 – Representations

4.1 EPR represents and warrants, and it is a condition of this Agreement, that:

(a) EPR is a corporation duly organized and existing in good standing under the laws of Florida and registered to carry on business as may be contemplated hereunder.

(b) EPR has the ability and authority to enter into this Agreement, and the execution and performance of this Agreement or any part of this Agreement by EPR has been duly authorized by all requisite corporate action.

(c) The execution and performance of this Agreement or any part of this Agreement by EPR does not and will not violate any contract or other obligation of EPR, and EPR knows of no circumstances which would prevent EPR's performance of this Agreement or any part thereof.

(d) EPR is competent to perform its obligations hereunder, and has sufficient manpower, resources, skills, experience, and all such other materials as may be required to meet its obligations on or before the required date(s).

(e) EPR has the necessary qualifications (including knowledge, experience, and skill) to provide the Deliverables, and will provide the Deliverable in a diligent, professional and timely manner; and

(f) The representations and warranties made by EPR herein, including the recitals and all schedules hereto (in particular, in EPR's Proposal), are reasonable and correct, and may be relied upon by County and shall continue to be reasonable and correct, and may be relied upon by County throughout the performance of this Agreement.

Section 5 – Grant of Subscription

5.1 Grant of Subscription: SaaS. For SaaS, during the term Customer may access and use the SaaS

and Reporting Services, with the access and volume limitations set forth on the applicable Addendum, subject to Customer's compliance with the Use Restrictions and other limitations contained in this Agreement.

Section 6- Data

7.1 Ownership of Data. As between EPR and County, all CountyData shall be owned by County.

Section 7 – Term

6.1 6.1 This Agreement shall have an initial one-year term with four (4) one-year renewal options which will not automatically renew but may be renewed by mutual agreement unless a cancellation notice is received 60 days in advance.

Section 8 – Trademarks and Proprietary Notices

7.1 EPR expressly reserves all rights to its own tradenames, logos, trademarks, other identifying symbols and all of its proprietary rights in its product packaging or labeling of any licensed computer programs. County shall not acquire any right, title or interest in or to any such tradename, logo, trade-mark, or other identifying symbols of EPR.

7.2 Notwithstanding anything to the contrary provided for herein, County shall retain exclusive ownership of all County generated and/or supplied data. In no event shall such County related data or information be used by EPR without the prior written consent of the County.

Section 9 – Payment

8.1 County shall pay EPR in accordance with the Payment Schedule described in Attachment "A"to this Agreement within thirty (30) days of County receipt of invoice. All fees are inclusive of all freight, shipping and applicable taxes.

8.2 County shall notify EPR, within thirty (30) days of receipt of an invoice, of any inadequacy of the invoice or of the supporting documentation, and where any such notice is given within that period, the date for payment of the amount invoiced shall be postponed until EPR remedies the inadequacy to the satisfaction of County, at no additional cost to County. Payment will be made by County within thirty (30) days of receipt of the invoice issued by EPR.

Section 10 – Confidentiality

9.1 EPR shall be bound by an obligation of strict confidence to County in respect of any confidential information disclosed by or on behalf of County to EPR or developed by EPR for County. EPR shall not:

(a) Disclose, either directly or indirectly, any such confidential information, or any part thereof, to any person except as is specifically contemplated in this Agreement; and
(b) Use any such confidential information, or any part thereof, for any purpose, except as is specifically contemplated within this Agreement, without the prior written consent of County and on terms and conditions satisfactory to County in its sole discretion.
(c) Notwithstanding anything to the contrary herein, good faith compliance with the

provisions of The State of Georgia Freedom of Information Act shall not be construed as and shall not constitute a breach of this Agreement.

Section 11 - Law/Venue

10.1 This Agreement is subject to and governed by the laws of the State of Georgia. EPR hereby consents to the jurisdiction of the State of Georgia for the enforcement of any rights, the resolution of any disputes and/or for the purposes of any lawsuit brought pursuant to this Agreement or the subject matter hereof; and EPR agrees that service by first class U.S. mail to EPR Systems USA, Inc., 1016 Lasalle Street, Jacksonville, FL 32207 shall constitute effective service.

Section 12 – Notice

12.1 Unless otherwise specified herein or otherwise agreed to by the parties in writing, any notice required to be given hereunder must be given in writing and delivered by postage-paid mail, personally, by prepaid courier with a copy delivered by electronic means, addressed to the appropriate party as follows:

Hall County, Georgia d/b/a Hall County Board of Commissioners.
Christie Grice, Division Chief of EMS/PIO, Hall County Fire Rescue
Cgrice@hallcounty.org
P.O. Drawer 1435
Gainesville, GA. 30503

VENDOR address:
EPR Systems USA Inc.
1016 Lasalle Street
Jacksonville, FL 32207
jjacobson@eprsys.com

12.2 All notices in connection with this Agreement shall be in writing and may be given by certified, registered, or first-class mail or personally delivered at the address set forth above. For purposes of this Agreement, a notice shall be deemed effective upon personal delivery to the party or if by mail with a copy by e-mail, five days after proper deposit in a mailbox.

13 No Modification

There shall be no modification of this Agreement, except in writing and executed with the same formalities as the original.

14 **Interest**. EPR hereby waives any and all claims or rights to interest on money claimed to be due pursuant to this Agreement, and waives any and all such rights to interest to which it may otherwise be entitled pursuant to law, including, but not limited to, pursuant to the Local Government Prompt Payment Act, as amended. The provisions of this paragraph shall survive any expiration, completion and/or termination of this Agreement.

15 **Severability**. The terms of this Agreement shall be severable. In the event any of the terms or the provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.

16 **Compliance with Law**. Notwithstanding any other provision of this Agreement, it is expressly agreed and understood that in connection with the performance of this Agreement, EPR shall comply with all applicable federal, state, and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, EPR hereby certifies, represents, and warrants to the SGF that all of EPR's employees and/or agents who will be providing products and/or services with respect to this Agreement shall be legally authorized to work in the United States. EPR shall also, at its expense, secure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this Agreement. County shall have the right to audit any records in the possession or control of EPR to determine EPR's compliance with the provisions of this section. In the event County proceeds with such an audit, EPR shall make available to County EPR's relevant records at no cost to County. County shall pay any and all costs associated with any such audit.

17 **Execution**. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same Agreement. For the purposes of executing this Agreement, any signed copy of this Agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this Agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e- mailed copy of this Agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this Agreement shall be re- executed by the parties in an original form. No party to this Agreement shall raise the use of fax machine or e- mail as a defense to this Agreement and shall forever waive such defense.

18 **Conflict**. In the event of any conflict between the terms and provisions of this purchase Agreement and Exhibit A and Exhibit B hereto, the terms and provisions of this purchase Agreement shall supersede and control.

19 **Limitation of Damages**. In no event shall County be liable for any monetary damages in excess of the purchase price contemplated by this Agreement. In no event shall County be liable for any consequential, special or punitive damages, or any damages resulting from loss of profit.

20 **Transfer of Title/Risk**. Transfer of title, and risk of loss shall pass to County upon delivery of any goods. All transportation and delivery shall be at EPR's sole expense.

21 **Indemnification**. To the fullest extent permitted by law, EPR agrees to and shall indemnify, defend and hold harmless County, its officers, employees, boards and commissions from and against any and all claims, suits, judgments, costs, attorney's fees, damages or any and all other relief or liability arising out of or resulting from or through or alleged to arise out of any acts or negligent acts or omissions of EPR or EPR's officers, employees, agents or subcontractors in the performance of this Agreement, including but not limited to, all goods delivered or services or work performed hereunder. In the event of any action against County, its officers, employees, agents, boards or commissions covered by the foregoing duty to indemnify, defend and hold harmless, such action shall be defended by legal counsel of HCFR's choosing.

22 **Relationship Between the Parties**. This Agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto.

23 **Waiver**. Neither party hereto shall be responsible for any consequential, indirect, punitive or incidental damages for any reason whatsoever. Any delay or failure to enforce any rights by either party arising out of or pursuant to this Agreement shall not constitute, and shall not be construed as, a waiver of any such rights.

24 **Limitation of Actions**. EPR shall not be entitled to, and hereby waives, any and all rights that it might have to file suit or bring any cause of action or claim for damages against County and/or its affiliates, officers, employees, agents, attorneys, boards and commissions of any nature whatsoever and in whatsoever forum after two (2) years from the date of this Agreement.

25 **No Other Agreements**. This Agreement is the only agreement between the parties hereto regarding the subject matter hereof. There are no other agreements, either oral, written or implied, between the parties hereto regarding the subject matter hereof. This Agreement may only be altered or modified by written instrument signed by both parties.

26 **Appropriation of Funds**. The obligations of the County under any contract for any fiscal year are subject to and contingent upon the appropriation of funds sufficient to discharge the obligations which accrue in that fiscal year and authorization to spend such funds for the purposes of the contract.

If, for any fiscal year the term of the Contract, sufficient funds for the discharge of the County's obligations under this Agreement are not appropriated and authorized, then this Agreement shall terminate as of the last day of the preceding fiscal year, or when such appropriated and authorized funds are exhausted, whichever is later, without liability to County for damages, penalties, or other charges on account of such termination.

The person signing this Agreement certifies that s/he has been authorized by County to commit HCFR contractually and has been authorized to execute this Agreement on its behalf.

The person signing this Agreement on behalf of EPR certifies that s/he has been authorized by EPR to commit EPR contractually and has been authorized to execute this Agreement on its behalf.

27 **HIPPA Compliance**. The Business Associate Agreement between EPR and County, attached hereto as Exhibit B, is made part of this Agreement.

28 **System Backup.** The parties agree and acknowledge that all EPR FireWorks system data shall be housed in the secure Amazon Web Services cloud environment, with security, back up and disaster recovery built in.

29 **Local Data Backup**. EPR shall provide County with an MS SQL database for local backup purposes on a schedule to be agreed upon, but not more than once a month.

30 **Data Conversion**. County agrees to provide EPR with a copy of County's database for data conversion purposes, and EPR agrees to destroy such data upon completion of the conversion.

Hall County, Georgia
d/b/a/ Hall County Board of
Commissioners

Name Richard Higgins

Hall County Board of Commissioners Chairman
Chairman Date May 25, 2023

Signature

EPR Systems USA:

Name: Jeffrey Jacobson

Director of Business Development May 17, 2023
Title Date

Signature

Approved as to form

William Linkous III, County
Attorney

Exhibit A

Description	2023	2024	2025
Fire Bundle	$ 27,353	$ 28,174	$ 29,019
Personnel Module	$ -	$ -	$ -
ePCR - ALS	$ 28,719	$ 29,581	$ 30,468
Cardiac Monitor Interface - Zoll	$ 1,327	$ 1,367	$ 1,408
CAD Interface	$ 3,196	$ 3,292	$ 3,391
Interfaces	$ -	$ -	$ -
Training and Implementation - One Time Fee	$ 5,600	$ -	$ -
Data Migration and Conversion - One Time Fee	$ 8,000	$ -	$ -
Annual Cost	**$ 74,195**	**$ 62,413**	**$ 64,285**

Any add on modules will be amended to this contract & invoiced on a prorated basis

EXHIBIT B
HIPAA BUSINESS ASSOCIATE ADDENDUM

Customer and EPR Systems ("Business Associate") agree that this HIPAA Business Associate Addendum is entered into for the benefit of Customer, which is a covered entity under the Privacy Standards ("Covered Entity").

Pursuant to the Master Subscription and License Agreement (the "Agreement") into which this HIPAA Business Associate Addendum (this "Addendum") has been incorporated, Business Associate may perform functions or activities involving the use and/or disclosure of PHI on behalf of the Covered Entity, and therefore, Business Associate may function as a business associate. Business Associate, therefore, agrees to the following terms and conditions.

1. Scope. This Addendum applies to and is hereby automatically incorporated into all present and future agreements and relationships, whether written, oral or implied, between Covered Entity and Business Associate, pursuant to which PHI is created, maintained, received or transmitted by Business Associate from or on behalf of Covered Entity in any form or medium whatsoever.

2. Definitions. For purposes of this Addendum, the terms used herein, unless otherwise defined, shall have the same meanings as used in the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), or the Health Information Technology for Economic and Clinical Health Act ("HITECH"), and any amendments or implementing regulations, (collectively "HIPAA Rules").

3. Compliance with Applicable Law. The parties acknowledge and agree that, beginning with the relevant effective date, Business Associate shall comply with its obligations under this Addendum and with all obligations of a business associate under HIPAA, HITECH, the HIPAA Rules, and other applicable laws and regulations, as they exist at the time this Addendum is executed and as they are amended, for so long as this Addendum is in place.

4. Permissible Use and Disclosure of PHI. Business Associate may use and disclose PHI as necessary to carry out its duties to a Covered Entity pursuant to the terms of the Agreement and as required by law. Business Associate may also use and disclose PHI (i) for its own proper management and administration, and (ii) to carry out its legal responsibilities. If Business Associate discloses Protected Health Information to a third party for either above reason, prior to making any such disclosure, Business Associate must obtain: (i) reasonable assurances from the receiving party that such PHI will be held confidential and be disclosed only as required by law or for the purposes for which it was disclosed to such receiving party; and (ii) an agreement from such receiving party to immediately notify Business Associate of any known breaches of the confidentiality of the PHI.

5. Limitations on Use and Disclosure of PHI. Business Associate shall not, and shall ensure that its directors, officers, employees, subcontractors, and agents do not, use or disclose PHI in any manner that is not permitted by the Agreement or that would violate Subpart E of 45 C.F.R. 164 ("Privacy Rule") if done by a Covered Entity. All uses and disclosures of, and requests by, Business Associate for PHI are subject to the minimum necessary rule of the Privacy Rule.

6. Required Safeguards to Protect PHI. Business Associate shall use appropriate safeguards and comply with Subpart C of 45 C.F.R. Part 164 ("Security Rule") with respect to electronic PHI, to prevent the use or disclosure of PHI other than pursuant to the terms and conditions of this Addendum.

7. Reporting to Covered Entity. Business Associate shall report to the affected Covered Entity without unreasonable delay: (a) any use or disclosure of PHI not provided for by the Agreement of which it becomes aware; (b) any breach of unsecured PHI in accordance with 45 C.F.R. Subpart D of 45 C.F.R. 164 ("Breach Notification Rule"); and (c) any security incident of which it becomes aware. With regard to Security Incidents caused by or occurring to Business Associate, Business Associate shall cooperate with the Covered Entity's investigation, analysis, notification and mitigation activities, and except for Security Incidents caused by Covered Entity, shall be responsible for reasonable costs incurred by the Covered Entity for those activities. Notwithstanding the foregoing, Covered Entity acknowledges and shall be deemed to have received advanced notice from Business Associate that there are routine occurrences of: (i) unsuccessful attempts to penetrate computer networks or services maintained by Business Associate; and (ii) immaterial incidents such as "pinging" or "denial of services" attacks.

8. Mitigation of Harmful Effects. Business Associate agrees to mitigate, to the extent practicable, any harmful effect of a use or disclosure of PHI by Business Associate in violation of the requirements of the Agreement, including, but not limited to, compliance with any state law or contractual data breach requirements.

9. Agreements by Third Parties. Business Associate shall enter into an agreement with any subcontractor of Business Associate that creates, receives, maintains, or transmits PHI on behalf of Business Associate. Pursuant to such agreement, the subcontractor shall agree to be bound by the same or greater restrictions, conditions, and requirements that apply to Business Associate under this Addendum with respect to such PHI.

10. Access to PHI. Within five business days of a request by a Covered Entity for access to PHI about an individual contained in a Designated Record Set, Business Associate shall make available to the Covered Entity such PHI for so long as such information is maintained by Business Associate in the Designated Record Set, as required by 45 C.F.R. 164.524. In the event any individual delivers directly to Business Associate a request for access to PHI, Business Associate shall within five (5) business days forward such request to the Covered Entity.

11. Amendment of PHI. Within five business days of receipt of a request from a Covered Entity for the amendment of an individual's PHI or a record regarding an individual contained in a Designated Record Set (for so long as the PHI is maintained in the Designated Record Set), Business Associate shall provide such information to the Covered Entity for amendment and incorporate any such amendments in the PHI as required by 45 C.F.R. 164.526. In the event any individual delivers directly to Business Associate a request for amendment to PHI, Business Associate shall within five business days forward such request to the Covered Entity.

12. Documentation of Disclosures. Business Associate agrees to document disclosures of PHI and information related to such disclosures as would be required for a Covered Entity to respond to a request by an individual for an accounting of disclosures of PHI in accordance with 45 C.F.R. 164.528 and HITECH.

13. Accounting of Disclosures. Within five business days of notice by a Covered Entity to Business Associate that it has received a request for an accounting of disclosures of PHI, Business Associate shall make available to a Covered Entity information to permit the Covered Entity to respond to the request for an accounting of disclosures of PHI, as required by 45 C.F.R. 164.528 and HITECH.

14. Other Obligations. To the extent that Business Associate is to carry out one or more of a Covered Entity's obligations under the Privacy Rule, Business Associate shall comply with such requirements that apply to the Covered Entity in the performance of such obligations.

15. Judicial and Administrative Proceedings. In the event Business Associate receives a subpoena, court or administrative order or other discovery request or mandate for release of PHI, the affected Covered Entity shall have the right to control Business Associate's response to such request, provided that, such control does not have an adverse impact on Business Associate's compliance with existing laws. Business Associate shall notify the Covered Entity of the request as soon as reasonably practicable, but in any event within seven business days of receipt of such request.

16. Availability of Books and Records. Business Associate hereby agrees to make its internal practices, books, and records available to the Secretary of the Department of Health and Human Services for purposes of determining compliance with the HIPAA Rules.

17. Breach of Contract by Business Associate. In addition to any other rights a party may have in the Agreement, this Addendum or by operation of law or in equity, either party may: i) immediately terminate the Agreement if the other party has violated a material term of this Addendum; or ii) at the non-breaching party's option, permit the breaching party to cure or end any such violation within the time specified by the non-breaching party. The non-breaching party's option to have cured a breach of this Addendum shall not be construed as a waiver of any other rights the non-breaching party has in the Agreement, this Addendum or by operation of law or in equity.

18. Effect of Termination of Agreement. Upon the termination of the Agreement or this Addendum for any reason, Business Associate shall return to a Covered Entity or, at the Covered Entity's direction, destroy all PHI received from the Covered Entity that Business Associate maintains in any form, recorded on any medium, or stored in any storage system. This provision shall apply to PHI that is in the possession of Business Associate, subcontractors, and agents of Business Associate. Business Associate shall retain no copies of the PHI. Business Associate shall remain bound by the provisions of this Addendum, even after termination of the Agreement or Addendum, until such time as all PHI has been returned or otherwise destroyed as provided in this Section. For the avoidance of doubt, de-identified Customer Data shall not be subject to this provision.

19. Injunctive Relief. Business Associate stipulates that its unauthorized use or disclosure of PHI while performing services pursuant to this Addendum would cause irreparable harm to a Covered Entity, and in such event, the Covered Entity shall be entitled to institute proceedings in any court of competent jurisdiction to obtain damages and injunctive relief.

20. Owner of PHI. Under no circumstances shall Business Associate be deemed in any respect to be the owner of any PHI created or received by Business Associate on behalf of a Covered Entity.

21. Safeguards and Appropriate Use of Protected Health Information. Covered Entity is responsible for implementing appropriate privacy and security safeguards to protect its PHI in compliance with HIPAA. Without limitation, it is Covered Entity's obligation to:

    21.1. Not include PHI in information Covered Entity submits to technical support personnel through a technical support request or to community support forums. In addition, Business Associate does not act as, or have the obligations of a Business Associate under the HIPAA Rules with respect to Customer Data once it is sent to or from Covered Entity outside EPR's Software over the public Internet; and

    21.2. Implement privacy and security safeguards in the systems, applications, and software Covered Entity controls, configures and connects to EPR's Software.

22. Third Party Rights. The terms of this Addendum do not grant any rights to any parties other than Business Associate and the Covered Entity.

23. Signatures. The signatures to the Agreement (or the document evidencing the parties' adoption thereof) indicate agreement hereto and shall be deemed signatures hereof, whether manual, electronic, or facsimile.

Sole-Source/Brand Justification

Request Submitted By

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

Request Details

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

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

Identify efforts made to locate other possible sources.
Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

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

Exclusive Capability: Justifying a Sole Source/Sole Brand

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

EPR Systems USA, Inc.
1016 Lasalle St
Jacksonville, FL 32207
9414216145
www.eprsys.com

INVOICE

BILL TO
Hall County
PO Drawer 1435
Gainesville, GA 30503

INVOICE # 2705
DATE 07/01/2025
DUE DATE 07/31/2025
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/01/2025	**Fire Bundle**	NFIRS, Inspection, Properties, Pre-Plan, Hydrants, Investigation	1	27,353.00	27,353.00
07/01/2025	**Personnel Module**	Personnel Module	1	0.00	0.00
07/01/2025	**ePCR Module**	ePCR Module - ALS	1	28,719.00	28,719.00
07/01/2025	**Cardiac Monitor Interface**	Cardiac Monitor Interface	1	1,327.00	1,327.00
07/01/2025	**CAD Interface**	CAD Interface	1	3,196.00	3,196.00
07/01/2025	**Interfaces**	Interfaces	1	0.00	0.00
07/01/2025	**LMSWorks**	LMSWorks - Robust Learning Management System (LMS) for in-house training of firefighters and EMS to coordinate and facilitate certifications and other skill training.	381	20.00	7,620.00
07/01/2025	**J&B Training Content - Fire**	J&B Training Content - Fire	380	13.00	4,940.00
07/01/2025	**J&B Training Content - BLS**	J&B Training Content - BLS	380	13.00	4,940.00
07/01/2025	**J&B Training Content - ALS**	J&B Training Content - ALS	380	17.00	6,460.00
07/01/2025	**Annual Subscription Fee**	Fireworks Software Annual Subscription	1	2,536.00	2,536.00

Electronic Instructions:
Bank: Bank of America
Acct # 898083861342
ACH ABA: 063100277
Office@eprsys.com

BALANCE DUE **$87,091.00**

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 416/2025

SUBJECT: Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is $60,000.00.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approval and authorization for the Chairman to execute the Supplemental Agreement #2 to the Memorandum of Agreement (MOA) between the Georgia Department of Transportation (GDOT) and Hall County for Preliminary Engineering Oversight for the Spout Springs Road Phase 2 project. The estimated cost is $60,000.00.

History:

Facts and Issues:
Oversight funds will continue to fund GDOT staff hours and other associated expenses related to the Spout Springs Phase 2.

Additional requested funds will bring the new total in the MOA to $110,000.00.

The original MOA was executed on November 1, 2023.

Options:

Funding Requested $ 60,000.00

Are funds within current budget? Yes

Source of Funds SPLOST

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
WS	BN	JM	TS

Attorney	Administration	Clerk
WLI	CR	JR

Attachments:

Financial Supplement
Supplemental MOA #2

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 416/2025

Funds Requested: $ 60,000.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$60,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BN

Phone: 770-531-6800

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

May 22, 2025
PI No. 0015280, Hall County
Spout Springs Road from Union Circle to S of SR 347- Phase II

David Gibbs, Chairman
Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504
Attention: Brent E. Cook

Dear Mr. Gibbs:

Attached is a Supplemental Agreement #2 to the Original Memorandum of Agreement (MOA) detailing Preliminary Engineering Oversight commitments for Hall County for the above referenced project.

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. Once the agreement has been fully executed by the Georgia Department of Transportation, Hall County will receive a notification from CATS that an electronic copy of the executed agreement is available and can be downloaded for your project file. Any additional Specific Activity Agreements for Right of Way, Utility Relocation, and Construction will be sent at the appropriate time, if required.

If you have any questions about items contained in this agreement, please contact the Project Manager, Katyna Knapton, at (404) 631-1373.

Sincerely,

Kimberly W. Nesbitt

Kimberly W. Nesbitt,
State Program Delivery Administrator

COR
KWN:CAR:OUE:KK
Attachment(s)

cc: Albert V. Shelby III, Director of Program Delivery
Jason Dykes, District 1 Engineer
Elizabeth C. Johnson, District 1 Planning & Programming Liaison

SUPPLEMENTAL AGREEMENT NO. 2
FOR AN
EXECUTED MEMORANDUM OF AGREEMENT

BY AND BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
HALL COUNTY
FOR
PRELIMINARY ENGINEERING

Original PE Oversight $ 40,000
REVISED PE OVERSIGHT $ 110,000

THIS AGREEMENT is made and entered into this _____ day of _____, 20__, by and between the Georgia Department of Transportation, an agency of the State of Georgia (hereinafter called the "DEPARTMENT"), and HALL COUNTY, Georgia acting by and through its Board of Commissioners (hereinafter called the "LOCAL GOVERNMENT" or "SPONSOR").

WHEREAS, the DEPARTMENT and LOCAL GOVERNMENT heretofore entered into a Memorandum of Agreement dated November 1, 2023,Contract ID Number IGOPD2400650, hereinafter called the "Original Agreement", which was modified by Supplemental Agreement Number 1 dated January 2, 2025, for the purpose of the LOCAL GOVERNMENT funding the DEPARTMENT's expenses associated with PE Oversight for Spout Springs Road from Union Circle S of SR 347 – Phase II (PI 0015280), hereinafter referred to as the "PROJECT"; and

WHEREAS, due to the Preliminary Engineering Oversight (hereinafter called "PE Oversight") funds being depleted within $5,000.00 of the remaining PE Oversight balance and the PROJECT activities and tasks are still outstanding, the Department has elected to exercise its reserved right to request additional funds from the LOCAL GOVERNMENT pursuant to Section 3.c. of the Original Agreement; and

WHEREAS, the DEPARTMENT policy requires, and the LOCAL GOVERNMENT has agreed, that the LOCAL GOVERNMENT shall fund the DEPARTMENT expenses associated with PE Oversight for the PROJECT and

NOW THEREFORE, the ORIGINAL AGREEMENT is hereby modified to reflect that the LOCAL GOVERNMENT shall fund any additional DEPARTMENT expenses associated with PE Oversight for the project in excess of the amounts set out in the ORIGINAL AGREEMENT.

Sections 3.a. through 3.c. of the ORIGINAL AGREEMENT, PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT, is deleted in its entirety and replaced with the following:

3. PAYMENT BY THE LOCAL GOVERNMENT TO THE DEPARTMENT

a. Subject to the provisions of this section, the LOCAL GOVERNMENT will be responsible for providing payment of **$60,000 and 00/100 (One Hundred Ten Thousand Dollars and zero Cents)** to the

DEPARTMENT within three (3) days after the execution of this Agreement.

b. All payments by the LOCAL GOVERNMENT to the DEPARTMENT shall be sent to the following address:

For payments made by check:
Georgia Department of Transportation
P.O. Box 932764
Atlanta, GA 31193-2764

For payments made by ACH:
Bank Routing (ABA) # 121000248
Account # 29794840000000007

c. The DEPARTMENT reserves the right to request additional funds from the LOCAL GOVERNMENT for PE Oversight, such additional funds to be determined by the DEPARTMENT. If, as determined by the DEPARTMENT, at any time the PE Oversight funds are depleted within $5,000 of the remaining PE Oversight balance and PROJECT activities and tasks are still outstanding, the LOCAL GOVERNMENT shall, upon request, make additional payment to the DEPARTMENT. The payment shall be determined by prorating the percentage complete and calculating the balance required to complete stated activities. Until such time as applicable requested additional PE Oversight is received, the DEPARTMENT shall not conduct further project activities.

Except as modified, changed or amended, all terms and conditions of the Original Agreement dated November 1, 2023, as modified by Supplemental Agreement Number 1 dated January 2, 2025, shall remain in full force and effect.

The WHEREAS clauses hereto are a part of this Supplemental Agreement No .2 and are incorporated herein by reference.

The ORIGINAL AGREEMENT, as amended by Supplemental Agreement Number 1 and this Supplemental Agreement Number 2, constitutes the full, complete and entire understanding between the DEPARTMENT and the LOCAL GOVERNMENT.

IN WITNESS WHEREOF, the DEPARTMENT and the LOCAL GOVERNMENT have caused these presents to be executed under seal by their duly authorized representative.

GEORGIA DEPARTMENT OF TRANSPORTATION

BY: _____
Commissioner

ATTEST:

_____
Treasurer

HALL COUNTY, GEORGIA

BY: _____
David Gibbs, Chairman

Signed, sealed and delivered this _____ day of _____, 20__, in the presence of:

_____
Notary Public

This Agreement approved by Local Government, the _____day of _____, 20__.

Attest

_____
Name and Title

FEIN: ____58-6000836_____

APPENDIX G

CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the SPONSOR, certifies that the SPONSOR:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the SPONSOR shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

_____
Signature of Authorized Officer or Agent

David Gibbs
_____
Printed Name of Authorized Officer or Agent

Chairman
_____
Title of Authorized Officer or Agent

_____
Date

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 432/2025

SUBJECT: Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of $5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:
Approve and authorize the application of the Georgia Department of Transportation (GDOT) FY 2025 Local Roads Assistance (LRA) grant in the amount of $5,000,000.00 for the construction of White Sulphur Road - Phase 2 and Cagle Road Full Depth Reclamation. No match is required.

History:

Facts and Issues:

Options:

In May 2025, the county recieved notice from GDOT that additional funds would be provided to Hall County to support improvements around the Inland Port as well as other improvments along State Route 365.

GDOT is making $5,000,000.00 available for this purpose which is in addition to the Local Road Administration (LRA) funds already available.

This agenda item will result in written confirmation being sent to GDOT that the additional funds will be utilized for these improvements in the Inland Port and SR365 areas.

The funds are budgeted to be used for Cagle Road Full Depth Reclamation Resurfacing work and the White Sulphur Road Phase 2 improvements.

Funding Requested	$ 5,000,000.00
Are funds within current budget?	Yes
Source of Funds	State Road Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
KM	WK	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Cover Letter
Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 432/2025

Funds Requested: $ 5,000,000.00

Request Budgeted: Yes

Proposed Source of Funding:

State Road Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	221-STATE ROAD GRANT FUND	4971-ENGINEERING	334310-STATEâ€CAPITAL DIRECT	$-5,000,000.00
2026	221-STATE ROAD GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$5,000,000.00

Budget Transfer Items:

Additional Information/Comments:

Approved funding will be added to the State Road Grand Fund.

Contact for Questions: BC

Phone: 770-531-6800

Hall County Government
BOARD OF COMMISSIONERS

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

July 10, 2025

William Wright, Local Grants Administrator
Georgia Department of Transportation
Office of Local Grants – 17th Floor
One Georgia Center
600 West Peachtree Street NW
Atlanta, GA 30308

Re: Additional Funding from the Amended FY 25 Budget

Dear Mr. Wright

Thank you for your recent communication regarding the $5,000,000 in LRA funding in the Amended FY 25 budget. Hall County intends to utilize the funds as follows:

1) Full Depth Reclamation (FDR) of Cagle Road from the White Sulphur Road relocation project to SR 365 for a distance of approximately 2.80 miles. This work will also include the addition of 2' shoulders where possible. This work is directly related to and in the immediate area of the Inland Port.

Funds Requested: $1,619,960.00

2) White Sulphur Road Phase 2 will construct an additional westbound lane for approximately 0.85 miles from the Inland Port driveway to SR 365. The project also includes the addition of dual left turns on SR 365 and 2 MSE walls to minimize ROW impacts.

Funds Requested: $3,380,040.00

Note – the White Sulphur Road Phase 2 project cost is $8,745,400, at this time. The fund requested total the $5,000,000 LRA funds in the Amended FY 25 budget.

Hall County is very appreciative of your assistance and cooperation in making these projects possible.

Sincerely,

David Gibbs
Commission Chairman
Hall County Board of Commissioners

Attachments

Cc: Charles “Skip” Arnhart, Local Government Coordinator
Georgia Department of Transportation – District 1
1475 Jesse Jewell Parkway
Suite 100
Gainesville, GA 30501

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 20___

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT INFORMATION

Date of Application: 7/24/25

Name of local government: Hall County Government
Address: 2875 Browns Bridge Road, Gainesville, GA 30504
Contact Person and Title: Brent Cook
Contact Person's Phone Number: 770.533.6800
Contact Person's Fax Number: N/A
Contact Person's Email: becook@hallcounty.org

Is the Priority List attached? Yes

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____(Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 20 25

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____(Signature)

_____ (Print)

Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of _____, 20____.

In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY SEAL (required):

CERTIFICATION OF COMPLIANCE WITH ANNUAL IMMIGRATION REPORTING REQUIREMENTS/ NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;

2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,

3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

Form Date - May 10, 2024

FY 26 **LMIG PROJECT LIST** COUNTY / CITY Hall County

Road Name	Beginning	Ending	Length (Miles)	Description of Work	Project Cost	Project Let Date
Cagle Road	White Sulphur Road	SR 365	2.80 miles	Full Depth Reclamation & 2' shoulder addition on Cagle Road in the immediate vicinity of the Inland Port.	$1,619,960.00	5/21/25
White Sulphur Road Phase 2	Inland Port Driveway	SR 365	0.85 miles	Addition of a 2nd lane for truck traffic to drop at the Inland Port. Project includes addition of dual lefts on SR 365 and 2 MSE walls to minimize ROW impacts.	$3,380,040.00	10/01/25

Allied PAVING CONTRACTORS INC
P. O. Box 509
Pendergrass, GA 30567
(706) 693-4042 (706) 693-4052 Fax

Change Order Request

April 17, 2025

RE: Cagle Road

Item	Description	QTY	Units	Unit Price	Total
	Cagle Rd				
1	Traffic Control	1	LS	$55,000.00	$55,000.00
2	Var Depth Mill	19,625	SY	$2.75	$53,968.75
3	1.5" 12.5mm	1,945	TN	$135.00	$262,575.00
3	1.5" 9.5mm TP2	1,945	TN	$140.00	$272,300.00
4	Tack	1,200	GL	$4.50	$5,400.00
5	FDR	23,550	TN	$15.50	$365,025.00
7	Thermo Solid Traf Stripe, 5" White	3.35	LM	$3,250.00	$10,887.50
8	Thermo Solid Traf Stripe, 5" Yellow	3.35	LM	$2,875.00	$9,631.25
9	Alt. 1 Patching	1,250	TN	$161.50	$201,875.00
10	Alt. 1 Patching Traffic Control	1	LS	$10,090.00	$10,090.00
	White Sulphur Section				
11	Traffic Control	1	LS	$19,500.00	$19,500.00
12	Var Depth Mill	7,060	SY	$2.75	$19,415.00
13	1.5" 12.5mm	700	TN	$135.00	$94,500.00
14	1.5" 9.5mm TP2	700	TN	$140.00	$98,000.00
15	Tack	550	GL	$4.50	$2,475.00
16	FDR	8,470	TN	$15.50	$131,285.00
17	Thermo Solid Traf Stripe, 5" White	1.25	LM	$3,250.00	$4,062.50
18	Thermo Solid Traf Stripe, 5" Yellow	1.25	LM	$2,875.00	$3,593.75
19	Thermo Solid Traf Stripe, 24" White	36	LF	$10.65	$383.40
	Total Change Order Amount				$1,619,967.15

All other terms and conditions of the original contract will remain in full force.

Thank you for your attention in this matter. Please do not hesitate to call if we may be of further assistance.

Sincerely,

Bryan Jones
Vice President

Project Cost Estimate

Concept Name: Concept Description: WHITE SULPHUR ROAD - PHASE 2

Cost Estimate Name: 18095001

Spec Year: 21
Item History: BHP-ALL 2-DE
Cost Estimate Phase:

Estimate Construction Cost : $7,242,567.79

ITEMS FOR CONCEPT NAME FORITEMCOSTS

0100 - Roadway

Line Number	Item	Quantity	Units	Price	Description	Amount
0005	150-1000	1	LS	277,384.64	TRAFFIC CONTROL - - 18095.001	$358,092.97
0410	150-5010	2	EA	10,965.52	TRAFFIC CONTROL, PORTABLE IMPACT ATTENUATOR	$21,931.04
0020	153-1300	1	EA	142,875.06	FIELD ENGINEERS OFFICE TP 3	$142,875.06
0010	210-0100	1	LS	832,153.93	GRADING COMPLETE - - 18095.001	$704,516.00
0150	432-5010	1863	SY	92.83	MILL ASPH CONC PVMT, VARIABLE DEPTH	$172,943.30
0155	441-0016	67	SY	96.28	DRIVEWAY CONCRETE, 6 IN TK	$6,450.53
0160	441-0018	2945	SY	98.27	DRIVEWAY CONCRETE, 8 IN TK	$289,415.10
0225	441-0104	741	SY	82.46	CONC SIDEWALK, 4 IN	$61,102.86
0220	441-0106	784	SY	96.90	CONC SIDEWALK, 6 IN	$75,970.42
0210	441-0108	153	SY	126.36	CONC SIDEWALK, 8 IN	$19,332.70
0305	441-4020	38	SY	101.27	CONC VALLEY GUTTER, 6 IN	$3,848.45
0215	441-6222	5940	LF	33.93	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	$201,541.53
0415	446-1100	607	LF	9.74	PVMT REINF FABRIC STRIPS, TP 2, 18 INCH WIDTH	$5,912.71
0115	456-2012	0.61	GLM	1,318.47	INDENTATION RUMBLE STRIPS - GROUND-IN-PLACE (CONTINUOUS)	$804.27
0120	456-2015	0.37	GLM	1,947.61	INDENTATION RUMBLE STRIPS - GROUND-IN-PLACE (SKIP)	$720.62
0425	500-3800	3	CY	2,648.02	CLASS A CONCRETE, INCL REINF STEEL	$7,944.05
0420	620-0100	350	LF	63.33	TEMPORARY BARRIER, METHOD NO. 1	$22,165.13
0205	621-6203	172	LF	1,398.35	CONCRETE SIDE BARRIER, TP 2-SC	$240,516.20
0200	632-0003	2	EA	10,018.52	CHANGEABLE MESSAGE SIGN, PORTABLE, TYPE 3	$20,037.05
0110	634-1200	28	EA	244.56	RIGHT OF WAY MARKERS	$6,847.56
0100 Total						$2,362,967.55

0110 - Pavement

Line Number	Item	Quantity	Units	Price	Description	Amount
0125	310-1101	12321	TN	46.82	GR AGGR BASE CRS, INCL MATL	$576,869.22
0405	318-3000	1258	TN	50.36	AGGR SURF CRS	$63,347.22
0235	402-1802	160	TN	220.66	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H LIME	$35,305.57
0230	402-1812	180	TN	204.47	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	$36,804.39
0135	402-3121	5472	TN	126.85	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H	$694,118.33
0130	402-3130	1870	TN	151.58	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H	$283,454.60
0140	402-3190	3109	TN	135.24	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2,INCL BITUM MATL & H	$420,451.30
0145	413-0750	3425	GL	2.28	TACK COAT	$7,805.34
0430	500-9999	103	CY	423.76	CLASS B CONC, BASE OR PVMT WIDENING	$43,647.07
0110 Total						$2,161,803.04

0200 - Drainage

Line Number	Item	Quantity	Units	Price	Description	Amount
0310	550-2180	25	LF	80.88	SIDE DRAIN PIPE, 18 IN, H 1-10	$2,022.00
0170	550-2180	25	LF	102.82	SIDE DRAIN PIPE, 18 IN, H 1-10	$2,570.41
0475	550-2240	23	LF	88.86	SIDE DRAIN PIPE, 24 IN, H 1-10	$2,043.78
0435	550-2240	23	LF	92.37	SIDE DRAIN PIPE, 24 IN, H 1-10	$2,124.44
0445	550-3324	1	EA	2,256.71	SAFETY END SECTION 24 IN, STORM DRAIN, 4:1 SLOPE	$2,256.71

0200 - Drainage

Line Number	Item	Quantity	Units	Price	Description	Amount
0190	550-3418	2	EA	125.05	SAFETY END SECTION 18 IN, SIDE DRAIN, 4:1 SLOPE	$250.10
0440	550-3624	2	EA	1,516.40	SAFETY END SECTION 24 IN, SIDE DRAIN, 6:1 SLOPE	$3,032.81
0175	550-4118	1	EA	978.43	FLARED END SECTION 18 IN, SIDE DRAIN	$978.43
0180	550-5180	2351	LF	87.14	STORM DRAIN PIPE, 18 IN, CLASS III	$204,859.49
0195	550-5240	15	LF	138.09	STORM DRAIN PIPE, 24 IN, CLASS III	$2,071.42
0450	611-9000	10	EA	1,104.90	CAPPING MINOR STRUCTURE	$11,049.01
0185	668-1100	19	EA	7,379.23	CATCH BASIN, GP 1	$140,205.42
0315	668-2100	4	EA	6,481.36	DROP INLET, GP 1	$25,925.44
0320	668-2110	2	LF	531.92	DROP INLET, GP 1, ADDL DEPTH	$1,063.85
0325	668-4300	1	EA	5,706.82	STORM SEWER MANHOLE, TP 1	$5,706.82
0330	668-4311	1	LF	604.35	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	$604.35
0200 Total						$406,764.48

0300 - Temporary Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0165	163-0232	2.50	AC	992.69	TEMPORARY GRASSING	$2,481.73
0025	163-0240	79	TN	206.60	MULCH	$16,321.20
0030	163-0301	6	EA	2,989.08	CONSTRUCT AND REMOVE CONSTRUCTION EXITS	$17,934.48
0455	163-0520	600	LF	36.20	CONSTRUCT AND REMOVE TEMPORARY PIPE SLOPE DRAIN	$21,720.01
0035	163-0528	1923	LF	11.89	CONSTRUCT AND REMOVE FABRIC CHECK DAM - TYPE C SILT FENCE	$22,856.85
0465	163-0528	6726	LF	11.89	CONSTRUCT AND REMOVE FABRIC CHECK DAM - TYPE C SILT FENCE	$79,945.51
0040	163-0550	18	EA	266.76	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	$4,801.68
0055	165-0030	3363	LF	0.93	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	$3,120.80
0060	165-0041	962	LF	3.87	MAINTENANCE OF CHECK DAMS - ALL TYPES	$3,724.46
0045	165-0101	3	EA	1,167.02	MAINTENANCE OF CONSTRUCTION EXIT	$3,501.06
0050	165-0105	18	EA	112.22	MAINTENANCE OF INLET SEDIMENT TRAP	$2,019.89
0460	165-0105	18	EA	112.22	MAINTENANCE OF INLET SEDIMENT TRAP	$2,019.89
0065	165-0310	2	EA	848.73	MAINTENANCE OF CONSTRUCTION EXIT TIRE WASH AREA (PER EACH)	$1,697.46
0470	171-0030	6725	LF	4.73	TEMPORARY SILT FENCE, TYPE C	$31,805.69
0070	643-8200	500	LF	3.35	BARRIER FENCE (ORANGE), 4 FT	$1,675.00
0300 Total						**$215,625.71**

0400 - Permanent Erosion Control

Line Number	Item	Quantity	Units	Price	Description	Amount
0100	603-2018	13	SY	7.63	STN DUMPED RIP RAP, TP 1, 18 IN	$99.19
0105	603-7000	13	SY	7.63	PLASTIC FILTER FABRIC	$99.19
0075	700-6910	5	AC	1,715.47	PERMANENT GRASSING	$8,577.35
0080	700-7000	15	TN	274.72	AGRICULTURAL LIME	$4,120.80
0085	700-8000	6	TN	1,575.90	FERTILIZER MIXED GRADE	$9,455.40
0090	700-8100	250	LB	7.63	FERTILIZER NITROGEN CONTENT	$1,907.50
0095	700-9300	355	SY	7.63	SOD	$2,708.65
0400 Total						**$26,968.08**

0600 - Signing

Line Number	Item	Quantity	Units	Price	Description	Amount
0335	636-1033	134.50	SF	24.06	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	$3,236.22
0340	636-2070	247	LF	13.28	GALV STEEL POSTS, TP 7	$3,280.83
0600 Total						**$6,517.05**

0610 - Pavement Marking

Line Number	Item	Quantity	Units	Price	Description	Amount
0240	653-0110	4	EA	99.95	THERMOPLASTIC PVMT MARKING, ARROW, TP 1	$399.81
0245	653-0120	22	EA	100.80	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	**$2,217.67**

0610 - Pavement Marking

Line Number	Item	Quantity	Units	Price	Description	Amount
0250	653-0210	2	EA	182.47	THERMOPLASTIC PVMT MARKING, WORD, TP 1	$364.94
0255	653-1704	1105	LF	8.51	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	$9,400.78
0260	653-1804	1510	LF	2.92	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	$4,413.08
0265	653-1906	10625	LF	0.74	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	$7,868.02
0270	653-2602	8585	LF	0.77	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	$6,572.08
0275	653-4503	4800	GLF	0.50	THERMOPLASTIC SKIP TRAF STRIPE, 6 IN, WHITE	$2,417.90
0280	653-4830	40	GLF	4.40	THERMOPLASTIC SKIP TRAF STRIPE, 18 IN, WHITE	$175.89
0285	653-6004	2340	SY	5.56	THERMOPLASTIC TRAF STRIPING, WHITE	$13,010.12
0290	653-6006	370	SY	6.46	THERMOPLASTIC TRAF STRIPING, YELLOW	$2,388.63
0295	654-1001	182	EA	6.27	RAISED PVMT MARKERS TP 1	$1,141.02
0300	654-1003	236	EA	5.96	RAISED PVMT MARKERS TP 3	$1,406.33
0610 Total						**$51,776.27**

0700 - Signals

Line Number	Item	Quantity	Units	Price	Description	Amount
0015	009-3000	1	LS	51,000.00	MISCELLANEOUS CONSTRUCTION	$51,000.00
0345	636-1045	36	SF	33.06	HIGHWAY SIGNS, TP 2 MATL, REFL SHEETING, TP 11	$1,190.24
0350	639-3004	1	EA	31,672.10	STEEL STRAIN POLE, TP IV	$31,672.10
0355	647-1000	1	LS	51,000.00	TRAFFIC SIGNAL INSTALLATION NO - - 18095.001	$51,000.00
0360	647-6300	4	EA	2,464.96	LOOP DETECTOR, 6 FT X 40 FT, QUADRUPOLE	$9,859.86
0365	682-6233	410	LF	10.38	CONDUIT, NONMETL, TP 3, 2 IN	$4,255.49
0375	682-9950	150	LF	25.61	DIRECTIONAL BORE - - 18095.001	$3,841.53
0370	937-4100	1	LS	54,500.00	PEDESTRIAN DETECTION SYSTEM, NO - - 18095.001	$54,500.00
0700 Total						**$207,319.22**

0901 - Wall 1

Line Number	Item	Quantity	Units	Price	Description	Amount
0380	627-1000	3118	SF	90.12	MSE WALL FACE, 0 - 10 FT HT, WALL NO - - WALL 1	$280,983.28
0385	627-1010	4097	SF	100.41	MSE WALL FACE, 10 - 20 FT HT, WALL NO - - WALL 1	$411,373.46
0390	627-1020	3413	SF	105.77	MSE WALL FACE, 20 - 30 FT HT, WALL NO - - WALL 1	$360,981.47
0395	627-1030	1890	SF	124.08	MSE WALL FACE, GTR THAN 30 FT HT, WALL NO - - WALL 1	$234,511.20
0400	627-1120	842	LF	611.61	COPING B, WALL NO - - WALL 1	$514,976.98
0901 Total						$1,802,826.39

TOTALS FOR CONCEPT NAME FORITEMCOSTS

ESTIMATED COST:	7,242,567.79
ENGINEERING AND INSPECTION: 5%	362,128.39
CONTINGENCY PERCENT: 15%	1,140,704.43
ESTIMATED COST WITH CONTINGNECY AND E&I:	**8,745,400.61**

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

May 9, 2025

The Honorable David Gibbs, Chairman
Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, Georgia 30503

RE: Additional funding from Amended FY25 Budget

Dear Chairman Gibbs:

The Department is pleased to announce that the Senate Leadership notified the Department of their intent to provide additional funding to Hall County to support improvements around the Inland Port as well as other improvements along State Route 365. GDOT is making $5,000,000 available for this purpose to Hall County which is in addition to Local Roads Administration (LRA) funds already approved for the County.

The Department seeks your written confirmation that the additional funds will be utilized for the proposed Inland Port improvements and State Route 365 improvements. Correspondence may be sent to wwright@dot.ga.gov or the address below:

Georgia Department of Transportation
Office of Local Grants – 17th Floor
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308

If you have any questions, please feel free to contact me at 404-347-0231 or wwright@dot.ga.gov.

Sincerely,

Bill Wright

Digitally signed by Bill Wright
DN: CN=S, E=wwright@dot.ga.gov, O=GDOT, OU=Local Grants Office, CN=Bill Wright
Date: 2025.05.09 15:18:02-04'00'

Bill Wright
Local Grants Administrator

cc: The Honorable Drew Echols, Georgia State Senate
The Honorable Lee Hawkins, Georgia House of Representatives
The Honorable Emily Dunn, State Transportation Board
Jason Dykes, P.E., District Engineer
Charles "Skip" Arnhart, District 1 State Aid Coordinator

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 459/2025

SUBJECT: Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of $191,970.00.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: BN

Recommendation:
Approve

Purpose of Request:

Approve the award of Task Order #2026-006 Replace 48" Corrugated Metal Pipe (CMP) on Windsor Drive for Public Works & Utilities to Strickland and Sons Pipeline, Inc. of Gainesville, GA, in the amount of $191,970.00.

History:
A sinkhole was discovered on June 25 under the road at the entrance of the one of the neighberhoods in Royal Lakes Community. The sinkhole was due to a failed storm drain pipe under the road. A metal plate was quickly installed to provide a short term solution for the area, but the repair is an urgent matter and will provide a long term solution for safety and infrastructure.

Facts and Issues:
This task order is for all work and materials necessary to replace and repair the storm drain and sinkhole under Windsor Drive. The existing pipe that failed was corrugated metal pipe and will be replaced with Reinforced Concrete pipe.

3 bids from our on-demand contractor pool were obtained and the recommendation will be the low bidder.

Options:

Funding Requested	$ 191,970.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-24

Approvals:

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

Attachments:

Financial Supplement
Contract Execution Signature Request Cover Letter
Contract - Task Order
Bid Tab

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 459/2025

Funds Requested: $ 191,970.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$191,970.00

Budget Transfer Items:

Additional Information/Comments:

Jordan Wallace (770) 531-7851

Contact for Questions: BC

Phone: 770-531-6800

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

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

Date: July 16, 2025

To: David Gibbs, Chairman, BOC

From: Andy Penick, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 2026-006 Replace 48" CMP on Windsor Drive

Bid/Contract Name: Demand Services for On-Call Public Works Contractors Contract #44-004

Department(s) Requesting Contract: Public Works

Award Recipient Name: Strickland and Sons Pipeline, Inc

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2025 Projected Spend: $ N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $191,970.00

☐ Product Contract Estimated Amount:

Comment:

A sinkhole was discovered on June 25 under the road at the entrance of one of the neighborhoods in Royal Lakes Community. The sinkhole was due to a failed storm drainpipe under the road. A metal plate was quickly installed to provide a short-term solution for the area, but the repair is an urgent matter and will provide a long-term solution for safety and infrastructure. The FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance.

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

Task Order #2026-006

June 30, 2025

For the provision of

Replace 48" CMP on Windsor Drive

Demand Services for On-Call Public Works Contractors Contract #44-004

PROJECT DESCRIPTION

Hall County, Georgia Board of Commissioners' Public Works Department is issuing this Task Order #2026-006 to Demand Services for On-Call Public Works Contractors to replace an approximately 100-foot-long section of 48" pipe according to the Scope of Work and Georgia Department of Transportation (GDOT) standards.

SCHEDULE OF EVENTS

Release Date: Monday, June 30, 2025
Pre-bid Site Visit: Bidders are welcome to visit the site at their leisure.
Bidder Questions Due Date: Monday, July 7, 2025. Send questions to andrew.youngblood@hallcounty.org.
Response to Bidder Questions Due Date: Tuesday, July 8, 2025
Bid Due Date: Thursday, July 10, 2025, by 2:00pm

Bidders must respond with their Task Order proposals via e-mail to andrew.youngblood@hallcounty.org by 2:00pm EST, Thursday, July 10, 2025. The County's Project Manager is:

Brent Cook, PE PTOE RSP1
Hall County Engineer
Hall County Public Works Department
Office: (770) 531-6800
becook@hallcounty.org

Contract Completion Date

August 15, 2025 with seven (7) days to complete work once construction starts.

Work Hours Restrictions

Work is restricted to the hours of 8:00am – 5:00pm weekdays, and 7:00am – 7:00pm weekends.

SPECIFICATIONS and SCOPE OF WORK:

This project is to replace the failing 48" CMP on Windsor Drive in Flowery Branch. The awarded contractor will be required to remove and dispose of

existing pipe and furnish and install new pipe along with adequate backfill and road paving. Contractor will also be responsible for redirecting a live stream that is on-site.

A pre-bid meeting is not required; however, Contractors are welcome to visit the site individually at their convenience.

Specifications

- Remove and dispose of existing 48" CMP, approximately 100 feet long.
  - Remove and dispose of road millings, existing backfill, etc.
- Furnish and install new 48" pipe approximately 100 feet long. See Pipe Detail below.
- Furnish and install adequate backfill.
  - Assume GAB for backfill material.
- Reuse existing catch basins, if possible.
- Reuse existing headwall, if possible.
- Repave area of disturbance.
  - Final elevation of new pavement shall be flush with existing grade on either side of cut.
  - 4" binder
  - 1-1/2" topping
- Remove and dispose of existing curb and gutter.
- Furnish and install new curb and gutter.

Contractor is to notify Brent Cook, Hall County Engineer, at (7710) 531-6800 to keep him advised of any weather delay days, delays associated to utility facility relocation delays, or other delays in contract time.

Utilities

Hall County has initiated utility locates. The awarded contractor shall be responsible for coordinating and facilitating this task order with the respective utility companies and shall avoid interruption of utilities to the greatest extent possible.

Traffic Control

The awarded Contractor shall provide traffic control to include all items necessary to maintain safe travel for the public. Traffic control shall include, but is not limited to, road closed signs, barricades, detour signs, flagging, work zone signs, low/soft shoulder signs, etc. All traffic control devices and work zones shall comply with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition. All traffic control items shall be maintained by the Contractor at all times throughout the length of the project.

General

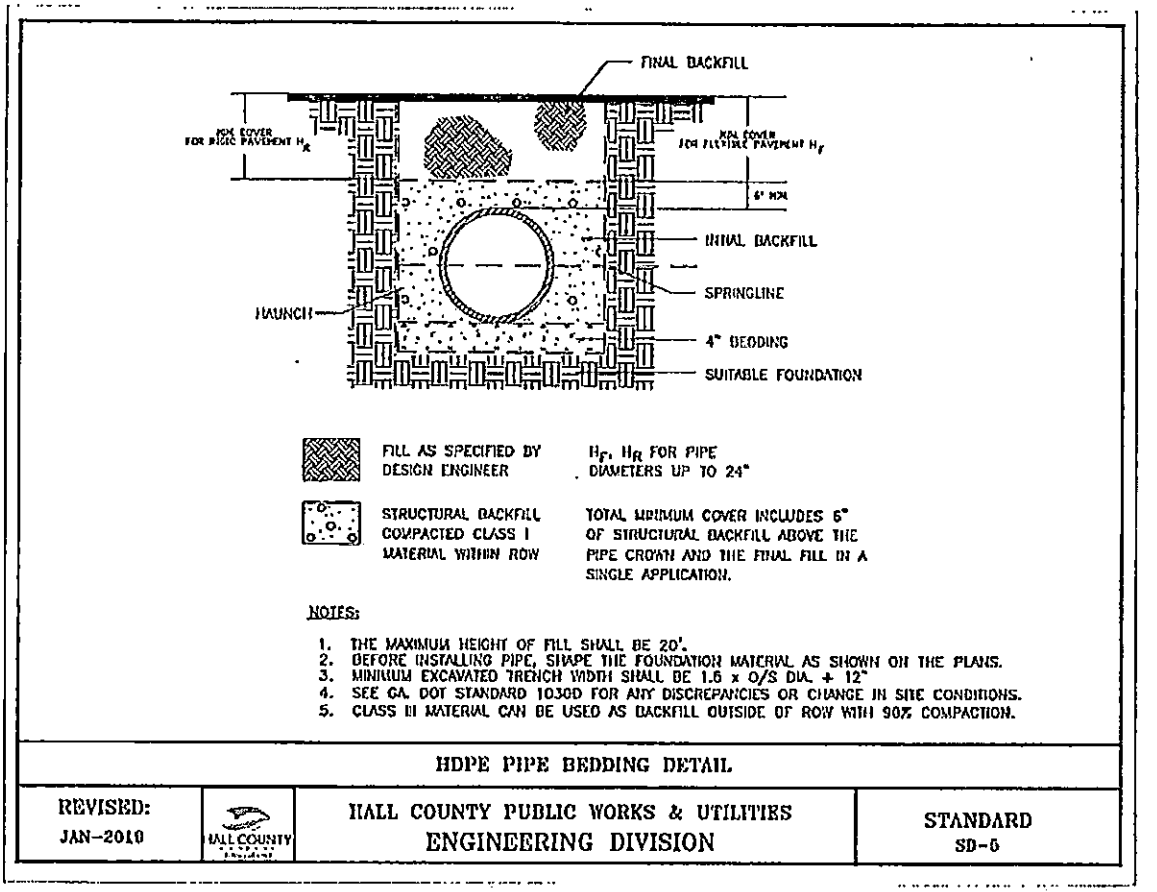
All design, detailing, fabrication, construction, and construction vehicles shall conform to the State of Georgia Department of Transportation, Standard Specifications of Transportation Systems, 2021 edition.

The Contractor shall install all required striping as quickly as possible but no longer than 24 hours after the road is completed unless directed otherwise by the project engineer.

Erosion Control – Erosion control measures shall be installed, to the greatest practical extent, prior to construction and should be maintained throughout the construction in accordance with GWSCC requirements. Particular care shall be exercised along stream buffers, wetlands, open waters and other sensitive areas to ensure that these areas are not adversely affected.

Landscaping – Contractor shall minimize impacts to existing landscaping to the greatest extent practical extent. Removal of median landscaping should be replaced with mulch.

Bidding Information
Hall County reserves the right to delete or add quantities to best serve the interests of the county.



Pipe detail – this figure is labeled for HDPE, but the specifications shall apply to RCP as well.

Lump Sum Bid for HDPE pipe: $167,060.00

Lump Sum Bid for RCP pipe: $179,760.00

Option 1: Additional cost for new catch basins: $7,350.00

Option 2: Additional cost for new headwall: $4,860.00

Strickland & Sons Pipeline, Inc.
(Full Legal Corporate Name)

By: _____

Title: President

Print Name: Robert F Strickland

Sworn to and subscribed before me this

10 Day of July, 2025.

Notary Public: Jordan S. Wells

Notary commission expires: 3/13/2028

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

JORDAN S. WELLS
NOTARY PUBLIC
BARROW COUNTY, GEORGIA
COMMISSION EXPIRES
MARCH 13, 2028

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

TO #:	2026-006 Replace 48in CMP on Windsor Dr	Strickland & Sons Pipeline	Allied Paving	Simpson Trucking & Grading	Multiplex LLC
		Gainesville, GA	Pendergrass, GA	Gainesville, GA	Duluth, GA
ITEM NO.	ITEM DESCRIPTION	PRICE	PRICE	PRICE	PRICE
1	Lump Sum Bid for HDPE pipe	$167,060.00	$178,000.00	$205,000.00	NO BID
2	Lump Sum Bid for RCP pipe	$179,760.00	$193,000.00	$215,648.00	NO BID
Option 1	New Catch Basins	$7,350.00	$8,500.00	$9,480.00	NO BID
Option 2	New Headwall	$4,860.00	$5,550.00	$4,560.00	NO BID

Total number of bids sent: 4

Number of bids sent to Hall County contractors: 2

Number of bids received: 3

Number of Hall County bids received: 2

Number of "No Bids": 1

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 468/2025

SUBJECT: Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 4.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: CS

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 4.

History:
The previous appointment was Johnny Varner.

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Other Business - County Attorney

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 478/2025

SUBJECT: Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Number 15044 000040 consisting of approximately 95.842 acres located at 0 Sasser Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 07/21/25

Voting Meeting Date: 07/24/25

Executive Summary:

Presenter: JL

Recommendation:
Approve

Purpose of Request:
Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Flowery Branch of Tax Parcel Number 15044 000040 consisting of approximately 95.842 acres located at 0 Sasser Road, and authorization for the Chairman to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.

History:

On June 27, 2025, the County received a notice that Rochester DCCM, had petitioned to annex a large parcel into the City of Flowery Branch for development of a 191-unit townhome development. The property is currently zoned Planned Residential Development (PRD), and Flowery Branch proposes to rezone the property to Single Family Attached Townhome (SF-TH).

Facts and Issues:
The property consists of approximately 95.842 acres located on Sasser Road. The City of Flowery Branch seeks to annex and rezone the property for a townhome development. The property is presently zoned for a planned residential development.

Options:

State law authorizes Hall County to object in order to initiate an annexation dispute resolution process when the proposed zoning differs substantially from the existing zoning.

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-08-11

Approvals:

Submit	Attorney	Administration	Clerk
JL	JL	JG	JR

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION OBJECTING TO THE CITY OF FLOWERY BRANCH'S ANNEXATION OF PROPERTY OWNED BY S.P. MCKIBBON, SR., LLP., KNOWN AS HALL COUNTY TAX PARCEL 15044 000040

WHEREAS, Hall County has received a notice of filing by the City of Flowery Branch of a petition for annexation of property owned by S.P. McKibbon Sr., LLP., located at 0 Sasser Road, Flowery Branch, Georgia 30542 and bearing Hall County Tax Parcel Number 105044 000040 (the "Subject Property"); and

WHEREAS, the annexation petition seeks to rezone the Subject Property from Hall County's designation of Planned Residential Development (PRD) to the City of Flowery Branch's designation of Single Family Attached Townhome (SF-TH); and

WHEREAS, the proposed annexation and rezoning of the Subject Property, constituting 95.842± acres, for the development of a 198-unit residential subdivision on the Subject Property, represents a substantially more intense and significantly different use of the property than allowed by Hall County's existing residential zoning of the property; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Property as a 198-unit residential subdivision would cause a substantial increase in the intensity of the use of the Subject Property; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Property as a 198-unit residential subdivision would cause a significant deviation from the current low to moderate density of development in the immediate area; and

WHEREAS, the proposed annexation, rezoning, and proposed use of the Subject Property as Single Family Attached Townhome subdivision would create a significant increase in the demand on local infrastructure; and

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning request, and the Board has determined that annexation, rezoning, and the proposed use of the Subject Property as a Single Family Attached Townhome subdivision is not in the best interest of the residents of Hall County; and

WHEREAS, the Official Code of Georgia Annotated provides a procedure for resolving annexation disputes (O.C.G.A. § 36-36-110 et seq.); and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process as a result of its objection to this annexation and rezoning request;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Flowery Branch's annexation and rezoning of Hall County Tax Parcel 15044 000040, as requested by the applicant, Rochester DCCM (Bradley Dunckel), and the property owner, S.P. McKibbon Sr., LLP. This objection is based upon a material increase in burden on Hall County's infrastructure demands, an increase in density in the local area, and deviation from the current use of the Subject Property directly related to the proposed change in zoning and land use.

Based upon the information presented in the application for annexation provided to Hall County, the County specifically objects to the proposed change in zoning and land use that would result from the annexation as follows:

The application for annexation of the Subject Property, approximately 95.842 ± acres, describes a rezoning from Hall County's Planned Residential Development (PRD) to the City of Flowery Branch's Single Family Attached Townhome (SF-TH) for the development of a 198 unit residential subdivision. Hall County attaches Flowery Branch's Notice of Intent to Annexation, the application for annexation and rezoning, and the supporting documents served upon Hall County. *See* Exhibit A. The Subject Property is bordered on the north by properties zoned as City of Flowery Branch Institutional, City of Flowery Branch Agriculture, and Hall County Agricultural residential 1 (AR-1). The Subject Property is bordered on the south by Hall County's AR-1 district. The Subject Property is bordered on the east by property zoned as City of Flowery Branch Highway Business (HB) and Hall County's AR-1 district, and the Subject Property is bordered on the west Hall County's AR-1 district.

The proposed residential subdivision to be developed on the Subject Property would directly contrast with the surrounding and existing uses permitted by Hall County. The County's existing PRD zoning of the property permits uses at a low density (2 units per acre), as shown in Section 6.1 of Hall County's Uniform Development Code, Appendix A of the Official Code of Hall County. *See* Exhibit B. The County's current recommended density for the Subject Property of 2 dwelling units per acre would be increased by the proposed annexation and rezoning of the property to the City of Flowery Branch's SF-TH, which would allow a maximum of five (5) units per acre as shown in Article 8 of Flowery Branch's Zoning Ordinance, Appendix C of the City's Code of Ordinances. *See* Exhibit C. Per the site plan provided by the applicant, Rochester DCCM (Bradley Dunckel), the proposed residential subdivision would feature a density average of 2.07 units per acre. The rise in density would result in substantially increased traffic on local roads in the immediate vicinity of the Subject Property. The applicant has not proposed any road improvements that would sufficiently ameliorate the increase in traffic volume and the related infrastructure costs associated with increased road congestion. The proposed annexation and subsequently development described

in the application for annexation would create a large material increase in burden upon Hall County directly related to the proposed change in zoning and land use.

Finally, the proposed change in zoning and land use as described in the application for annexation of the Subject Property would result in a substantial increase in the intensity of the use of the property. An aerial photograph of the area immediately surrounding the proposed annexation shows that there are no high-density residential subdivisions near the Subject Property. *See* Exhibit D.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petition of Rochester DCCM (Bradley Dunckel) and S.P. McKibbon, Sr., LLP., regarding Hall County Tax Parcel 15044 000040 this the ____ day of July, 2025.

[SIGNATURES ON FOLLOWING PAGE]

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By:_____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By:_____
Justin Lawhon, Interim County Attorney

EXHIBIT A

June 23rd, 2025

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, GA 30504
c/o Jennifer Rivera, Commission Clerk

Re: Notification of Intent to Annex and Rezone to Land Located in Hall County

Honorable Members of the Hall County Board of Commissioners:

Please be advised that the City of Flowery Branch, Georgia, by the authority vested in the Mayor and City Council of Flowery Branch, Georgia, by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council.

This letter has been sent to you by certified mail, return receipt requested, within thirty (30) business days of acceptance of a complete application for annexation by the City of Flowery Branch, in accordance with O.C.G.A § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A § 36-36-111.

The property to be annexed and rezoned is shown on the enclosed map and are described as follows:
0 Sasser Road, tax parcel identification number **15044 000040**

Pursuant to O.C.G.A. § 36-36-111, a complete copy of the annexation and rezoning applications are also enclosed.

Pursuant to O.C.G.A § 36-36-7 and O.C.G.A § 36-36-9, you must notify the Mayor and City Council of the City of Flowery Branch, in writing and by certified mail, return receipt requested, or statutory overnight delivery, return receipt requested, of any county facilities or property located within the properties to be annexed, within five (5) business days of receipt of this letter.

Consideration of the Annexation and Rezoning pursuant to O.C.G.A § 36-66-4 a public hearing on zoning of the property to be considered for annexation and rezoning as Flowery Branch SF-TH (Single Family Townhome) will be held on Thursday, August 7th, 2025, at 6:00 PM in the City of Flowery Branch City Council Chamber located at 5410 Pine Street, Flowery Branch, GA 30542. If the county has a valid objection under O.C.G.A § 36-36-113, in accordance with the objection and resolution process, you must notify the city governing authority within forty-five (45) calendar days of receipt of this notice. Such notice of objection must be made by verifiable delivery and include documentation of the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection.

Sincerely,
Chris McCrary
Director of Planning and Community Development
City of Flowery Branch
cmccrary@flowerybranchga.org
CM/
Enclosures: Survey, Legal Description, Concept Plan of property to be considered for Annexation and Rezoning.
Annexation and Rezoning Applications.

FLOWERY BRANCH

ANNEXATION APPLICATION

Date: 5/21/25

Address of Request:
0 Sasser Road

Submitted to the City Clerk per The Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature

Applicant Information

Name: Rochester | DCCM (Bradley Dunckel)

Address: 425 Oak Street, Gainesville, GA 30501

E-mail address: bdunckel@dccm.com

Phone number: 770-363-1997

Signature:

Notary Seal:

PATRICIA A MILLARD NOTARY PUBLIC BANKS COUNTY GEORGIA EXPIRES JULY 4, 2028

ACCEPTED
JUN 18 2025
By:

FLOWERY
• BRANCH •

Property owner information (if different than the applicant)

Property owner (please print): S.P. McKibbon, Sr. LLLP

Address: P.O. Box 896, Gainesville, GA 30503

E-mail address: stevemckibbon@gmail.com

Phone number: 770-865-1256

Signature: [signature]

Notary Seal:

State of Wyoming
County of Lincoln
Sworn to Before me this 15th Day of May 2025 By Steve McKibbon

[signature]
Notary

DONALD S. STALEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 121917
MY COMMISSION EXP RES: 10/17/2030

Property Information

Tax Map Number: 15044 000040

Current Zoning: PRD (Hall County) Total Acres: 95.842 +/- __

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: SF-TH

Proposed City of Flowery Branch Character Area: N/A

Current Use: Vacant

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? No

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: ____

Race Population %: White_____ Black_____ Hispanic_____ Other_____

FLOWERY BRANCH

REZONING APPLICATION

Date: 5/21/25

Address of Request:
0 Sasser Road

Tax Map # 15044 00040 Current Zoning: PRD (Hall)

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? No

Applicant Information

Name: Rochester | DCCM

Address: 425 Oak Street, Gainesville, GA 30501

E-mail address: bdunckel@dccm.com

Phone number: 770-363-1997

Signature:

Notary Seal:

PATRICIA A MILLARD
NOTARY
EXPIRES
GEORGIA
JULY 4, 2028
PUBLIC
BANKS COUNTY

ACCEPTED
JUN 18 2025
By:

FLOWERY
- BRANCH -

Property owner information (if different than the applicant)

Property owner (please print): S.P. McKibbon Sr. LLLP

Address: P.O. Box 896, Gainesville, GA 30503

E-mail address: stevemckibbon@gmail.com

Phone number: 770-865-1256

Signature: [signature]

Notary Seal:

State of Wyoming
County of Lincoln
Subscribed Before me this 15th Day of May 2025 By Steve McKibbon

[signature]
notary

DONALD S. STALEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 121917
MY COMMISSION EXPIRES: 10/17/2030

Property Information

Tax Map Number: 15044 000040

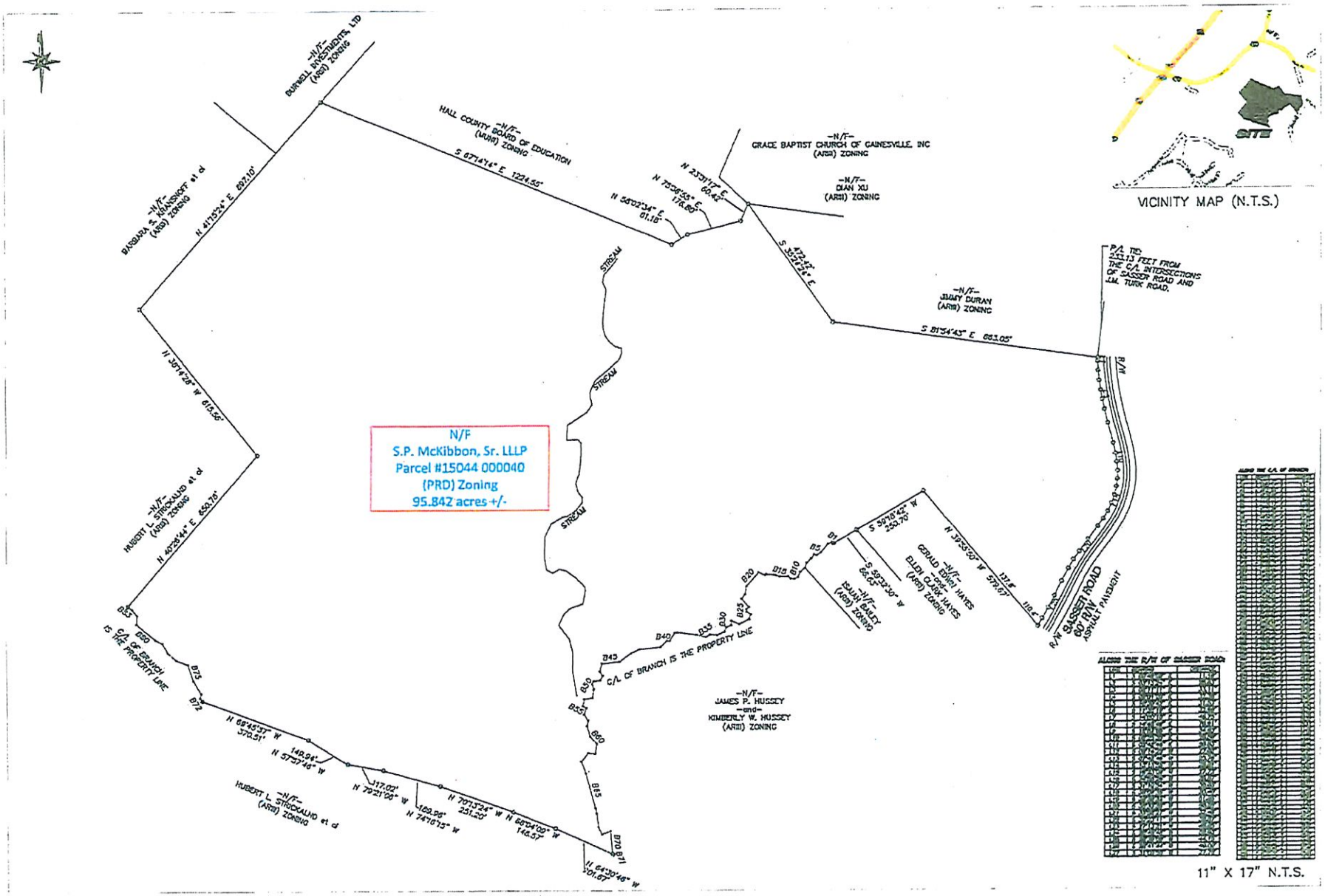
Current Zoning: PRD (Hall County) Total Acres: 95.842 +/-

Is this property located within the city-limits of Flowery Branch? No

Proposed City of Flowery Branch Zoning: SF-TH

Current Use: Vacant

Please complete the attached Rezoning Completeness Checklist and attach all supplementary required documents listed therein to this application. Completeness Checklists can also be found on the website, www.flowerybranchga.org, under the "Forms" section.


-N/F-
BURNELL INVESTMENTS, LTD
(AGR) ZONING
HALL COUNTY BOARD OF EDUCATION
(MUR) ZONING
S 87°14'14" E 1224.55'
-N/F-
GRACE BAPTIST CHURCH OF GAINESVILLE, INC
(AR-II) ZONING
-N/F-
DIAN XU
(AR-II) ZONING
N 23°31'17" E 60.43'
N 75°06'25" E 17.85'
N 54°02'34" E 61.15'
S 42°24'45" E 322.74'
-N/F-
JIMMY DURAN
(AR-II) ZONING
S 81°54'43" E 663.05'
P.O.T. IS 2,213 FEET FROM THE C/L INTERSECTIONS OF SASSER ROAD AND L.M. TURK ROAD.
R/W
R/W
R/W SASSER ROAD
60' R/W
ASPHALT PAVEMENT
-N/F-
BARBARA S. HANNSKOT et al
(AGR) ZONING
N 41°13'24" E 697.10'
N 39°14'28" W 615.56'
-N/F-
HUBERT L. STRICKLAND et al
(AGR) ZONING
N 40°26'44" E 650.78'
STREAM
STREAM
STREAM
N/F
S.P. McKibbon, Sr. LLLP
Parcel #15044 000040
(PRD) Zoning
95.842 acres +/-
S 59°18'42" W 250.70'
N 39°53'30" W 571.67'
S 59°27'30" W 64.42'
-N/F-
GERALD EDNEY HAYES
ELIZH CLARK HAYES
(AGR) ZONING
-N/F-
ISAIAH STANLEY
(AGR) ZONING
C/L OF BRANCH IS THE PROPERTY LINE
-N/F-
JAMES P. HUSSEY
-and-
KIMBERLY W. HUSSEY
(AR-II) ZONING
C/L OF BRANCH IS THE PROPERTY LINE
N 68°45'35" W 370.51'
N 57°37'46" W 142.94'
N 79°21'06" W 117.07'
N 74°16'15" W 169.96'
N 70°13'24" W 231.20'
N 68°54'02" W 142.57'
N 64°30'46" W 201.67'
-N/F-
HUBERT L. STRICKLAND et al
(AR-II) ZONING
VICINITY MAP (N.T.S.)
SITE
ALONG THE R/W OF SASSER ROAD
ALONG THE C/L OF BRANCH
11" X 17" N.T.S.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 1270, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST RIGHT OF WAY OF SASSER ROAD (60' RIGHT OF WAY) LYING 233.13 FEET FROM THE CENTERLINE INTERSECTION OF SASSER ROAD AND J.M. TURK ROAD; THENCE ALONG THE WEST RIGHT OF WAY OF SASSER ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 02°38'46" EAST, 13.54 FEET TO A POINT; THENCE 172.09 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 08°33'37" EAST 171.78 FEET AND A RADIUS OF 833.58 FEET TO A POINT; THENCE SOUTH 14°28'28" EAST, 129.39 FEET TO A POINT; THENCE 243.67 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 10°43'50" WEST 235.88 FEET AND A RADIUS OF 276.95 FEET TO A POINT; THENCE SOUTH 35°56'07" WEST, 147.22 FEET TO A POINT; THENCE 29.42 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 31°16'49" WEST 29.39 FEET AND A RADIUS OF 181.07 FEET TO A POINT; THENCE SOUTH 26°37'30" WEST, 166.84 FEET TO A POINT; THENCE SOUTH 30°16'09" WEST, 54.09 FEET TO A POINT; THENCE LEAVING THE WEST RIGHT OF WAY OF SASSER ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 39°55'35" WEST, 580.03 FEET TO A POINT; THENCE SOUTH 59°18'42" WEST, 250.70 FEET TO A POINT; THENCE SOUTH 59°32'30" WEST, 86.63 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 57°07'24" WEST, 6.81 FEET TO A POINT; THENCE SOUTH 65°01'11" WEST, 13.11 FEET TO A POINT; THENCE SOUTH 38°31'03" WEST, 35.39 FEET TO A POINT; THENCE SOUTH 56°19'48" WEST, 15.94 FEET TO A POINT; THENCE NORTH 73°16'11" WEST, 9.29 FEET TO A POINT; THENCE SOUTH 31°39'13" WEST, 17.09 FEET TO A POINT; THENCE SOUTH 45°58'54" WEST, 20.59 FEET TO A POINT; THENCE SOUTH 17°37'29" WEST, 15.70 FEET TO A POINT; THENCE SOUTH 49°34'52" WEST, 21.64 FEET TO A POINT; THENCE SOUTH 20°37'08" WEST, 16.67 FEET TO A POINT; THENCE SOUTH 61°07'54" WEST, 12.91 FEET TO A POINT; THENCE NORTH 85°17'47" WEST, 14.31 FEET TO A POINT; THENCE NORTH 47°21'55" WEST, 9.74 FEET TO A POINT; THENCE SOUTH 89°19'37" WEST, 26.34 FEET TO A POINT; THENCE NORTH 73°42'26" WEST, 14.34 FEET TO A POINT; THENCE NORTH 72°46'51" WEST, 7.42 FEET TO A POINT; THENCE NORTH 87°00'20" WEST, 23.84 FEET TO A POINT; THENCE SOUTH 52°32'37" WEST, 4.98 FEET TO A POINT; THENCE NORTH 67°02'19" WEST, 22.75 FEET TO A POINT; THENCE SOUTH 41°22'03" WEST, 59.48 FEET TO A POINT; THENCE SOUTH 09°55'27" WEST, 25.71 FEET TO A POINT; THENCE SOUTH 36°18'46" WEST, 18.14 FEET TO A POINT; THENCE SOUTH 39°35'45" EAST, 35.38 FEET TO A POINT; THENCE SOUTH 39°11'45" WEST, 10.85 FEET TO A POINT; THENCE SOUTH 01°43'12" WEST, 7.44 FEET TO A POINT; THENCE SOUTH

55°12'41" EAST, 16.59 FEET TO A POINT; THENCE SOUTH 19°21'33" WEST, 15.98 FEET TO A POINT; THENCE SOUTH 62°41'18" WEST, 35.02 FEET TO A POINT; THENCE NORTH 67°40'34" WEST, 28.42 FEET TO A POINT; THENCE SOUTH 04°31'07" WEST, 14.18 FEET TO A POINT; THENCE SOUTH 66°51'37" WEST, 17.75 FEET TO A POINT; THENCE SOUTH 20°02'41" WEST, 15.25 FEET TO A POINT; THENCE SOUTH 66°04'43" WEST, 25.90 FEET TO A POINT; THENCE NORTH 84°13'30" WEST, 23.47 FEET TO A POINT; THENCE SOUTH 56°47'38" WEST, 15.79 FEET TO A POINT; THENCE NORTH 76°45'14" WEST, 31.41 FEET TO A POINT; THENCE NORTH 82°54'53" WEST, 63.53 FEET TO A POINT; THENCE SOUTH 78°17'00" WEST, 8.46 FEET TO A POINT; THENCE SOUTH 31°37'26" WEST, 30.32 FEET TO A POINT; THENCE SOUTH 88°44'40" WEST, 10.07 FEET TO A POINT; THENCE SOUTH 45°03'43" WEST, 28.34 FEET TO A POINT; THENCE SOUTH 84°08'00" WEST, 69.62 FEET TO A POINT; THENCE SOUTH 64°32'40" WEST, 30.05 FEET TO A POINT; THENCE SOUTH 53°40'11" WEST, 45.65 FEET TO A POINT; THENCE SOUTH 83°35'23" WEST, 57.01 FEET TO A POINT; THENCE SOUTH 15°07'52" WEST, 26.63 FEET TO A POINT; THENCE SOUTH 32°00'26" EAST, 17.87 FEET TO A POINT; THENCE SOUTH 28°46'53" WEST, 16.09 FEET TO A POINT; THENCE SOUTH 81°06'45" WEST, 21.31 FEET TO A POINT; THENCE SOUTH 30°09'28" WEST, 9.46 FEET TO A POINT; THENCE SOUTH 17°01'15" EAST, 18.79 FEET TO A POINT; THENCE SOUTH 10°34'40" WEST, 26.98 FEET TO A POINT; THENCE SOUTH 81°09'14" WEST, 26.32 FEET TO A POINT; THENCE SOUTH 09°13'32" WEST, 24.13 FEET TO A POINT; THENCE SOUTH 60°00'50" EAST, 11.72 FEET TO A POINT; THENCE SOUTH 18°56'06" WEST, 21.90 FEET TO A POINT; THENCE SOUTH 32°11'06" EAST, 24.92 FEET TO A POINT; THENCE SOUTH 14°26'21" WEST, 16.32 FEET TO A POINT; THENCE SOUTH 16°07'29" EAST, 37.10 FEET TO A POINT; THENCE SOUTH 42°12'53" EAST, 30.01 FEET TO A POINT; THENCE SOUTH 08°31'12" WEST, 33.20 FEET TO A POINT; THENCE NORTH 84°01'20" WEST, 21.91 FEET TO A POINT; THENCE SOUTH 38°51'04" WEST, 35.03 FEET TO A POINT; THENCE SOUTH 19°36'27" EAST, 42.51 FEET TO A POINT; THENCE SOUTH 14°49'35" EAST, 117.77 FEET TO A POINT; THENCE SOUTH 11°07'27" EAST, 17.88 FEET TO A POINT; THENCE SOUTH 08°04'31" EAST, 44.11 FEET TO A POINT; THENCE SOUTH 23°27'38" EAST, 27.38 FEET TO A POINT; THENCE NORTH 67°02'13" EAST, 29.65 FEET TO A POINT; THENCE SOUTH 04°19'58" EAST, 70.94 FEET TO A POINT; THENCE SOUTH 19°39'21" EAST, 7.94 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 64°30'46" WEST, 201.67 FEET TO A POINT; THENCE NORTH 68°04'09" WEST, 148.57 FEET TO A POINT; THENCE NORTH 70°13'24" WEST, 251.20 FEET TO A POINT; THENCE NORTH 74°16'15" WEST, 189.96 FEET TO A POINT; THENCE NORTH 79°21'06" WEST, 117.02 FEET TO A POINT; THENCE NORTH 57°57'46" WEST, 149.94 FEET TO A POINT; THENCE NORTH 69°45'37" WEST, 370.51 FEET TO A POINT; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 35°35'15" WEST, 12.70 FEET TO A POINT; THENCE NORTH

13°03'17" EAST, 14.34 FEET TO A POINT; THENCE NORTH 31°45'04" WEST, 47.48 FEET TO A POINT; THENCE NORTH 18°15'12" WEST, 57.23 FEET TO A POINT; THENCE NORTH 68°15'53" WEST, 39.52 FEET TO A POINT; THENCE NORTH 48°56'57" WEST, 37.51 FEET TO A POINT; THENCE NORTH 28°45'39" WEST, 34.57 FEET TO A POINT; THENCE NORTH 63°29'32" WEST, 25.48 FEET TO A POINT; THENCE NORTH 49°30'24" WEST, 79.79 FEET TO A POINT; THENCE NORTH 02°05'43" EAST, 27.49 FEET TO A POINT; THENCE NORTH 37°02'10" WEST, 25.23 FEET TO A POINT; THENCE NORTH 52°23'54" WEST, 18.32 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 40°26'44" EAST, 650.78 FEET TO A POINT; THENCE NORTH 38°14'28" WEST, 615.56 FEET TO A POINT; THENCE NORTH 41°15'24" EAST, 897.10 FEET TO A POINT; THENCE SOUTH 67°14'14" EAST, 1224.55 FEET TO A POINT; THENCE NORTH 58°02'34" EAST, 61.18 FEET TO A POINT; THENCE NORTH 75°36'55" EAST, 176.80 FEET TO A POINT; THENCE NORTH 23°31'17" EAST, 60.42 FEET TO A POINT; THENCE SOUTH 35°24'24" EAST, 472.42 FEET TO A POINT; THENCE SOUTH 81°54'06" EAST, 863.14 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 95.842 ACRES.

PROPERTY OWNER:

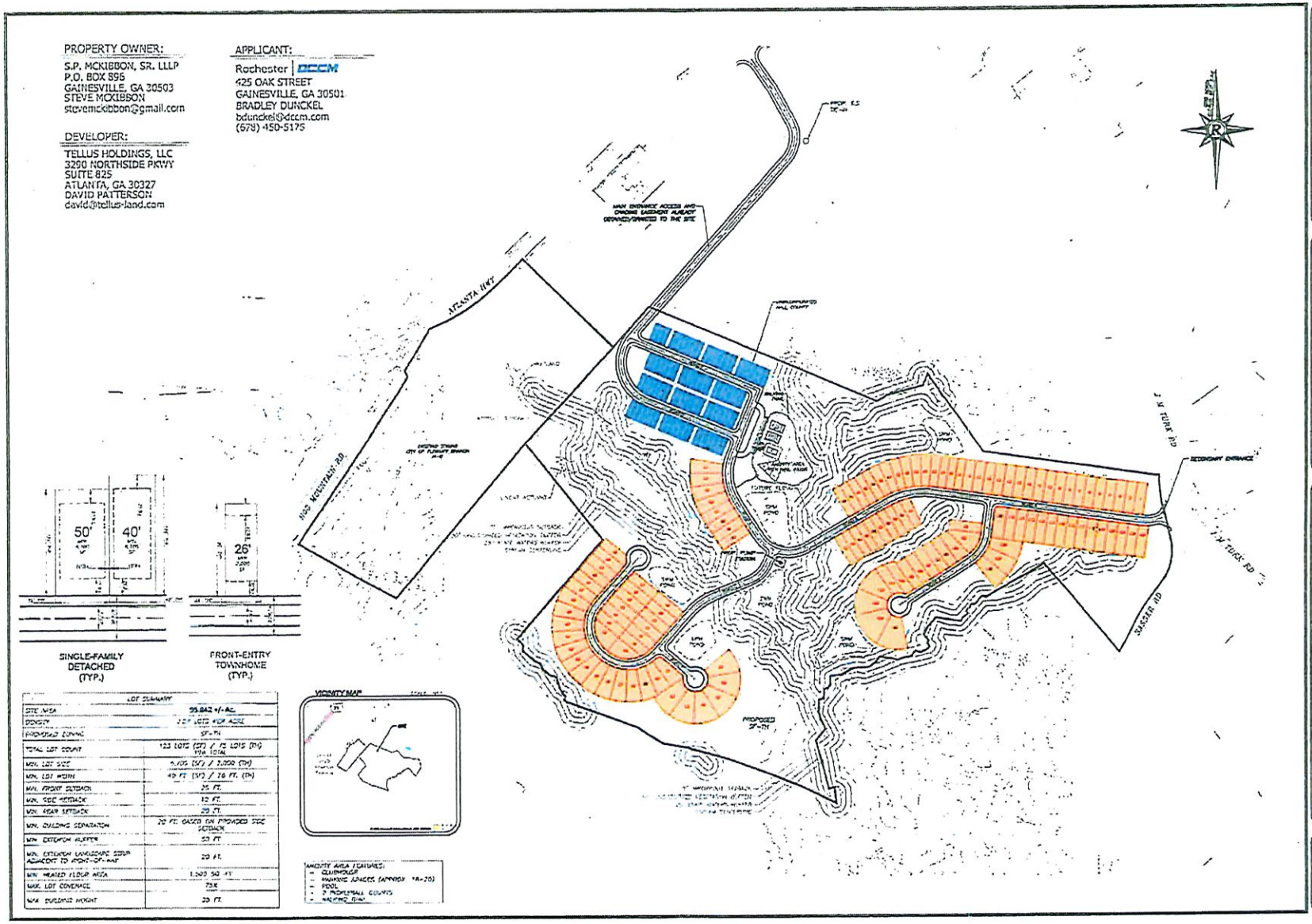
S.P. MCKIBBON, SR. LLLP
P.O. BOX 896
GAINESVILLE, GA 30503
STEVE MCKIBBON
stevemckibbon@gmail.com

DEVELOPER:

TELLUS HOLDINGS, LLC
3290 NORTHSIDE PKWY
SUITE 825
ATLANTA, GA 30327
DAVID PATTERSON
david@tellus-land.com

APPLICANT:

Rochester | DCCM
425 OAK STREET
GAINESVILLE, GA 30501
BRADLEY DUNCKEL
bdunckel@dccm.com
(678) 450-5175



LOT SUMMARY	
SITE AREA	55.842 +/- AC.
DENSITY	2.57 LOTS PER ACRE
PROPOSED ZONING	SF-TH
TOTAL LOT COUNT	123 LOTS (SF) / 12 LOTS (TH) 104 TOTAL
MIN. LOT SIZE	5,400 (SF) / 2,000 (TH)
MIN. LOT WIDTH	40 FT. (SF) / 26 FT. (TH)
MIN. FRONT SETBACK	25 FT.
MIN. SIDE SETBACK	10 FT.
MIN. REAR SETBACK	20 FT.
MIN. BUILDING SEPARATION	20 FT. BASED ON PROPOSED SIDE SETBACK
MIN. BUFFER WIDTH	50 FT.
MIN. EXTERIOR LANDSCAPE STRIP ADJACENT TO RIGHT-OF-WAY	20 FT.
MIN. HEATED FLOOR AREA	1,200 SQ. FT.
MAX. LOT COVERAGE	75%
MAX. BUILDING HEIGHT	35 FT.

AMENITY AREA FEATURES:
- CLUBHOUSE
- WALKING SPACES (APPROX. 1/4-MI)
- POOL
- 3 PICKLEBALL COURTS
- WALKING TRAIL

Rochester | DCCM

CONCEPT PLAN
SASSER ROAD TRACT

LOCATION
RECORDS ASSIGN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

SHEET 1 OF 1

Project Narrative for Sasser Road Tract

LOCATION – 0 Sasser Road, Flowery Branch, GA 30542
ACREAGE – 95.842 acres +/-
PARCELS – 15044 000040
EXISTING ZONING – PRD (Hall County)
REQUESTED ZONING – SF-TH
APPLICANT – Rochester | DCCM

Summary

The accompanying application seeks annexation and rezoning for 95.842 +/- acres of unimproved property located on Sasser Road in south Flowery Branch approximately 200' south of its intersection with J.M. Turk Road. The intent is to develop up to 191 units of single family attached and detached housing along with an amenity center. Flowery Branch previously zoned the property to SF-TH in October 2005, with twelve conditions. The property is within the City of Flowery Branch's sewer service delivery district and is adjacent to other parcels within the city limits. Since the property is currently in unincorporated Hall County, the 2041 Flowery Branch Comprehensive Plan does not include a character area on the Future Development Map. The property is located adjacent to a parcel designated as "Suburban Residential" and presumably would be consistent with the new "Urban Density Community" character areas and the SF-TH zoning district. Completion of development is anticipated by 2029.

Site Description

The parcel has approximately 950 LF of frontage along Sasser Road, irregular in shape and approximately 3,200 LF deep. The site is undeveloped with a mix of pine and hardwood trees. Several unnamed, jurisdictional streams are located within the property that feed to Mulberry Creek located southeast of the property. Domestic water, provided by the City of Gainesville, is located within 200' of the property on J.M. Turk Road. Sanitary Sewer will be provided by Flowery Branch via an easement to an existing manhole located on property owned by the Flowery Branch Board of Education. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded by residential zonings (AR-1 to the southeast & southwest, H-B (Flowery Branch) to the west and Institutional to the north. Flowery Branch Fire Station #5 is located approximately 0.5 miles away.

Access

Access to the property is from Sasser Road approximately 500 L.F south of J.M. Turk Road and from Falcon Parkway (SR 13) approximately 300 L.F south of J.M. Turk Road through an existing easement in parcel #15044 000073, owned by the Flowery Branch Board of Education.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel #15044A 002017, zoned C-2, 2200' north at 4251 Martin Road.
- Nearest distance to developed commercial property – parcel #15044A 002017C zoned C-2, 3,000' north at 4219 Martin Road.
- Nearest distance to a single family home – parcel #15044 000039E, zoned AR-1, a single-family home at 4408 Sasser Road, located within 55' of the southern boundary.
- Nearest distance to a subdivision – Grandview Estate S/D is located 3400' south of the property on J.M. Turk Road.

Comprehensive Plan Consistency

The project is consistent with the new "Urban Density Community" character area, with allowable densities up to 6 units per acre. The designated land use allows for single family detached and townhomes consistent with the proposed plan

Traffic Impact Study

This request is an increase of less than 10% from the previously approved density and therefor, a new traffic study is not provided.

Development Strategy

The Developer may develop the site for residents that are downsizing and looking for a more maintenance free lifestyle. The combination of traditional detached homes and attached townhomes will provide a variety of choice in size and price point. In addition, the Developer plans an amenity consisting of a cabana with restrooms, pool, pickle ball and walking trails. At least 15% of the property will remain as open space.

Project Dimensional Standards

Proposed Dimensional Standards SF-TH		
	Single Family - Detached	Single Family - Attached
Acreage (Overall)	95.842	95.842
Density (Overall)	2.07	2.07
# of Lots	75	123
Exterior Buffer to Residential	35'	35'
Minimum Open Space (Overall)	15%	15%
Sidewalks	5', both sides	5', both sides
Minimum lot width @ building line	40'	26'
Minimum lot area	6,700 sf	2,000 sf
Maximum height	35'	35'
Front setback	25'	25'
Rear setback	20'	20'
Side setback	10'	10'
Side Separation (foundation to foundation)	10'	20'
Minimum heated floor area	2000 sf	1500 sf

Architectural Materials & Site Improvements

Although a specific builder group has not been identified, at a minimum the homes would follow a design theme that would include:

- Two-car garages
- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles
- Sodded yards (4 sides)
- One street tree per home (minimum 2 ½" caliper)

Entrance Monumentation

The entrance may be gated and if so, the private streets will be maintained by the Homeowner's Association (HOA). All necessary requirements to allow access for public safety and other services will be provided. At least one central mail kiosk will be provided subject to USPS review and approval. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Gate House
- Operable or Faux Gates
- Illuminated Signage in accordance with the Flowery Branch Sign Ordinance
- Ornamental Sculpture
- Landscaping & Irrigation

Amenities

The community amenities will vary depending on the housing option executed but at a minimum will contain the following items:

- Covered cabana with restrooms
- Pool & decking
- Pickle Ball
- Walking Trails
- Parking Lot

Other amenities, at the sole discretion of the Developer, may include the following items:

- Playground
- Passive Pocket Parks
- Fire Pit
- Basketball (multi-use) Court
- Enclosed Clubhouse

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along Sasser Road

Model Home Permits

Applicant requests that up to ten (10) model home permits be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. However, no certificate of occupancy permits (CO) will be issued prior to final plat recording. Model Homes may be utilized as temporary offices.

Sales and Construction Trailers

Applicant is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of street paving and possible ahead of final plat approval.

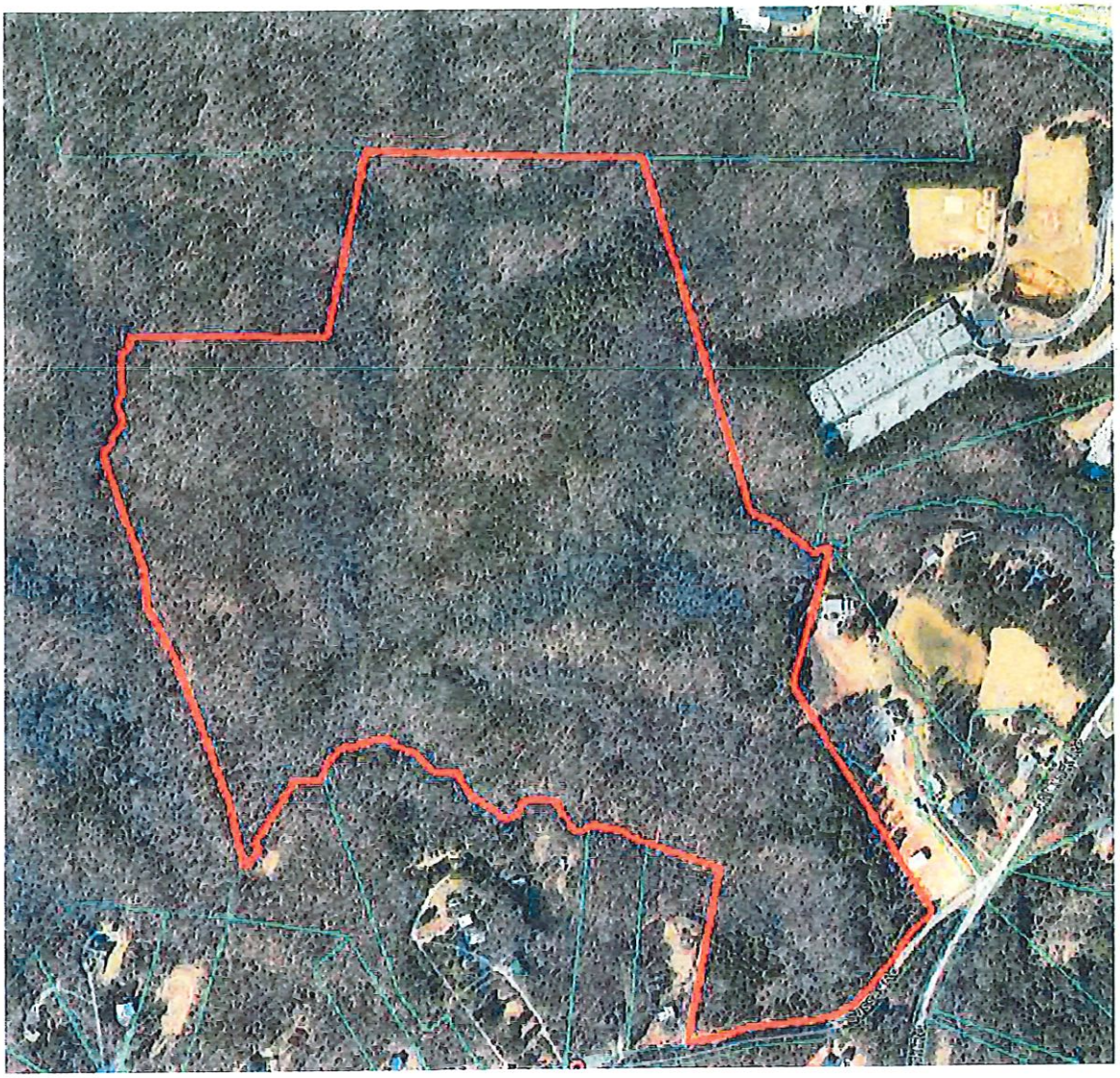
Homeowner's Association

A Homeowner's Association will be created in order to administer the covenants, conditions and restrictions that will be placed on the property by the Applicant. The HOA will manage the overall management of the property including maintenance, architectural controls and financial management.

Conceptual Master Plan

The development of the community shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Aerial View



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GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5547
PAGE (S) 431-438 THIS 22
DAY OF December 2005 AT 4:42PM
DWIGHT S. WOOD, CLERK BY DT
300644 88

Return to: D. Thomas LeFevre
Stewart, Melvin & Frost, LLP
P.O. Box 3280
Gainesville, Georgia 30503

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (hereinafter referred to as this "Agreement"), made and entered into as of the 21st day of December, 2005, by and among Flat Creek Associates, L.P., a Georgia limited partnership (hereinafter referred to as "Flat Creek"), and Hall County Board of Education (hereinafter referred to as "Board of Education"); which are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties"].

WITNESSETH

WHEREAS, Board of Education is the owner of that certain parcel of land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "Easement Tract"); and

WHEREAS, Flat Creek is the owner a certain parcel of land adjoining the Easement Tract on the South (hereinafter referred to as the "Flat Creek Tract"); and

WHEREAS, The Parties desire to establish an easement, for the benefit of the Flat Creek Tract, for pedestrian and vehicular access, ingress and egress to and from State Route #13 over under and across the Easement Tract and for the installation, inspection, maintenance, and replacement of a sanitary sewer line and the flowage of sewerage through said line from the Flat Creek Tract over and across the Easement Tract and across the property of the Board of Education from the Easement Tract to the manhole nearest the Easement Tract as identified on Exhibit "B" attached hereto and by this reference made a part hereof;

NOW, THEREFORE, for and in consideration of the foregoing premises, the sum of Ten Dollars ($10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, the Parties agree as follows:

1. Grant of Easement.

The easements granted, conveyed, declared, created, imposed and established by Board of Education shall be as described in Sections 1.1 through 1.3 hereof.

1.1 Grant of Easement. Board of Education, as owner of the Easement Tract, and the property surrounding the Easement Tract, hereby grants, conveys, declares, creates, imposes and

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establishes a perpetual, non-exclusive right-of-way easement for vehicular and pedestrian access, ingress and egress to and from State Route #13 over and across the Easement Tract and for the installation, inspection, maintenance, and replacement of a sanitary sewer line and the flowage of sewerage through said line within the Easement Tract. Board of Education also grants, conveys, declares, creates, imposes and establishes a perpetual, non-exclusive easement 30 feet in width from the Easement Tract to the manhole identified on Exhibit "B" which manhole is located northeast of the Easement Tract. The latter easement is granted for the installation, inspection, maintenance, and replacement of a sanitary sewer line and the flowage of sewerage through said line from the Easement Tract to said manhole.

1.2 Grant of Slope Easements. Board of Education does hereby grant to Flat Creek, its successors and assigns the right to execute certain construction over and upon Grantor's land abutting on and adjacent to the Easement Tract (hereinafter "Slope Easements") in such manner as Flat Creek may deem proper to support or accommodate the construction of a road on the Easement Tract, including the right to slope the adjacent ground to tie in with the road elevation, and to construct any required slopes within the Slope Easements which are more particularly described on Exhibits "C-1" and "C-2", attached hereto and by this reference made a part hereof. Slopes will remain in place after construction and Flat Creek shall have the right to maintain the slopes upon completion of the road. Slope Easements shall become effective at the beginning of construction of a road on the Easement Tract and shall be a perpetual non-exclusive easement which shall run with the land and shall not terminate for lack of use.

1.3 Benefited Parties. The easements herein granted shall be interpreted to permit joint usage of such easements by (i) the Parties, (ii) the legal representatives, heirs, successors in title, successors and assigns of the Parties, (iii) invitees, licensees, guests, tenants, employees and customers of the Parties, and (iv) all future owners of the Easement Tract and the Flat Creek Tract and their invitees, guests, tenants, employees and customers.

1.4 Reservation of Rights. Board of Education hereby expressly reserves for itself, its successors and assigns, all rights and privileges incident to the ownership of the fee simple estate of the Easement Tract which are not inconsistent with the rights and privileges herein granted.

2. Construction and Maintenance of Road, Sewer Facilities and Easement Tract.

The costs of construction and maintenance of any roads, sewer facilities or other improvements that may be constructed pursuant to this agreement shall be as described in Sections 2.1 through 2.3 hereof.

2.1 Construction. Flat Creek and its successors and assigns may, at any time construct a road and install sewer facilities on, under, over and across the Easement Tract, and may install sewer facilities on under, over and across that portion of Board of Education's surrounding property as provided in paragraph 1.1 above the costs of which shall be borne by Flat Creek.

2.2 Maintenance. Flat Creek or its successors and or assigns shall be responsible for maintaining any Road or sewer facilities constructed within the Easement Tract or over Board of Education's adjoining property pursuant to Section 2.1 above.

2.3 Duration. Flat Creek shall have the right to assign its rights and obligations for maintenance and repairs under this Agreement to its successors and assigns.

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3. **Miscellaneous Provisions.**

3.1 Grants and Agreements. The Parties hereby declare that this Agreement, and all of the provisions contained herein and all of the rights, easements and obligations hereunder, shall be and constitute covenants running with the Easement Tract and the Flat Creek Tract and that portion of Board of Education property burdened with any easement granted hereunder. The grants of easements, rights and privileges in this Agreement are independent of any contractual agreements undertaken by the Parties in this Agreement and a breach by any Party of any such contractual agreements shall not cause or result in a forfeiture or reversion of the easements, rights and privileges granted in this Agreement.

3.2 Recording and Filing. A counterpart of this Agreement shall be recorded in the Office of the Clerk of the Superior Court of the County of Hall, State of Georgia, or in such other office as may at the time be provided by law as the proper place for recordation thereof.

3.3 Waiver. No consent or waiver, express or implied, by any Party to or of any breach or default by any other Party in the performance by such other Party of the obligations thereof under this Agreement shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other Party of the same or any other obligations of such other Party under this Agreement. Failure on the part of any Party to complain of any act or failure to act of any other Party or to declare such other Party in default, irrespective of how long such failure continues, shall not constitute a waiver of such Party of the rights thereof under this Agreement.

3.4 Severability. If any provision of this Agreement or the application thereof to any entity or circumstances shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to any other entity or circumstance shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

3.5 Amendment. Neither this Agreement nor any provision hereof may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the Party against whom enforcement of the change, waiver, discharge or termination is sought.

3.6 Terminology. All personal pronouns used in this Agreement, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural; and the plural shall include the singular. Titles of Sections of this Agreement are for convenience only, and neither limit nor amplify the provisions of this Agreement, and all references in this Agreement to Sections or Subsections thereof shall refer to the corresponding Section or Subsection of this Agreement unless specific reference is made to the sections or subsections of another document or instrument.

3.7 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

3.8 Binding Agreement. The provisions of this Agreement shall apply to, inure to the benefit of and bind the Parties and the respective successors, successors in title and assigns thereof. Whenever in this Agreement a reference to any Party is made, such reference shall be deemed to include a reference to the heirs, executors, legal representatives, successors, successors in title and assigns of such Party.

3.9 Interpretation. No provision of this Agreement shall be construed against or interpreted to the disadvantage of any Party by any court or other governmental or judicial authority by reason of such Party having or being deemed to have structured or dictated such provision.

3.10 Governing Law. This Agreement and the obligations of the Parties hereunder shall be interpreted, construed and enforced in accordance with the laws of the State of Georgia.

3.11 Relationship of Parties. No express or implied term, provision or condition of this Agreement shall be deemed to constitute the Parties as partners or joint venturers.

IN WITNESS WHEREOF, the Parties have executed this Agreement under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

Flat Creek Associates, L.P.
By: Enota Fund, Inc.,
Its Managing General Partner

By:

Attest:

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 5-4-08
(NOTARIAL SEAL)

Hall County Board of Education

By:

Attest:

(CORPORATE SEAL)

99238-1
33724.0

EXHIBIT "A" 000435

Tract 1

All that tract or parcel of land lying and being in the Flowery Branch (# 1270) Georgia Militia District, Hall County, Georgia as shown on a certain Easement Exhibit prepared for Flat Creek Associates, LP by Rochester & Associates, Inc. dated 1/12/05, being described as "Tract 1", and being more particularly described as follows:

BEGINNING at a point situated South 39°42'16" West, a distance of 532.26 feet from the CL (Centerline) Intersection of State Route 13, aka Atlanta Highway and Martin Road; thence North 73°25'23" East, a distance of 45.14 feet to a point; thence South 54°00'17" West, a distance of 61.99 feet to a point; thence South 09°00'17" West, a distance of 21.47 feet to a point; thence South 35°59'43" East, a distance of 77.38 feet to a point; thence 139.78 feet along a curve, said curve having a chord of South 31°10'15" East 139.61 feet and a radius of 830.00 feet to a point; thence South 26°20'46" East, a distance of 121.93 feet to a point; thence 271.38 feet along a curve, said curve having a chord of South 07°27'19" West 255.91 feet and a radius of 230.00 feet to a point; thence South 41°15'24" West, a distance of 984.29 feet to a point; thence North 67°14'14" West, a distance of 63.27 feet to a point; thence North 41°15'24" East, a distance of 1113.13 feet to a point; thence North 60°00'47" West, a distance of 34.66 feet to a point; thence 91.19 feet along a curve, said curve having a chord of North 10°58'42" West 90.11 feet and a radius of 170.00 feet to a point; thence North 26°20'46" West, a distance of 121.93 feet to a point; thence 129.67 feet along a curve, said curve having a chord of North 31°10'15" West 129.52 feet and a radius of 770.00 feet to a point; thence North 35°59'43" West, a distance of 77.57 feet to a point; thence North 80°59'43" West, a distance of 21.21 feet to a point; thence South 54°00'29" West, a distance of 243.15 feet to a point; thence North 60°00'47" West, a distance of 16.42 feet to a point; thence North 54°00'19" East, a distance of 359.43 feet to the POINT OF BEGINNING.

Said tract contains 2.283 acres or 99442 square feet.

EXHIBIT "B"

000436

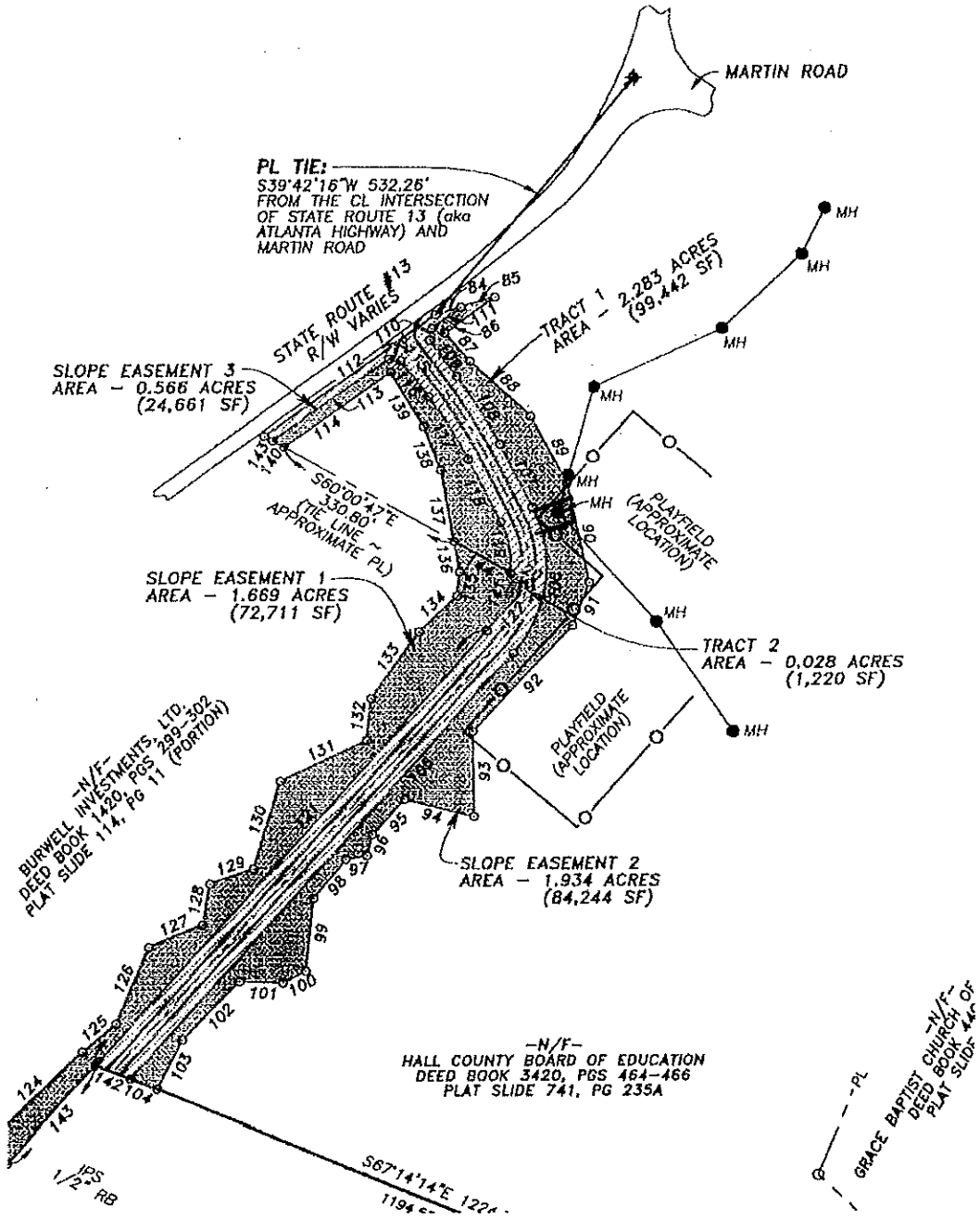


EXHIBIT "C-1"

Slope Easement 2

All that tract or parcel of land lying and being in the Flowery Branch (# 1270) Georgia Militia District, Hall County, Georgia as shown on a certain Easement Exhibit prepared for Flat Creek Associates, LP by Rochester & Associates, Inc. dated 1/12/05, being described as "Slope Easement 2", and being more particularly described as follows:

COMMENCING at a point situated South 39°42'16" West, a distance of 532.26 feet from the CL (Centerline) Intersection of State Route 13, aka Atlanta Highway and Martin Road; thence North 73°25'23" East, a distance of 45.14 feet to the TRUE POINT OF BEGINNING; thence North 73°25'01" East, a distance of 60.17 feet to a point; thence South 54°00'17" West, a distance of 105.76 feet to a point; thence South 41°04'41" East, a distance of 64.76 feet to a point; thence South 46°21'35" East, a distance of 140.60 feet to a point; thence South 26°46'11" East, a distance of 132.70 feet to a point; thence South 12°31'16" East, a distance of 175.47 feet to a point; thence South 21°48'54" West, a distance of 79.46 feet to a point; thence South 42°18'08" West, a distance of 250.03 feet to a point; thence South 00°27'58" East, a distance of 148.02 feet to a point; thence North 75°12'28" West, a distance of 121.71 feet to a point; thence South 42°16'01" West, a distance of 82.77 feet to a point; thence South 13°13'26" West, a distance of 37.54 feet to a point; thence South 79°54'29" West, a distance of 36.43 feet to a point; thence South 38°37'31" West, a distance of 87.33 feet to a point; thence South 06°01'19" West, a distance of 127.37 feet to a point; thence South 62°03'59" West, a distance of 43.52 feet to a point; thence North 88°15'39" West, a distance of 74.18 feet to a point; thence South 43°38'45" West, a distance of 139.06 feet to a point; thence South 25°40'33" West, a distance of 97.16 feet to a point; thence North 67°14'14" West, a distance of 49.02 feet to a point; thence North 41°15'24" East, a distance of 984.29 feet to a point; thence 271.38 feet along a curve, said curve having a chord of North 07°27'19" East 255.91 feet and a radius of 230.00 feet to a point; thence North 26°20'46" West, a distance of 121.93 feet to a point; thence 139.78 feet along a curve, said curve having a chord of North 31°10'15" West 139.61 feet and a radius of 830.00 feet to a point; thence North 35°59'43" West, a distance of 77.38 feet to a point; thence North 09°00'17" East, a distance of 21.47 feet to a point; thence North 54°00'17" East, a distance of 61.99 feet to the TRUE POINT OF BEGINNING.

Said tract contains 1.934 acres or 84244 square feet.

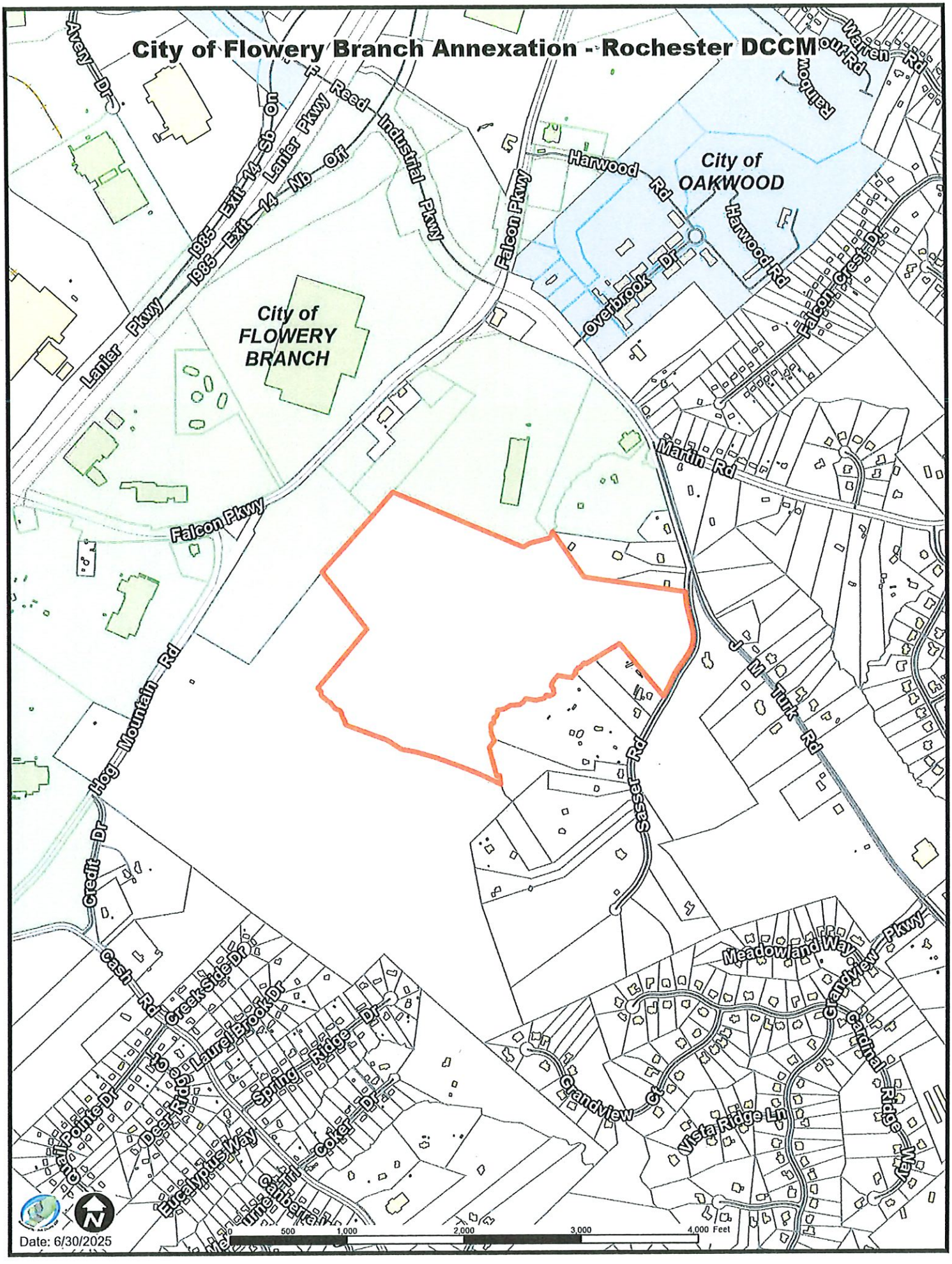
EXHIBIT "C-2" 000438

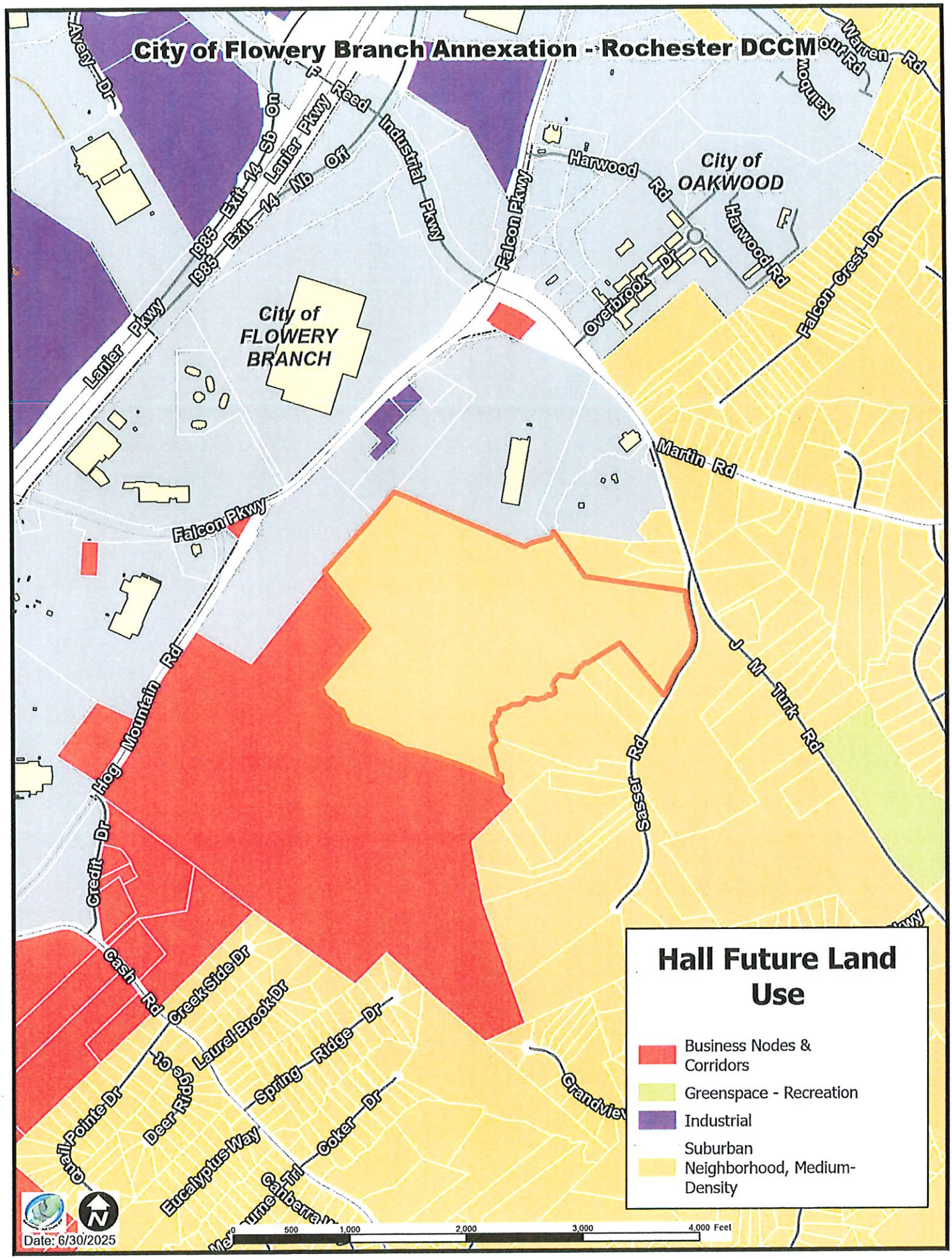
Slope Easement 3

All that tract or parcel of land lying and being in the Flowery Branch (# 1270) Georgia Militia District, Hall County, Georgia as shown on a certain Easement Exhibit prepared for Flat Creek Associates, LP by Rochester & Associates, Inc. dated 1/12/05, being described as "Slope Easement 3", and being more particularly described as follows:

COMMENCING at a point situated South 39°42'16" West, a distance of 532.26 feet from the CL (Centerline) Intersection of State Route 13, aka Atlanta Highway and Martin Road; thence South 54°00'19" West, a distance of 359.43 feet to a point; thence South 60°00'47" East, a distance of 16.42 feet to the TRUE POINT OF BEGINNING; thence North 54°00'29" East, a distance of 243.15 feet to a point; thence South 80°59'43" East, a distance of 21.21 feet to a point; thence South 35°59'43" East, a distance of 77.57 feet to a point; thence 129.67 feet along a curve, said curve having a chord of South 31°10'15" East 129.52 feet and a radius of 770.00 feet to a point; thence South 26°20'46" East, a distance of 121.93 feet to a point; thence 91.19 feet along a curve, said curve having a chord of South 10°58'42" East 90.11 feet and a radius of 170.00 feet to a point; thence North 60°00'48" West, a distance of 110.94 feet to a point; thence North 10°01'46" West, a distance of 125.53 feet to a point; thence North 20°07'52" West, a distance of 82.42 feet to a point; thence North 30°09'52" West, a distance of 110.58 feet to a point; thence South 54°00'22" West, a distance of 223.37 feet to a point; thence North 60°00'47" West, a distance of 21.90 feet to the TRUE POINT OF BEGINNING.

Said tract contains 0.566 acres or 24661 square feet.


City of Flowery Branch Annexation - Rochester DCCM
City of FLOWERY BRANCH
City of OAKWOOD
Avery Dr
Lanier Pkwy
1985 Exit 14 Sb On
1985 Exit 14 Nb Off
Lanier Pkwy
Reed Industrial Pkwy
Falcon Pkwy
Harwood Rd
Overbrook Dr
Harwood Rd
Falcon Crest Dr
Rainbow
Warren Rd
Martin Rd
Falcon Pkwy
Hog Mountain Rd
Sassar Rd
J N Turk Rd
Credit Dr
Cash Rd
Creek Side Dr
Laurel Brook Dr
Spring Ridge Dr
Deer Ridge
Ivy Pointe Dr
Eucalyptus Way
Coker Dr
Canberra
Grandview Ct
Meadowland Way
Grandview Pkwy
Cardinal Ridge Way
Vista Ridge Ln
Date: 6/30/2025
0
500
1,000
2,000
3,000
4,000 Feet


City of Flowery Branch Annexation - Rochester DCCM
City of FLOWERY BRANCH
City of OAKWOOD
Avery Dr
Lanier Pkwy
I985 Exit 14 Sb On
I985 Exit 14 Nb Off
Reed
Industrial Pkwy
Falcon Pkwy
Harwood Rd
Overbrook Dr
Hanwood Rd
Rainbow
Warren Rd
Falcon Crest Dr
Martin Rd
Hog Mountain Rd
Credit Dr
Cash Rd
Creek Side Dr
Laurel Brook Dr
Spring Ridge Dr
Deer Ridge
Pointe Dr
Eucalyptus Way
Coker Dr
Sasser Rd
J M Turk Rd
Hall Future Land Use
Business Nodes & Corridors
Greenspace - Recreation
Industrial
Suburban Neighborhood, Medium-Density
Date: 6/30/2025
0 500 1,000 2,000 3,000 4,000 Feet

City of Flowery Branch Annexation - Rochester DCCM
OAKWOOD
Harwood Rd
Overbrook Dr
Lanier Pkwy
985 Exit 14 Nb Off
City of
FLOWERY
BRANCH
Falcon Pkwy
Martin Rd
Falcon Crest Dr
Hog Mountain Rd
Turk Rd
Sasser Rd
Cardinal Ridge Way
Spring Ridge Dr
Date: 6/30/2025
0 250 500 1,000 1,500 2,000 Feet

Sec. 6.1. - Planned Development Districts (PD)

EXHIBIT B

6.1.1. Intent

A. To permit for the development of property which:
   1. Allows for greater flexibility in development standards and site planning considerations;
   2. Is in the best interest of Hall County in terms of its long range development plans; and
   3. Encourages a mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts.

B. Planned development districts are to be utilized as a "floating zone" and will be individually evaluated for designation. These districts are separate zoning districts and follow the same amendment procedures as other districts. Unless otherwise stated in this section, the development standards and the land uses which are presented with the application for amendment will become the standards for the subject property.

6.1.2. Requirements for Rezoning

A. An area may be considered for rezoning to a planned development district if any one of the following conditions exist:
   1. More than one land use is proposed for development on a single parcel;
   2. Separate land uses which would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership;
   3. Exception or variation from the size, setback, frontage, density, uses or other standards which are required in the other conventional zoning districts are being proposed as part of a comprehensive development plan.

B. All proposed planned development district applications must adhere to the following specific requirements:
   1. The site proposed for a planned development must contain an area of at least five acres. In no case may the minimum tract size be less than the minimum lot area requirements for the comparable conventional district as specified for each planned development classification in this section. The comparable conventional zoning districts listed in the regulations are R-1 for a PRD, O-I for a POD, S-S for a PCD and I-1 for a PID.
   2. The site must have frontage along a public street for a distance of at least 100 feet.
   3. A suitable plan must be prepared for the development, and this plan must include the following elements where applicable:
      a.

A plan drawn to scale by a registered engineer, architect, land surveyor or landscape architect showing the exact dimensions of the parcel or parcels of land under consideration and including the following information:

i. A conceptual site plan drawn to scale and indicating all property dimensions, platting and street systems, proposed building sites, sizes, types of use proposed for buildings, plans for protection of abutting properties, means of ingress and egress, access and circulation arrangements, off-street parking and loading facilities, proposed reservations or dedications for streets and other public facilities and, if requested, a contour map of the site.

ii. The name of the developers and of the development (if any).

iii. A north arrow and scale.

iv. If the proposal includes the subdivision of land for any purpose or for the provision of new public streets, a proposed lot and street layout must be submitted as part of the application. Any proposed variation from the standards set forth in the subdivision regulations must be listed and explained. If the plan is approved, a preliminary plat and final plat must be submitted as provided by the subdivision regulations of Article 9.

b. A written report must also be submitted which explains the type, nature, size, intent and characteristics of the proposed development. This report must include, where applicable:

i. A general description of the proposed development and its location.

ii. The proposed standards for development, including restrictions on the use of the property, density standards, yard (setback) requirements and any proposed restrictive covenants.

iii. An explanation of why the proposed development standards are necessary if the above proposed standards vary from existing standards in the zoning regulations.

iv. Plans for the provision of utilities, including water, sewer and drainage facilities.

v. Plans and methods for protection of adjacent properties.

vi. Data stating the total number of square feet proposed for each type of land use, including public facilities, within the proposed development.

vii. Additional relevant data as may be required by the County.

4. A proposed development schedule and listing of all proposed uses must be submitted as a part of an application for a planned development district.

6.1.3. Administrative Procedures

A.

Any request pertaining to the establishment of a planned development district will be administered and processed in accordance with the regulations set forth in Sec. 11.2.

B. All data, plans and specifications presented as part of the planned development district application will, if approved, be the standards of development for that particular planned development, but only to the extent that they do not conflict with the provisions of this UDC. To the extent that they conflict with this UDC all data, plans, and specifications become the standards of development for that particular planned development only if they are set forth as a specific condition of zoning or approved as a zoning variance.

C. To the extent that the approved standards are consistent with this UDC, set forth as specific conditions, or approved as a zoning variance, all further development on the property must conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to those standards must be considered in accordance with the procedures set forth in Sec. 11.2. Appeals based upon hardship or an alleged misinterpretation of the ordinance or this UDC by the building official will be processed in accordance with procedures set forth in Sec. 11.2. In no case may the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions of this UDC will constitute a violation of these regulations.

6.1.4. Application Procedures

A. Any application for a planned development district must be submitted to the Board of Commissioners through the Director of Planning and Zoning or other designated staff member.

B. General Requirements

1. All applications for zoning of property to a planned development district must conform to all requirements of Sec. 11.2 except as may otherwise be required by this section. All applications that do not comply with the requirements of Sec. 11.2 will be returned to the applicant unfiled with notice of the deficiency or deficiencies.

2. No application to rezone property to a planned development district may be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Office of Planning and Development, appropriate staff of the Office of Public Works and Utilities, and any other applicable local or state agencies. Once a pre-application meeting is requested by the applicant, staff must schedule the meeting within ten business days. Failure to meet this timeline by staff would negate the pre-application meeting requirement.

6.1.5. District Classifications

A.

The following are classified as planned development districts subject to the provisions of this article and to the standards for each district:

1. PRD: Planned Residential Development.
2. POD: Planned Office Development.
3. PCD: Planned Commercial Development.
4. PID: Planned Industrial Development.

6.1.6. District Standards

A. Planned Residential Development (PRD)

1. **Intent.** A planned residential development is designed to allow for a more flexible placement, arrangement, and orientation of residential structures, the accompanying flexibility in the subdivision of land, and the grouping of open space and accessory facilities such as garages and parking. It may also provide for a mixture of housing types such as single-family, two-family, multi-family, townhomes, cottage court, and live-work according to a carefully designed plan. The proposed residential development should make maximum use of natural features and, through proper site planning measures, should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts which might result from a higher density development.

Table 6.1.1. PRD Dimensional Standards

Lots (Single-family detached)	
Lot area: (note 1)	8,000 sq. ft. min.
Lot width:	50 ft. min.
Density:	2 dwellings/acre max.
Yards (Single-family detached)	
Front yard:	25 ft. min.
Side yard:	5 ft. min.
Rear yard:	20 ft. min

Lots (Two-family residential)	
Lot area: (note 1)	30,000 sq. ft. min.
Lot width:	60 ft. min.
Yards (Two-family residential)	
Front yard:	30 ft. min.
Side yard:	10 ft. min.
Rear yard:	20 ft. min.
Lots (Single-family attached and multi-family)	
Lot area: (note 2)	35,000 sq. ft. min.
Lot area: (note 3)	40,000 sq. ft. min.
Building Height	
Maximum:	75 ft. max. for multi-family 50 ft. max. for all others

Table Notes:

1. For lots with access to sanitary sewer. The minimum lot area for lots without access to sanitary sewer is determined by the Hall County Environmental Health Department.
2. For multi-family and single-family attached with 3 units.
3. For multi-family and single-family attached with more than 3 units.

2.

Application Requirements. All the general and special requirements in Secs. 6.1.2 and 6.1.3 for planned developments must be provided. The following special items must be addressed:

a. The site plan must indicate the proposed size, location, number of units and number of bedrooms of all residential structures.

b. All streets and common open spaces not proposed for dedication to the county must have the proposed maintenance and ownership agreements explained in detail.

c. The architectural style and proposed siting of all multi-family structures or attached single-family structures must be indicated. Architectural standards for all planned residential developments are as indicated in Sec. 6.1.6.A.8.

d. The development controls for the development must be detailed, including lot coverage, setbacks, building heights, and lot sizes.

e. Planned developments of at least 5 acres in size may include commercial uses within the development, limited to neighborhood retail intended to serve the needs of the residents of the development unless otherwise specifically approved by the Board of Commissioners. Retail uses must be specified as part of the proposal and are limited to no more than 10,000 square feet of floor area for the entire development site.

3. **Dimensional Standards.** See Table 6.1.1 for district standards and Sec. 2.1 (Measurements and Exceptions) for additional requirements.

4. **Buffers.** A buffer at least 50 feet in width must be established along the perimeter of all property boundaries adjacent to residential and nonresidential districts to ensure that the planned residential development is appropriately screened. Buffers must meet the standards of Sec. 8.2.4.

5. **Landscaping.** In addition to the tree protection requirements of Sec. 8.3, the following standards apply in planned residential developments:

   a. At least two trees per lot must be provided. Trees may be located in the front, side, or rear yard.

      i. These trees may not be counted towards the developments tree density unit requirement.

      ii. Trees located within any utility easement, drainage easement, or septic drain field may not count towards the per lot tree requirement.

   b. The developer is responsible for planting or preserving the individual lot trees prior to issuance of a certificate of occupancy.

6. **Access.** In addition to the requirements of Article 9 (Subdivisions) the following standards apply in all planned residential developments:

   a.

Any PRD with 150 or more lots must include at least two vehicular entrances with access to a city, state, or county maintained public right-of-way. The second entrance must be completed prior to the platting of 150 lots or more.

b. Any PRD with 400 or more lots must include at least three vehicular entrances with access to a city, state, or county maintained public right-of-way.

i. The county may waive the requirement for immediate construction of a third entrance based on the development schedule and phasing plan.

c. In addition to the requirements of Sec. 8.4 and any applicable provisions of Article 9, sidewalks must be installed on both sides of any proposed street.

7. **Open Space.** Open space is required in all PRD districts as follows:

a. Open space must comprise at least 30% of the gross lot area.

b. All other standards of Sec. 4.8.7 apply.

8. **Architectural Standards.** The following architectural standards apply to all PRD districts:

a. **Building materials.** All facades of residential structures and any permitted nonresidential structures must be finished with brick, stone, stucco, wood siding, wood shake, or cementitious siding. Vinyl siding is not permitted.

i. The front facade must incorporate a variety in building material, texture or color.

b. **Garages.** Garages for single-family detached and two-family structures on lots less than one acre in size must meet one of the following standards.

i. **Flush.** Garage doors are oriented towards the street. Garage doors may be positioned flush with the front wall plane of the residence, extending no more than 55 percent of the width of the residence.

ii. **Semi-flush.** Garage doors are oriented towards the street. Garage doors may be positioned within 10 feet of flush with the front wall plane of the residence in either direction, extending no more than 55 percent of the width of the residence.

iii. **Recessed.** Garage doors are oriented towards the street. Garage doors must be positioned at least 10 feet behind the front wall plane of the residence, extending no more than 55 percent of the width of the residence.

iv. **Side-loaded.** Garage doors are oriented perpendicular to the front wall plane of the residence. Any wall of the garage must be located at least 3 feet behind the front wall plane of the residence.

v. **Carriage court.** Garage doors are oriented perpendicular to the front wall plane. All garage walls are located entirely in front of the front wall plane of the residence.

vi. **Detached.** The garage is placed entirely to the rear of the residence.

c. **Townhouses.** For townhouses garage placement must meet the following standards. Townhouses fronting an arterial or collector street must be rear loaded. Townhouses fronting a minor street may be rear-loaded or front-loaded.

i. **Rear-loaded.** The garage must be placed entirely to the rear of the townhouse and may be attached or detached. Garage doors must face a rear right-of-way or easement. For detached garages, the garage must be either located 4 feet from the rear right-of-way or easement, or be a minimum of 20 feet from the rear right-of-way or easement.

ii. **Front-loaded.** A minimum of 20 feet is required between the garage and the back of sidewalk.

9. **Footing Inspections.** At the time of the footing inspection, the contractor must provide the county building official with a certificate from a licensed surveyor certifying building setbacks for all corners of the structure being inspected.

10. **Cluster Mailbox Unit (CBU).** Pursuant to Unites States Postal Service Policy, all new subdivisions and new phases of existing subdivisions are required to provide CBU's for regular mail service delivery. A CBU is a structure or shelter housing multiple mailbox units to serve each residential dwelling of the development for the express purpose of regular mail delivery provided by the USPS. The following standards are for construction and maintenance of CBU's for all planned residential developments.

a. The developer is responsible for confirming the logistics of regular mail delivery to CBU's with the USPS. As such, all CBU's are subject to final approval by the USPS.

b. **Maintenance.** The county will not assume any responsibility for the maintenance and repairs of CBU's and associated parking areas. The CBU's and associated parking areas are to be maintained by the homeowners' association, managing entity, or collectively by the property owners.

c. **Location.** CBU's must be located on their own lot or in an area dedicated for open space or on a public access easement obtained by the developer. The entrance to the proposed vehicular parking area must be located at least 200 feet from the main entrance and at least 60 feet from any street intersection.

d. **Parking.** The minimum parking ratios established on Table 6.1.2. must be met for all CBU's:

Table 6.1.2. PRD Dimensional Standards

Number of Mailboxes	Required short-term parking
50 or less	3
51—78	4
79—104	5
105 or more	5 plus 1 for every additional 25 mailboxes

e. **Property Management.** A person owning or having possession or control of any property within a PRD must meet the following property management standards in addition to any conditions of approval placed upon the development as detailed in Sec. 6.1.3:

i. Any damaged, dead, diseased or decaying plant materials must be removed and replaced if visible from the public right-of-way.

ii. Premises occupied by a residential dwelling must be maintained free from grass, similar vegetation or uncultivated vegetation in excess of 12 inches in height.

iii. Fences facing a street or adjacent public right-of-way must be regularly maintained, repaired, and replaced if considered necessary by the building official.

B. **Planned Office Development (POD)**

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

3. All the general and special requirements in Secs. 6.1.2 and 6.1.3 for planned developments must be provided. The following special items should also be addressed:
    a. The site plan must indicate the proposed size, location, and number of stories in each office building.
    b. The development controls for the district must be detailed, including lot coverage, setbacks, building heights, and lot sizes. If standards are not specifically proposed, then the applicable standards in the Office Institutional (O-I) districts in Sec. 5.1, including screening and buffer requirements, apply.
    c. If residential uses are proposed in conjunction with the planned office development, then the applicable requirements of the planned residential development district or planned commercial development district must be provided.

C. **Planned Commercial Development (PCD)**

1. A Planned Commercial Development is designed to provide for the maximum attainable commercial usage of property while employing the best aspects of site planning and development controls to insure:
    a. Protection of surrounding residential uses;
    b. Safe access by motorists;
    c. Minimum traffic congestion; and
    d. A development which is consistent with long-range plans of the county.
2. A limited number of carefully planned residential uses may also be included in a Planned Commercial Development.
3. All the general and special requirements in Secs. 6.1.2 and 6.1.3 for planned developments must be provided. The following specific items must also be addressed:
    a. A site plan indicating the proposed site preparation and grading, streets and parking areas, loading zones, storm drainage, water, gas and sewage systems, and all buffer areas.
    b. The development controls for the district must be detailed, including lot coverage, setbacks, building heights, and lot sizes. If standards are not specifically proposed, then the applicable standards in the Suburban Shopping (S-S) district in Sec. 5.2, including screening and buffer requirements, apply.

D. **Planned Industrial Development (PID)**

1. A Planned Industrial Development is designed to consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards must be designed

to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses.

2. Carefully planned office and commercial uses may be incorporated as part of a Planned Industrial Development.
3. All of the general and special requirements for planned developments in Secs. 6.1.2 and 6.1.3 must be provided. The following specific items must also be addressed:
    a. A site plan indicating the proposed site preparation and grading, streets and parking areas, loading zones, outdoor storage areas, rail facilities, storm drainage, water, gas and sewage systems and all buffer areas.
    b. The development controls for the district must be detailed, including lot coverage, setbacks, building heights, and lot sizes. If standards are not specifically proposed, then the applicable standards in the Light Industrial (I-1) district in Sec. 5.5, including screening and buffer requirements, apply.
    c. If office or commercial uses are proposed in conjunction with the Planned Industrial Development, then the applicable requirements in the POD or PCD district must be provided.

6.1.7. Other Standards

See Article 2 (Rules Common to All Districts) and Article 7 (Use Provisions) and Article 8 (Site Development) for additional standards which may be applicable.

ARTICLE 8. - MIXED-USE DEVELOPMENT DISTRICT

EXHIBIT C

Footnotes:

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Editor's note— *Ord. No. 694, § 1(Exh. A), adopted June 1, 2023, repealed and readopted Article 8 to read as set out herein. Former Article 8, §§ 8.1—8.11 pertained to PUD, Planned Unit Development District, and derived from Ord. No. 657, § 1(Exh. A), adopted Dec. 16, 2021.*

Sec. 8.1. - Description and Intent.

This zoning district is intended to implement certain residential and mixed-use developments in a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts. It is specifically intended to primarily implement the "mixed use - neighborhood" character area.

(Ord. No. 694, § 1(Exh. A), 6-1-2023)

Sec. 8.2. - Objectives.

The Mixed-Use Development District is intended to meet the following objectives:

(a) Allow mixes of land uses that are not elsewhere permitted in conventional zoning districts.

(b) Permit a broader mix of residential housing types, including detached and attached dwellings, and specific commercial uses to be developed in one cohesive development.

(c) Allow the development of tracts of land as single developments that are planned neighborhoods or communities, including residential and commercial uses that help to make up a community.

(d) Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.

(e) Provide a more desirable living environment than would be possible through the strict application of conventional residential zoning requirements.

(f) Ensure that the design of building forms is interrelated and architecturally harmonious.

(Ord. No. 694, § 1(Exh. A), 6-1-2023)

Sec. 8.3. - Character.

Design of detached single-family neighborhoods and residential communities in the MU district may follow principles of conventional suburban subdivision design which include curvilinear streets with some cul-de-sacs. However, MU districts are intended to differ from conventional subdivisions in that they provide greater pedestrian access and interconnections between and among units of the neighborhood. This district

is primarily envisioned to apply to urban and suburban areas with sanitary sewer and public water service, though it may be used to provide for imaginative site arrangements in rural areas at exurban/rural densities.

Chart 8.1 Permitted Uses

Dwelling, single-family detached, fee simple
Dwelling, townhome, single-family attached
Dwelling, two-family, duplexes
Dwelling, multi-family, apartment, attached residential condominium
Home Occupation (office use only)
Commercial uses as allowed per the Neighborhood Shopping District

Chart 8.2 Dimensional Requirements

Requirement (measurement unit)	MU
Maximum density (units per acre)	50 acres or less - 6 50+ acres - 5
Minimum lot width, single-family detached (feet)	50
Minimum heated floor area per dwelling unit (square feet)	1,200
Minimum width of natural buffer abutting R-1, R-2, or R-3 district (feet)	None
Minimum landscape strip required along rights-of-way for any nonresidential use if permitted (width in feet)	25

Minimum landscape strip required along rights-of-way for any apartment or condominium (multi-family residential) use (width in feet)	25
Minimum landscape strip required along side property lines for any nonresidential use if permitted (width in feet)	25
Minimum landscaped open space	See Article 10

(Ord. No. 694, § 1(Exh. A), 6-1-2023)

Sec. 8.4. - Design Requirements.

The following requirements are a part of the rezoning approval process. Substantial deviation from, or inconsistency with, the guidelines in this Section shall be grounds for denial of a rezoning to the MU district.

(a) Open spaces. Open spaces such as town greens and public squares, within developed portions of the development, should be located and designed to add to the visual amenities of the development. Greens and squares shall be spatially defined and distributed throughout the development so that no lot is more than a walking distance of 1,500 feet from a green, square, park or open space. Greens and squares should not be less than 8,000 square feet in area. A mix of peripheral as well as internal green space shall be provided. If two MUs are developed next to each other, there should be contiguous open space between the two MU's.

(b) Greenspace. Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges, and connected by wildlife corridors. When continuous greenspace corridors cannot be provided or must be broken up for road access or other valid reasons, patches should be retained as "stepping stones" for wildlife corridors.

(c) Residential portion of the project must include a minimum of 50 percent single-family detached homes.

(d) A minimum of 50 percent of the residential portion of the project must be served by rear loaded, alley fed, two-car garages.

(e) All structures are required to meet all design and material requirements of the zoning ordinance.

(f) Additional requirements when the development exceeds 35 residential units:

1. Outdoor activities space such as neighborhood pocket park(s). Pedestrian-friendly paving should be used.

   Placement:

- Outdoor activities space should be designed at a location well connected with most residential units.
- Those semi-public uses should be located adjacent to outdoor activities space.
- Sidewalks shall be constructed at least 8 feet wide but not exceed 15 feet wide.

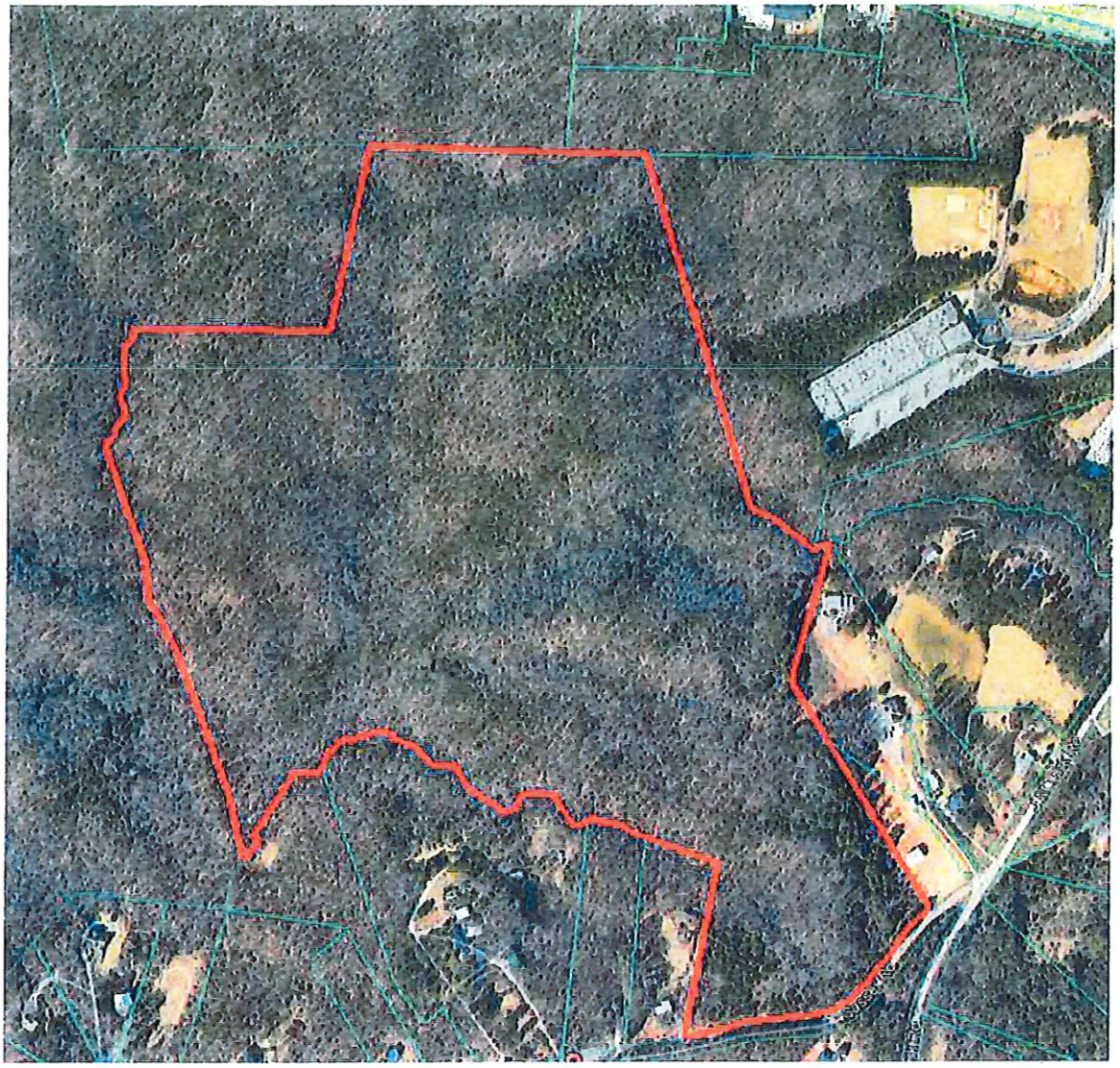
2. Landscape.
   - An additional enhanced landscape area of not less than 3 percent of the total property shall be provided. This area shall consist of accent plant materials including a minimum of 10 percent shrubs and 15 percent annuals or perennials. This area should also achieve 75 percent coverage within 3 years of planting while following nursery recommended spacing.
   - Bioswales or any storm water retention solution should be considered as part of landscaping design.
   - Fountains, drinking fountains, sculptures or other public art, decorative hardscape feature are encouraged.
   - Underground sprinkler systems are required.
   - Parking areas and sidewalks shall be illuminated.
   - Natural green space should be located to ensure maximum exposure to sunlight.
3. Parking.
   - Automobile parking, PTV parking, and bicycle parking, shall be provided.
4. Amenities.
   - Outdoor benches shall be provided 1 for every 100 linear feet of sidewalk. It is encouraged to use creative outdoor table set, designer benches, or swing set as outdoor furniture enrichment.
   - Trash and recycling cans shall be provided 1 for every 100 linear feet of sidewalk.
   - Recreational facilities, dog run/exercise areas and health/fitness facilities should be considered.

(g) See also Article 10 of this Zoning Ordinance.

(Ord. No. 694, § 1(Exh. A), 6-1-2023)

EXHIBIT D

Aerial View



AGENDA ITEM

Other Business - Public Works and Utilities

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 436/2025

SUBJECT: Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: JS

Recommendation:
Approve

Purpose of Request:
Public Hearing to abandon a one-hundred and eighty (180) foot portion of Barker Road located entirely within property owned by Barry Conner of America's Home Place, Inc. and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

History:

Facts and Issues:
The abandonment section of the roadway is all owned by the same property owners and the road serves no other property owners.

Options:

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

Approvals:

Submit	Approve	Budget	Attorney
JS	JS	JM	JL
Administration			
CR			

Attachments:

Petition for Abandonment
Resolution and Exhibit 'A'
Vicinity Map

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

PUBLIC WORKS AND
UTILITIES ASSISTANT DIRECTOR
Jorge Gomez, P.E.

COUNTY ENGINEER
Frank Miller, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
ENGINEERING DIVISION

PETITION FOR ROAD ABANDONMENT/CLOSING

We, the undersigned property owners, presently own land which abuts Barker Rd. Respectfully request that be closed and abandoned by Hall County as follows:(Section or length of road in question)

400'

We are making this request for the following reasons:

1. Re-Development of the Property

2.

We hereby certify that we represent all of the property owners which abut and have access to this section of:

Name (printed)	Signature	(Road Name) Address	Telephone Number
America's Home Place	Barry Conner	2720 Barker Rd.	770-318-8396
Barry Conner	Barry Conner	2740 Barker Rd.	770-318-8396

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION ABANDONING A PORTION OF A PUBLIC ROAD, BARKER ROAD AND ASSOCIATED RIGHT OF WAY, TO AMERICA'S HOME PLACE INC. AND ACCEPTING THE DEDICATION OF RIGHT OF WAY ALONG BARKER ROAD FROM AMERICA'S HOME PLACE INC. FOR CONSTRUCTION OF A CUL-DE-SAC

WHEREAS, Hall County, Georgia has the authority pursuant to O.C.G.A. § 32-7-1 to abandon any public road that is under its jurisdiction, if such abandonment is deemed to be in the public interest; and

WHEREAS, the said portion of Barker Road and associated right-of-way sought to be abandoned to America's Home Place Inc. is delineated as Parcel "A" on the plat attached hereto as Exhibit "A"; and

WHEREAS, the proposed right-of-way to be dedicated by America's Home Place Inc. to Hall County for the construction of a new cul-de-sac is delineated as Parcel "B" on the plat attached hereto as Exhibit "A"; and

WHEREAS, after a public hearing and due consideration, it appears that the property sought to be abandoned is no longer needed for public road purposes because it has ceased to be used by the public to the extent that no substantial public purpose is served by it currently, and it further appears to be in the best interest of all concerned as well as in the best interest of the public and of Hall County, Georgia to abandon the aforementioned portion of Barker Road and associated right-of-way to America's Home Place Inc. as America's Home Place Inc. owns all the property adjacent to the portion of Barker Road and the associated right-of-way to be abandoned and as such are the only entity positioned to make use of the property; and

WHEREAS, after public hearing and due consideration, it appears that the property sought to be dedicated is necessary for the County to obtain in order to best serve the public of Hall County; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, that Parcel "A", as shown on the Exhibit "A", a copy of which is on file in the Office of this Board, be and the same is hereby abandoned to America's Home Place Inc. and that Parcel "B" as shown on Exhibit "A" a copy of which is on file in the Office of this Board, be and the same is hereby accepted from America's Home Place Inc.

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners of Hall County, Georgia be, and is hereby authorized and directed to execute any and all documents necessary to effectuate the abandonment of the portion of Barker Road and associated right-of-way described in Exhibit "A" as Parcel "A" and that the Chairman of the Board of Comissioners of Hall County is further authorized and directed to execute any an all documents necessary to effectuate the acceptance of the right-of-way described in Exhibit "A" as Parcel "B".

[SIGNATURES ON FOLLOWING PAGE]

This the __ day of _____, 2025.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman

ATTEST: _____(SEAL)
Clerk

APPROVED AS TO FORM:

_____

County Attorney

CLERK'S CERTIFICATE

The undersigned Clerk of Hall County, Georgia (the "County") does hereby certify that the foregoing constitutes a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the County, that the original of said Resolution appears of record in the minute books of the County which are in my custody and control, and that the same has not been amended or repealed.

Given under my hand this the _____ day of _____, 2025.

_____
Clerk, Board of Commissioners

(SEAL)

EXHIBIT - A

LAKE RANCH ESTATES
SECTION 1, BLOCK "A"
(PLAT BOOK 42, PAGE 166)
N/F
MARIA ISABEL RAMIREZ
(DEED BOOK 9096, PAGES 7–10)

LOT 2

LOT 1

PROPERTY TIE:
S 84°50'25" E 281.35'
(FROM THE CENTERLINE G.D.O.T.
BASELINE INTERSECTION OF
BARKER ROAD &
LAKE RANCH DRIVE)

EXISTING R/W

P/L

– N/F –
BARRY CONNER
(DEED BOOK 5903, PAGES 646–647)
(PLAT REFERENCE "A")

ABANDONED P/L

C/L 20' INGRESS & EGRESS
& UTILITY EASEMENT
(DEED BOOK 6582, PAGES 79–86)

N/F
AMERICA'S HOME PLACE, INC
(DEED BOOK 5927, PAGES 90 & 91)
(PLAT REFERENCE "B")

N
W E
S

C.M.F.
(R/W)

1/2" R.B.F.
(0.30' INSIDE
R/W)

NAIL FOUND
(S 76°32'31" W 0.20'
FROM C.P.)

C.P.

L3

L4

C.M.F.
(R/W)

L2

C.P.

PARCEL "B"
PROPOSED
RIGHT–OF–WAY
AREA

1/2"
R.B.S.

C.P.

C2

P.K.N.S.

ASPHALT DRIVEWAY

L10

L9

L1
EXISTING R/W

EXISTING R/W

L5

PARCEL "A"
EXISTING
RIGHT–OF–WAY AREA
TO BE ABANDONED

P.K.N.S.
N: 1576369.69
E: 2373909.11

BARKER ROAD
(VARYING WIDTH
RIGHT–OF–WAY)

C.M.F. (R/W)
(N 69°14'14" E
0.36' FROM C.P.)

C.M.F. (R/W)
(S 54°00'48" W
0.46' FROM C.P.)

40' EXISTING
ASPHALT

1/2" R.B.F.
(S 52°59'38" E
0.35' FROM C.P.)

C.P.

EXISTING R/W

PROPERTY TIE:
S 68°15'52" E 358.60'
(FROM THE CENTERLINE G.D.O.T.
BASELINE INTERSECTION OF
BARKER ROAD &
LAKE RANCH DRIVE)

PROPOSED
60' R/W

EXISTING
25' ASPHALT ROAD

E.P.

C1

C.M.F. (R/W)
(S 07°56'56" W
0.52' FROM C.P.)

E.P.

PROPOSED
RIGHT–OF–WAY

L6

PROPOSED
GDOT R/W

L7
PROPOSED GDOT R/W

1/2"
R.B.S.

EXISTING R/W

EXISTING R/W

C.M.F.
(R/W)

C.M.F.
(R/W)

EXISTING
R/W

L8
EXISTING R/W

1/2" R.B.F.

O.H.E.
(CROSSES P/L)
GUY WIRE
(ON P/L)

P/L

C.M.F.
(R/W)

1/2"
R.B.S.

LAKE RANCH DRIVE
(VARYING WIDTH RIGHT–OF–WAY)

LOT 13

N/F
AMERICA'S HOME PLACE, INC
(DEED BOOK 9176, PAGES 41–57)
(PARCEL 41AR)

(PLAT BOOK 28,
PAGES 194 & 195)

LOT 12

STATE ROUTE NO. 53
(DAWSONVILLE HIGHWAY)
(VARYING WIDTH RIGHT–OF–WAY)
(PER THE GEORGIA DEPARTMENT OF
TRANSPORTATION RIGHT–OF–WAY MAP,
PROJECT STP–065–3(37))

E.P.

34.3' ASPHALT

E.P.

GRASS MEDIAN

APPROXIMATE LOCATION
OF FORMER P/L

N/F
DOROTHY MARIE HULSEY
(DEED BOOK 2053, PAGES 272 & 273)
(REMAINDER OF LOTS 13 & 14)
(PLAT BOOK 28, PAGES 194 & 195)

LOT 14

GUY WIRE
(INSIDE
P/L 3.0')
C.P.

1/2" R.B.F.

C.M.F. (R/W)
(N 89°09'36" E 0.39'
FROM C.P.)

EXISTING R/W

ASPHALT
DRIVEWAY

73.5' ASPHALT

GRASS MEDIAN

CONCRETE
MEDIAN

CONCRETE
MEDIAN

0 40 80 120

PARCEL "A" – EXISTING
– RIGHT–OF–WAY TO BE ABANDONED
0.637 ACRES (27,757 SQ. FEET)

PARCEL "B" – PROPOSED
– RIGHT–OF–WAY TO BE DEDICATED
0.008 ACRES (356 SQ. FEET)

CALLS ALONG PARCEL "A"
EXISTING RIGHT–OF–WAY AREA
TO BE ABANDONED

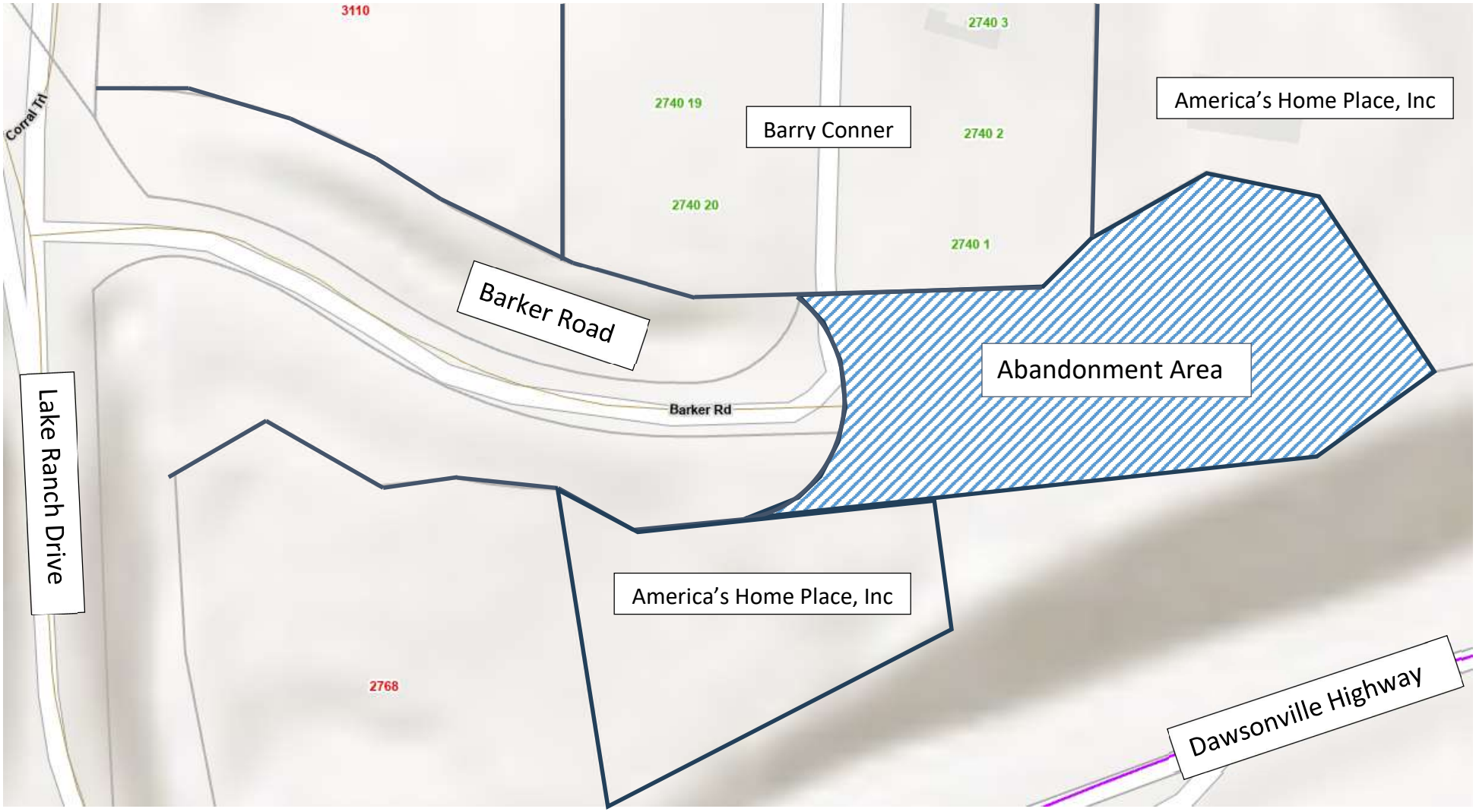
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	124.24'	103.20'	N 01°11'15" E	118°38'32"

LINE	BEARING	DISTANCE
L1	N 88°17'43" E	120.48'
L2	N 40°41'26" E	33.85'
L3	N 62°41'27" E	57.85'
L4	S 77°36'46" E	52.30'
L5	S 33°36'52" E	93.41'
L6	S 51°09'05" W	62.87'
L7	S 83°27'28" W	177.92'
L8	S 82°00'49" W	73.82'

CALLS ALONG PARCEL "B"
PROPOSED RIGHT–OF–WAY AREA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	60.00'	57.36'	55.20'	S 85°31'09" E	54°46'17"

LINE	BEARING	DISTANCE
L9	S 88°17'43" W	35.67'
L10	N 74°30'12" W	20.11'


3110
2740 3
2740 19
Barry Conner
America's Home Place, Inc
2740 2
2740 20
2740 1
Barker Road
Abandonment Area
Barker Rd
Lake Ranch Drive
America's Home Place, Inc
2768
Dawsonville Highway

AGENDA ITEM

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

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 410/2025

SUBJECT: **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BG

Recommendation:
Denial.

Purpose of Request:
6266 Yellow Creek Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Legal Description
Water Availability
Environmental Health Comments
GDOT Comment
Public Works Comments
Fire Comment
Tax Assessors Comments
Community Letter
Public Comments
Applicant's presentation
Notice Sign
Traffic Study
Public Comment - Opposition - from The Yellow Creek Working Group

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government
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: July 7, 2025

Subject: **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract| Zoned AR-1; Tax Parcel 11112 000004 (pt.) **| Proposed Use: 253-lot residential development | Cook Communities, applicant**

The request before you is from Cook Communities to rezone from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for a 253-lot residential development. The request was later reduced to 191 lots. This item is located in Commission District 2.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **denial, (3-1, Sosebee opposed, Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed development is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

Public Comments:

- June 16, 2025 HCPC: **Two (2) comments in opposition were submitted** in advance of the Planning Commission meeting and **four (4) people spoke in opposition** during the public hearing.
- May 19, 2025 HCPC: **No comments were submitted** in advance of the Planning Commission meeting. No public hearing was held, and the request was tabled to June 16, 2025.
- May 5, 2025 HCPC: **One (1) comment in opposition was submitted** in advance of the Planning Commission meeting. No public hearing was held, and the request was tabled to May 19, 2025.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant	Cook Communities
Request	**Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD)
Proposed Use	253-lot residential development
Size	253.58± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) | **Proposed:** Planned Residential Development (PRD)
Location	**6266 Yellow Creek Road |** Tax Parcel 11112 000004 (pt.)
Commission District	Two
Planning Commission Date	June 16, 2025 May 19, 2025 May 5, 2025
Staff Recommendation	**Approval, with conditions** as the proposed development is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan
Record Number(s)	HZON25-0016
Planning Commission Recommendation	**Denial**

Vote: 3-1 (Sosebee opposed, Varner absent)

Excerpts from the minutes of the June 16, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, presented a summary of the request.

Erin Moore, 3120 Frontage Road, Gainesville, presented the request. The applicant is requesting to rezone a portion of a 253.58± acre tract from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for a 191-lot residential subdivision. The proposed development includes 191 single-

family detached residences along with various amenity features. The overall proposed density for the development is 0.75 dwelling unit per acre.

Public Forum:

Greg Rutledge, 7724 Barkers Bend, Murrayville, spoke in opposition. Concerns raised included that the development contrasts with the current community character and the future land use classification, the design includes insufficient buffers and the missing reference in the staff report to the greenspace overlay.

Dr. Courtney St. John-Wacker, 7719 Elm Circle, Murrayville, spoke in opposition. Concerns raised were the small lot sizes, and the development's inconsistency with the current local character and the future land use classification.

Chuck Andrews, 6329 Yellow Creek Road, Murrayville, spoke in opposition. Concerns raised were the negative environmental impacts to the Yellow Creek area, and the observance of construction equipment that was operating on-site earlier that day. Beth Garmon, Director of Planning and Zoning, stated that an inspector from the Hall County Engineering Department went out to the site and verified that the path clearing authorized by the applicant was allowed and did not require a grading permit.

Katie Boyle, 7126 Barkers Bend, Murrayville, spoke in opposition. Concerns raised were negative environmental and ecological impacts, potential of flooding from increased impervious surface, increased traffic, and the safety of the Yellow Creek community as wildlife would relocate closer to homes when their habitats were disturbed.

Rebuttal

The applicant spoke about the multiple community meetings and how the input was used to alter the project such as a reduction in the number of lots as well as an increase of the buffers with neighboring property owners. The applicant stated that these standards would be welcome as zoning conditions. The applicant went on to explain the commitment to maintaining greenspace within the development.

Planning Commission Comments:

Mr. Braswell thanked the applicant and opposing community members for working well with each other.

Motion: A motion to deny was made by Stan Hunt and seconded by Shannon Davidson Vote: 3-1 (Sosebee opposed, Varner absent)

Excerpts from the minutes of the May 19, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request. Ms. Greenway stated the site plan presented shows a reduction to 191 lots from the originally submitted plan, which showed 253 lots.

Erin Moore, 3120 Frontage Road, Gainesville, requested to table the request to the June 16, 2025 Planning Commission meeting to allow more time for further discussion with the Yellow Creek community.

Planning Commission Comments:

Mr. Braswell stated that the applicant would be expected to give their presentation or request to withdraw at the June 16th meeting.

Motion: A motion to table to June 16, 2025 was made by Stan Hunt and seconded by Frank Sosebee. Vote: 4-0 (Varner absent)

Excerpts from the minutes of the May 5, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request. Ms. Greenway stated the site plan presented shows a reduction of lots to 191 from the plan originally submitted with the application, which showed 253 lots.

Beth Garmon, Planning and Zoning Director, stated staff recommendations take into consideration multiple resources, including the Comprehensive Plan, Unified Development Code, as well as analyzing the surrounding area. She further acknowledged that this interpretation may be different than that of the board.

Erin Moore, 3120 Frontage Road, Gainesville, requested to table to allow for further discussion with the Yellow Creek community.

Motion: A motion to table to May 19, 2025 was made by Stan Hunt and seconded by Frank Sosebee. 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 dated February 7, 2025, and as described in the project narrative dated March 7, 2025, and supplemental narratives dated April 4, 2025 and April 21, 2025, 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 total of 191 lots.

3. The minimum heated floor area (HFA) of each residence shall be 1,800 square feet

4. All residences shall include two-car garages in addition to driveways that accommodate two parked cars. Driveways shall measure no less than 22 feet from back of sidewalk to the front of the garage door.

5. Amenities shall include a clubhouse, community swimming pool, pickleball courts, walking trails, playgrounds, pocket parks, and a mail kiosk with adjacent parking as depicted on the proposed site plan dated February 7, 2025. Amenities shall be completed prior to the issuance of thirty percent (30%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.

6. 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.

7. The completed covenants for the subdivision and the documents establishing the property owners association shall be submitted for review. These documents shall include a provision that would assure maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

8. A minimum of 75 acres shall be placed in permanent conservation with a land trust. Property preserved within the conservation agreement shall be separate from open space or common areas held by the HOA, and shall not be developed for residential use.

9. All traffic engineering standards shall be met, and associated costs shall be the sole responsibility of the developer.

10. Access to the development shall be approved by Hall County Engineering 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.

11. Developer/HOA will maintain the Land Application System (LAS) and any conveyances to the Private Wastewater system. Perpendicular crossings within existing right-of-way shall be allowed where necessary for required road crossings for installation/conveyance purposes, and shall be cased in accordance with DOT standards. The collection system shall be installed in easements adjacent to the right-of-way. The Land Application/Drip System will be permitted through the Georgia Environmental Protection Division.

12. The development shall be limited to a maximum of three (3) model homes prior to approval and recording of the final plat, provided that the standards of section 7.9.5.C. of the Hall County Unified Development Code are met.

13. One sales office and one construction trailer shall be permitted, provided that the conditions of Section 7.9.4.B. & C. of the Hall County Unified Development Code are met.

14. 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."

15. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.

16. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant is requesting to rezone a portion of a 253.58± acre tract from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for a 191-lot residential subdivision. The proposed development includes 191 single-family detached residences along with various amenity features. The overall proposed density for the development is 0.75 dwelling unit per acre.

The property is currently undeveloped. Yellow Creek runs north to south along the northeastern property line and bisects a portion of the eastern side of the parcel. This area is also within a FEMA flood zone. Surrounding properties are zoned and developed as follows:

- **North**: Agricultural Residential 1 (AR-1), Mix of undeveloped and agricultural uses including a horse farm (tax parcel 11128 000001A)
- **East**: Agricultural Residential 1 (AR-1), Developed with single-family residences and agricultural uses
- **South**: Vacation Cottage (V-C) and Agricultural Residential 1 (AR-1), Developed with single-family residences
- **West**: Agricultural Residential 1 (AR-1), Developed with single-family residences and agricultural uses including a chicken farm (tax parcel 11128 000001A)

Per the narrative, the proposed homes will be a minimum of 1,800 square feet of heated floor area and include at least three bedrooms, two bathrooms, and a two-car garage. Three lot sizes are proposed, with varying minimum frontages — ranging from 10,230 to 13,200 square feet, and 60 to 80 feet minimum lot widths —and will include a variety of architectural styles. Facades will feature architectural elements such as shake siding, board and batten siding, and stone or brick accents; architectural elevations were not provided to illustrate the home designs.

The development will have two access points from Yellow Creek Road, with the primary entrance designed as a parkway-style access with a landscaped median and a full access secondary entrance to the north. Community amenities will include a clubhouse/pavilion, swimming pool, pickleball courts, playgrounds,

pocket parks, sidewalks with connected walking trails, and a cluster mailbox unit (CBU) with associated parking located near the clubhouse.

The applicant proposes to maintain a total of 63.58 acres as secondary conservation area and a total of 69.4 acres of primary conservation area consisting of required vegetative buffers along property lines and stream buffers. Per the supplemental narrative dated April 21, 2025, the developer is in discussions with the North Georgia Land Trust to place these undeveloped portions of the property into permanent conservation.

The applicant held a community participation meeting on April 14, 2025 at the Hall County Public Library Murrayville Branch. Following community input, the applicant revised the plan to reduce the total number of lots from 253 to 191. In response to specific concerns:

- The LAS drip field was relocated 150–200 feet away from a neighboring chicken farm (tax parcel 11128 000001A), with fencing proposed.
- A portion of the site adjacent to an existing horse farm (tax parcel 11114 000003A), was removed from the development area and placed into conservation.
- The applicant is working with other adjacent landowners on specific requests including additional fencing and space for a potential American Chestnut tree orchard.

Per a separate supplemental narrative dated April 4, 2025, the applicant requests approval for three model homes prior to final plat approval. One sales trailer and one construction trailer are also proposed during the development period.

Water service will be provided by the City of Gainesville (confirmed March 27, 2025). Sanitary sewer service will be provided by on-site septic tanks and a shared community subsurface drip field system permitted by the Georgia Environmental Protection Division (EPD).

A traffic memo prepared by Southeastern Engineering, Inc. dated March 4, 2025, suggests that turn lanes may be needed at development access points along Yellow Creek Road, based on projected traffic volumes. The report summarizes that the additional trips generated by the proposed development are anticipated to not significantly impact safety and operations along Yellow Creek Road or adjacent intersections.

The development standards for the project are described in the table below and compared to the Planned Residential Development (PRD) standards outlined by the Hall County Unified Development Code (UDC):

Development Standard	Proposed	Required	Compliance
Site Area	253.58± acres	5 acres	Complies
Density	0.75 U/A	2 U/A (max)	Complies
Minimum Lot Area	42 Lots – 10,230 sf 82 Lots – 11,550 sf 67 Lots – 13,200 sf	8,000 sf	Complies
Minimum Lot Width	60 feet	50 feet	Complies

Front Yard	25 feet	25 feet	Complies
Side Yard	5 feet	5 feet	Complies
Rear Yard	20 feet	20 feet	Complies
Maximum Building Height	50 feet	50 feet	Complies
Minimum Heated Floor Area	1800 sq. ft.	N/A	N/A
Buffers	75-100 feet	50 feet	Complies
Landscaping	2 trees per lot	2 trees per lot	Complies
Sidewalks	Not depicted	5 feet on both sides of street	Unknown
Open Space	52.4%	30%	Complies
Cluster Mailbox Unit (CBU)	CBU with parking spaces	CBU with 11 parking spaces	Complies

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan future land use designation of "Rural Neighborhood". The intent of this future land use designation is that these areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential use with density up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies. The development has an overall proposed density of 0.75 dwelling units per acre.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposal is unique as the majority of surrounding parcels are zoned AR-1 or Vacation Cottage (V-C) and consist of large lots occupied by low density residential and agricultural land uses. The individual lots of the proposed development are much smaller in comparison than surrounding property; however, the preservation of open space and lower density demonstrate principals of conservation subdivision design.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning does not appear to adversely affect the existing use or usability of adjacent residential properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by City of Gainesville public water. Sanitary sewer services will be provided by on-site septic tanks and a shared community sub-surface drip field to be permitted through the Georgia Environmental protection division. Improvements such as turn lanes into the development from Yellow Creek Road are suggested by the submitted Traffic report.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the "Rural Neighborhood" land use designation. The "Rural Neighborhood" designation envisions a density of up to 0.75 dwelling units per acre which is consistent with the proposed development.**

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 affected 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.**

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 property is currently undeveloped.**

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

k) Whether the change would create an isolated district unrelated to the surrounding districts; ; **The proposed zoning is a Planned Residential Development (PRD). Per the Official Code of Hall County, Planned Development Districts 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.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed development 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 options.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the county that support low-density single-family residential uses based on the Future Land Use Map; however, the development as proposed cannot be developed in any of the existing residential zoning categories without approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal 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 may 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. **The applicant submitted a traffic memo from Southeastern Engineering, Inc. dated March 4, 2025. Per the report, "turn lanes may need to be considered on Yellow Creek Road at the driveway intersections**. **Based on the characteristics of Yellow Creek Road the additional trips generated by the development are anticipated to not significantly impact safety and operations along Yellow Creek Road or adjacent intersections."**

Development Support and Constraints

Hall County Environmental Health
In an email dated April 3, 2025, Emily McGahee stated, "No comment. Proposed sewage disposal to be permitted by EPD."

Georgia Department of Transportation
In an email dated April 2, 2025, Henry Stevens, E.I.T., GDOT Civil Engineer 2, stated that GDOT coordination is not required.

Hall County Public Works and Utilities
In a memo dated April 3, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
Both proposed accesses must meet Hall County requirements at a minimum decel lanes will be required.

Utilities
Hall County service area. No infrastructure in the area.

Hall County Fire Marshal
In an email dated April 2, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “If approved the plan may require modifications during the development review process.”

Hall County Tax Assessor
In an email dated March 28, 2025, Cher Melendez stated, “CUVA 2016 covenant.”

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

HALL COUNTY
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ZONING APPLICATION

Applicant (Name & Mailing Address)

Cook Communities
3120 Frontage Road
Gainesville, GA 30504

Phone 678-207-1508
Email Address keith@thecookandcompany.com

Property Owner (Name & Mailing Address)

Ashley Brooke Young
22 Cobble Hill Road.
Fairview, NC 28730

Phone
Email Address

Proposed Use Planned Residential Development (PRD) (Single Family Detached) with Amenity (1 Unit/Acre)

Contact Person (Name & Mailing Address)

C. Luke Pressley, P.E.
3120 Frontage Road.
Gainesville, GA 30504

Phone 678-267-7153
Email Address luke@thecookandcompany.com

Status of Applicant

- ☐ Owner
- X Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Existing Zoning: AR-1/V-C
Rezone to: PRD
Fee:$
Receipt #:
Check #:

Tax Parcel Number 11112 000004
Acreage 253.58 Acres
Location Address 6266 Yellow Creek Road - Murrayville, GA 30564

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

Sign _____ Date: 3/7/2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Ashley Brooke Young

Address 22 Cobble Hill Road.
Fairview, NC 28730

Phone Number

Name of applicant(s) Cook Communities

Address 3120 Frontage Road
Gainesville, GA 30504

Phone Number 678-207-1508

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

JOSHUA R ROBINSON

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

Notary Public

3/10/2025
Date

Joshua R. Robinson
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION ENDS: 11/25/2028

BK349 PG280

FILED
HALL CO., GA
2019 FEB 15 PM 2:19
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY LC

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF Hall.

The undersigned does hereby certify that Shadowstone Parnters, LLC

conducting a business as Cook Communities

in the City of Gainesville

County of Hall **in the State of Georgia, under the name of** Cook Communities

and that the nature of the business is Real Estate Development

and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Keith Cook- 4447 Sandhurst Place, Flowery Branch GA 30542
Geoff Cook- 6026 Jim Crow Road, Flowery Branch GA 30542

Signature-Title

Subscribed and sworn to before me
this 15 **day of** February **20** 19

Bettijane Beattie
Notary Public

BETTIJANE BEATTIE
Jackson County
Notary
Public
Expires
10-19-2019
STATE OF GEORGIA

Filed in office, this 15th **day of** February **20** 19

Charles Baker
Clerk Superior Court Hall **County, Ga.**

Note: The Act requires that this notice be published once a week for two weeks in the paper in which the Sheriff's advertisements are printed. This paper is Gainesville Times 2-28 & 3-7
Also, upon change of ownership, a new and amended registration be filed. (Ga. Laws 1981, p 872)

PLANNING AND DEVELOPMENT DEPARTMENT
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HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not_X__

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

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

Name of Official(s): N/A _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

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

Applicant's/Owner's Name (Printed): Keith Cook

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

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

I have**____ I have not X

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

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

Name of Official(s): N/A Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-10-25

Applicant's/Owner's Name (Printed): Ashley Brooke Young

April 21st, 2025

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

SUPPLEMENTAL INFORMATION

Rezoning for The Estates at Yellow Creek (Hall County, GA)
6266 Yellow Creek Road – Murrayville, GA 30564
Tax Parcel No. 11112 000004 / L.L. 112, 113, 128 & 129 / 11th District

Cook Communities would like to provide the following document to provide additional information regarding the submitted application for The Estates at Yellow Creek Development.

Public Participation

Cook Communities held a community participation meeting on April 14th,2025 at the Hall County Public Library (Murrayville Branch). 200+ letters were sent out to the surrounding community and approximately 50+ people attended with 35+ listed on the sign-in sheet.

Cook Communities presented the development as submitted and opened up the meeting for questions and concerns. Several local residents spoke, including the adjacent land owners and neighbors. As a result of the community participation meeting, Cook Communities decided to make additional changes to the site plan in hopes of easing the neighbors' concerns and be more in line with the recently updated Hall County Comprehensive Plan.

Site Plan Changes made after Public Participation Input (Summary)

- *Several Community members had concerns about the overall size of the development and the proposed density of 1 unit/acre (253 Lots)*
    - Cook Communities has adjusted the site plan down to an overall density of 0.75 units/acre (191 Lots) which is in line with the Hall County Comprehensive Plan.
- *The adjacent neighbor to the Northwest had concerns of his existing chicken farm in relation to the proposed LAS Drip field.*
    - Cook Communities revised the location of the LAS drip fields by relocating them a minimum of 150' to 200' from his common property line. We are also working with him on adding a fence along this area as well.

- *The adjacent neighbor to the east had concerns about the portion of the development that was closest to his horse farm.*

    - Cook Communities removed that portion of the development closest to his proposed farm and now is proposing it to be placed in conservation and never developed as a subdivision.

- *Cook Communities is in discussions with 2 other adjacent land owners and are working through specific requests to try and alleviate any additional concerns they may have.*

    - One landowner has requested a fence along the portion of the development that adjoins her farm. We hope to have the details of this worked out before the county commission meeting.

    - One landowner has requested a portion of the property to allow for the planning of an American Chestnut Tree Orchard. We are working through the technical details on how to accomplish this and feel is it feasible.

- *Cook Communities has reached out to the North Georgia Land Trust and are in discussions for the portion of the property not being developed be placed in permanent conservation. As mentioned previously in the submitted application, the intent of the development is to mirror the intent of a Conservation Subdivision. It is anticipated that approximately 75+ Acres will be place in permanent conservation which does not include the open space and common area surrounding the proposed lots*.

Overall Summary

Cook Communities has tried to listen to the community and take a partnership approach to the proposed development. As with any new development there will always be opposition, we feel this development is in line with the Hall County Comprehensive Plan and the character of the area. Our lot width, setbacks and density match that of an R-1-L Zoning with the exception of lot size. We feel this conservation style approach is less impactful to the surrounding area.

Respectfully,

Keith Cook
Cook Communities

April 4th, 2025

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

SUPPLEMENTAL INFORMATION

Rezoning for The Estates at Yellow Creek (Hall County, GA)
6266 Yellow Creek Road – Murrayville, GA 30564
Tax Parcel No. 11112 000004 / L.L. 112, 113, 128 & 129 / 11th District

Cook Communities would like to provide the following document to provide additional information regarding the submitted application for The Estates at Yellow Creek Development.

Public Participation

Cook Communities scheduled a community participation meeting for April 14th,2025 at the Hall County Public Library (Murrayville Branch). 200+ letters were sent out to the surrounding community on March 18th, 2025. A sample copy of the letter is attached to this document. Feedback received from that meeting will be provided to staff.

Cook Communities has met with two adjacent landowners and additional community members to discuss the proposed development. One in-person meeting was held at our Oakwood office and the other via Microsoft Teams. We are currently working with the landowners to address some of their concerns to help mitigate any adverse impact.

PRD Zoning/Conservation Subdivision

While Cook Communities is requesting a Planned Residential Zoning Classification (PRD), the style of development being proposed is in line with a Conservation Subdivision (CS) as defined in Hall County UDC. Our lot width, setbacks and density match that of an R-1 Zoning with the exception being the lot size. We feel this conservation style approach to development is less impactful to the surrounding area. As mentioned in the Letter of Intent, we are requesting a 1 unit/acre density which mirrors the Rural Residential Character of the area.

Model Home/Sales Office/Construction Trailer

Cook Communities would like to request 3 Model Homes for the project. We would also request that a sales office and construction trailer be allowed as part of the development.

Additional Information Regarding Onsite Septic/Land Application/Drip Fields

As mentioned in the Letter of Intent, the Land Application/Drip System will be permitted through the Georgia Environmental Protection Division – Watershed Protection Branch. As part of the permit, portions of the system are required to be monitored monthly and quarterly. Monitoring Wells are located near the drip fields and quarterly samples are required to meet drinking water standards. There are several of these systems currently in use throughout the county. The most recent one in operation is the Cottages of Lanier Development located along US 129 on Lake Lanier. A portion of the Marina Bay development utilizes LAS drip technology as well. The newest project using this technology was recently permitted and will go to construction in the Fall 2025.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.

Respectfully,

Keith Cook
Cook Communities

March 7th, 2025

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

LETTER OF INTENT

Rezoning for The Estates at Yellow Creek (Hall County, GA)
6266 Yellow Creek Road – Murrayville, GA 30564
Tax Parcel No. 11112 000004 / L.L. 112, 113, 128 & 129 / 11th District

Cook Communities submits this Letter of Intent and attached application for the purpose of rezoning to Hall County's Planned Residential Development (PRD) Zoning Classification for the 253.58-acre tract located at 6266 Yellow Creek Road in unincorporated Hall County. The subject property is currently undeveloped land and zoned AR-I (Agricultural Residential) and V-C (Vacation Cottage).

Cook Communities proposes to develop a distinctive and attractive single-family detached neighborhood with amenities. The neighborhood is intended to be developed in phases and will total 253 Single-Family Homes at full buildout (1 unit/acre density). Each home will have a minimum of 1,800 S.F.+ of heated floor space and will typically include a minimum of 3 bedrooms, 2 bathrooms and a two-car garage. Three (3) different lot sizes are proposed in the development which all meet the recommended guidelines set forth in the PRD zoning classification. The intent of providing differing lot sizes is to vary the architectural styles and product in the separate portions of the neighborhood. The homes will include attractive architectural elements including shake and board and batten siding, stone/brick accents and sodded yards.

Amenities proposed for the development include a community pool with clubhouse/pavilion, playgrounds, pickleball courts, sidewalks with connected walking trails, pocket parks and attractive landscaping. A portion of the subject property is being reserved with the intent of dedicating it to Hall County for a future use benefiting the surrounding community.

Access to the development will be provided along Yellow Creek Road and will include an attractive parkway-style main entrance with landscaping. A secondary entrance will also be provided as required by the Hall County Unified Development Code (UDC). A traffic memo is included with this submittal that summarizes the existing and proposed traffic conditions along Yellow Creek Road at the Subject Property. Cook Communities intends to install any

recommended improvements required by Hall County to minimize the impact of the proposed development.

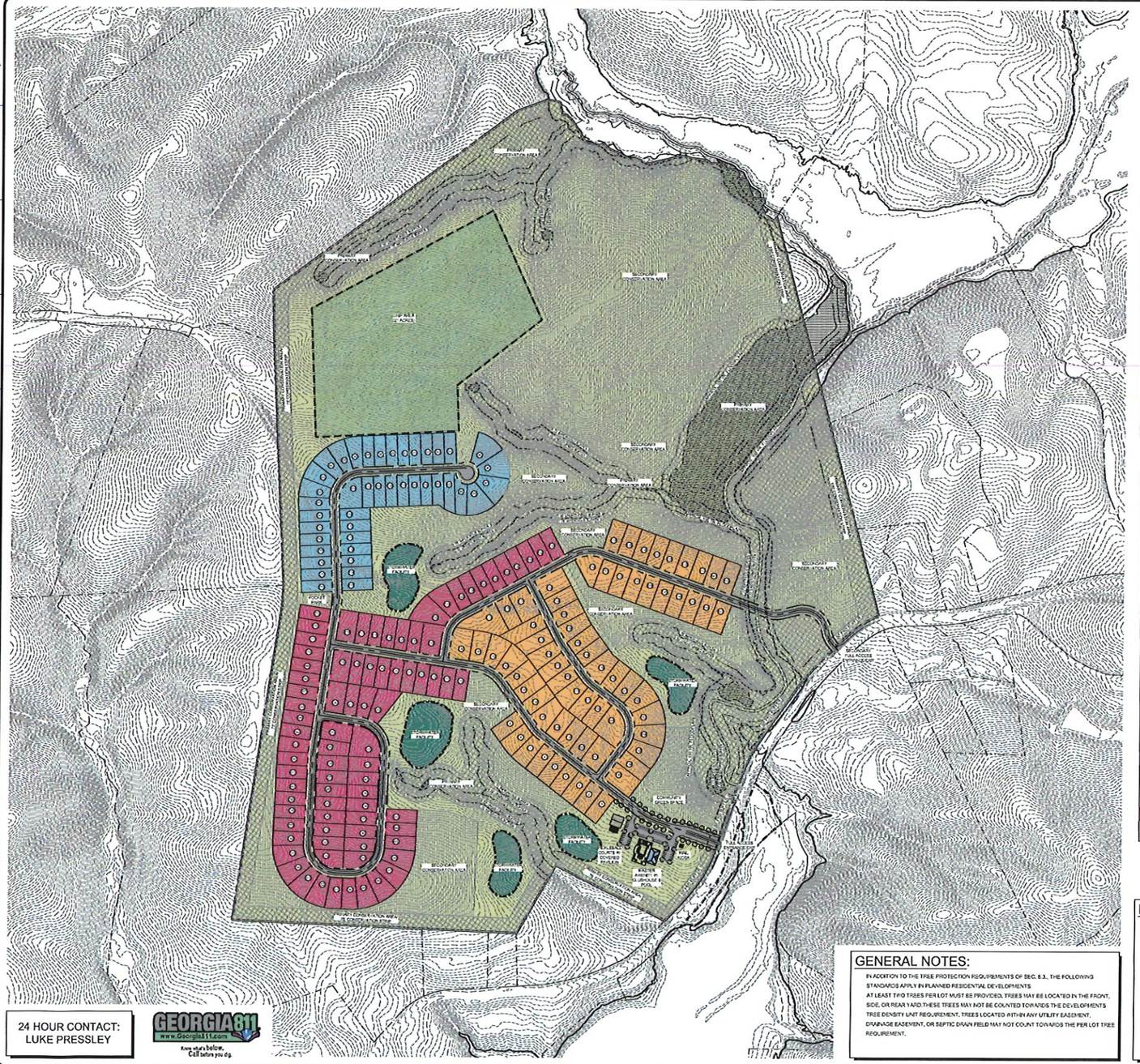
The provisions for water will be provided by the City of Gainesville. Sanitary Sewer for the development will be provided onsite using septic tanks and a shared community sub-surface drip field. The Land Application/Drip System will be permitted through the Georgia Environmental Protection Division. As a part of the permit approval, the GA Environmental Protection Division requires a Trust Indenture be executed and in place to ensure operation in perpetuity.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this application.

Respectfully,

Keith Cook
Cook Communities

This drawing is the property of Planners and Engineers Collaborative and is to be used on the project listed herein only. It is not to be loaned, copied or reproduced in whole or part without the written permission of Planners and Engineers Collaborative.


SECONDARY CONSERVATION AREA
PRIMARY CONSERVATION AREA
SECONDARY CONSERVATION AREA
SECONDARY CONSERVATION AREA
SECOND

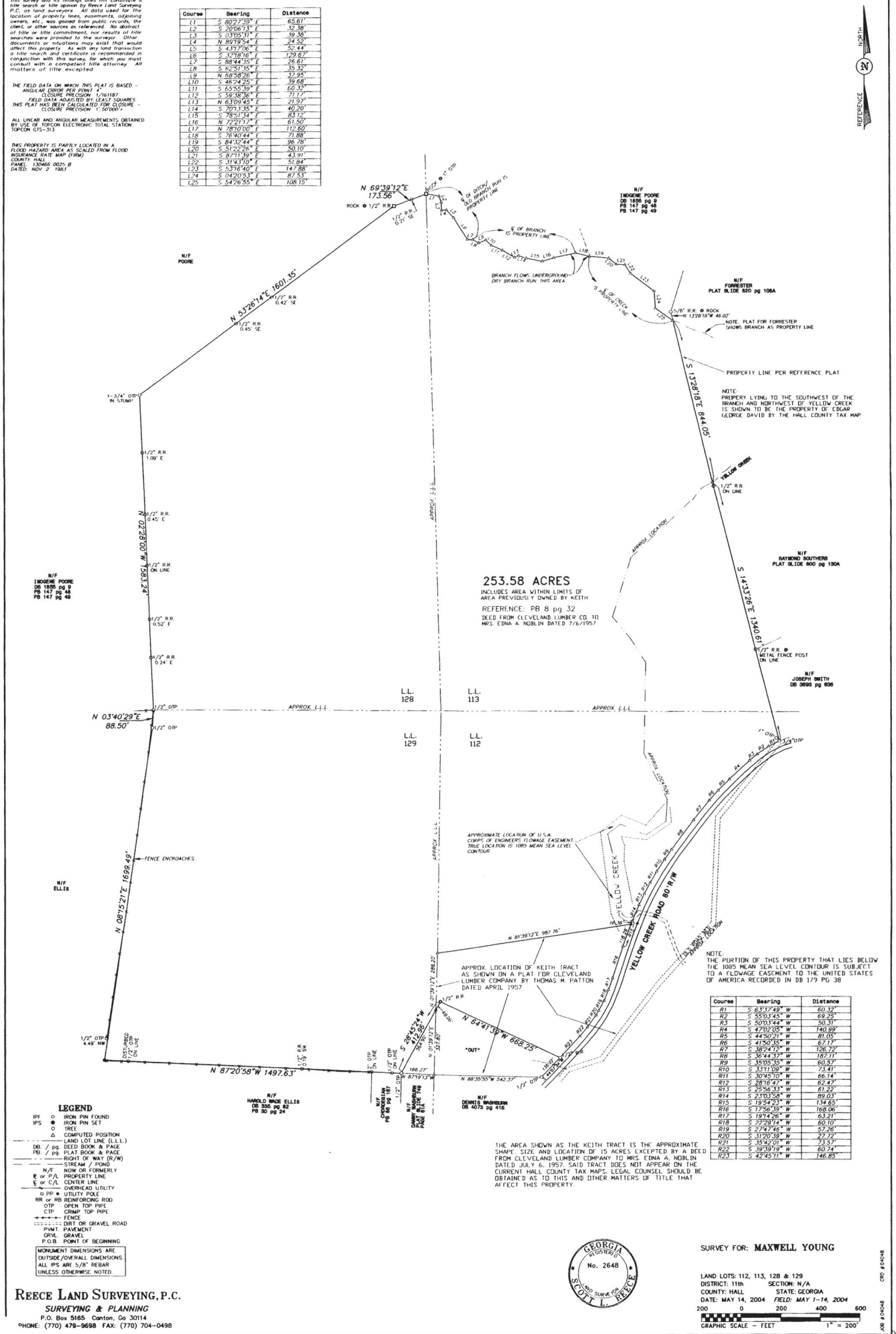
This survey and its findings does not constitute a title search or title opinion by Reece Land Surveying P.C. as land surveyors. All data used for the location of property lines, easements, adjoining owners, etc., was gained from public records, the client, or other sources as referenced. No abstract of title or title commitment, nor results of title searches were provided to the surveyor. Other documents or situations may exist that would affect this property. As with any land transaction a title search and certificate is recommended in conjunction with this survey, for which you must consult with a competent title attorney. All matters of title excepted.

THE FIELD DATA ON WHICH THIS PLAT IS BASED – ANGULAR ERROR PER POINT 4" CLOSURE PRECISION: 1/161187
FIELD DATA ADJUSTED BY: LEAST SQUARES
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE – CLOSURE PRECISION 1'50'000'+

ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON ELECTRONIC TOTAL STATION TOPCON GTS-313

THIS PROPERTY IS PARTLY LOCATED IN A FLOOD HAZARD AREA AS SCALED FROM FLOOD INSURANCE RATE MAP (FIRM) COUNTY: HALL PANEL: 130466 0025 B DATED: NOV 2 1983

Course	Bearing	Distance
L1	S 80°27'39" E	65.61'
L2	S 20°06'13" E	12.38'
L3	S 03°05'41" E	19.36'
L4	N 89°19'54" E	24.52'
L5	S 43°17'06" E	52.44'
L6	S 37°18'16" E	129.67'
L7	S 88°44'35" E	26.61'
L8	S 62°51'55" E	35.32'
L9	N 68°58'26" E	32.95'
L10	S 46°24'25" E	39.68'
L11	S 65°55'59" E	60.35'
L12	S 59°18'36" E	71.17'
L13	N 63°09'45" E	21.97'
L14	S 70°13'35" E	40.20'
L15	S 78°51'34" E	83.12'
L16	N 72°21'17" E	61.50'
L17	N 78°10'00" E	112.60'
L18	S 76°40'44" E	71.88'
L19	S 84°12'44" E	96.78'
L20	S 51°22'26" E	50.10'
L21	S 87°11'39" E	43.91'
L22	S 11°47'10" E	51.84'
L23	S 53°16'40" E	147.88'
L24	S 04°20'53" E	87.53'
L25	S 54°26'55" E	108.15'



Course	Bearing	Distance
R1	S 63°37'49" W	60.32'
R2	S 55°03'45" W	69.25'
R3	S 50°03'44" W	50.31'
R4	S 47°02'05" W	140.99'
R5	S 44°50'21" W	81.05'
R6	S 41°50'35" W	67.17'
R7	S 38°24'12" W	126.72'
R8	S 36°44'37" W	187.11'
R9	S 35°25'35" W	60.57'
R10	S 33°11'09" W	73.41'
R11	S 30°45'10" W	66.14'
R12	S 28°16'47" W	62.47'
R13	S 25°56'33" W	61.22'
R14	S 23°03'58" W	89.03'
R15	S 19°54'23" W	134.65'
R16	S 17°56'39" W	168.06'
R17	S 19°14'26" W	63.21'
R18	S 22°29'14" W	60.10'
R19	S 27°47'46" W	57.26'
R20	S 31°20'39" W	27.72'
R21	S 35°42'01" W	23.57'
R22	S 39°39'19" W	60.74'
R23	S 42°45'11" W	146.85'

NOTE:
THE PORTION OF THIS PROPERTY THAT LIES BELOW THE 1085 MEAN SEA LEVEL CONTOUR IS SUBJECT TO A FLOWAGE EASEMENT TO THE UNITED STATES OF AMERICA RECORDED IN DB 179 PG 38

THE AREA SHOWN AS THE KEITH TRACT IS THE APPROXIMATE SHAPE, SIZE AND LOCATION OF 15 ACRES EXCEPTED BY A DEED FROM CLEVELAND LUMBER COMPANY TO MRS. EDNA A. NOBLIN DATED JULY 6, 1957. SAID TRACT DOES NOT APPEAR ON THE CURRENT HALL COUNTY TAX MAPS. LEGAL COUNSEL SHOULD BE OBTAINED AS TO THIS AND OTHER MATTERS OF TITLE THAT AFFECT THIS PROPERTY.

LEGEND

IPF	o	IRON PIN FOUND
IPS	●	IRON PIN SET
	o	TREE
	Δ	COMPUTED POSITION
		LAND LOT LINE (L.L.L.)
DB. / pg.		DEED BOOK & PAGE
PB. / pg.		PLAT BOOK & PAGE
		RIGHT OF WAY (R/W)
		STREAM / POND
N/F		NOW OR FORMERLY
℄ or P/L		PROPERTY LINE
℄ or C/L		CENTER LINE
		OVERHEAD UTILITY
	o PP ●	UTILITY POLE
RR or RB		REINFORCING ROD
OTP		OPEN TOP PIPE
CTP		CRIMP TOP PIPE
		FENCE
		DIRT OR GRAVEL ROAD
PVMT.		PAVEMENT
GRVL.		GRAVEL
P.O.B.		POINT OF BEGINNING

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS. ALL IPS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

REECE LAND SURVEYING, P.C.
SURVEYING & PLANNING
P.O. Box 5165 Canton, Ga 30114
PHONE: (770) 479-9698 FAX: (770) 704-0498

GEORGIA REGISTERED No. 2648 LAND SURVEYOR SCOTT V. REECE

SURVEY FOR: **MAXWELL YOUNG**

LAND LOTS: 112, 113, 128 & 129
DISTRICT: 11th SECTION: N/A
COUNTY: HALL STATE: GEORGIA
DATE: MAY 14, 2004 *FIELD: MAY 1-14, 2004*

200 0 200 400 600
GRAPHIC SCALE – FEET 1" = 200'

JOB # 04048 CRD # 04048

T.N. Davis Property

7th Land Dist. Hall Co. GA.

Land Lots No. 105, 113, 119, 118, 138 and 124.

Located 15 Miles West of Murrayville Ga.

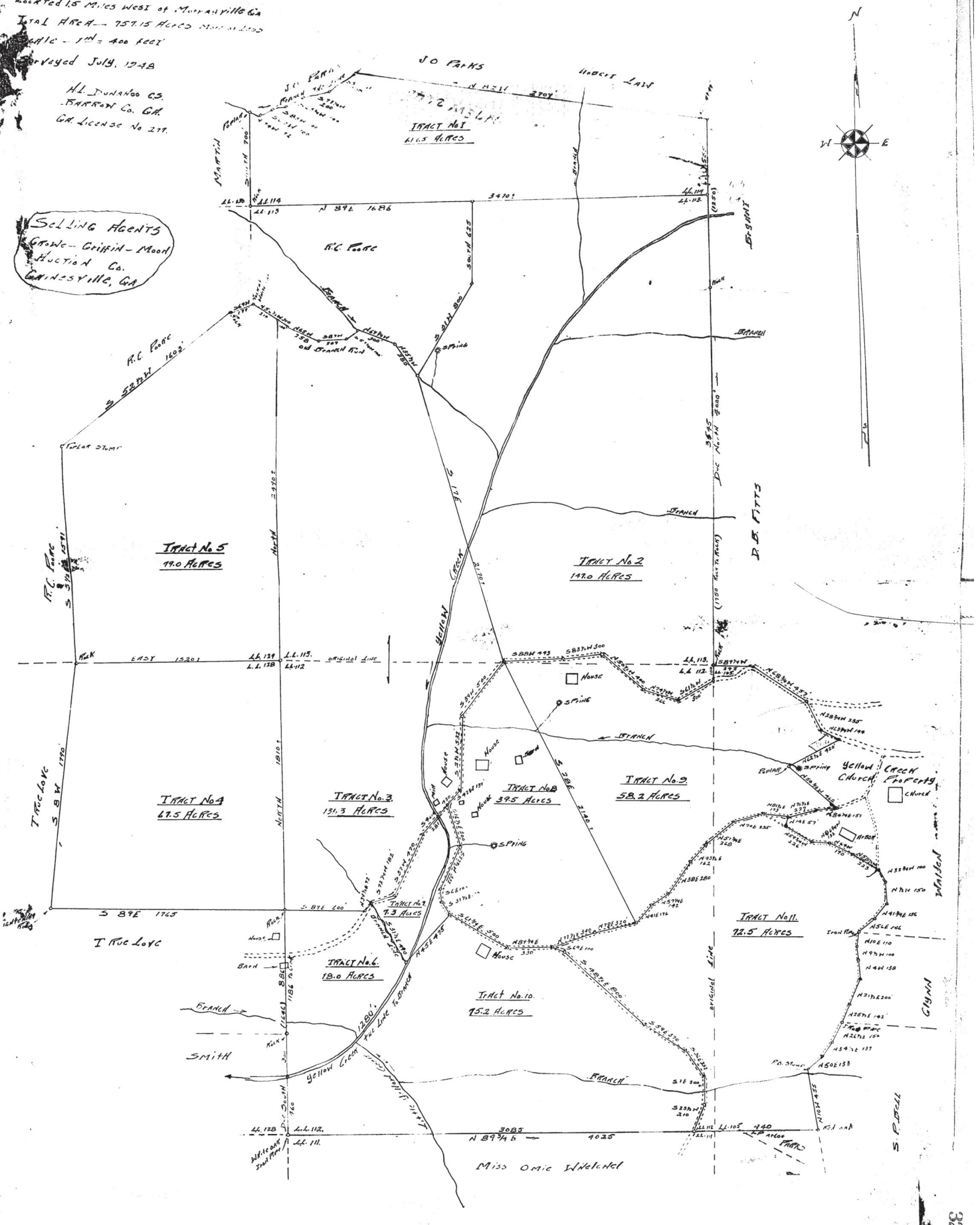
Total Area — 757.15 Acres More or Less

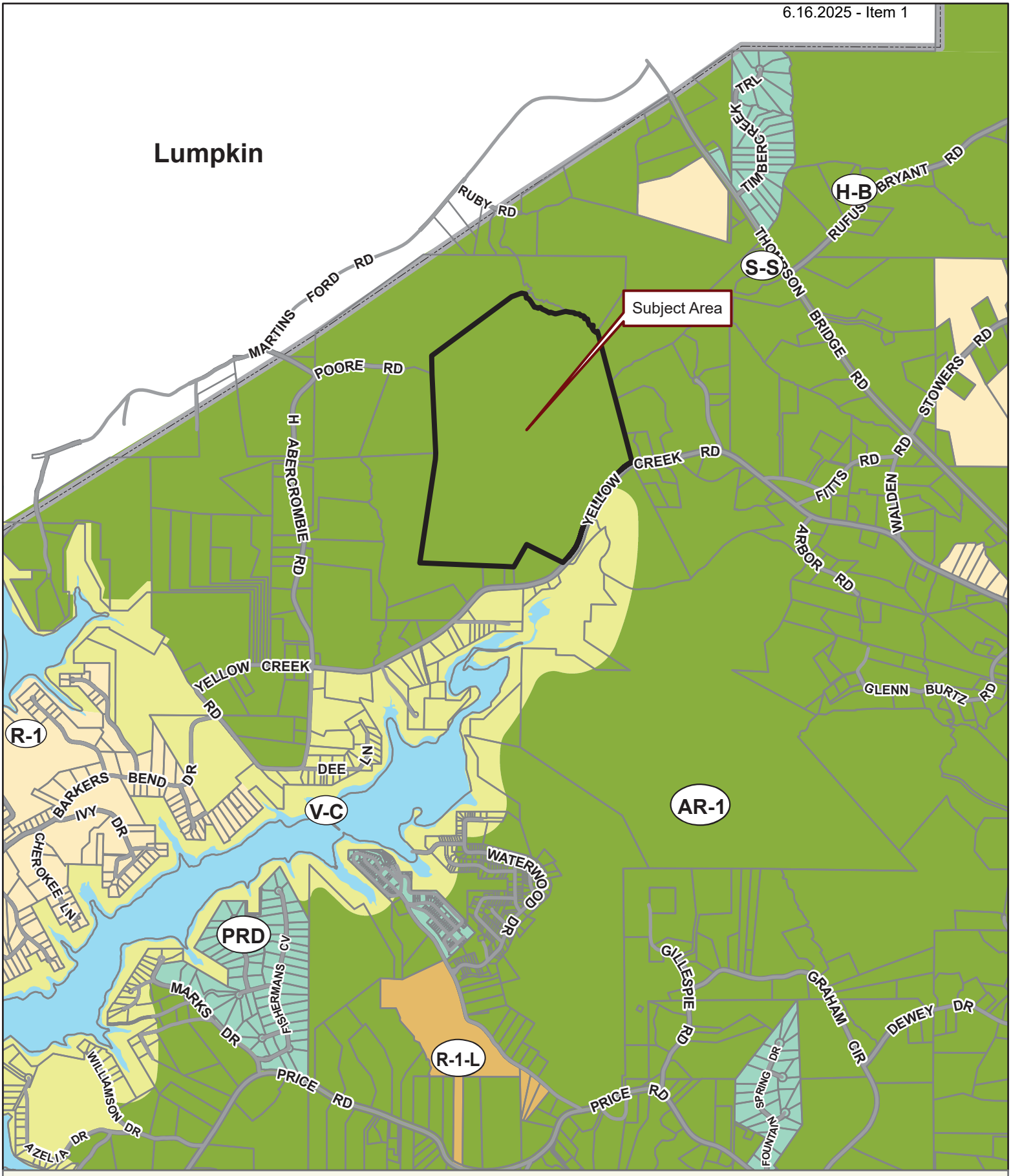
Scale - 1" = 400 Feet

Surveyed July, 1948

H.L. Dunahoo C.S.
Barrow Co. GA.
GA. License No 277.

Selling Agents
Crowe - Griffin - Moon
Auction Co.
Gainesville, GA



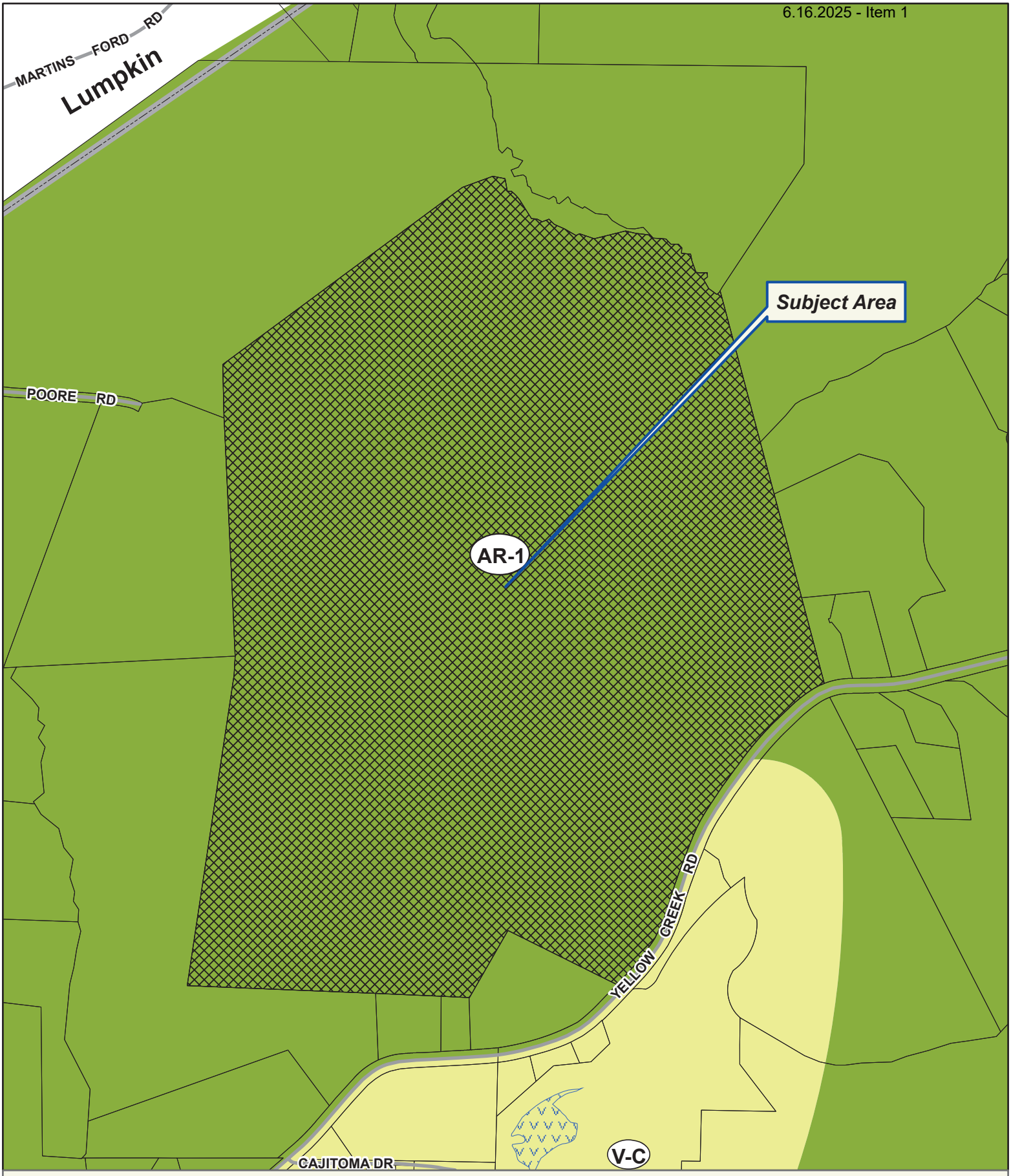


Applicant: COOK COMMUNITIES
Tax Parcel #: 11112 000004 (PT.)
Location: 6266 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564
Commission District 2 **PC Mtg. Date: 05/05/2025**

0 500 1,000 2,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: COOK COMMUNITIES
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Commission District 2 **PC Mtg. Date: 05/05/2025**

0 175 350 700
Feet

Zoning Boundary
City Limits
Subject Area

N

06940
00251

000698 000251

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 9 day of January
20 12 at 3:54 Pm. Recorded in Deed
Book 6940 Page(s) 251-256
Charles Baker, Clerk By JN

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date Jan. 9, 2012
Charles Baker
Superior Court Clerk
By JN
PT61 069-2012 000014

After Recording Return to:
Douglas R. Thompson
3151 Maple Dr., NE
Atlanta, GA 30305

STATE OF GEORGIA)
) SS.
COUNTY OF FULTON)

EXECUTORS' DEED

THIS INDENTURE is made as of JANUARY 3, 2012, between GREGORY N. GALLAGHER and DOROTHY Y. WALSH, as Co-executors of the Estate of WILTON MAXWELL YOUNG a/k/a MAXWELL WILTON YOUNG (hereinafter referred to as the "Deceased"), late of Cobb County, Georgia (hereinafter referred to as "Grantor") and ASHLEY BROOKE YOUNG (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 (acting under and by virtue of the power and authority contained in Item FOURTH of the will of the Deceased, it having been duly probated and recorded in the Probate Court of Cobb County, Georgia as Estate No. 10-1812), for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee all that tract or parcel of land lying and being in Land Lots 112, 113, 128 and 129 of the 11th District, Hall County, Georgia (hereinafter referred to as the "Land"), as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein, subject to the exceptions set out in Exhibit "B", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

Signed, Sealed and Delivered in the presence of:

Unofficial Witness

Notary Public

[Notary Seal]

KATHY PURCELL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 28, 2015

Executed under seal, as of the day and date above provided:

(SEAL)
Gregory N. Gallagher, as Co-Executor of the Estate of Wilton Maxwell Young a/k/a Maxwell Wilton Young, Estate No. 10-1812, In the Probate Court of Cobb County, Georgia

Signed, Sealed and Delivered in the presence of:

Unofficial Witness

Notary Public

[Notary Seal]

KATHY PURCELL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA MAY 28, 2015

Executed under seal, as of the day and date above provided:

(SEAL)
Dorothy Y. Walsh, as Co-Executor of the Estate of Wilton Maxwell Young a/k/a Maxwell Wilton Young, Estate No. 10-1812, In the Probate Court of Cobb County, Georgia

T:\Client Documents\client documents\11.199Executors Deed.wpd

"EXHIBIT B "

000255

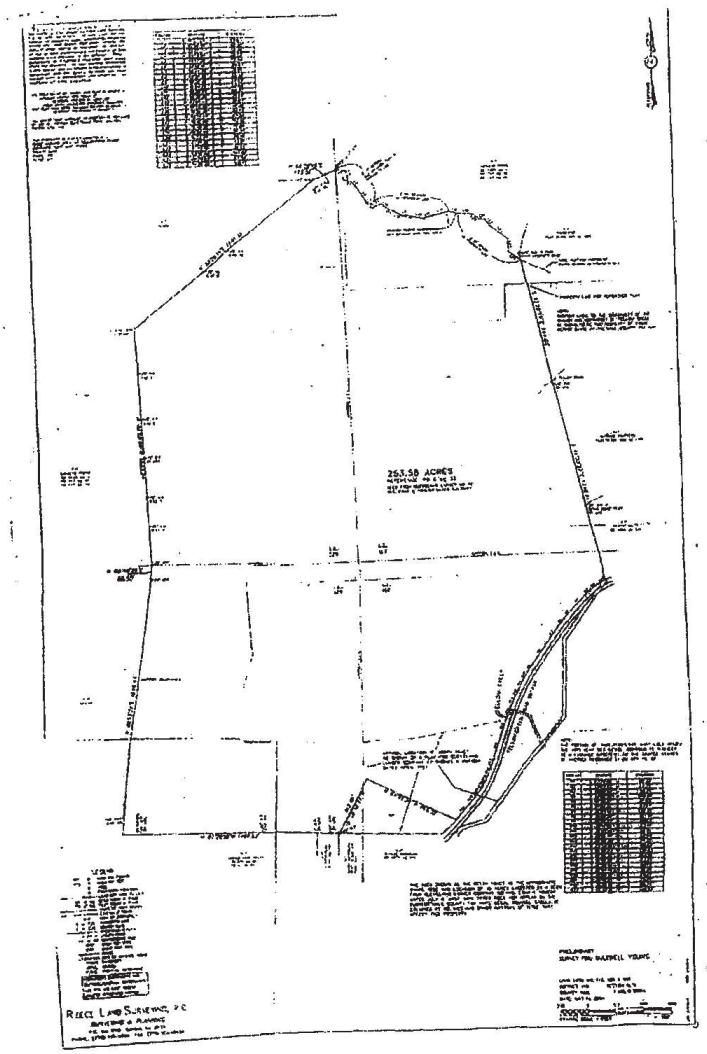

EXHIBIT "B"

000256

(a) All taxes for the year 2012 and subsequent years, and any additional taxes resulting from rebilling or reassessment of subject property.

(b) Riparian rights incident to the premises.

(c) Rights of tenants in possession under unrecorded leases.

(d) Judgment on the Declaration of Taking - United States of America vs. 787.84 acres of land, more or less, situate in Dawson. Hall and Lumpkin Counties, et al, being Civil Action No. 709, dated September 24, 1956, filed for record September 24, 1956, recorded in Deed Book 176, Page 193, Records of Hall County, Georgia.

(e) Flowage Easement Deed from Cleveland Lumber Company, a Georgia corporation to the United States of America, dated June 14, 1957, recorded June 17, 1957, recorded in Deed Book 179, Page 38, aforesaid Records.

(f) Easement from Edgar George David and Nancy Forsyth Noblin, Co-Executors, Estate of Edna A.D. Noblin to the Board of Commissioners, Hall County, Georgia, dated May 30, 2001, filed for record July 11, 2001 at 1:35 p.m., recorded in Deed Book 3933, Page 560, Records of Hall County, Georgia.

(g) Application for Conservation Use Assessment of Agricultural Property by Maxwell W. Young, filed for record March 9, 2006 at 3:15 p.m., recorded in Deed Book 5621, Page 20, aforesaid Records.

(h) All those matters as disclosed by that certain plat recorded in Plat Book 840, Page 138, aforesaid Records.

(i) Those matters as shown on plat of survey for Maxwell Young, prepared by Reece Land Surveying, P.C., dated May 14, 2004.

000253

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 112, 113, 128 AND 129, 11TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 253.58 ACRES, AS PER PLAT OF SURVEY FOR MAXWELL YOUNG BY REECE LAND SURVEYING, P. C., GEORGIA REGISTERED LAND SURVEYORS, DATED MAY 14, 2004 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A ROCK (1" OTP) FOUND AT THE INTERSECTION OF THE LAND LOT LINE DIVIDING LAND LOTS 128 AND 113 WITH THE CENTERLINE OF A DITCH (OLD BRANCH RUN) AS SHOWN ON SAID SURVEY; THENCE ALONG THE CENTERLINE OF SAID DITCH (OLD BRANCH RUN) THE FOLLOWING COURSES AND DISTANCES: SOUTH 80 DEGREES 27 MINUTES 39 SECONDS EAST A DISTANCE OF 65.61'; SOUTH 20 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 32.38'; SOUTH 03 DEGREES 05 MINUTES 31 SECONDS EAST A DISTANCE OF 39.38'; NORTH 89 DEGREES 19 MINUTES 54 SECONDS EAST A DISTANCE OF 24.52'; SOUTH 43 DEGREES 17 MINUTES 06 SECONDS EAST A DISTANCE OF 52.44'; SOUTH 32 DEGREES 18 MINUTES 16 SECONDS EAST A DISTANCE OF 129.67'; SOUTH 88 DEGREES 44 MINUTES 35 SECONDS EAST A DISTANCE OF 26.61' TO A POINT IN THE CENTERLINE OF A BRANCH AS SHOWN ON SAID SURVEY; THENCE ALONG THE CENTERLINE OF SAID BRANCH THE FOLLOWING COURSES AND DISTANCES: SOUTH 62 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 35.32'; NORTH 68 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 37.95'; SOUTH 46 DEGREES 24 MINUTES 25 SECONDS EAST A DISTANCE OF 39.68'; SOUTH 65 DEGREES 55 MINUTES 39 SECONDS EAST A DISTANCE OF 60.32'; SOUTH 59 DEGREES 38 MINUTES 36 SECONDS EAST A DISTANCE OF 71.17'; NORTH 63 DEGREES 09 MINUTES 45 SECONDS EAST A DISTANCE OF 21.97'; SOUTH 70 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 40.20'; SOUTH 78 DEGREES 51 MINUTES 34 SECONDS EAST A DISTANCE OF 83.12'; NORTH 72 DEGREES 21 MINUTES 17 SECONDS EAST A DISTANCE OF 61.50'; NORTH 78 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 112.60' TO A POINT LOCATED IN THE CENTERLINE OF A DRY BRANCH RUN; THENCE SOUTH 76 DEGREES 40 MINUTES 44 SECONDS EAST A DISTANCE OF 71.88' TO A POINT LOCATED IN THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 84 DEGREES 32 MINUTES 44 SECONDS EAST A DISTANCE OF 96.78'; SOUTH 51 DEGREES 22 MINUTES 26 SECONDS EAST A DISTANCE OF 50.10'; SOUTH 87 DEGREES 11 MINUTES 39 SECONDS EAST A DISTANCE OF 43.91'; SOUTH 31 DEGREES 43 MINUTES 10 SECONDS EAST A DISTANCE OF 51.84'; SOUTH 53 DEGREES 16 MINUTES 40 SECONDS EAST A DISTANCE OF 147.88'; SOUTH 04 DEGREES 20 MINUTES 53 SECONDS EAST A DISTANCE OF 87.53'; SOUTH 54 DEGREES 26 MINUTES 55 SECONDS EAST A DISTANCE OF 108.15' TO A POINT; THENCE LEAVING THE CENTERLINE OF THE CREEK AND PROCEEDING SOUTH 13 DEGREES 28 MINUTES 18 SECONDS EAST A DISTANCE OF 844.05' TO A ½" R. R.; THENCE SOUTH 14 DEGREES 33 MINUTES 26 SECONDS EAST A DISTANCE OF 1340.61' TO A POINT LOCATED ON THE WESTERLY SIDE OF THE RIGHT OF WAY OF YELLOW CREEK ROAD (80' RIGHT OF WAY); THENCE ALONG THE WESTERLY SIDE OF THE 80' RIGHT OF WAY OF YELLOW CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 63 DEGREES 37 MINUTES 49 SECONDS WEST A DISTANCE OF 60.32'; SOUTH 55 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 69.25'; SOUTH 50 DEGREES 03 MINUTES 44 SECONDS WEST A DISTANCE OF 50.31'; SOUTH 47 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 140.99'; SOUTH 44 DEGREES 50 MINUTES 21 SECONDS WEST A DISTANCE OF 81.05'; SOUTH 41 DEGREES 50 MINUTES 35 SECONDS WEST A DISTANCE OF 67.17'; SOUTH 38 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 126.72'; SOUTH 36 DEGREES 44 MINUTES 37 SECONDS WEST A DISTANCE OF 187.11'; SOUTH 35 DEGREES 05 MINUTES 35 SECONDS WEST A DISTANCE OF 60.57'; SOUTH 33 DEGREES 11 MINUTES 09 SECONDS WEST A DISTANCE OF 73.41'; SOUTH 30 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 66.14'; SOUTH 28 DEGREES 16 MINUTES 47 SECONDS WEST A DISTANCE OF 62.47'; SOUTH 25 DEGREES 56 MINUTES 33 SECONDS WEST A DISTANCE OF 61.22'; SOUTH 23 DEGREES 03 MINUTES 58 SECONDS WEST A DISTANCE OF 89.03'; SOUTH 19 DEGREES 54 MINUTES 23 SECONDS WEST A DISTANCE OF 134.65'; SOUTH 17 DEGREES 56 MINUTES 39 SECONDS WEST A DISTANCE OF 168.06'; SOUTH 19 DEGREES 14 MINUTES 26 SECONDS WEST A DISTANCE OF 63.21'; SOUTH 22 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 60.10'; SOUTH 27 DEGREES 47 MINUTES 46 SECONDS WEST A DISTANCE OF 57.26'; SOUTH 31 DEGREES 20 MINUTES 39 SECONDS WEST A DISTANCE OF 27.72'; SOUTH 35 DEGREES 42 MINUTES 01 SECONDS WEST A DISTANCE OF 73.57'; SOUTH 39 DEGREES 39 MINUTES 19 SECONDS WEST A DISTANCE OF 60.74'; SOUTH 42 DEGREES 45 MINUTES 11 SECONDS WEST A DISTANCE OF 146.85' TO A POINT; THENCE LEAVING THE WESTERLY SIDE OF THE 80' RIGHT OF WAY OF YELLOW CREEK ROAD AND PROCEEDING NORTH 64 DEGREES 41 MINUTES 39 SECONDS WEST

A DISTANCE OF 668.25' TO A POINT; THENCE SOUTH 18 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 412.96' TO A ½" OPEN TOP PIPE; THENCE NORTH 87 DEGREES 20 MINUTES 58 SECONDS WEST A DISTANCE OF 1497.63' TO A POINT; THENCE NORTH 08 DEGREES 15 MINUTES 21 SECONDS EAST A DISTANCE OF 1699.49' TO A ½" OPEN TOP PIPE; THENCE NORTH 03 DEGREES 40 MINUTES 29 SECONDS EAST A DISTANCE OF 88.50' TO A ½" OTP; THENCE NORTH 02 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 1583.24' TO A 3/4" OPEN TOP PIPE IN A STUMP; THENCE NORTH 53 DEGREES 26 MINUTES 14 SECONDS EAST A DISTANCE OF 1601.35' TO A ½" R. R.; THENCE NORTH 69 DEGREES 39 MINUTES 12 SECONDS EAST A DISTANCE OF 173.56' TO A ROCK LOCATED AT THE INTERSECTION OF THE LAND LOT LINE DIVIDING LAND LOTS 128 AND 113 AND THE CENTERLINE OF A DITCH (OLD BRANCH RUN), AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY BEING MORE FULLY SHOWN AND DELINEATED ON A PLAT OF SURVEY REFERRED TO HEREINABOVE, A COPY OF SAID PLAT BEING ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF BY REFERENCE.

Kristie Turner (Planning)

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Thursday, March 27, 2025 11:30 AM
To: Kristie Turner (Planning)
Subject: RE: 6266 Yellow Creek Road

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

Hi Kristie,

Sorry about that. Yes, Gainesville owns and operates an existing 8-inch DIP water main in the R/W of Yellow Creek Road along the frontage of the subject property, and we currently have adequate domestic water capacity for the proposed 253-unit residential development. Please let me know if you need anything further.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | **770.538.2452**
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Kristie Turner (Planning) <kturner@hallcounty.org>
Sent: Wednesday, March 26, 2025 12:42 PM
To: Nick Swafford <NSwafford@gainesvillega.gov>
Subject: [EXTERNAL] 6266 Yellow Creek Road

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*****

Nick,

I am reaching out regarding an application we have for 6266 Yellow Creek Road, submitted by Cook Communities/Luke Pressley, for a proposed 253-unit single-family subdivision. For your reference, I have attached the site plan and narrative for your reference.

Outlook

HCPC Tentative Agenda 5.5.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 4/3/2025 12:34 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

Item 1, 4340 Cherokee Trail, Wilcox: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 6551 Red Hawk Way, Acuff: No comment. Public sewer.

Item 3, 5962 Jim Crow Road, Burton: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan, including details on the filtration of the pond water, 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. The pond will be regulated and permitted under the DPH Rules and Regulations for Public Swimming Pools, Spas, and Recreational Water Parks if the water is recirculated. In this case, the well must also meet potable water supply standards if used to fill the pond.

Items 4A,B,C, 5323 Thompson Bridge Road, Cane: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 5, 2505 Dana Drive, Karas: 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 6, 6266 Yellow Creek Road, Cook: No comment. Proposed sewage disposal to be permitted by EPD.

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.

Outlook

RE: Monday, May 5, 2025 Planning Commission Tentative Packets

From Stevens, Henry K <HStevens@dot.ga.gov>
Date Wed 4/2/2025 2:37 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.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.

Good afternoon everyone,

Please see the below comments in red from GDOT District 1.

Thanks,

Henry Stevens, E.I.T.
GDOT Civil Engineer 2
Georgia Department of Transportation
District 1 Traffic Operations- Gainesville
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.663.1807 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, March 27, 2025 1:56 PM
Subject: Monday, May 5, 2025 Planning Commission Tentative Packets

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, May 5, 2025** Hall County Planning Commission Meeting. Please use the links to review the documents and respond with comments to Hall County Planning and Zoning. 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, April 3, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

-

AGENDA REVIEW

APPROVAL OF MINUTES – April 21, 2025

NEW BUSINESS

1. **4340 Cherokee Trail | Variance |** to reduce the minimum yards | on a 0.38± acre tract located on the east side of Cherokee Trail approximately 1,555 feet from its intersection with Twin Rivers Drive | Zoned R-1; Tax Parcel 08038 001026 **| Proposed Use: Accessory structure |** * Commission District 2 **| Sonia L. Wilcox, applicant** **NO GDOT COORDINATION REQUIRED**

2. **6551 Red Hawk Way | Variance |** to reduce the minimum yards | on a 0.30± acre tract located on the south side of Red Hawk Way approximately 195 feet from its intersection with Stag Leap Lane | Zoned PRD; Tax Parcel 15041D000370 **| Proposed Use: Deck addition |** * Commission District 1 **| Mary M. Acuff, applicant** **NO GDOT COORDINATION REQUIRED**

3. **5962 Jim Crow Road | Special Use |** to amend conditions of zoning | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel 08101 002002 **| Proposed Use: Expansion of services** | ** Commission District 2 **| Burton Outdoor Adventures c/o Jason Burton, applicant** **NO GDOT COORDINATION REQUIRED**

4. **(A) 5323 Thompson Bridge Road | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A **| Proposed Use: Vehicle repair, major |** ** Commission District 2 **| John Cane, applicant** **GDOT COORDINATION REQUIRED**

   (B) 5323 Thompson Bridge Road | Special Use | Vehicle repair, major in GCOD |on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A **| Proposed Use: Vehicle repair, major |** ** Commission District 2 **| John Cane, applicant** **GDOT COORDINATION REQUIRED**

   (C) 5323 Thompson Bridge Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A **| Proposed Use: Vehicle repair, major |** * Commission District 2 **| John Cane, applicant** **GDOT COORDINATION REQUIRED**

5. **2505 Dana Circle | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B **| Proposed Use: Vehicle sales |** ** Commission District 3 **| Tim Karas, applicant** **NO GDOT COORDINATION REQUIRED**

6. **6266 Yellow Creek Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) **| Proposed Use: 253-lot residential development |** ** Commission District 2 **| Cook Communities, 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, June 12, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, June 12, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,

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

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435

GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

PUBLIC WORKS AND

UTILITIES DIRECTOR
Bill Nash, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: April 3, 2025
April 10, 2025 (revised for 2505 Dana Circle)

Subject: May 5, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 5, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 4340 Cherokee Trail | Variance | to reduce the minimum yards | on a 0.38± acre tract located on the east side of Cherokee Trail approximately 1,555 feet from its intersection with Twin Rivers Drive | Zoned R-1; Tax Parcel 08038 001026 | **Proposed Use: Accessory structure |** * Commission District 2 **| Sonia L. Wilcox, applicant**

a. **Engineering:** No comment

b. **Traffic:** No comment
c. **Utilities:** Gainesville Water. No sanitary sewer in area.

2. 6551 Red Hawk Way | Variance | to reduce the minimum yards | on a 0.30± acre tract located on the south side of Red Hawk Way approximately 195 feet from its intersection with Stag Leap Lane | Zoned PRD; Tax Parcel 15041D000370 | **Proposed Use: Deck addition |** * Commission District 1 | **Mary M. Acuff, applicant**

a. **Engineering:** No comment
b. **Traffic:** No comment
c. **Utilities:** Gainesville Water. Hall County sanitary sewer –onsite

3. 5962 Jim Crow Road | Special Use | to amend conditions of zoning | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel

08101 002002 | **Proposed Use: Expansion of services** | ** Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, 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:** Flowery Branch sanitary sewer area.

4. **(A) 5323 Thompson Bridge Road | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road **|** Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major |** ** Commission District 2 | **John Cane, applicant**

(B) 5323 Thompson Bridge Road | Special Use | Vehicle repair, major in GCOD |on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **John Cane, applicant**

(C) 5323 Thompson Bridge Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major |** * Commission District 2 | **John Cane, 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 approval or access permit required.
c. **Utilities:** Hall County sanitary sewer area. Nearest infrastructure is 350’ south across parcel 11082 000028. Fieldale farms – easement required.

5. **2505 Dana Circle | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales |** ** Commission District 3 | **Tim Karas, 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
Revised comment – Dana Circle is a substandard roadway for commercial use. Improvements will be required and approved by Hall County Engineering. No

towing or car transports over 14,000 pounds Gross Vehicle Weight Ratings will be allowed. (4-10-25)

c. **Utilities:** Gainesville w/s

6. **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development |** ** Commission District 2 | **Cook Communities, 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:** Both proposed accesses must meet Hall County requirements at a minimum decel lanes will be required.

c. **Utilities:** Hall County service area. No infrastructure in the area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 4/2/2025 4:02 PM
To Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Monday, May 5, 2025 Hall County Planning Commission Meeting.

1. **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | ** Commission District 2 | **Cook Communities, applicant**

   If approved the plan 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

Kaitlyn Elliott (Planning)

From: Cher Melendez (Tax Assessors)
Sent: Friday, March 28, 2025 2:34 PM
To: Kaitlyn Elliott (Planning)
Cc: Steve Watson (Real Property)
Subject: Re: Monday, May 5, 2025 Planning Commission Tentative Packets

6266 Yellow Creek Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | ** Commission District 2 | **Cook Communities, applicant** **CUVA 2016 COVENANT**

I did reach out to Ms. Young to verify her intentions left a voicemail.

From: Kaitlyn Elliott (Planning)
Sent: Thursday, March 27, 2025 1:55 PM
Subject: Monday, May 5, 2025 Planning Commission Tentative Packets

Good Afternoon,

Here is the Tentative Agenda and Maps for the **Monday, May 5, 2025** Hall County Planning Commission Meeting. Please use the links to review the documents and respond with comments to Hall County Planning and Zoning. 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, April 3, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – April 21, 2025

NEW BUSINESS

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15041D000370 | **Proposed Use: Deck addition** | * Commission District 1 | **Mary M. Acuff, applicant** **NO CUVA**

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4. **(A) 5323 Thompson Bridge Road** | **Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **John Cane, applicant** NO CUVA

   (B) 5323 Thompson Bridge Road | **Special Use** | Vehicle repair, major in GCOD |on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **John Cane, applicant**

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**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, June 12, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,

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

March 17th, 2025

John Doe
1234 John St
Gainesville GA 30501

Dear Neighbor,
You are receiving this letter because you own property near a proposed development of Cook Communities. We are seeking to develop the track of land located at 6266 Yellow Creek Rd, Murrayville, GA 30564.

Cook Communities would like to invite you to attend a Public Participation meeting being held on **April 14, 2025**, at the **Murrayville Public Library**.

We encourage you to attend the meeting to learn more about the proposal, ask questions, and provide comments. Your feedback is valuable to us.

Meeting Details:

- **Date:** April 14,2025
- **Time:** Meeting starts at 5:30pm. Presentation at 6pm. Q&A at 6:30pm.
- **Location:** Murrayville Public Library - 4796 Thompson Bridge Rd, Gainesville, GA 30506

Thank you for your time and consideration.

Sincerely,

Cook Communities
3120 Frontage Rd
Gainesville Ga 30504

24 April 2025

To: Chris Braswell, Stan Hunt, Johnny Varner, Shannon Davidson, Frank Sosebee; Planning and Zoning, and David Gibbs, Kathy Cooper, Billy Powell, Gregg Poole and Jeff Stowe; Commissioners

RE: 5 May 2025 meeting and our community opposition to the Cook Communities PRD zoning application for the "Estates at Yellow Creek," 6266 Yellow Creek Road, Murrayville

Planners and Commissioners-

We ask the Planners (and subsequently the Commissioners) to deny this zoning application in its entirety, primarily for the four reasons shown below:

1. It fails to meet the criteria established in Hall County Code of Ordinances, Sec 6.1/6.1.1, Planned Development Districts, and several criteria under Sec 6.1.6, Planned Residential Development (PRD). Details are on succeeding pages.
2. The proposed development represents a substantial, undesired, and damaging precedent-setting departure from the Future Land Use strategies, plans and zoning, detailed in the Comprehensive Plan Update, just adopted on December 9, 2024. It represents a bad "spot zoning" precedent, and dressing up such an action with labels such as "flexibility" and "floating zone" does not make it less egregious.
3. Given the property's location and Rural Neighborhood designation, a PRD zoning is inconsistent with both the letter of the Murrayville/Sardis Future Land Use & Zoning Compatibility table and the spirit of the Murrayville/Sardis Vision. R1-L remains appropriate given the region's decades-long history of and on-going rural-character, single-family, and large lot development.
4. The applicant has failed to make their case with the community for approval of South Hall-style "suburbanization" in the midst of our long-established, steadfastly defended, rural character, rural neighborhood community. Frankly, given the clear intent and specifics of the Future Land Use Strategy to the contrary of approval, AND our ongoing, steadfast and reasoned opposition to growth when said growth is demonstrably out of character, we hold the position that the burden of proof should be on the applicant to demonstrate why such a zoning change request should be approved. Simply presenting a properly formatted suburban-style plan is inadequate cause to support the abandonment of the County's plan for Yellow Creek, ignore precedent, **and** act in direct defiance of the residents' wishes. We are not opposed to growth; we simply want it to be the right kind. We expect and welcome the growth of R1-L or R1-L with reasonable variances within our community, and for this property in particular, without opposition.

We thank you for the excellent stewardship of the future of Hall County and look forward to your continuing the trend by voting to deny this PRD application, much as you did last month for the Yellow Creek Campground.

Very respectfully,

Greg Rutledge (and the entire ad-hoc Yellow Creek community resident working group)
Document curator, [redacted] / [redacted]
7724 Barkers Bend Dr., Murrayville, GA 30564

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Support for our positions and opinions follow

1. Applicant's application fails to meet the criteria established in Hall County Code of Ordinances --
   - Sec 6.1. Planned Development Districts, specifically
     - 6.1.1.A.2&3,[1]
       - Applicant has not presented evidence that this zoning change and this development are in the best interest of Hall County in terms of its long range plans.
         - Our position is that the burden of proof is on the developer to demonstrate why this is 'the right thing to do' given available options that align to current character, code and future plans.
         - Furthermore, it is not the community's burden to prove why the area's current use and character along with the future land use and zoning in the Comprehensive Plan are the preferred course forward. The County made and makes that case in the Comprehensive Plan, and applicant bears the burden of demonstrating why 'they know better' and their exception is warranted.
         - In fact applicant has presented a zoning change and development plan that is demonstrably incompatible with current and prior uses and current and future zoning.
     - 6.1.2.B.3.b.v,[2] [i]
       - Applicant has not presented plans and methods for protection of adjacent properties, given their current and prior use.
         - During applicant's 14 April public seminar at the Murrayville library, applicant spoke to an anticipated under-construction period approaching eight years. Eight years of construction traffic, noise, mud and runoff into Yellow Creek and Lake Lanier.
         - Imagine being the residents who purchased 54 farmland acres bordering this property (18 months ago) who are on the cusp of completing their horse farm residence there. Do you think they bought their notably rural property thinking "it'll be great for the horses and kids to have eight years of construction disruption next to us," followed by the realities of high-density "attainable" suburbia next door. How does this development and its potential PRD zoning even begin to protect the horse farms which border it east and west, and the operating chicken farm along its northwest border? A 75 – 100 foot buffer is sleeves from the vest for the land given flood plain locations, and not enough distance to mitigate noise and light pollution.
           - How about no street lights like the rest of the area?

[1] "To permit for the development of property which: (2) is in the best interest of Hall County in terms of its long-range development plans; and (3) encourages a mix of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts."
[2] "Plans and methods for protection of adjacent properties."

- 6.1.6.A.1
  - Applicant has failed to demonstrate their plan and accompanying zoning request "make maximum use of natural features and … conform to the existing character and development pattern of the surrounding area."
  - Demonstrably this proposed development and zoning stands in stark contrast to the existing character and development pattern of the surrounding area.
    - Regarding conforming to the existing character … of the surrounding area
      - For a Rural Neighborhood designation, which covers this region of Yellow Creek Rd[3], a PRD zoning is inconsistent with both the letter of the Murrayville/Sardis Future Land Use & Zoning Compatibility table[4] and the spirit of the Murrayville/Sardis Vision which reminds potential developers[5] the community "strongly values its rural identity and seeks to maintain it … to retain the peaceful and rustic feel that drew them to the area." Furthermore "development … in Murrayville/Sardis should avoid the urban sprawl that has occurred in other parts of the county … while preserving the aspects of community character that residents enjoy…"[6] Additionally by "concentrating growth exclusively along SR60/Thompson Bridge Road, … the County can preserve the rural character that is important to the residents."[7]
    - Regarding the existing development of the area--
      - There are four horse farms in the Yellow Creek Community.
      - All recent (prior 10+ years) development and existing home sites built along and adjacent to Yellow Creek Rd are all single-family homes on large lots. (includes the in-progress Hathaway 'horse farm' with home.)
      - With one exception (Lee), all recent Yellow Creek Rd (and adjacent/fronting) are built on lots exceeding one acre – in other words, R1-L. For example:
        1. Singleton, 6641 Yellow Creek Rd, 11.76 acres.
        2. Singleton, 6673 Yellow Creek Rd, 1.57 acres.
        3. Tate, 662 H Abercrombie/Yellow Creek driveway, 37.95 acres (house and outbuilding)
        4. Black, 6624 Yellow Creek, 4.2 acres (house and outbuildings)
        5. Hathaway, 6384 Yellow Creek, 54.37 acres (house and 'horse farm')
        6. McCrary, 6067 Walden Rd/Yellow Creek frontage, 4.74 acres

[3] Hall County Forward | Comprehensive Plan, Future Land Use Strategy, page 175
[4] Hall County Forward | Comprehensive Plan, Future Land Use Strategy, page 176
[5] Hall County Forward | Comprehensive Plan, Executive Summary – "Developers will use this plan to determine if new development meets the goals outlined in this document …"
[6] Hall County Forward | Comprehensive Plan, Future Land Use Strategy, page 174
[7] Hall County Forward | Comprehensive Plan, Future Land Use Strategy, page 174

7. Fauscett, 6645 Abercrombie, 3.24 acres
8. Baker, 6657 Abercrombie, 3.24 acres
9. Sykes, 6677 Abercrombie, 1.53 acres
10. Warneke, 6689 Abercrombie, 1.63 acres
11. Romero, 6701 Abercrombie, 2.21 acres
12. Lee, 6035 Yellow Creek, .86 acres.

- Applicant has failed to demonstrate they have made "every effort … to preserve and protect any existing residential uses from adverse impacts which might result from a higher density development." [repeating from 6.1.2.B.3.b.v above…]
    - During applicant's 14 April public seminar at the Murrayville library, applicant spoke to an anticipated under-construction period approaching eight years. Eight years of construction traffic, noise, mud and runoff into Yellow Creek and Lake Lanier.
    - Imagine being the residents who purchased 54 farmland acres bordering this property (18 months ago) who are on the cusp of completing their horse farm residence there. Do you think they bought their notably rural property thinking "it'll be great for the horses and kids to have eight years of construction disruption next to us," followed by the realities of "affordable/attainable" high-density suburbia next door.
    - How does this development and its potential PRD zoning even begin to protect the horse farms which border it east and west, and the operating chicken farm along its northwest border? A 75 – 100 foot buffer is sleeves from the vest for the land given flood plain and creek locations, and not enough distance to mitigate noise and light pollution.
        - How about no street lights like the rest of the area?
    - If we read the traffic memo in the application correctly, the development would increase daily trips by roughly 50%. That's quite the impact for a country road with residents used to driving and encountering 4-wheelers on the road, and children on bikes.

- 6.1.6.A.6.a[8]
    - Applicant's site plan shows two entrances, per code. Per GDOT and Brent Cook, County Engineer, the minimum sight distance for these entrances is 500 feet. Until final plans are submitted and approved by Hall County engineers, those of us who drive daily on Yellow Creek have doubts whether a 500 foot sight distance is present for either entrance, particularly the one further east.
        - It'll be interesting to see if the site and its development plan can meet sight distance requirements for one or both entrances.
        - See illustration below, from Google Earth Pro imagery.
    - Continuing … since the developer is quite limited as to where the two entrances can be placed due to the location of the Yellow Creek itself and the Corps of Engineers buffers, we have doubts they can locate two entrances with adequate line of sight. For example, we looked at Google

[8] "Any PRD with 150 or more lots must include at least two vehicular entrances with access to a city, state or county maintained public right-of-way."

Earth imagery and used the ruler tool to show 500' lines from the planned placement of entrances, and that reinforced our doubts.

- For westbound traffic, there seems to be nowhere close to 500' of visibility to the secondary entrance (the more easterly entrance). For westbound traffic the road is a decline in a fairly sharp, reduced speed curve.
- For eastbound traffic the corresponding issue seems to exist for the primary, more western entrance, but not as bad. Your engineers will course have the final say, after they receive and review the sealed sight distance certification from the developer's engineer, .

While entrance location is approximate, the white lines, indicating 500' each are fairly accurate. For illustration purposes only. (paper copies provided are grey scale).

Google Earth Pro imagery, with ruler tool lines for 500 feet.

NOTE WELL – this image is greyscale in the printed copies but color in the PDF submitted for the public record.

End Notes

[i] Sec 6.1.2.B.3.b.v – Applicant does not provide "for protection of adjacent properties," For example the previously purchased (2023) and largely constructed horse farm adjacent to the western boundary of the planned 70 foot frontage lots along the western border. For example-

i. Applicant's plans, which show a 75-foot western-side buffer (with flexibility for more than 75, up to 100 feet) is inadequate to protect the rural quality of life and environment for the family, horses and planned activities.
ii. The property owners likely did not invest in a rural 54 acre property ***plus*** now adding their own development funds to their new home for a house and fenced horse farm, just to see suburbia get approved NEXT DOOR.
iii. The horse farm represents the fourth horse farm in the Yellow Creek Community (Powell, Hathaway, Humble and Cushard)

Print

Planning Commission Comments - June 16, 2025 - Submission #119573

Date Submitted: 6/12/2025

Comments completed in the form below will be submitted into the record for the June 16, 2025 meeting of the Hall County Planning Commission.

First Name*

Vickie

Last Name*

Kanady

Address1*

5315H Thomas Road

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

6266 Yellow Creek Road | Rezone

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I propose we halt all new zoning requests and new developments for a short time. Just like Gregg Poole recommended.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

1. **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | ** Commission District 2 | **Cook Communities, applicant**

Staff Report

Staff Recommendation

"Approval with conditions
as the proposed development is consistent[1] with the
"Rural Neighborhood" future land use classification
Within the Comprehensive Plan[2]"

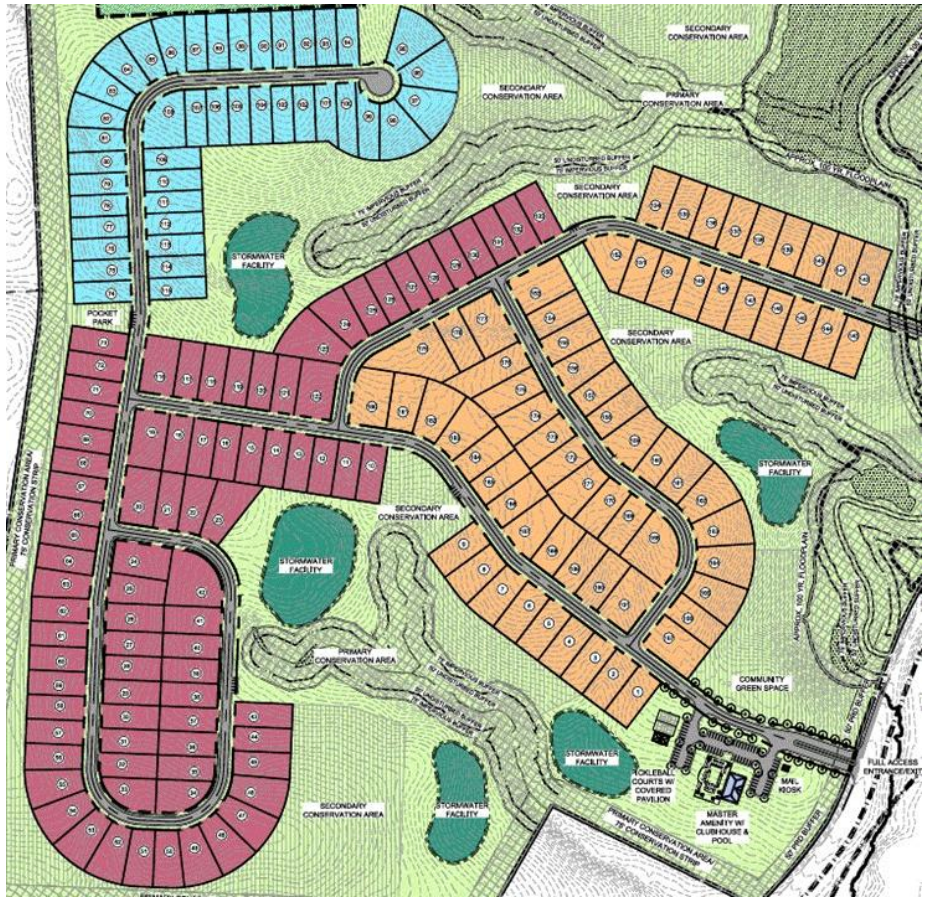
[1]Merriam-Webster online dictionary – **consistent** *adjective*
1 a: free from variation or contradiction
2 : arbitrarily close to the true value of the parameter

[2]QED, the defining parameters are
1. consistency with the Comprehensive Plan and
2. the future land use classifications therein.

QED = "quod erat demonstrandum?" It means "that which was to be demonstrated"

[*page 5 staff report*] "Based on the future land use plan, staff finds the requested rezoning is consistent with the Hall County Comprehensive Plan future land use designation of "Rural Neighborhood [*with Greenspace overlay, page 175 Comp Plan*]." The intent of this future land use designation is that these areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential [use with density] up to 0.75 dwellings per acre. Similar to rural agriculture, they should have deep setbacks and incorporate a high percentage of open space." *[This region is classified as Wetlands (Comp Plan p89) and the Yellow Creek itself is the last remaining clean, unimpaired headwaters in the Chestatee watershed (EPA), so nonpoint source pollution and surface runoff from ~200+/- disturbed acres should be a consideration.]*

"The development has an overall proposed density of 0.75 dwelling units per acre…" ←***NO*** "overall" *verbiage is in the Comprehensive Plan or the UDC for Rural Neighborhood, AR-1, or PRD*.



Design Examples

Agricultural Residential 1 (AR-I)

In the updated UDC, AR-I is a new name for what is currently the AR-III district. The intent of the revised AR-I zoning district is to provide locations within the county to be developed and reserved for agricultural, residential, compatible commercial uses, and/or recreation. This example shows a commercial building fronting the main road that can serve both residents and neighboring areas, but most of the remaining land is devoted to houses on lots of at least one acre. Where land isn't developable, it is preserved as open space, and some areas feature trails for recreation that connect to the sidewalks along the streets, reinforcing walkability.

Rural Neighborhood

Overview

These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies.

Appropriate Zoning Districts:

AR-1, R-1-L

Gillsville Highway, Gillsville

So you're telling us …

Figure A is consistent with the intent, verbiage & illustrations in the Comprehensive Plan, UDC and Figure B???

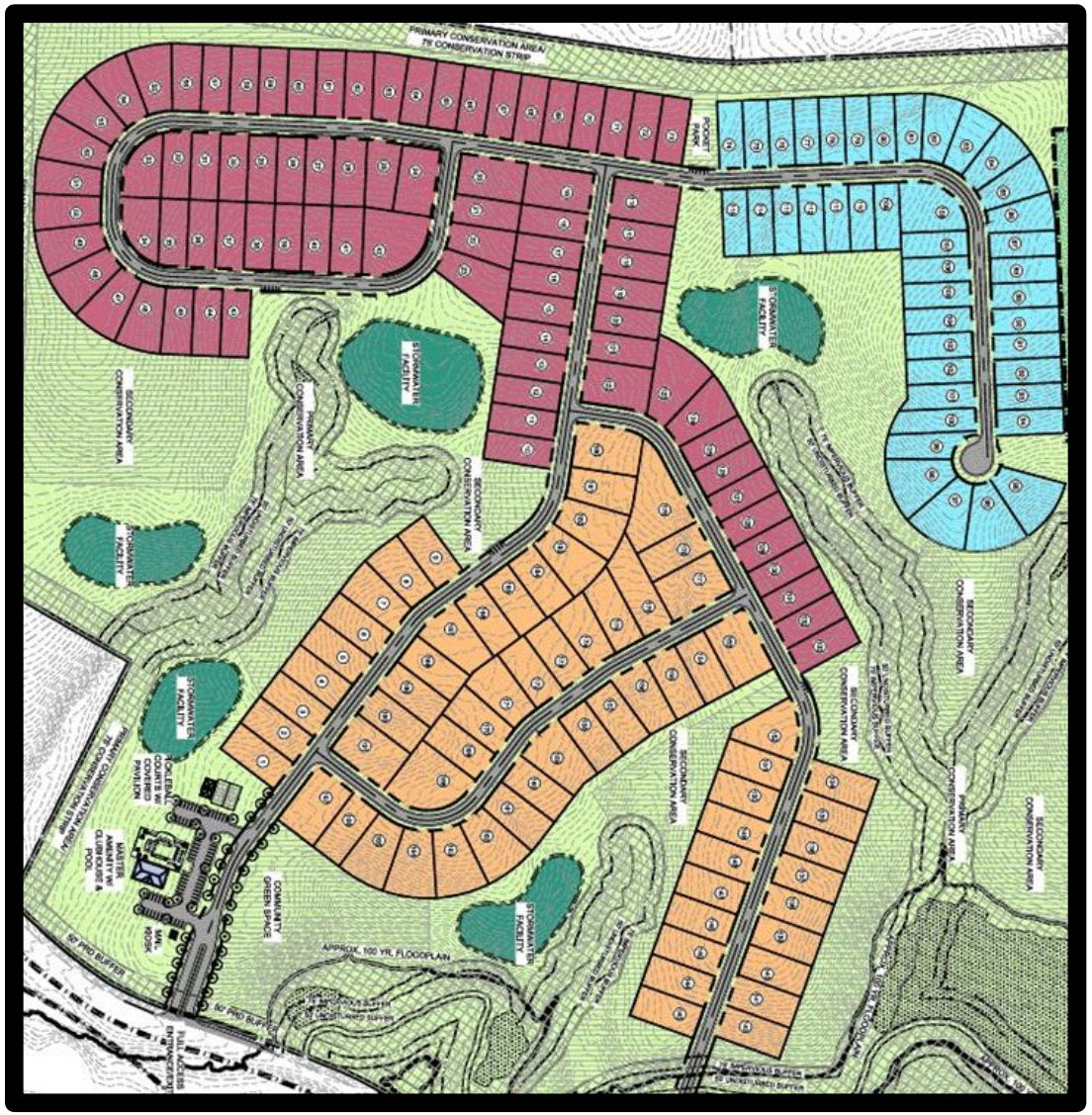
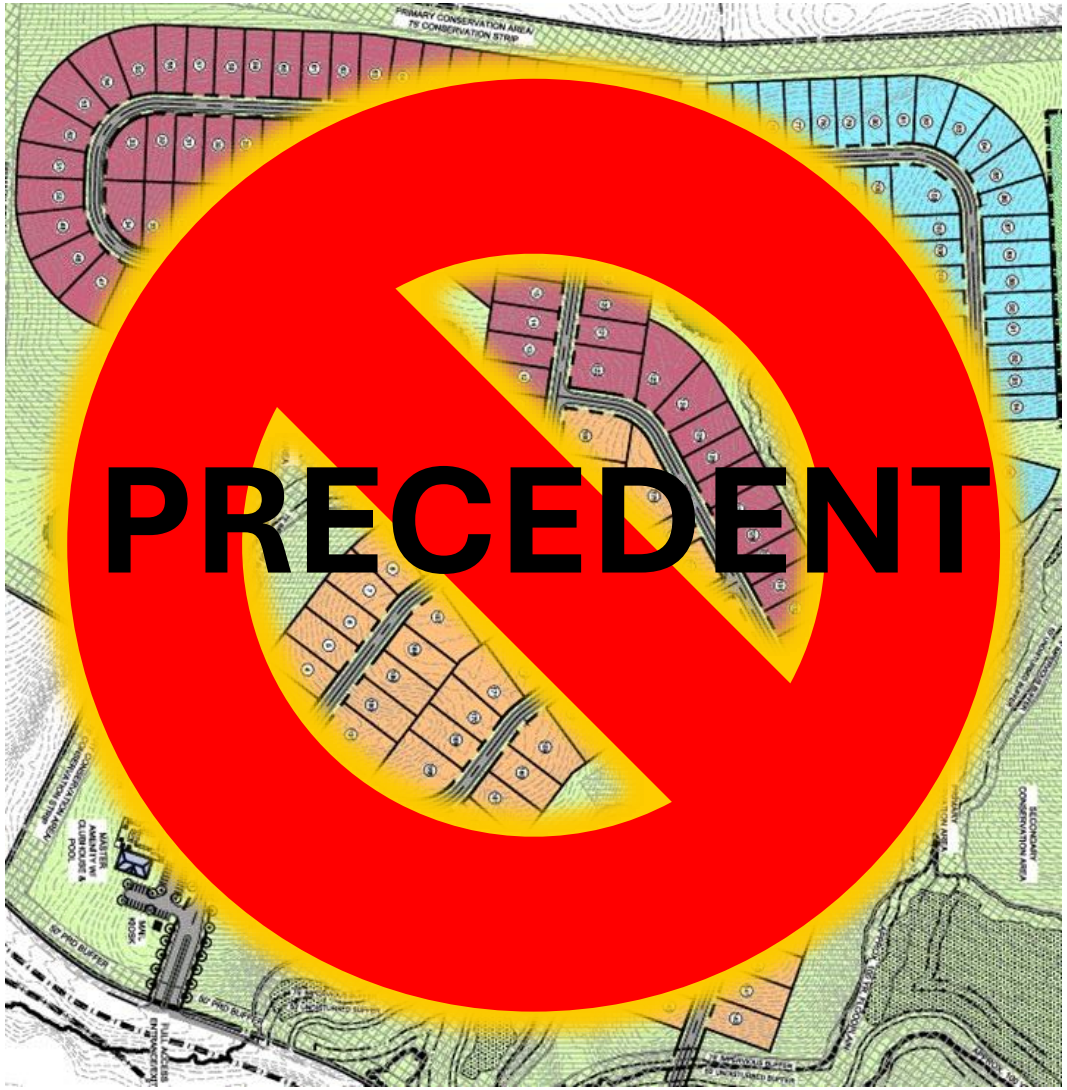


Figure A

Figure B

Sets a bad spot zoning precedent for the community at Hall County at-large



Design Examples

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In the updated UDC, AR-I is a new name for what is currently the AR-III district. The intent of the revised AR-I zoning district is to provide locations within the county to be developed and reserved for agricultural, residential, compatible commercial uses, and/or recreation. This example shows a commercial building fronting the main road that can serve both residents and neighboring areas, but most of the remaining land is devoted to houses on lots of at least one acre. Where land isn't developable, it is preserved as open space, and some areas feature trails for recreation that connect to the sidewalks along the streets, reinforcing walkability.

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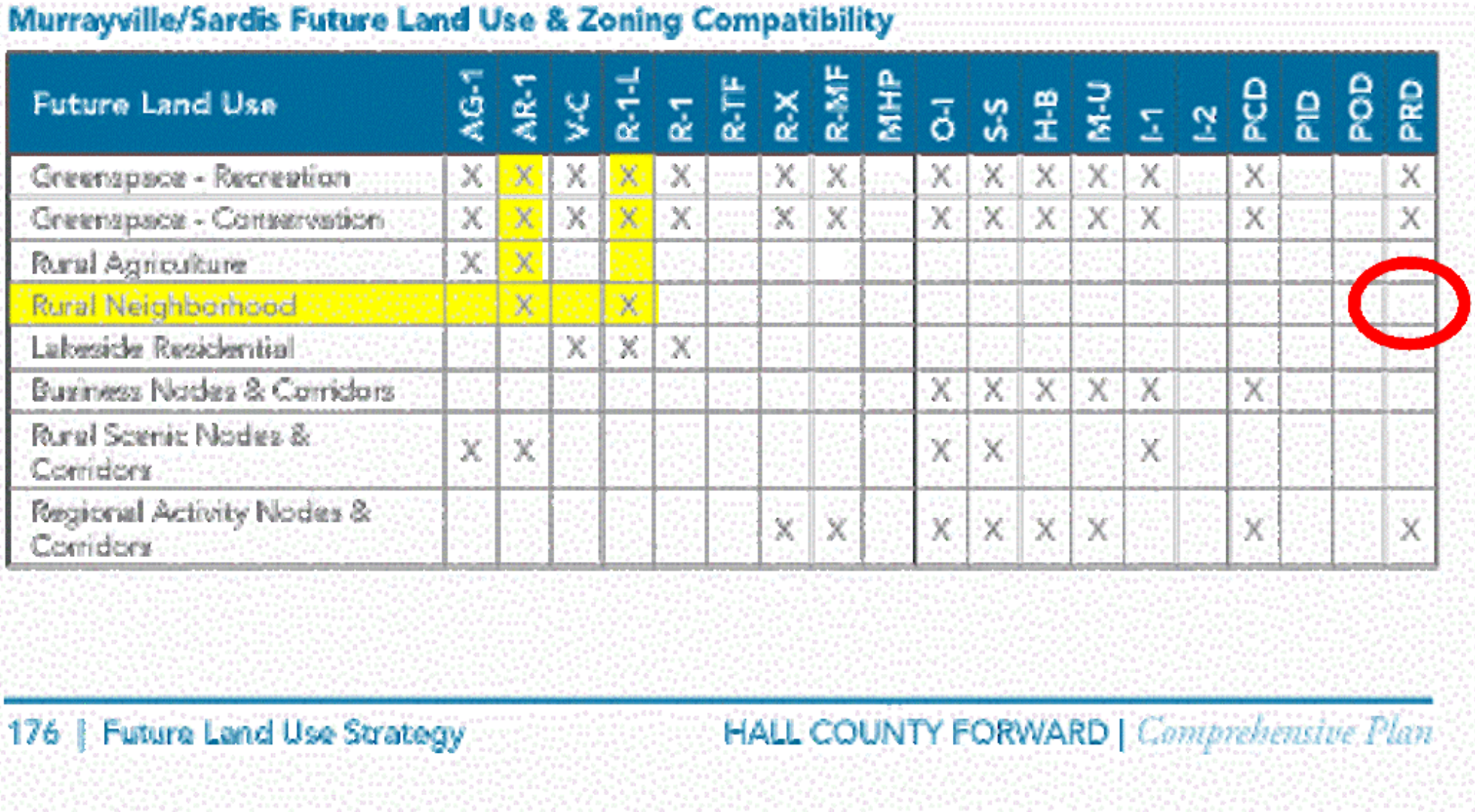
Appropriate Zoning Districts:

AR-1, R-1-L

Gillsville Highway, Gillsville

INTENT - “The **p**roposed **r**esidential development … should conform to the existing character and development pattern of the surrounding area.” (UDC)



Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PCD	PID	POD	PRD
Greenspace - Recreation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Greenspace - Conservation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Rural Agriculture	X	X																	
Rural Neighborhood		X		X															
Lakeside Residential			X	X	X														
Business Nodes & Corridors										X	X	X	X	X		X			
Rural Scenic Nodes & Corridors	X	X								X	X			X					
Regional Activity Nodes & Corridors							X	X		X	X	X	X			X			X

All recent (prior 10 years) development and existing home sites built along Yellow Creek Rd are all single-family homes generally on multiple acres. (includes the in-progress Hathaway 'horse farm' with home.) With one exception (Lee), all recent Yellow Creek Rd (and adjacent/fronting) are built on lots exceeding one acre. For example:

- Singleton, 6641 Yellow Creek Rd, 11.76 acres.
- Singleton, 6673 Yellow Creek Rd, 1.57 acres.
- Tate, 662 H Abercrombie/Yellow Creek driveway, 37.95 acres (house and outbuilding)
- Black, 6624 Yellow Creek, 4.2 acres (house and outbuildings)
- Hathaway, 6384 Yellow Creek, 54.37 acres (house and 'horse farm')
- McCrary, 6067 Walden Rd/Yellow Creek frontage, 4.74 acres
- Fauscett, 6645 Abercrombie, 3.24 acres
- Baker, 6657 Abercrombie, 3.24 acres
- Sykes, 6677 Abercrombie, 1.53 acres
- Warneke, 6689 Abercrombie, 1.63 acres
- Romero, 6701 Abercrombie, 2.21 acres
- Lee, 6035 Yellow Creek, .86 acres.

We‘ve provided you before with two videos, shot in 2019 and 2025, documenting the rural reality and rural character of Yellow Creek. These videos were provided in prior actions in opposition to inappropriate zoning and development requests. (the links are live in the pdf)

The rural reality of west Hall County, GA

https://www.youtube.com/watch?v=ik-RHugrAWM&t=18s

The 2019 journey down Yellow Creek starts at the 6:02 mark.

March 2025 - 6 years after the 2019 Murrayville/Yellow Creek Rd video.
Rural Hall County GA

https://www.youtube.com/watch?v=BobU_11v1tU

The 2025 journey down Yellow Creek starts at the 6:56 mark,
trip slowed by increased traffic.

Google/YouTube doesn’t work well with ad blockers, and works best in Chrome.

Although referenced in the staff reports, Conservation Subdivision is “Not permitted” for AR-III/AR-1 or Rural Neighborhood per the Permitted Use table in the UDC

“a. The individual lots of the proposed development are much smaller in comparison than surrounding property; however, the preservation of open space and lower density demonstrate principals (sic) of conservation subdivision design.” [page 5 staff report]

Sec. 7.2. - Allowed Use Table

7.2.1. Allowed Use Table

EXPAND

Key: P = Permitted Use SU = Special Use
CUP = Conditional Use Permit "—" = Not permitted

	Rural		Residential							Mixed-Use & Business						
Use Category / Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Other																
Conservation Subdivision	—	—	SU	—	SU	—	—	—	—	—	—	—	—	—	—	Sec. 4.8

Neither is PRD for that matter

Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PCD	PID	POD	PRD
Greenspace - Recreation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Greenspace - Conservation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Rural Agriculture	X	X																	
Rural Neighborhood		X		X															
Lakeside Residential			X	X	X														
Business Nodes & Corridors										X	X	X	X	X		X			
Rural Scenic Nodes & Corridors	X	X								X	X			X					
Regional Activity Nodes & Corridors							X	X		X	X	X	X			X			X

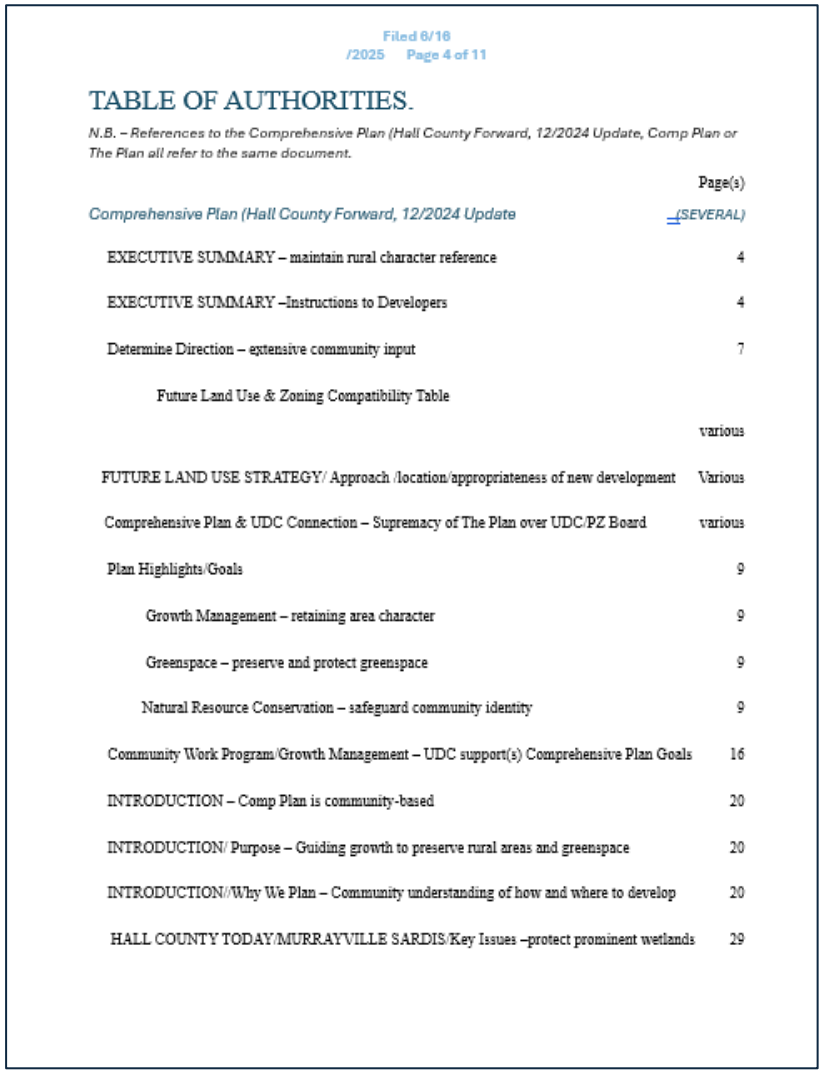
As a professional courtesy, please recognize

Dr. Courtney St. John-Wacker
7719 Elm Cir, Murrayville, GA 30564

as the next speaker.

We're providing a four-page *draft* Table of Authorities (citations from the Comprehensive Plan, UDC, EPA and others) in support of our arguments for a denial of this request.

Versus 'we need this rezoning because it supports our economics and business model.'



Filed 6/16
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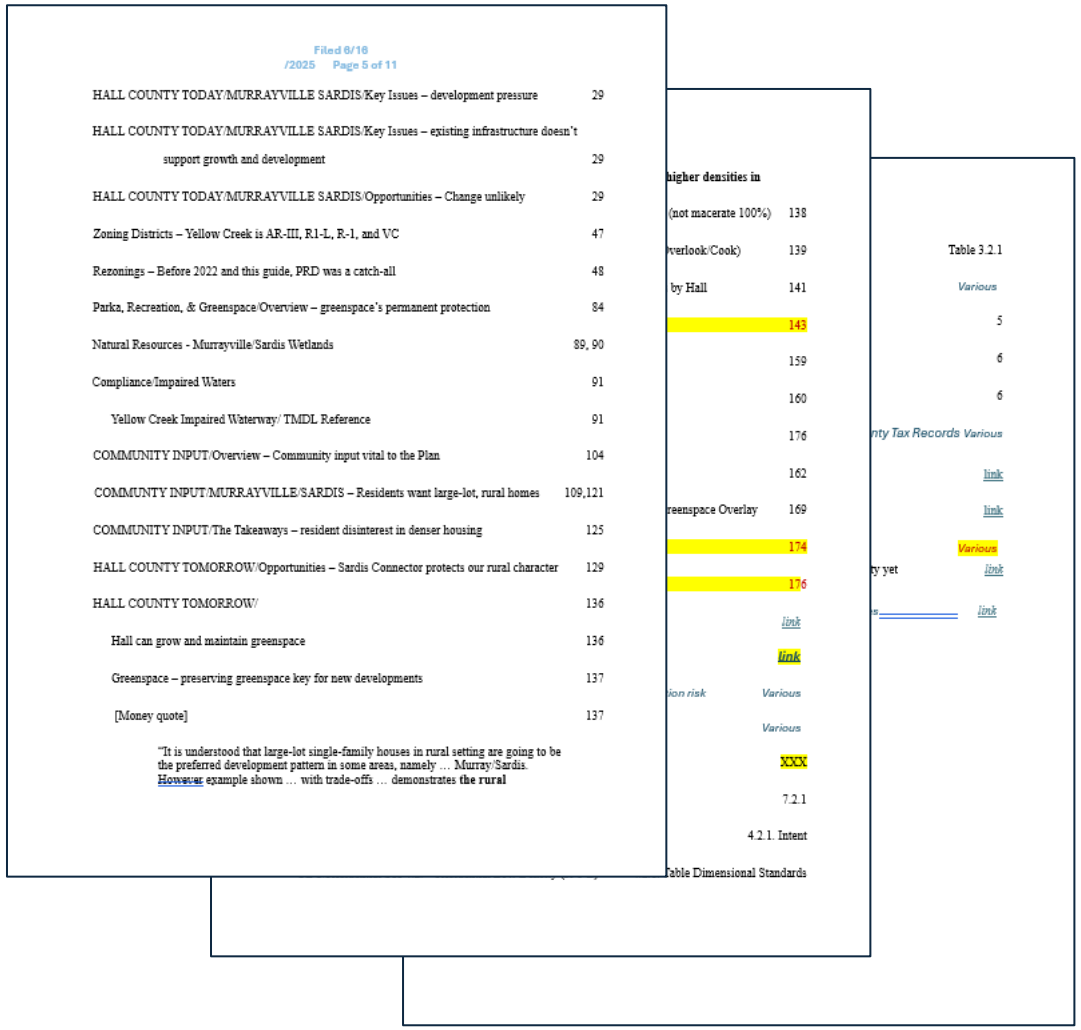
TABLE OF AUTHORITIES.

N.B. – References to the Comprehensive Plan (Hall County Forward, 12/2024 Update, Comp Plan or The Plan all refer to the same document.

	Page(s)
Comprehensive Plan (Hall County Forward, 12/2024 Update	*(SEVERAL)*
EXECUTIVE SUMMARY – maintain rural character reference	4
EXECUTIVE SUMMARY –Instructions to Developers	4
Determine Direction – extensive community input	7
Future Land Use & Zoning Compatibility Table	various
FUTURE LAND USE STRATEGY/ Approach /location/appropriateness of new development	Various
Comprehensive Plan & UDC Connection – Supremacy of The Plan over UDC/PZ Board	various
Plan Highlights/Goals	9
Growth Management – retaining area character	9
Greenspace – preserve and protect greenspace	9
Natural Resource Conservation – safeguard community identity	9
Community Work Program/Growth Management – UDC support(s) Comprehensive Plan Goals	16
INTRODUCTION – Comp Plan is community-based	20
INTRODUCTION/ Purpose – Guiding growth to preserve rural areas and greenspace	20
INTRODUCTION//Why We Plan – Community understanding of how and where to develop	20
HALL COUNTY TODAY/MURRAYVILLE SARDIS/Key Issues –protect prominent wetlands	29



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HALL COUNTY TODAY/MURRAYVILLE SARDIS/Key Issues – development pressure	29
HALL COUNTY TODAY/MURRAYVILLE SARDIS/Key Issues – existing infrastructure doesn't support growth and development	29
HALL COUNTY TODAY/MURRAYVILLE SARDIS/Opportunities – Change unlikely	29
Zoning Districts – Yellow Creek is AR-III, R1-L, R-1, and VC	47
Rezonings – Before 2022 and this guide, PRD was a catch-all	48
Parks, Recreation, & Greenspace/Overview – greenspace's permanent protection	84
Natural Resources - Murrayville/Sardis Wetlands	89, 90
Compliance/Impaired Waters	91
Yellow Creek Impaired Waterway/ TMDL Reference	91
COMMUNITY INPUT/Overview – Community input vital to the Plan	104
COMMUNTY INPUT/MURRAYVILLE/SARDIS – Residents want large-lot, rural homes	109,121
COMMUNITY INPUT/The Takeaways – resident disinterest in denser housing	125
HALL COUNTY TOMORROW/Opportunities – Sardis Connector protects our rural character	129
HALL COUNTY TOMORROW/	136
Hall can grow and maintain greenspace	136
Greenspace – preserving greenspace key for new developments	137
[Money quote]	137

"It is understood that large-lot single-family houses in rural setting are going to be the preferred development pattern in some areas, namely … Murray/Sardis. However example shown … with trade-offs … demonstrates **the rural**

higher densities in
(not macerate 100%) 138
verlook/Cook) 139
by Hall 141
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reenspace Overlay 169
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link
link
ion risk *Various*
Various
XXX
7.2.1
4.2.1. Intent
Table Dimensional Standards

Table 3.2.1
Various
5
6
6
nty Tax Records *Various*
link
link
Various
ty yet *link*
link

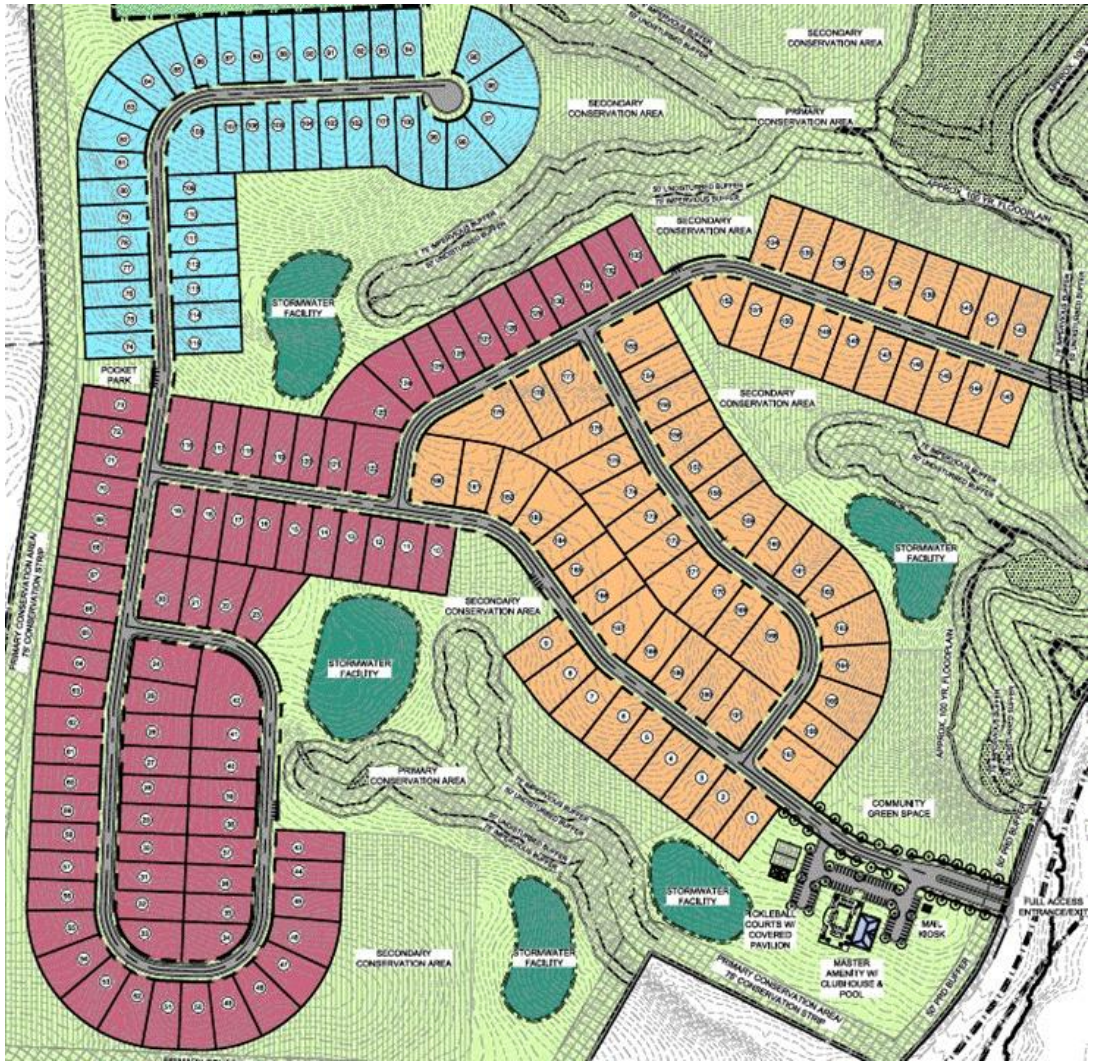
The Cook development plan should be built in an area that supports it and is in fact consistent with the Comprehensive Plan – such as proximal to the identified development corridors, **NOT** an area slated to remain rural in character and reality.

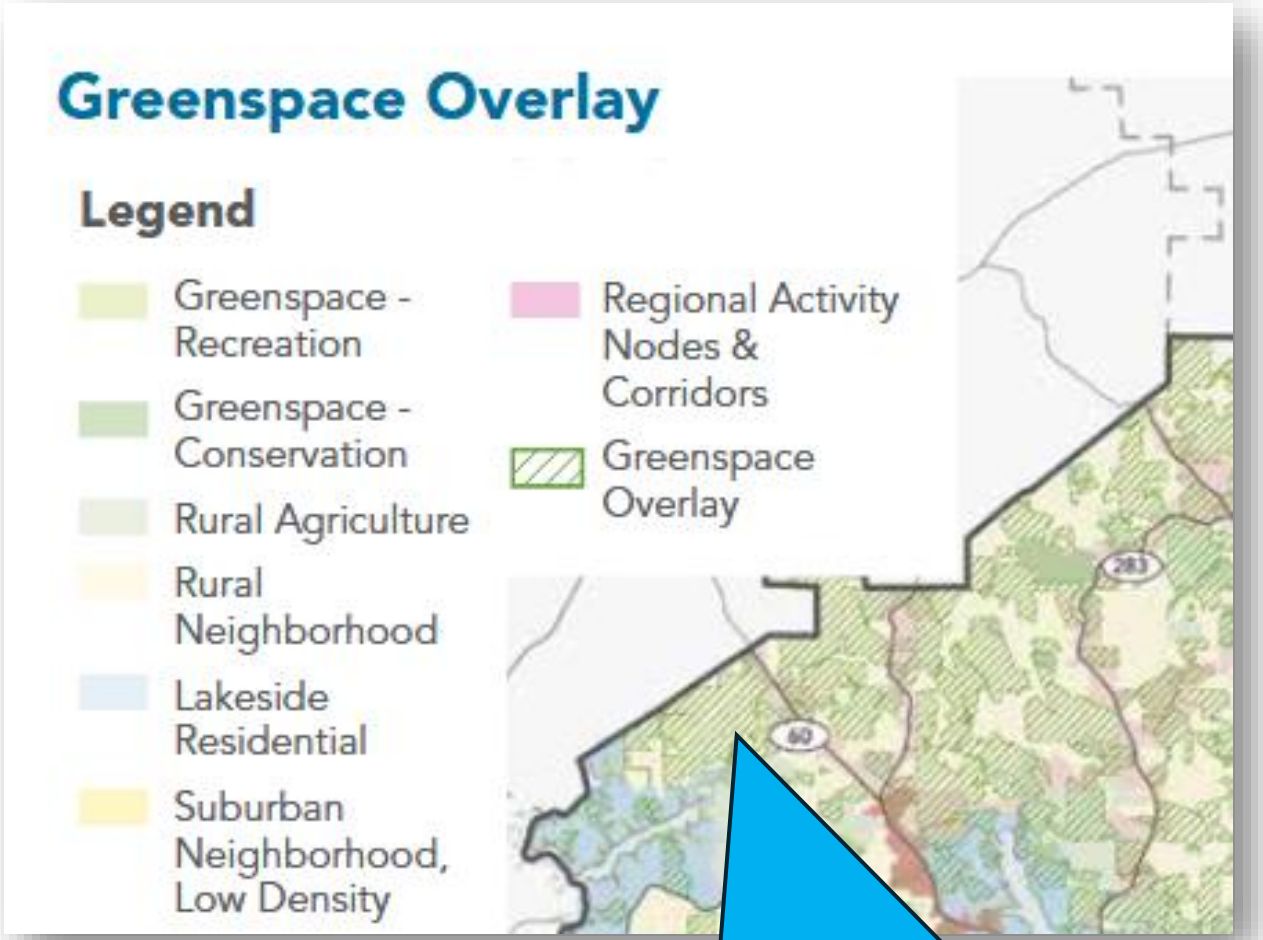
GREENSPACE

"It is understood that large-lot single-family houses in rural setting are going to be the preferred development pattern in some areas, namely … Murrayville/Sardis. However [examples shown]… with trade-offs … demonstrate[s] **rural development can't happen in some areas without building higher densities in other areas to support it**. [emphasis Hall] {highlights YCCC}

P 137 Comprehensive Plan

In a community slated to be Rural Neighborhood with a Greenspace Overlay we believe we have demonstrated this rezoning request and PRD plan are in fact inconsistent with the Comprehensive Plan, completely inappropriate and totally out of character with the existing and future Yellow Creek community. **Please deny this re-zoning.**





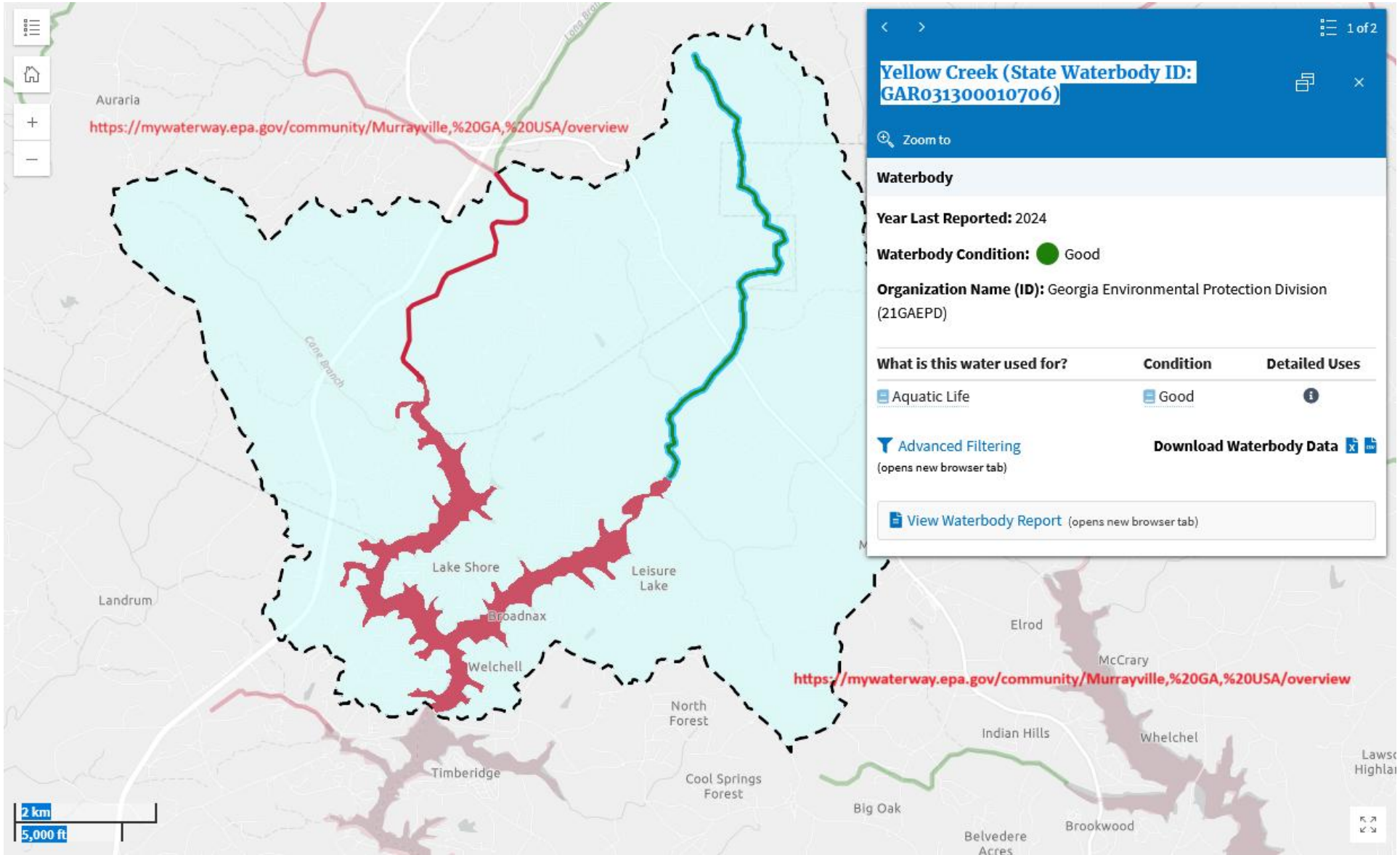
Wetlands [Comp Plan]
Yellow Creek itself is the last, clean, unimpaired headwaters [EPA]

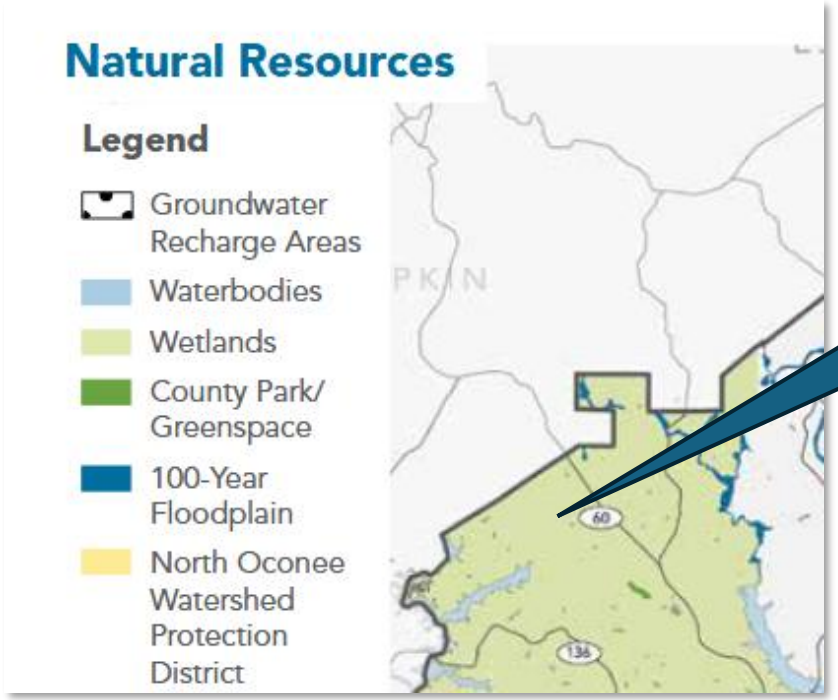
As a professional courtesy, please recognize

Chuck Andrews

as the next speaker.

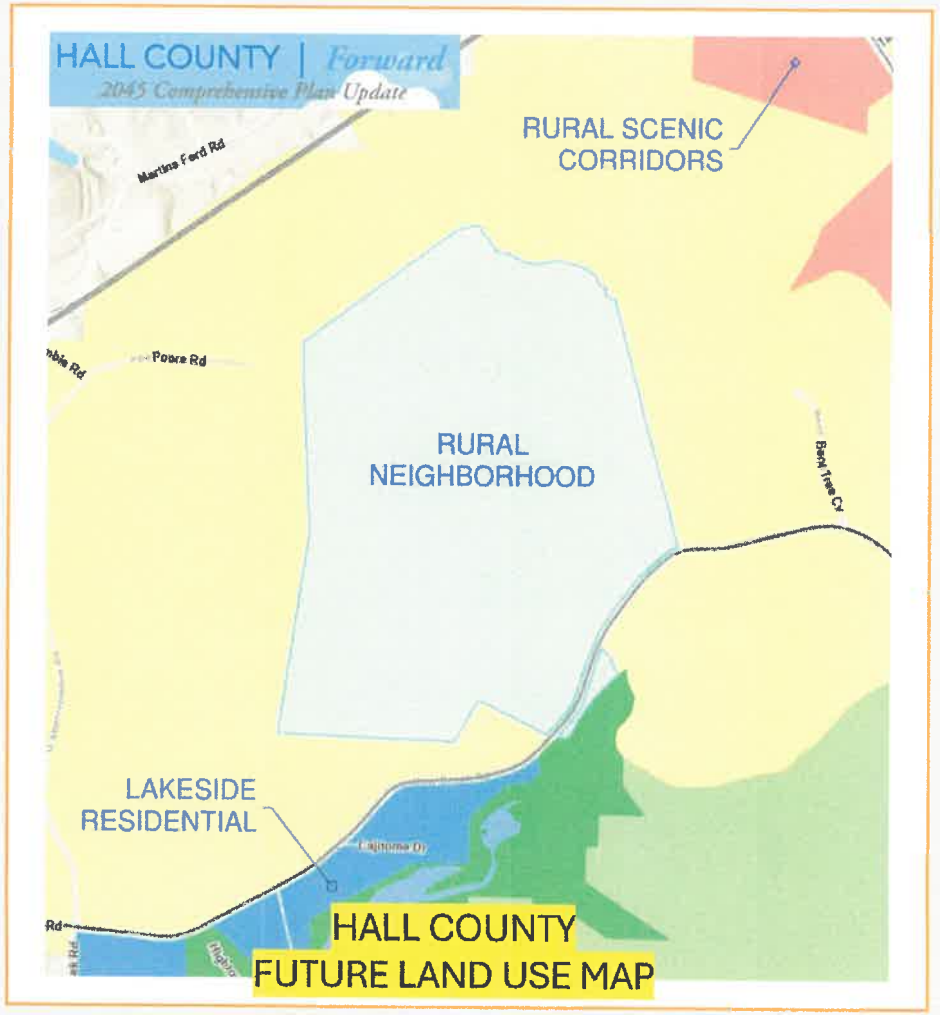
As mentioned before, Yellow Creek is the last clean, unimpaired headwater of Lake Lanier in the Chestatee region. Per the EPA

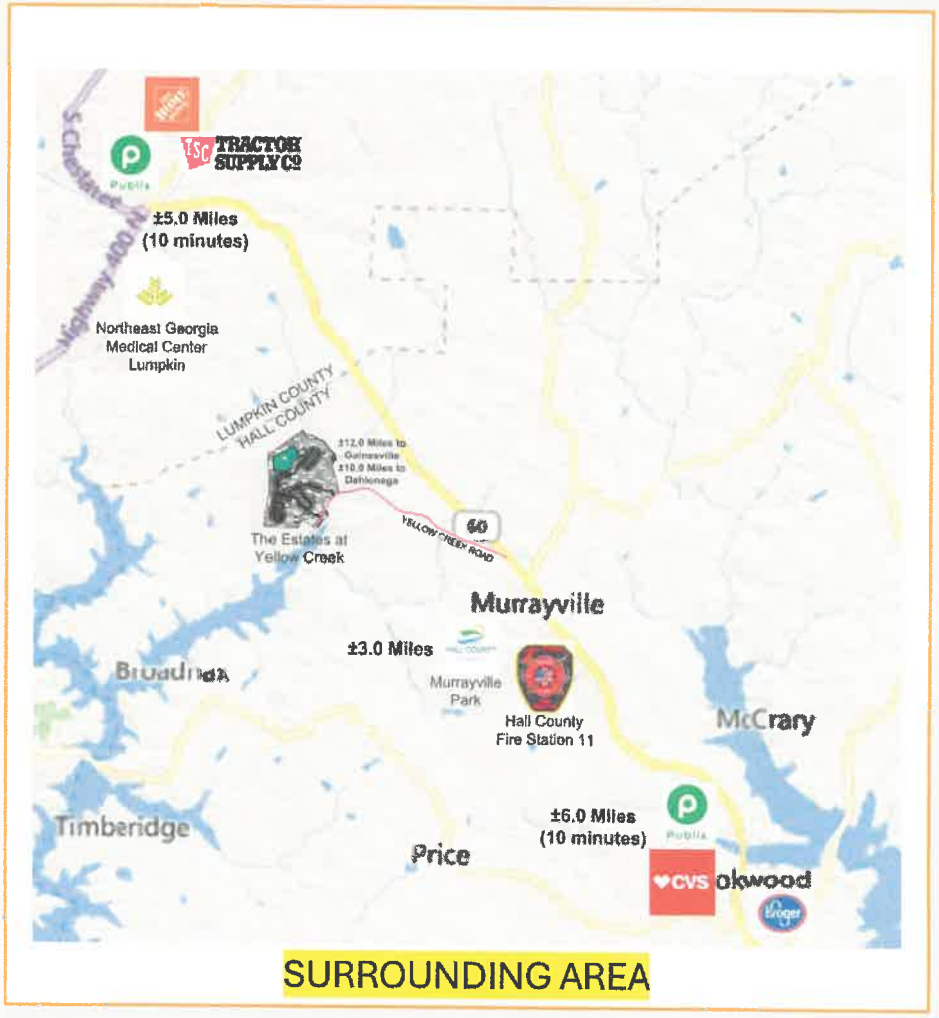




The region at issue is officially a Wetlands Comp Plan, p89, 90

Wetlands	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.	County-wide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory; especially prominent in the Murrayville/Sardis Area.	Wetlands Protection Ordinance: Yes. Typical provisions: • Uses associated with contaminants are prohibited. • Local development permit is required for regulated activity.


HALL COUNTY | Forward
2045 Comprehensive Plan Update
RURAL SCENIC CORRIDORS
RURAL NEIGHBORHOOD
LAKESIDE RESIDENTIAL
Martins Ford Rd
Powe Rd
Birch Tree Cv
Cajeme Dr
HALL COUNTY
FUTURE LAND USE MAP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LUMPKIN COUNTY
HALL COUNTY
The Estates at Yellow Creek
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Murrayville
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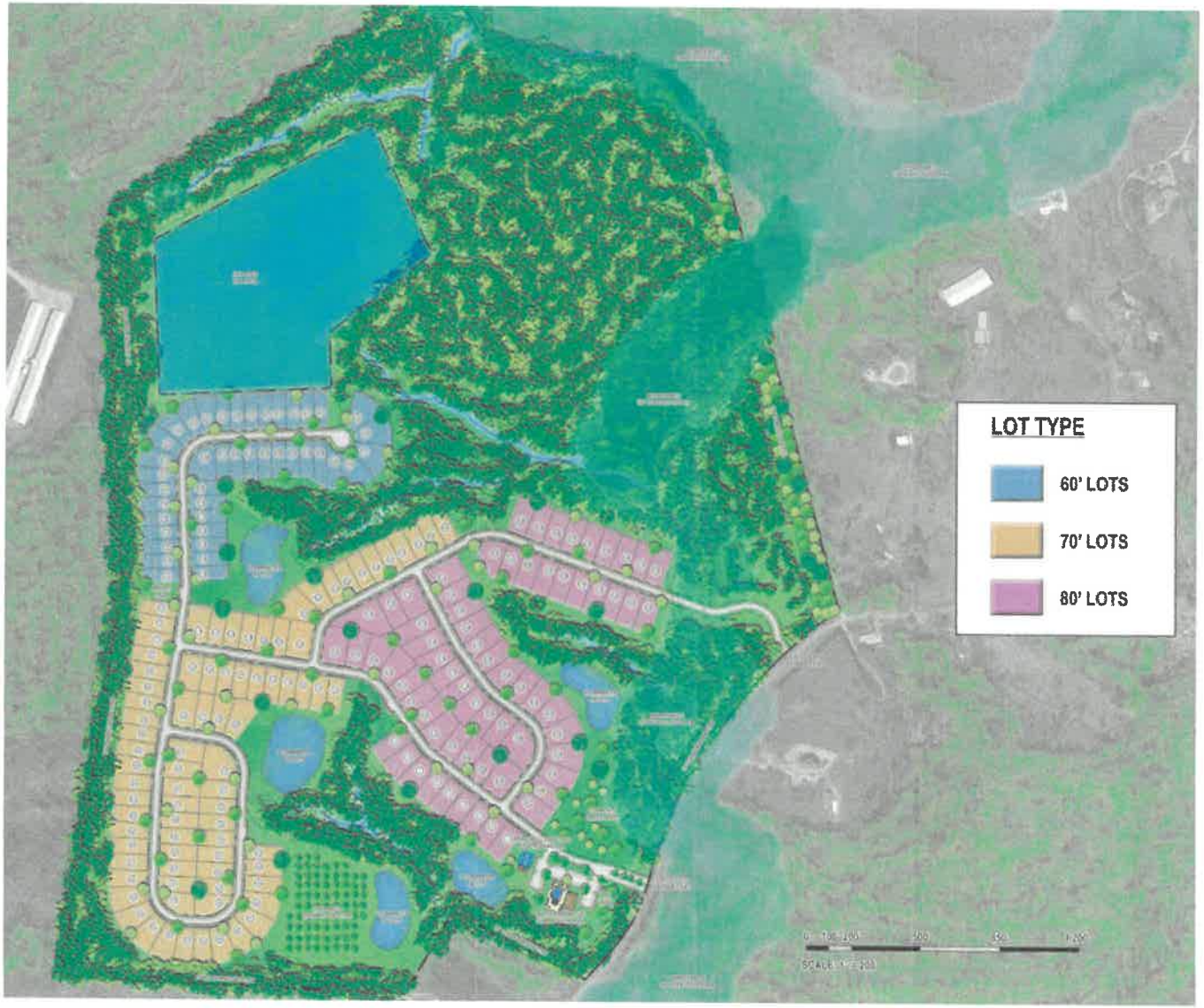
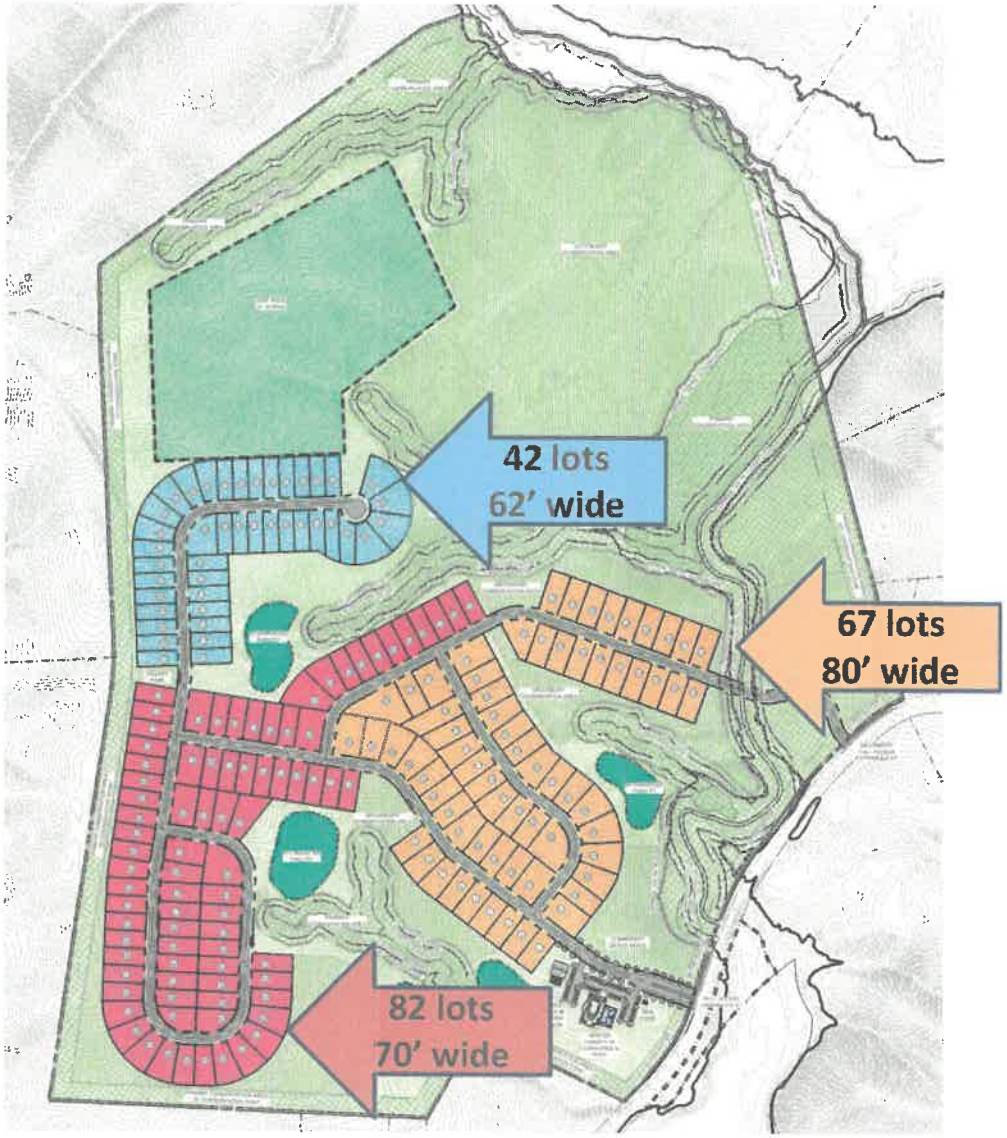
Murrayville Park
Hall County Fire Station 11
McCrary
Timberidge
Price
±6.0 Miles
(10 minutes)
CVS
SURROUNDING AREA



The Estates
AT YELLOW CREEK

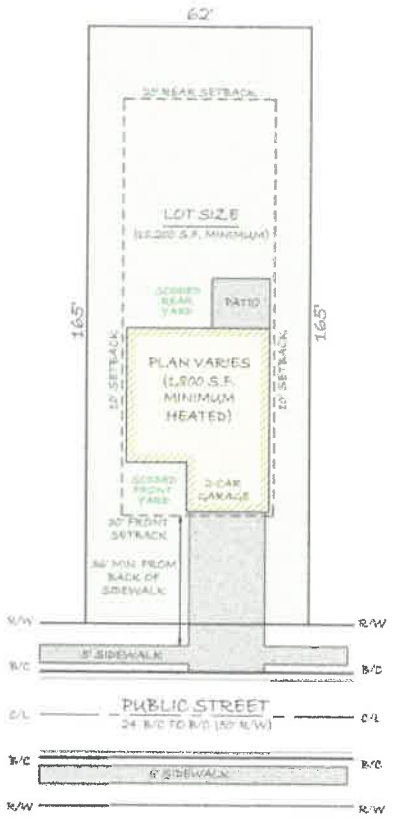
SITE DATA	
SITE AREA	±253.58 ACRES
100 YEAR FLOODPLAIN AREA	±17.86 ACRES
ZONING	
EXISTING ZONING	AR-1
PROPOSED ZONING	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
ZONING JURISDICTION	HALL COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	50 FEET
DEVELOPMENT STANDARDS	
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	50 FEET
MAX. BUILDING HEIGHT	50 FEET
MAX. LOT COVERAGE	45%
62' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (10,230 SF TYP.)	42 LOTS
70' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (11,550 SF TYP.)	82 LOTS
80' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (13,200 SF TYP.)	67 LOTS
TOTAL RESIDENTIAL LOTS PROVIDED	191 LOTS
TOTAL SITE DENSITY PROVIDED	0.75 DUA
MAX. SITE DENSITY ALLOWED	506 LOTS / 2.0 DUA
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	76.07 ACRES (30% OF GROSS LOT AREA)
OPEN SPACE PROVIDED	132.98 ACRES (52.4% OF GROSS LOT AREA)
PRIMARY CONSERVATION AREA PROVIDED	69.4 ACRES (52.2% OF TOTAL OPEN SPACE)
SECONDARY CONSERVATION AREA PROVIDED	63.58 ACRES (47.8% OF TOTAL OPEN SPACE)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	382 SPACES (2 SPACES/ DWELLING UNIT)
RESIDENTIAL PARKING PROVIDED	764 SPACES (2 GARAGE + 2 DRIVEWAY SP.)



The Estates
AT YELLOW CREEK

Total Site Area:	**253.58 Acres**
Proposed # of Lots:	**191**
Proposed Density:	**0.75 Lot/Acre**
Proposed Openspace:	**132 Acres (52%)**
# of Entrances:	**2**
Front Setback:	**30' from ROW**
Side Setback:	**10'**
Rear Setback:	**20'**
3 Proposed Lot Sizes:	**62' Lot Width (42)**
(See Typical Lot)	**70' Lot Width (82)**
	80' Lot Width (67)
Proposed Buffer:	**50' to 100' (Varies)**

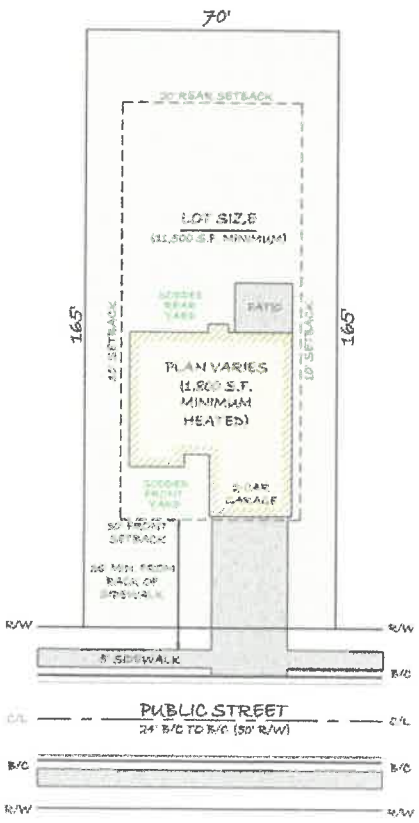
TYPICAL LOT LAYOUT



SINGLE-FAMILY DETACHED

MINIMUM 62' WIDE LOT

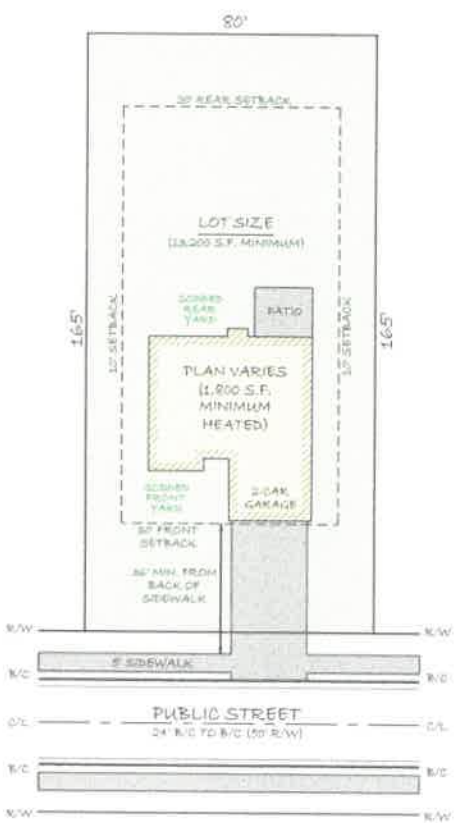
TYPICAL LOT LAYOUT



SINGLE-FAMILY DETACHED

MINIMUM 70' WIDE LOT

TYPICAL LOT LAYOUT



SINGLE-FAMILY DETACHED

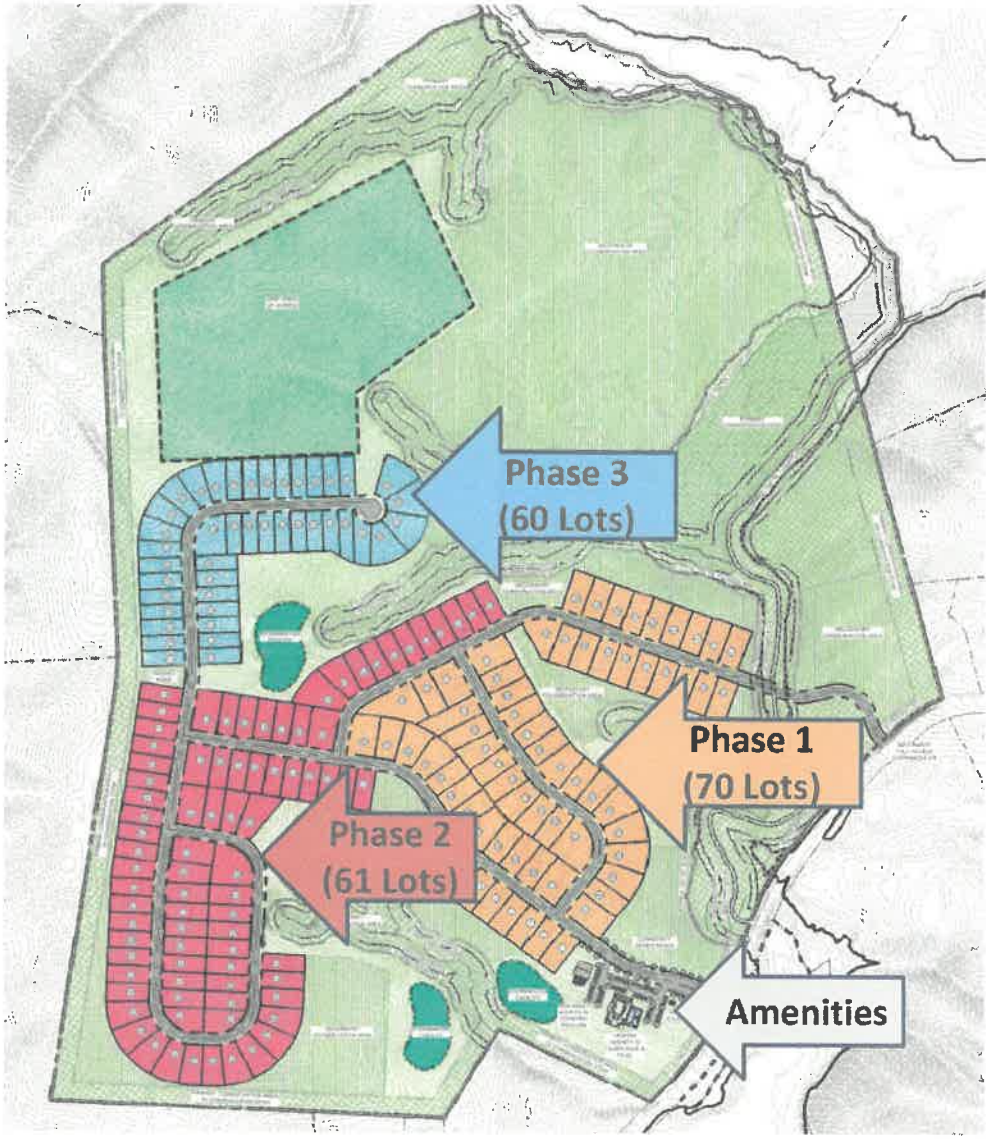
MINIMUM 80' WIDE LOT

OPEN SPACE
76.07 ACRES REQUIRED
(30% OF GROSS LOT AREA)
132.98 ACRES PROVIDED
(52.4% OF GROSS LOT AREA)

Amenities to Include:

Pool, Clubhouse/Pavilion, Playground, Pickleball Courts, Pocket Parks and Walking Trails

The Estates
AT YELLOW CREEK



The Estates
AT YELLOW CREEK

Anticipated Phasing

Phase 1 (Estimated 70 Lots)
Estimated 10-12-month to develop
Estimated 18–24-month for home construction

Amenities to be Constructed after development of Phase 1 during home construction.

Phase 2 (Estimated 61 Lots)
Estimated 10-12-month to develop
Estimated 18–24-month for home construction

Phase 3 (Estimated 60 Lots)
Estimated 10-12-month to develop
Estimated 18–24-month for home construction

Requesting 3 Model Home Permits for Project

Architectural Design

- Modern Farmhouse Design
- Board and Batten and hardi siding with accent stone/brick on various homes and Architectural Shingles
- 60' lots range in SF from 1800-2400 & $475k-$575k
- 70' lots range in SF from 2000-3000 & $525k- $650k
- 80' lots range in SF from 2400-3800 & $600k- $750k

Landscaping

- Professionally landscaped sodded yards
- Trees throughout subdivision and yards
- Masonry entrance sign with seasonal flowering beds
- Seasonal flowering beds throughout amenity area
- 50 to 100-foot transitional buffer planted or existing

Homeowners Association

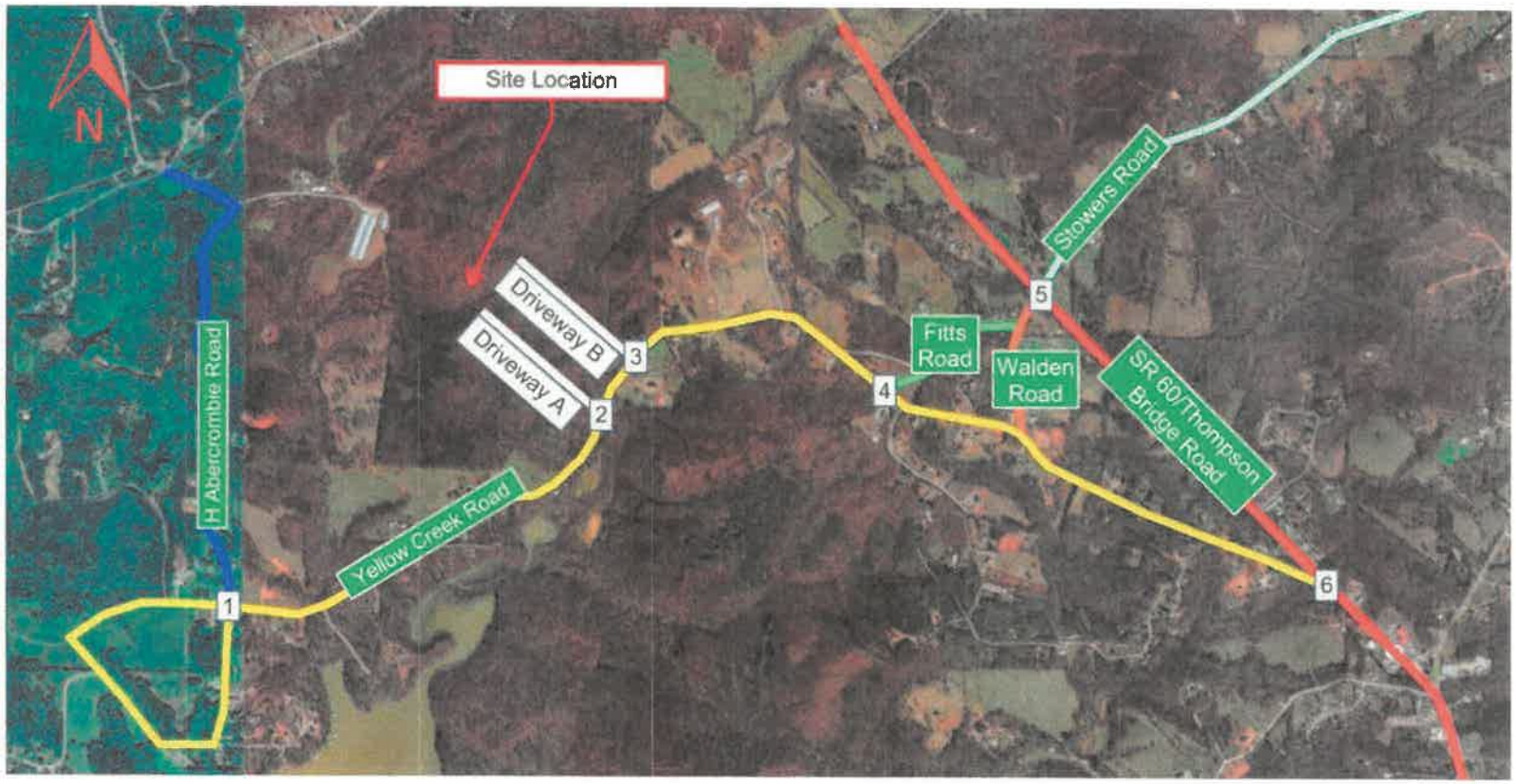
- Professional managed
- Quarterly assessed fees
- Neighborhood Watch implemented
- Covenants strictly enforced
- No Short-Term Rentals Allowed

Utilities

- Water by City of Gainesville
- Electric provided by Jackson EMC
- Internet/cable provided by AT&T and Spectrum
- Sewer by onsite drip system

The Estates
AT YELLOW CREEK

Traffic Impact Study Completed March 13th, 2025 (Intersections Analyzed Below)



Traffic Impact Study Executive Summary

Note: GDOT is currently in the design stages of widening SR 60 From Price Road to just past Yellow Creek Road. Concept Plan at the SR 60/Yellow Creek Road Intersection on the next slide.

The site will be accessed by two new driveways along Yellow Creek Road. Driveway A will be the western access and is expected to serve 70% of the units. Driveway B will be the eastern access and will serve the remaining 30% of the units.

The existing study intersections are operating at overall acceptable levels of service under existing conditions and continue to operate acceptably in the future no-build condition. In the build condition, with future year traffic volumes and added traffic from the Yellow Creek Road development, the study intersections and their approaches are expected to continue to operate at the same levels of service as they do in the no-build condition with the addition of the development traffic. The site driveways are expected to operate at an acceptable level of service, LOS A and LOS B, during peak periods with minor street stop control.

The existing intersection of SR 60/Thompson Bridge Road at Yellow Creek Road is expected to service most of the trips generated by the development. The added trips will not have an impact on the intersection's level of service.

Yellow Creek Road at Driveway A

- Driveway A should be minor street stop controlled.
- Driveway A should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

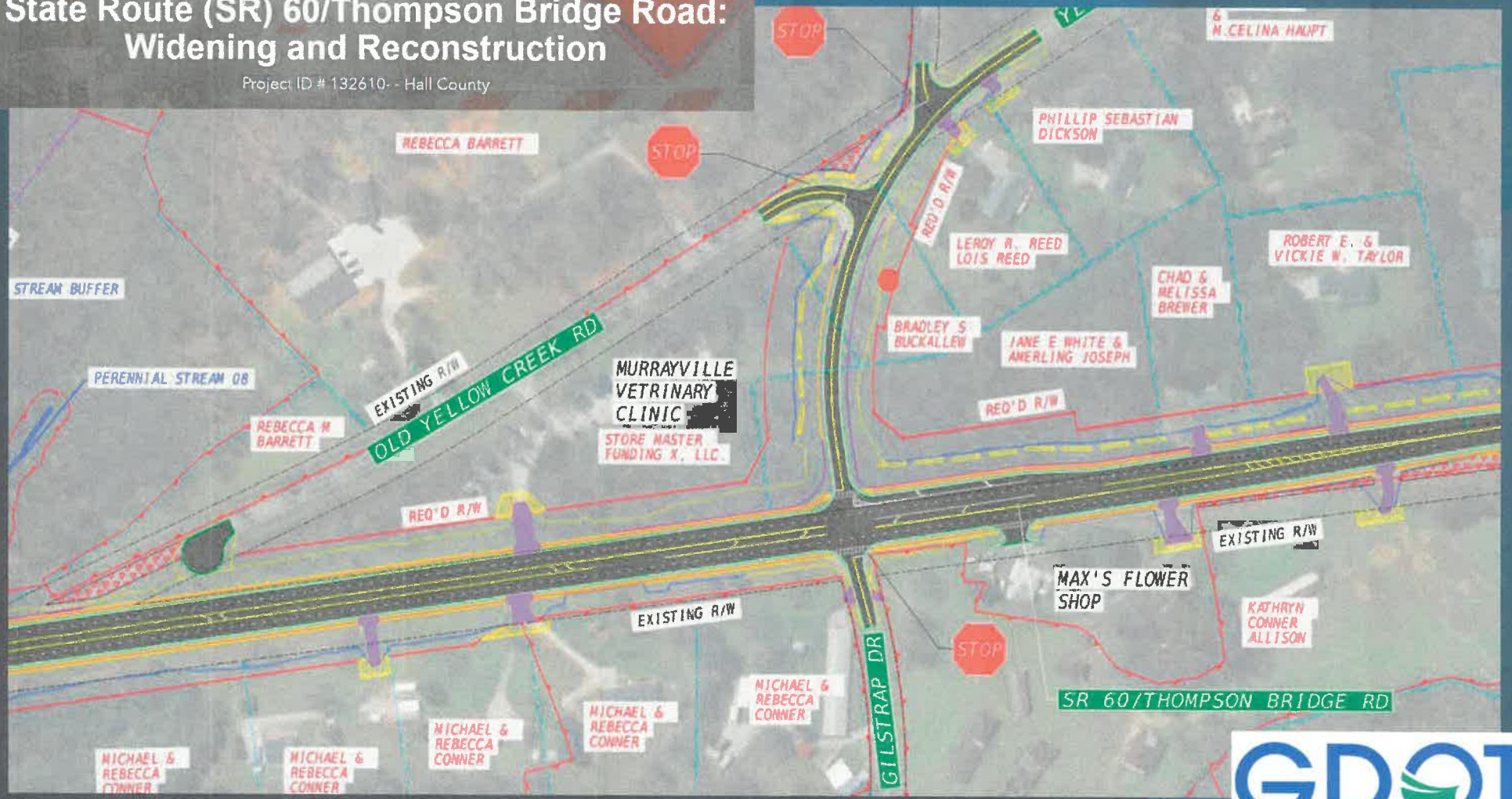
Yellow Creek Road at Driveway B

- Driveway B should be minor street stop controlled.
- Driveway B should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

No roadway improvements are recommended for this development.

State Route (SR) 60/Thompson Bridge Road: Widening and Reconstruction

Project ID # 132610- - Hall County

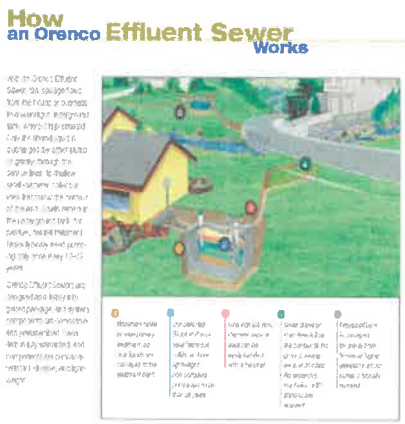


GDOT

Georgia Department of Transportation

Orenco EffluentSewers

How the onsite sewer system works



1. Septic tank on lot. Solids stay in tank. Affluent is pumped from tank to street

2. Affluent is then sent by force main to a holding tank

3. Holding tank is below ground then pump house sends affluent to drip lines

4. Drip lines are below ground like septic lines at a home. These fields can be used as open space, ball fields, etc.

The Estates
AT YELLOW CREEK

Other subdivisions using this system in Hall County
Marina Bay, The Cottages of Lake Lanier, Chestatee North & Spouts Springs Treatment Planted began with this system..

School Burden National Averages

Numbers show 47.8 students are generated per every 100 single family detached units

Estimated students added by The Estates at Yellow Creek
191 single family detached units = 92 students added

In addition, Cook Communities has checked with Lanier Elementary, Chestatee Middle School, and Chestatee High School and none of the schools are currently at capacity.

Figure 1: Average Number of Children per 100 Housing Units (Includes Vacant Housing)

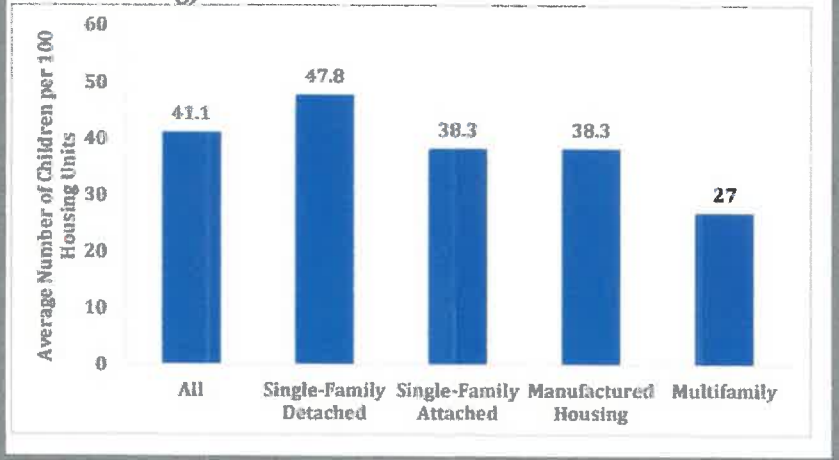


Table 1.
Average Number of School Age Children per 100 Housing Units By Structure Type

	Type of Structure			
	All	Single-Family Detached	Single-Family Attached	Manufactured Housing
All Housing Units	41.1	47.8	38.3	38.3
All Occupied Units	46.9	53.5	42.7	48.6
Recent Movers	42.9	62.4	44.9	53.4
Into New Construction	47.1	61.5	30.2	59.8
Into Existing Units	42.8	62.4	45.2	53.2
Non-Movers	47.5	52.7	42.3	48.0
Owner Occupied Units	45.6	48.7	29.8	43.0
Recent Movers	46.4	52.1	24.7	44.3
Into New Construction	56.0	60.8	24.4	54.3
Into Existing Units	45.9	51.6	24.7	43.9
Non-Movers	45.6	48.5	30.2	42.9
Renter Occupied Units	49.6	82.1	64.2	66.0
Recent Movers	41.7	76.2	54.7	59.7
Into New Construction	30.4	71.7	49.1	73.2
Into Existing Units	41.8	76.2	54.8	59.6
Non-Movers	52.5	84.0	67.6	68.1

Graph, chart and information provided by HousingEconomics.com and NAHB by Carmel Ford

The Estates AT YELLOW CREEK

Timeline and Revisions Made to The Estates at Yellow Creek Design and Rezoning Application

- Meeting with Community Members/Adjacent Landowner in Office March 13th, 2025
- Microsoft Teams Meeting Adjacent Landowner April 11th,2025
- Community Meeting April 14th, 2025 (Murrayville Library)
  - 200 Letters Sent Out
  - 35 to 50 people attended
- While we are requesting a PRD Zoning Classification, the style of development is in line with a Conservation Subdivision (CS) as defined in the Hall County UDC.
  - Lot Width, Setbacks and Density match the R-1-L Zoning Classification with the exception of Lot Area.
- Since Application and After Community Meeting the following Changes have been made.
  - Revised Layout from a 1 unit/acre to a 0.75 unit/acre density
    - 253 Lots Submitted vs. 191 Lots (Current Site Plan)
  - Revised the location of the LAS drip fields to s minimum of 150' to 200' from property line.
  - Removed all Lots along Eastern side of Development and proposed 75 acres to be restricted for No future residential development.
- In discussions with Westerly Neighbors for Fence and Berm Placement along common property line.

Overall Summary

- Cook Communities has tried to listen to the community and take a partnership approach to the proposed development. As with any new development there will always be opposition, we feel this development is in line with the Hall County Comprehensive Plan and the character of the area. Our lot width, setbacks and density match that of an R-1-L Zoning with the exception of lot size. We feel this conservation style approach is less impactful to the surrounding area.

MURRAYVILLE/SARDIS

Vision

The Murrayville/Sardis community places a paramount emphasis on maintaining its rural, tranquil charm through preserving its sense of safety and natural features. The community also wants to ensure affordable housing options, prevent suburbanization, improve road conditions, and mend other infrastructure woes. By concentrating growth exclusively along SR 60/Thompson Bridge Road, as it has existing and planned infrastructure and the beginnings of a regional activity center, the County can preserve the rural character that is important to the residents in the Murrayville/Sardis area.

Supporting Ideas

- **Community Identity and Rural Charm.** The community strongly values its rural identity and seeks to maintain it by opposing over-commercialization and unwarranted growth. They want to retain the peaceful and rustic feel that drew them to the area.
- **Affordable Housing and Growth.** Residents in this area are deeply concerned about housing affordability, particularly for younger individuals and starter households. They emphasize a strong desire to limit future development to ensure that existing infrastructure isn't overwhelmed and rural character is preserved.
- **Quality of Life.** To ensure that those living in Murrayville/Sardis have the quality of life they have come to expect, access to services should be prioritized, including ensuring that there are adequate shopping and restaurants, housing for seniors, parks, libraries, schools, etc.
- **Visual Aesthetics and Architectural Quality.** When and where new development is built, the existing visual character of the area should be preserved and enhanced. Housing and commercial developments should be aesthetically pleasing.
- **Sustainability and Conservation.** There is a desire to uphold ongoing sustainability and conservation efforts through the preservation of greenspace and trees.
- **Balanced Growth.** New development or redevelopment in Murrayville/Sardis should avoid the urban sprawl that has occurred in other areas of the county. Balanced growth can occur while preserving the aspects of community character that residents enjoy through thoughtful zoning and development practices. The establishment of small scale mixed-use developments can promote walkability and access to local amenities should be prioritized where noted in the Future Development Strategy.
- **Sardis Connector.** Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county.

MURRAYVILLE/SARDIS

Tying It Back to Growth...

Under this future land use strategy, Murrayville/Sardis can expect up to 5,300 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 135 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 2,500 additional students in this area.
- Anywhere between 1,800 and 7,000 additional vehicles will be on the road (assuming 1.7 cars per new household).

Key Strategies

- Continue to protect greenspace.
- Explore ways to expand infrastructure to Murrayville/Sardis to keep up with increased growth pressures while maintaining rural character.
- Until infrastructure can fully catch up to the demands of new development, limit new greenfield development.
- Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway.

Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PCD	PID	POD	PRD
Greenspace - Recreation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Greenspace - Conservation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Rural Agriculture	X	X																	
Rural Neighborhood		X		X															
Lakeside Residential			X	X	X														
Business Nodes & Corridors										X	X	X	X	X		X			
Rural Scenic Nodes & Corridors	X	X								X	X			X					
Regional Activity Nodes & Corridors							X	X		X	X	X	X			X			X

MURRAYVILLE/SARDIS

The Murrayville/Sardis survey received 64 responses, almost entirely from those who lived in the area. 61% of residents felt the area's character was rural but changing. About 38% of respondents thought this area had gotten worse while 34% felt it had stayed the same. Residents' favorite things about the area were its level of safety, proximity to basic services (schools, groceries, medical, etc.), and its overall rural character.

Qualities identified for improvement in the area were difficulty walking and biking to places (41%) and overall cleanliness and maintenance (33%).

Residents indicated there have been too many residential hybrid neighborhoods. The comments expanded on this selection by citing the lack of infrastructure (water and road) and current traffic problems. Notably, 60% think there has been just the right level of single-family residential development. Murrayville/Sardis residents also indicated the top priority for the County over the next 10-20 years should be maintaining the quality of County services.

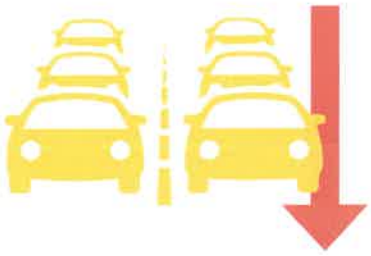
Turning to transportation, over 80% of respondents thought reducing traffic congestion at intersections and along key corridors and improvements to enhance traffic flow were the main two priorities for improvement to this area.

In terms of housing, the residents felt the only important housing type was neighborhoods with open space (78%) while the same number of respondents did not believe it was important to offer townhouses or multifamily housing.

Further housing comments raised concerns about abandoned mobile homes in the area and general code enforcement. Concluding comments were concerned about road and property maintenance by the County and fears of losing the area's rural character.

RESIDENTS SAID THE MOST IMPORTANT HOUSING TYPE FOR MURRAYVILLE/SARDIS IS NEIGHBORHOODS WITH OPEN SPACE

80% WANT TO SEE TRAFFIC CONGESTION REDUCED AT KEY INTERSECTIONS



ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: COOK COMMUNITIES
REQUEST: REZONE FROM AR-1 TO PRD FOR A 253-LOT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: June 16, 2025
Time: 5:15 P.M.
&
Date: July 24, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MAR 28, 2025 AND NO LATER THAN APR 6, 2025.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APR 6, 2025 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Keith Cook (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 4/3/2025 (Date) **for** Cook Communities (Name application filed as).

Signature _____

(The original document is required)

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066
(Office) 770-321-3936
cmaddox@seengineering.com

Subject: Yellow Creek Road Development Traffic Memo

Date: March 4, 2025

The Yellow Creek Road development is a 253 single-family detached housing development proposed in Hall County, GA. The development is located on approximately 254 acres of undeveloped land along the north/west side of Yellow Creek Road, to the west of SR 60/Thompson Bridge Road and east of H Abercombie Road. The development will be accessed via two new driveways along Yellow Creek Road. The concept site plan is included in **Appendix A**. Southeastern Engineering, Inc (SEI) has reviewed the adjacent roadway network and concept site plan to summarize the characteristics of the study area and provide information on estimated new trips generated by the development.

Yellow Creek Road is a two-lane undivided roadway that runs east-west from H Abercrombie Road in the west to SR 60/Thompson Bridge Road in the east. It is functionally classified by GDOT as a minor collector and has a posted speed limit of 45 MPH. GDOT'S TADA system was referenced for historical traffic volumes on roadways in the vicinity of the development, but no stations were located along Yellow Creek Road. **Appendix B** includes an aerial view of station locations in relation to the development.

The residential development is expected to generate approximately 2,370 new daily trips (1,185 entering and 1,185 exiting). In the AM peak period, the development is expected to generate approximately 173 total trips (43 entering; 130 exiting), and in the PM peak period generate approximately 238 total trips (150 entering; 88 exiting). The Trip Generation Report is included in **Appendix B**. The generated trips are expected to head east towards SR 60/Thompson Bridge Road. With development traffic dispersing through the roadway network. Per GDOT's TADA system SR 60 has an AADT of 9,320 vehicles per day and 10,900 vehicles per day to the north and south of Yellow Creek Road, respectively, per TADA.

The two new driveway intersections on Yellow Creek Road are proposed to be full access, minor-street stop-controlled. Based on the estimated traffic volumes accessing the development, turn lanes may need to be considered on Yellow Creek Road at the driveway intersections. Crash history along Yellow Creek Road from H Abercrombie Road to SR 60/Thompson Bridge Road, was reviewed to see if any crash patterns exist in the area that may identify safety concerns for the new driveways. Per GDOT's Numetric crash data system there have been 23 crashes reported along the corridor for the past 5 years, 2019 to 2023. No identifiable crash patterns were observed along Yellow Creek Road in the vicinity of the proposed development. The crash summary report is included in **Appendix C.**

Based on the characteristics of Yellow Creek Road the additional trips generated by the development are anticipated to not significantly impact safety and operations along Yellow Creek Road or adjacent intersections. Please let me know if we can be of any additional assistance during the review process, or if you have any questions. Thank you.

Sincerely,

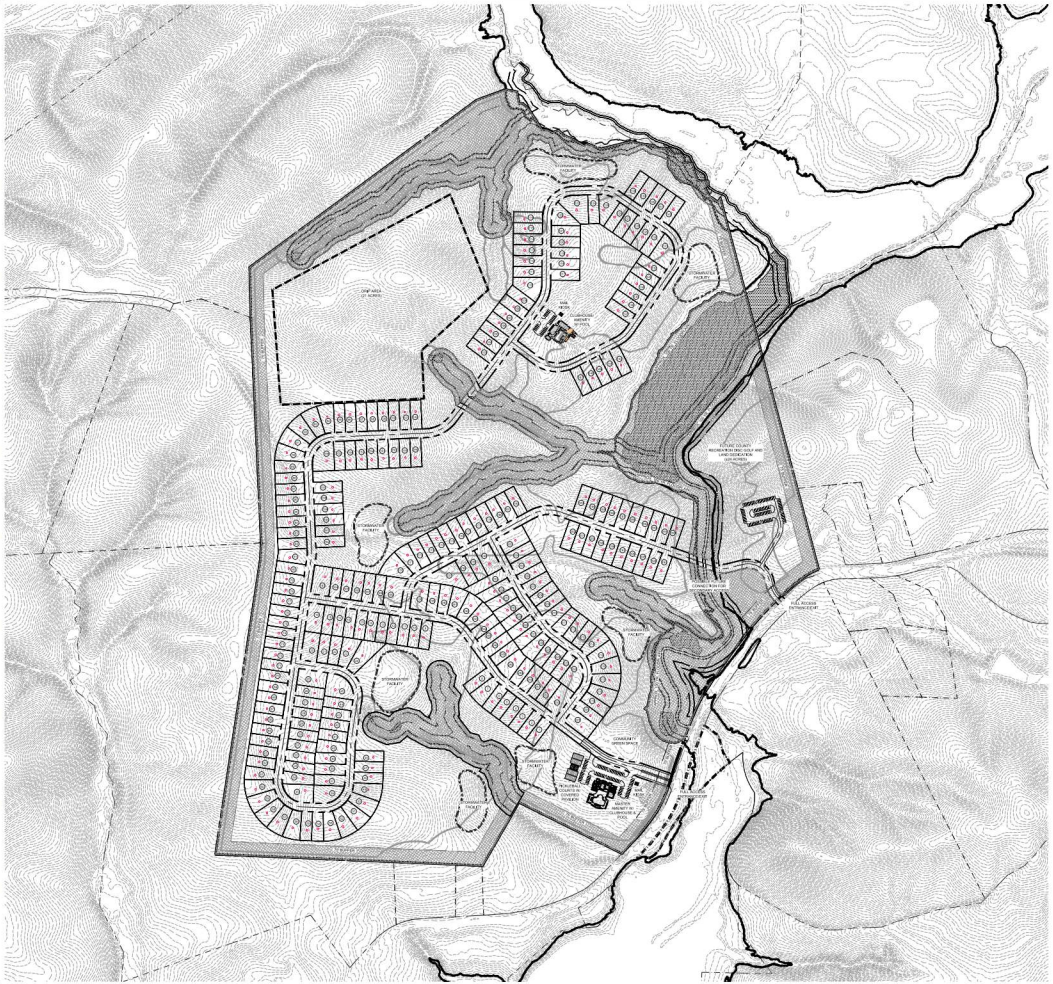
Chris Maddox, PE, PTOE,
Traffic Engineering Division Manager

Appendices

- Appendix A
  - Concept Site Plan
- Appendix B
  - GDOT TADA Data Sheet
  - Trip Generation Report
- Appendix C
  - Crash Summary Report

Appendix A

Concept Site Plan



SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE

SITE DATA	
SITE AREA	±253.58 ACRES
100 YEAR FLOODPLAIN AREA	±17.86 ACRES
ZONING	
EXISTING ZONING	AR-1
PROPOSED ZONING	CS (CONSERVATION SUBDIVISION)
ZONING JURISDICTION	HALL COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	50 FEET
DEVELOPMENT STANDARDS	
MIN. LOT AREA	26,196 SF
MIN. LOT WIDTH	60 FEET
MAX. BUILDING HEIGHT	50 FEET
62' X 116' DETACHED SINGLE FAMILY LOTS PROVIDED	253 LOTS
TOTAL SITE DENSITY PROVIDED	1.0 DUA
MAX. SITE DENSITY ALLOWED	253 LOTS
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	101.43 ACRES (40% OF GROSS LOT AREA)
OPEN SPACE PROPOSED	06.00 ACRES (60.0% OF GROSS LOT AREA)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	506 SPACES (2 SPACES/ DWELLING UNIT)
RESIDENTIAL PARKING PROVIDED	1,012 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

24 HOUR CONTACT:
LUKE PRESSLEY

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ARBORISTS • SURVEYING & CONSTRUCTION • WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

YELLOW CREEK RD. at BENT TREE COVE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
6266 YELLOW CREEK ROAD
MURRAYVILLE, GEORGIA 30564
HALL COUNTY JURISDICTION

FOR
COOK CONSTRUCTION/ REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

0 125 250 500 750

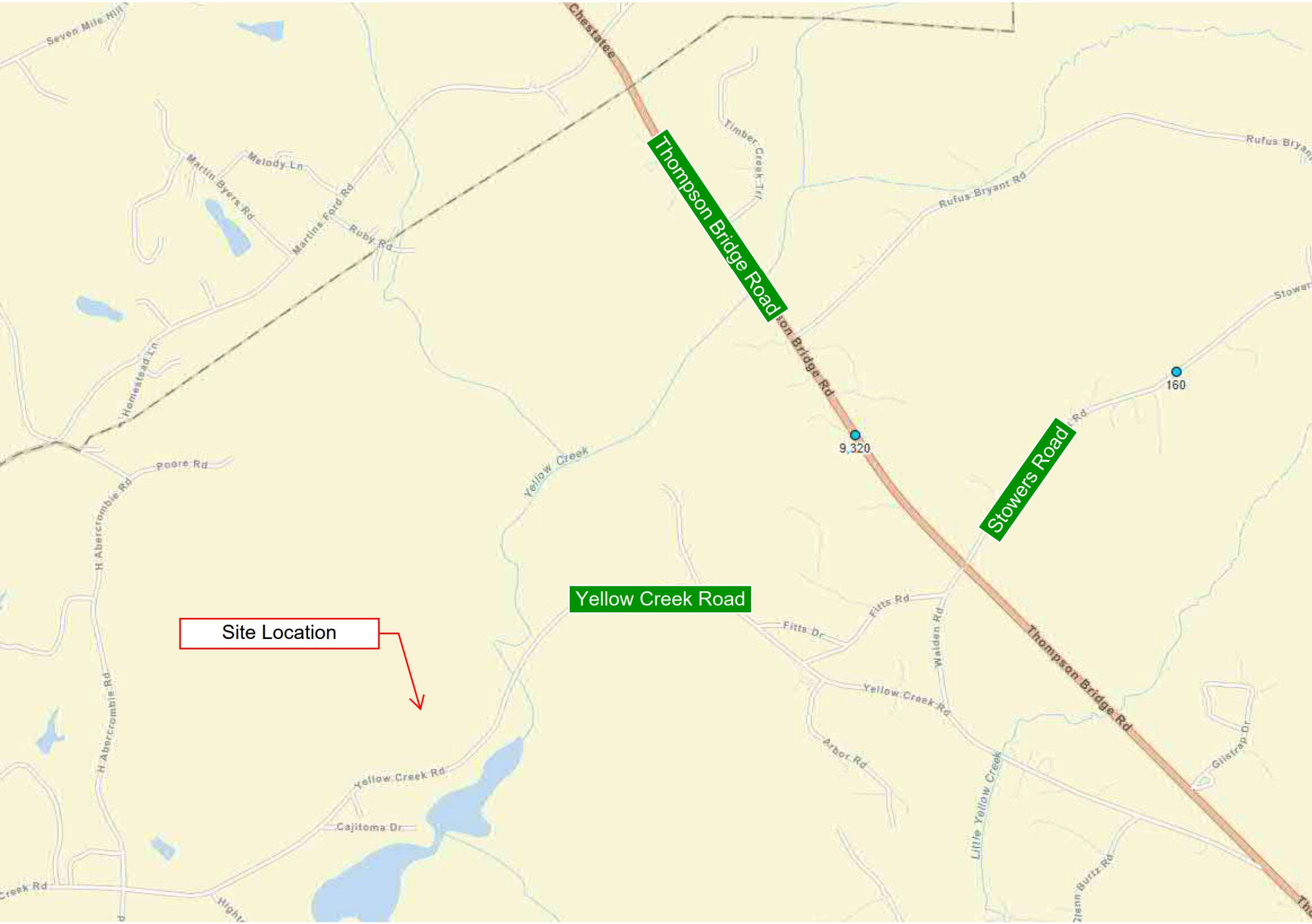
SCALE: 1" = 250'
DATE: 02/07/2025
PROJECT: 25015.00

NORTH

C4
SHEET

Appendix B

GDOT TADA Aerial Map


Thompson Bridge Road
Stowers Road
Yellow Creek Road
Site Location
9,320
160
Chestatee
Timber Creek Trl
Rufus Bryant Rd
Martin Byers Rd
Melody Ln
Martins Ford Rd
Ruby Rd
Homestead Ln
Poore Rd
H Abercrombie Rd
Yellow Creek
Fitts Rd
Fitts Dr
Walden Rd
Yellow Creek Rd
Arbor Rd
Little Yellow Creek
Gilstrap Dr
Cajitoma Dr
Thompson Bridge Rd

Appendix B
Trip Generation Report

Single-Family Detached Housing
(210)

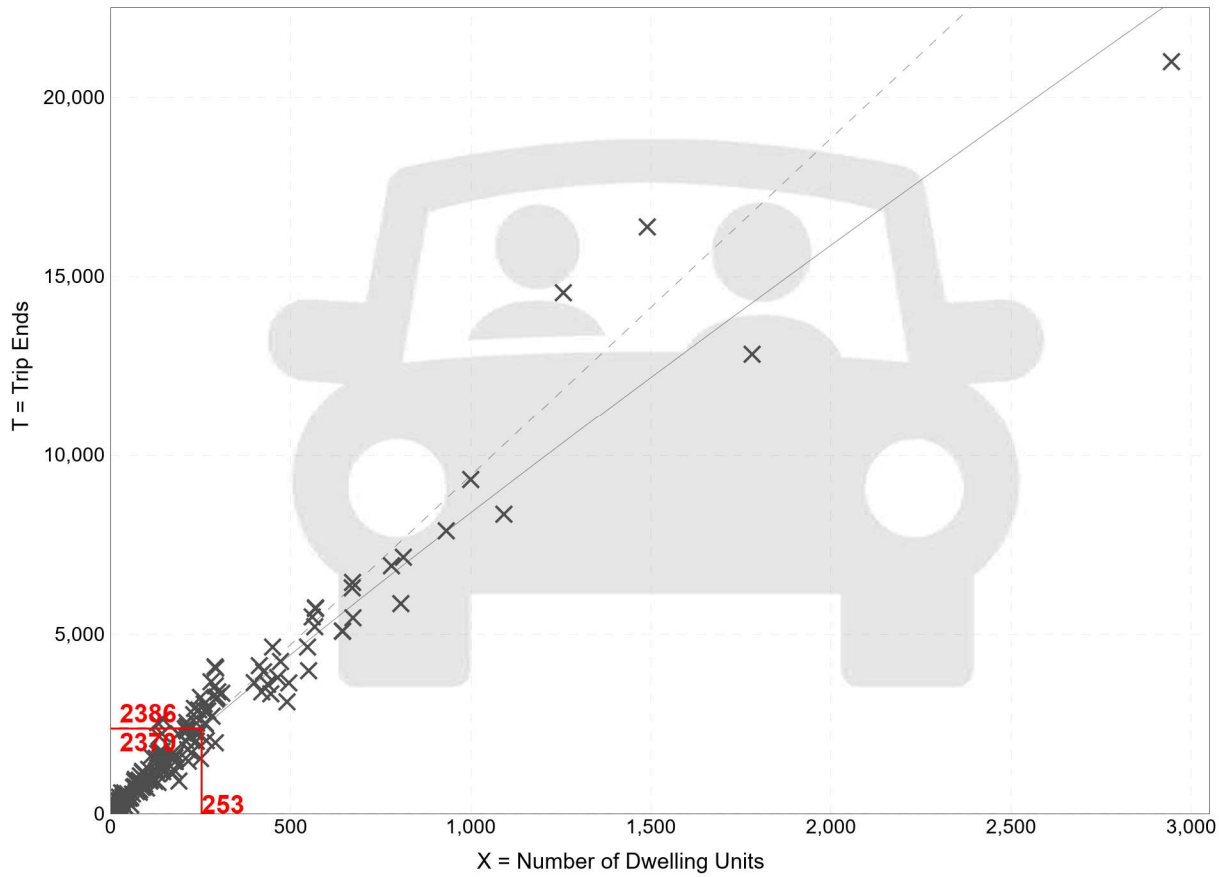
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

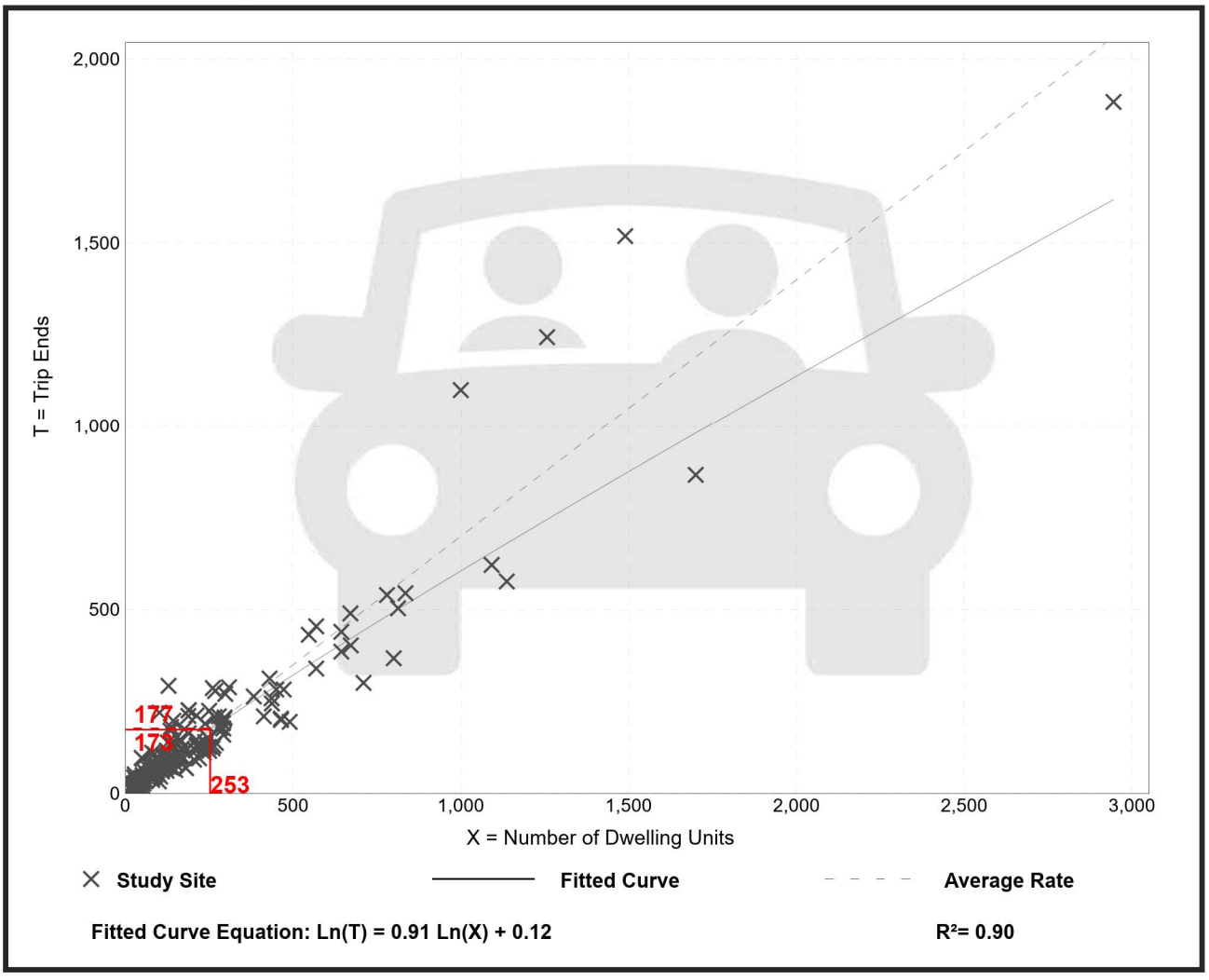
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



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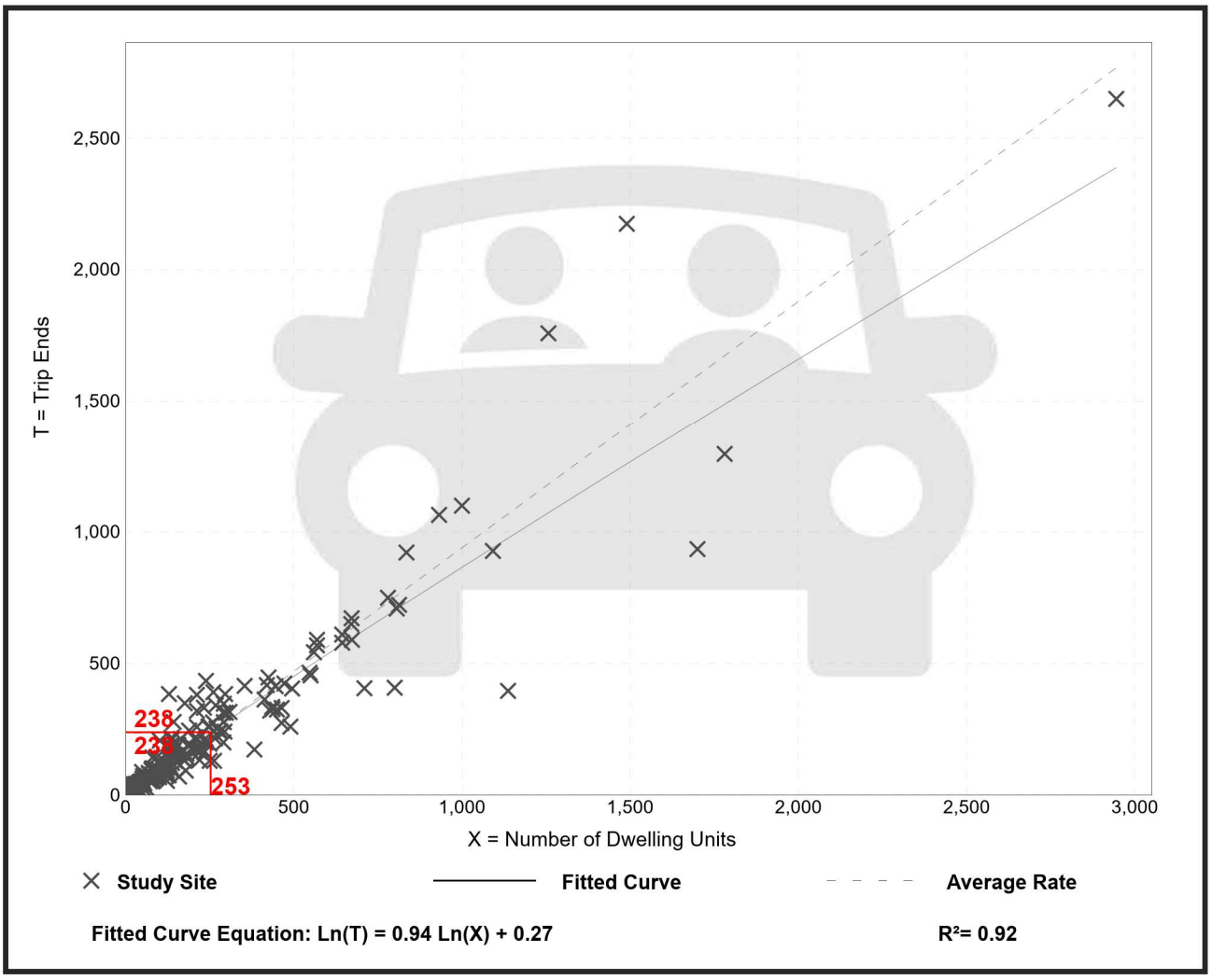
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



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Appendix C

Crash Summary Report

CRASH SUMMARY REPORT

Yellow Creek Road from H Abercrombie Road to SR 60/Thompson Bridge Road

Created on March 4, 2025

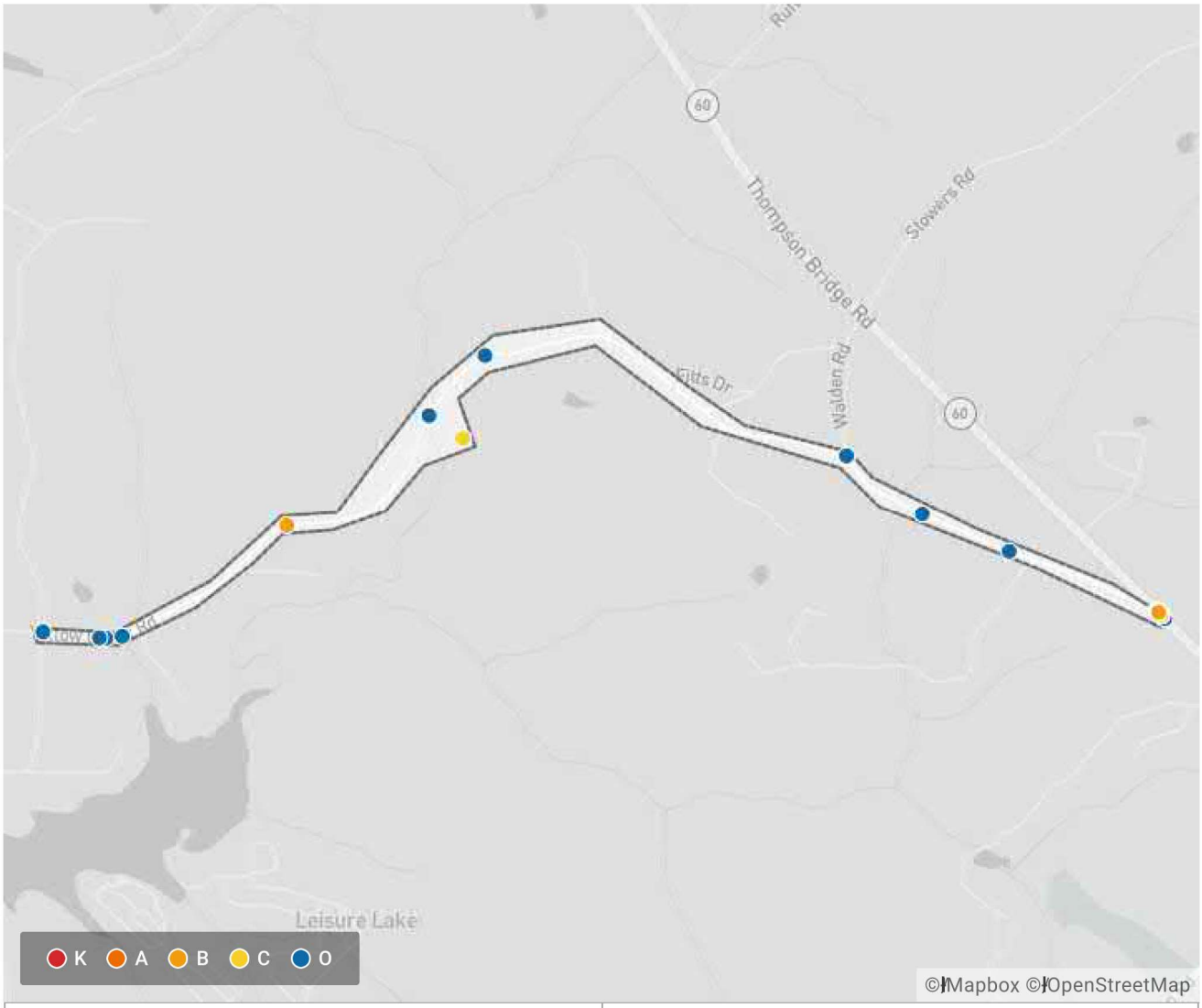
Created by Chris Maddox

Data extents: January 1, 2019 to December 31, 2023

Applied Filters

Shape: Polygon

1 crash has been excluded (see end of report for more information)



Total Included Crashes	23	Fatal Crashes	0

GDOT Summary — Collisions Dataset

Intersection Related	18	78.26%
Distracted Driver (Suspected)	11	47.83%
Single Motor Vehicle Involved	10	43.48%
Distracted Driver (Confirmed)	3	13.04%
+ 6 more	0	0%

KABCO Severity	Collisions	Dataset
(O) No Injury	14	60.87%
(C) Possible Injury / Complaint	6	26.09%
(B) Suspected Minor/Visible Injury	3	13.04%
+ 3 more	0	0%

Date and Time (Year)	Collisions	Dataset
2023	2	8.70%
2022	6	26.09%
2021	4	17.39%
2020	4	17.39%
2019	7	30.43%
+ 6 more	0	0%

Date and Time (Hour of Day)	Collisions	Dataset
12 am - 2 am	2	8.70%
8 am - 10 am	2	8.70%
10 am - 12 pm	5	21.74%
12 pm - 2 pm	4	17.39%
2 pm - 4 pm	2	8.70%
4 pm - 6 pm	4	17.39%
6 pm - 8 pm	3	13.04%
8 pm - 10 pm	1	4.35%
+ 4 more	0	0%

Manner of Collision (Crash Level)	Collisions	Dataset
Not a Collision with Motor Vehicle	10	43.48%
Rear End	9	39.13%
Angle Crash	2	8.70%
Sideswipe-Opposite Direction	1	4.35%
Sideswipe-Same Direction	1	4.35%
+ 3 more	0	0%

Location of Impact (Crash Level)	Collisions	Dataset
On Roadway - Non-Intersection	12	52.17%
Off Roadway	6	26.09%
On Roadway - Roadway Intersection	4	17.39%
On Shoulder	1	4.35%
+ 13 more	0	0%

Most Harmful Event (Unit Vehicle)	Collisions	Dataset
Motor Vehicle in Motion	12	52.17%
Deer	2	8.70%
Ditch	2	8.70%
Over Turn	2	8.70%
Embankment	1	4.35%
Fence	1	4.35%
Parked Motor Vehicle	1	4.35%
+ 31 more	0	0%

Operator/Pedestrian Contributing Factors (Unit Order)	Collisions	Dataset
Driver Lost Control	3	13.04%
Too Fast for Conditions	3	13.04%
Reaction to Object or Animal	2	8.70%
(None)	1	4.35%
Disregard Other Traffic Control	1	4.35%
Following Too Close	1	4.35%
Improper Passing	1	4.35%
Wrong Side of Road	1	4.35%
+ 34 more	0	0%

Area: County	Collisions	Dataset
Hall	23	100.00%
+ 158 more	0	0%

Area: GDOT District (Crash Level)	Collisions	Dataset
D1	23	100.00%
+ 6 more	0	0%

SHSP Emphasis Area	Collisions	Dataset
Intersection Related	18	78.26%
Distracted Driver (Suspected)	11	47.83%

Roadway Departure	7	30.43%
Young Adult Driver (Age 20-24)	7	30.43%
Older Driver Related (55-64)	5	21.74%
Young Driver (Age 15-19)	5	21.74%
Aggressive/Speed Related	3	13.04%
Distracted Driver (Confirmed)	3	13.04%
+ 10 more	6	26.08%

First Harmful Event	Collisions	Dataset
Motor Vehicle in Motion	13	56.52%
Deer	3	13.04%
Ditch	2	8.70%
Embankment	1	4.35%
Fence	1	4.35%
Highway Traffic Sign Post	1	4.35%
Other/Unknown	1	4.35%
Over Turn	1	4.35%
+ 32 more	1	4.35%

Vehicle Type (Crash Level)	Collisions	Dataset
Passenger Car	15	65.22%
Sports Utility Vehicle (SUV)	8	34.78%
Pickup Truck	5	21.74%
	1	4.35%
All Terrain Vehicle	1	4.35%
+ 19 more	0	0%

Roadway Contributing Factors	Collisions	Dataset
No Contributing Factors	21	91.30%
Water Standing	1	4.35%
+ 12 more	0	0%

Vehicle Contributing Factor (Crash Level)	Collisions	Dataset
No Known Defects	22	95.65%
Other	1	4.35%
+ 11 more	0	0%

Countermeasures All	Collisions	Dataset
Countermeasure: Intersection Crashes (vehicle)	8	34.78%

Countermeasure: Wildlife Warning	3	13.04%
Countermeasure: Roadway and Lane Departure Crashes	2	8.70%
+ 8 more	0	0%

1 crash has been excluded

- 1 crash because of Impaired Driver (8954572)

TRAFFIC IMPACT STUDY

FOR

YELLOW CREEK ROAD DEVELOPMENT

HALL COUNTY, GA

Prepared By:

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066

April 9, 2025

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EXECUTIVE SUMMARY

The proposed Yellow Creek Road detached single-family homes development is located in Hall County, GA. The development will be built along the north side of Yellow Creek Road to the west of SR 60/Thompson Bridge Road. The development includes 253 detached single-family homes. The site will be accessed by two new driveways along Yellow Creek Road. The full build-out of the development is planned for 2033. This study analyzed the peak hour traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine the intersection control for the proposed driveway.

This study analyzed the impacts the additional development's generated trips are expected to have on the surrounding roadway network and study intersections. The study intersections are listed below:

1. Yellow Creek Road at H Abercrombie Rd – Minor Street Stop Control
2. Yellow Creek Road at Driveway A – Minor Street Stop Control (*New Intersection)*
3. Yellow Creek Road at Driveway B – Minor Street Stop Control (*New Intersection)*
4. Yellow Creek Road at Fitts Road – Minor Street Stop Control
5. SR 60 at Walden Road – Minor Street Stop Control
6. SR 60 at Yellow Creek Road – Minor Street Stop Control

The ITE *Trip Generation Manual*, was referenced to estimate the trips generated by the residential development. The expected trips were added to the existing traffic volumes to analyze the delay and level of service at the study intersections in build condition and compare with the existing and no-build conditions.

The site will be accessed by two new driveways along Yellow Creek Road. Driveway A will be the western access and is expected to serve 70% of the units. Driveway B will be the eastern access and will serve the remaining 30% of the units.

The existing study intersections are operating at overall acceptable levels of service under existing conditions and continue to operate acceptably in the future no-build condition. In the build condition, with future year traffic volumes and added traffic from the Yellow Creek Road development, the study intersections and their approaches are expected to continue to operate at the same levels of service as they do in the no-build condition with the addition of the development traffic. The site driveways are expected to operate at an acceptable level of service, LOS A and LOS B, during peak periods with minor street stop control.

The existing intersection of SR 60/Thompson Bridge Road at Yellow Creek Road is expected to service most of the trips generated by the development. The added trips will not have an impact on the intersection's level of service.

The recommended driveway configuration and control type for the development are listed below:

<u>Yellow Creek Road at Driveway A</u>

- Driveway A should be minor street stop controlled.
- Driveway A should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

Yellow Creek Road at Driveway B

- Driveway B should be minor street stop controlled.
- Driveway B should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

No roadway improvements are recommended for this development.

INTRODUCTION

A traffic impact study was conducted by Southeastern Engineering, Inc. for the proposed Yellow Creek Road residential development located in Hall County, GA. The development will be built on undeveloped land along the north side of Yellow Creek Road to the west of SR 60/Thompson Bridge Road (SR 60). The development includes 253 detached single-family homes. The site will be accessed by two new driveways along Yellow Creek Road. The build-out of the development is planned for 2033. A location map of the area near the site is shown in **Figure 1**.

Figure 1 Location Map

This study will identify the potential impacts of the proposed development traffic on the surrounding roadway network. The study includes the existing and future peak hour traffic operations and capacity analysis for the surrounding roadway network and development driveways. As necessary, operational improvements will be identified and analyzed to mitigate the traffic impacts caused by the development. Based on the results of the analysis for the study intersections, recommendations will be made for intersection geometry and control method.

PROJECT DESCRIPTION

The development will be built along the north side of Yellow Creek Road to the west of SR 60 in Hall County, GA. The development includes 253 detached single-family homes. The site will be accessed by two new driveways along Yellow Creek Road. This study analyzes traffic impacts upon the full build-out of the development, which is planned for 2033. The site plan is attached in **Appendix A**.

Study Network

The traffic study analyzes traffic operations for the study intersections in the vicinity of the development. Capacity analysis and level of service evaluations of the study intersections were conducted for the existing, no-build and build scenarios. The study intersections for this report are listed below:

1. Yellow Creek Road at H Abercrombie Rd – Minor Street Stop Control
2. Yellow Creek Road at Driveway A – Minor Street Stop Control (*New Intersection)*
3. Yellow Creek Road at Driveway B – Minor Street Stop Control (*New Intersection)*
4. Yellow Creek Road at Fitts Road – Minor Street Stop Control
5. SR 60 at Walden Road – Minor Street Stop Control
6. SR 60 at Yellow Creek Road – Minor Street Stop Control

Roadway Conditions

The roadway network adjacent to the development was examined for the existing roadway characteristics. An aerial of the study area is shown in **Figure 2.**

Yellow Creek Road

Yellow Creek Road is a two-lane facility with a posted speed limit of 45 mph. It is classified by GDOT as a minor collector. It connects to SR 60 in the east and H Abercrombie Road in the west. There is no curb and gutter or sidewalk present along the road in the study area.

H Abercrombie Road

H Abercrombie Road is a two-lane facility with a posted speed limit of 45 mph. It is classified by GDOT as a local road. It connects to Yellow Creek Road in the south and SR 60 in the north. There is no curb and gutter or sidewalk present along the road in the study area.

Fitts Road/Walden Road

Fitts Road/Walden Road is a two-lane facility with no posted speed limit. It is classified by GDOT as a local road. It connects to Yellow Creek Road in the south and SR 60 in the north. Fitts Road changes names to Walden Road approximately 400 ft south of SR 60. There is no curb and gutter or sidewalk present along the road in the study area.

SR 60

SR 60 is a two-lane facility with a posted speed limit of 55 mph. It is classified by GDOT as a principal arterial. It connects to SR 400 to the north and the city of Gainesville to the south. There is no curb and gutter or sidewalk present along the road in the study area.

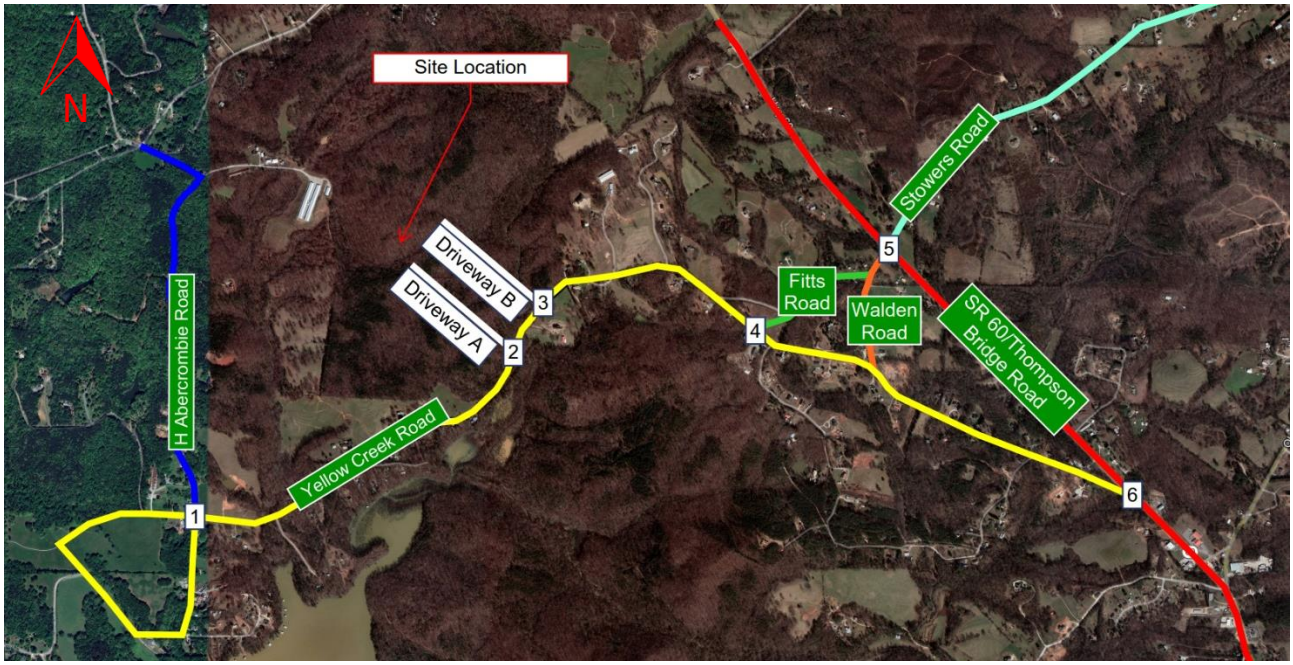


Figure 2 Aerial of Study Area

EXISTING TRAFFIC CONDITIONS

The traffic impact study analyzes the current traffic operations of the study network. Capacity analysis and level of service evaluations of the study intersections were conducted for the existing and future conditions with and without the proposed development to determine the impacts of the development traffic on the network.

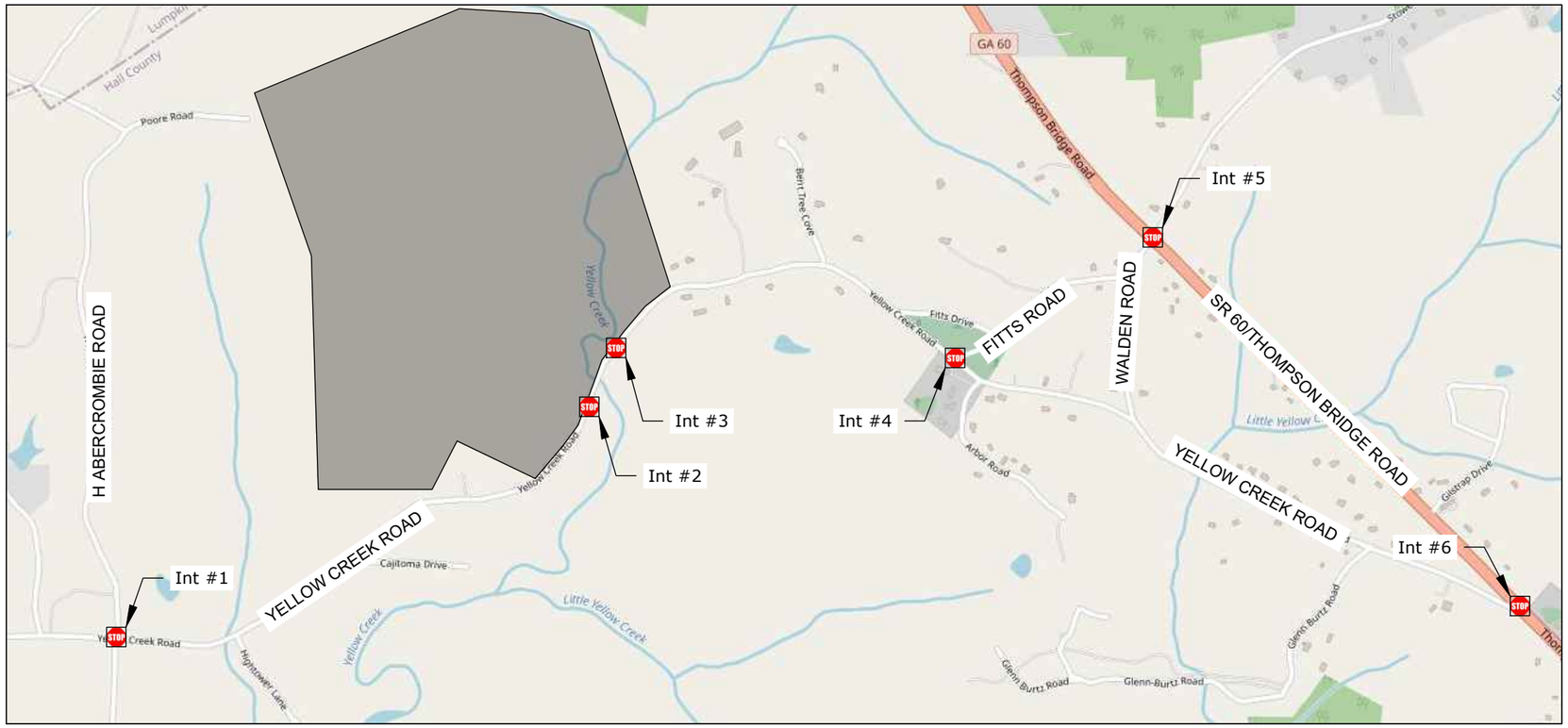
Existing Traffic Volumes

Existing traffic volumes were collected on Wednesday, March 12 and Thursday, March 13, 2025. Daily traffic volumes (48 hours) were collected on primary roadways near the development with peak hour turning movement counts collected at the study intersections on March 12, 2025. For operational analysis, the peak hours were identified as 7:00-8:00 AM for the AM peak and 5:00-6:00 PM for the PM peak hour. Yellow Creek Road adjacent the development site has an average daily traffic volume of 772 vehicles per day (vpd). Existing daily traffic volumes collected in the study area are summarized in **Table 1**, and detailed traffic counts are attached in **Appendix B**. The existing AM and PM peak hour turning movement volumes for the study area are shown in **Figure 6**. GDOT's TADA system was referenced for traffic volumes on other study network roadways. In February 2025, SR 60 has an ADT of 9,992 vpd to the north of Walden Road (Station ID 139-0325).

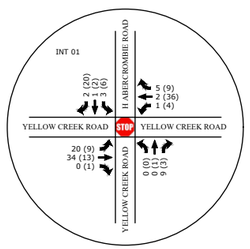
Table 1: Existing Traffic Volume (2025)

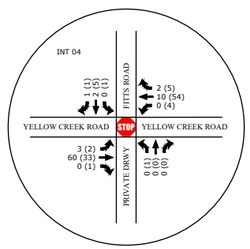
Location	Volume		Total
	Eastbound	Westbound	
Yellow Creek Road east of H Abercrombie Road (3/12/2025)	382	375	757
Yellow Creek Road east of H Abercrombie Road (3/13/2025)	397	388	785
Yellow Creek Road east of H Abercrombie Road (Average)	390	382	772

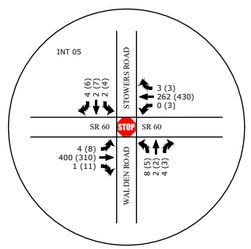
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY, GA	1193-25-031		

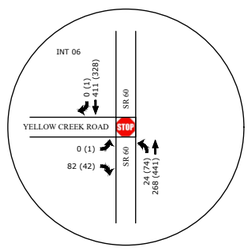


Legend: AM (PM)









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PRINTED BY: HAEMO KU

FIGURE 3

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
tel: 770-971-1936
www.seengineering.com

EXISTING YEAR (2025)
PEAK HOUR VOLUMES

REVISION DATES		

DATE:

YELLOW CREEK ROAD
DEVELOPMENT

Level of Service Methodology

Intersection capacity analyses were performed using the methodology outlined in the *Highway Capacity Manual, 6th Edition* (HCM). This methodology is the industry standard for the evaluation of intersection capacity and delay. To facilitate the analysis, computer software Synchro 11 was used. This software conforms to the methodology of the HCM.

An analysis of peak hour traffic conditions was performed to determine the level of service (LOS) at the study intersections. LOS for an intersection is based on vehicular delay at the intersection and is a typical measure of effectiveness used to evaluate intersection operations. The HCM provides ranges of delay for each LOS definition, spanning from very minimal delays (LOS A) to high delays (LOS F). LOS F is generally considered unacceptable for most drivers.

For unsignalized intersections, where a stop sign controls side streets or minor streets, the criterion for evaluating traffic operations is the LOS for the controlled turning movements at the intersection. Methodology from the HCM to determine the delay and LOS for these turning movements is based on input data including intersection geometry, lane configuration, and turning movement volumes.

For the signalized intersections, LOS is based on input data including intersection geometry, lane configuration, turning movement volumes, and traffic signal timing.

Table 2 below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively.

Table 2: Level of Service for Signalized and Unsignalized Intersections		
Level of Service	**Control Delay Per Vehicle (sec)**	
	Signalized Intersection	**Unsignalized Intersection**
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Existing Conditions Levels of Service

The existing geometric configuration and intersection controls were used to analyze the intersections for the existing conditions operational analysis. Overall, the existing study intersections are operating at acceptable levels of service under existing conditions. The results of the existing intersection operational analysis are summarized in **Table 3** and detailed Synchro reports are attached in **Appendix C**.

Table 3: Level of Service and Delay for Existing Year (2025)				
Intersection	Control	Approach	Delay (LOS)	
			AM	PM
Yellow Creek Road at H Abercrombie Road	Minor Street Stop Control	NB	8.5 (A)	8.7 (A)
		SB	9.0 (A)	8.9 (A)
Yellow Creek Road at Fitts Road	Minor Street Stop Control	SB	9.1 (A)	9.5 (A)
SR 60 at Walden Road	Minor Street Stop Control	NB	15.1 (C)	15.9 (C)
		SB	13.1 (B)	16.3 (C)
SR 60 at Yellow Creek Road	Minor Street Stop Control	EB	12.1 (B)	10.7 (B)

FUTURE CONDITIONS – WITHOUT THE PROPOSED DEVELOPMENT (NO-BUILD)

The impact of the proposed development on the roadway network was analyzed and evaluated in the future year (2033) without the proposed development (No-Build) to compare the future conditions with the proposed fully constructed development (Build).

Growth Rate

The growth rate for the study area was calculated using different sources, including the annual volume statistics from GDOT's Traffic Analysis & Data Application (TADA), employment and population projections for the county from Regional Economic Models, Inc. (REMI), population projections for the county from the Governor's Office of Planning and Budget (OPB), and county census data from the US Census Bureau. Data and calculations from the sources are attached in **Appendix D**.

TADA traffic volume data between March 2020 and July 2022 has been exclude from the growth rate calculations due to COVID-19 impacts. As a result, the latest count data available before 2020 was used to calculate the 5-year growth rate. The growth rate calculated using the GDOT's Historical traffic data is summarized in **Table 4**.

Table 4: GDOT Historical Growth Rate				
Station ID	Location	5-Year	10-Year	15-Year
127-0332	SR 60 north of Walden Rd	-0.3%	1.5%	1.2%
139-0332	Dahlonega Hwy south of Stowers Rd	-13.3%	-2.1%	-
139-0334	Price Rd west of H Thomas Rd	5.8%	4.6%	4.7%
5-,10- and 15-Year Average		-2.6%	1.4%	2.9%
Average Growth Rate		**0.6%**		

Population and employment projections from REMI were utilized in determining growth rates for the county. This data was used to calculate the growth rate for open year 2033. **Table 5** summarizes the growth rate calculated using REMI's projections.

Table 5: Growth Rate Based on Regional Economic Models, Inc's Projections	
Projection Type	**2025-2033**
Employment Projection	**0.6%**
Population Projection	**0.9%**

The population projection data for the county was obtained from the Georgia Governor's OPB. This data was used to calculate the growth rate for open year 2033. Growth rate calculated using projections from OPB are summarized in **Table 6**.

Table 6: Georgia Governor's Office of Planning and Budget Annual Population Estimates		
Year	**County Population**	**Growth Rate**
2025	222,938	
2033	244,472	**1.2 %**

Census data from the U.S. Census Bureau was used to calculate a growth rate for the county. Growth rate calculated using the U.S. Census Bureau data is shown **Table 7**.

Table 7: U.S. Census Bureau Annual Estimates of the Resident Population			
Geographic Area	**2010 Census**	**2020 Census**	**2010 to 2020 Growth Rate**
Hall County	179,684	203,136	**1.2%**

The growth rate used to calculate the project's future volumes was obtained by averaging the growth rates from different sources for an overall project growth rate of 0.9%.

Adjacent Projects

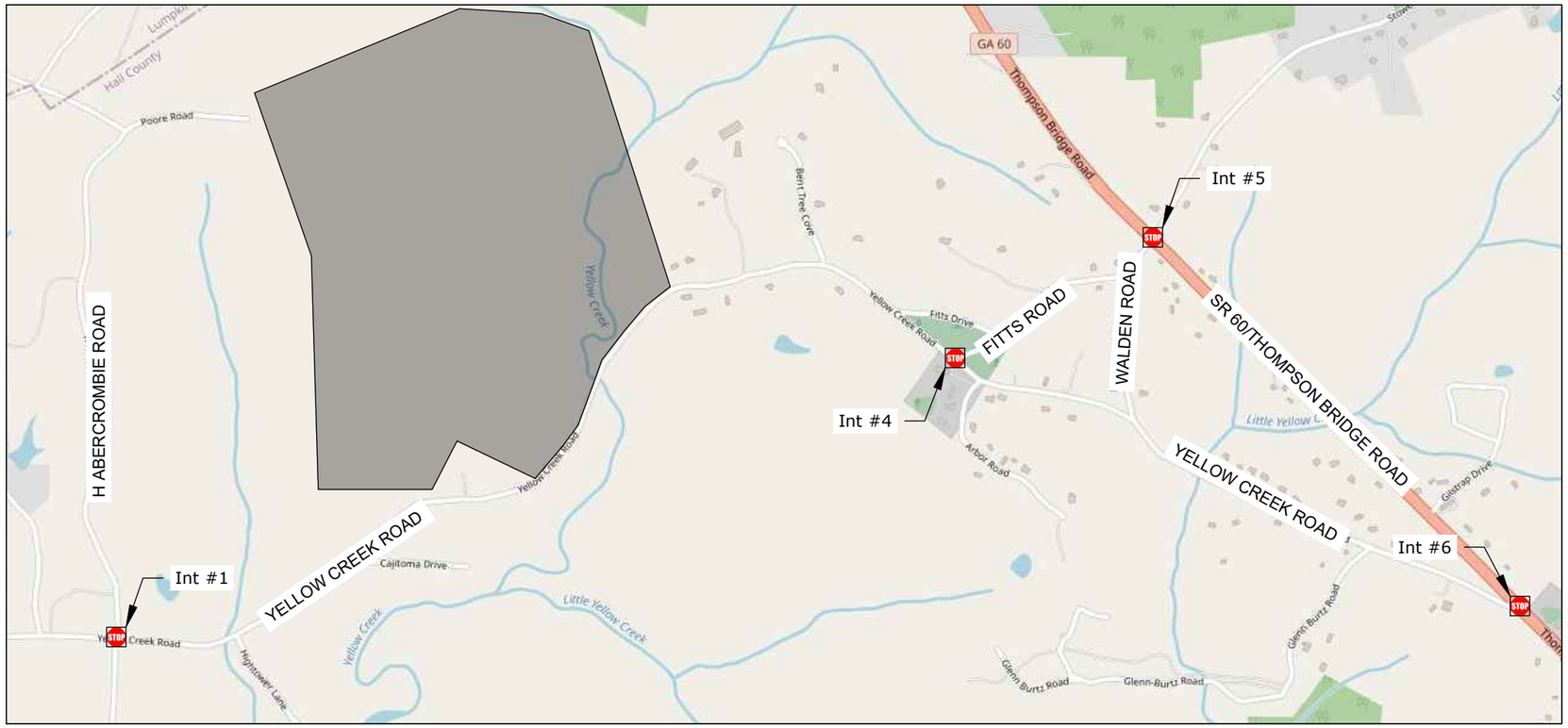
The area adjacent the development was reviewed for any transportation or development projects which may have any effect on traffic impacts.

GDOT PI 0013762 SR 60 from SR 400/Lumpkin to Yellow Creek Road/Hall is a widening project along SR 60 which is in the scoping phases. Based on the project's schedule it is not anticipated to be constructed by the time the development is completed so the project will not be considered in future year analysis, however the project is expected to increase capacity of SR 60 once completed.

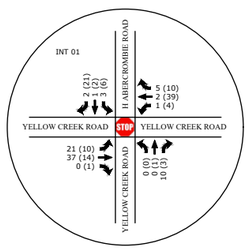
Future No-Build Traffic Volumes

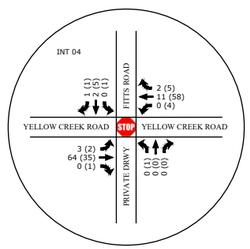
The future background volumes for the 2033 were calculated by applying the annual exponential growth rate over eight (8) years to the existing 2025 background volumes. Future 2033 background volumes are shown in **Figure 4**.

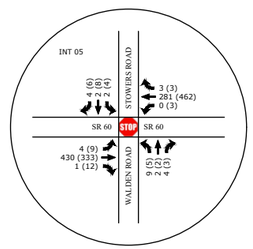
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY, GA	1193-25-031		



Legend: AM (PM)







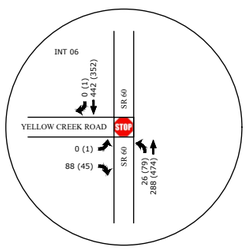


FIGURE 4

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road
Marietta, Georgia 30066
tel: 770-971-1936
www.seengineering.com

NO-BUILD YEAR (2033)
PEAK HOUR VOLUMES

REVISION DATES		

DATE:

YELLOW CREEK ROAD
DEVELOPMENT

DRAWING NAME: I:\1193 Cook Development\1193-25-031 Yellow Creek Rd Dev Traffic Study\Traffic\DWG\Figures.dwg
PLOT DATE - TIME: Apr. 08, 2025 - 5:56 PM
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Future No-Build Conditions Level of Service

The future no-build (2033) intersection operational analysis was conducted for the study network, with existing geometric configuration and intersection controls. All study intersections are expected to operate at the same levels of service as in the existing scenario with a slightly higher delay, which is expected due to background growth. The results of the intersection operational analysis are summarized in **Table 8** and detailed Synchro reports are attached in **Appendix C**.

Table 8: Level of Service and Delay for No-Build Scenario (2033)

Intersection	Control	Approach	Delay (LOS)	
			AM	PM
Yellow Creek Road at H Abercrombie Road	Minor Street Stop Control	NB	8.6 (A)	8.7 (A)
		SB	9.1 (A)	8.9 (A)
Yellow Creek Road at Fitts Road	Minor Street Stop Control	SB	9.1 (A)	9.5 (A)
SR 60 at Walden Road	Minor Street Stop Control	NB	16.1 (C)	15.4 (C)
		SB	13.7 (B)	15.3 (C)
SR 60 at Yellow Creek Road	Minor Street Stop Control	EB	12.7 (B)	10.9 (B)

PROPOSED DEVELOPMENT

The Yellow Creek Road single family residential development will be built along the north side of Yellow Creek Road to the west of SR 60. The development includes 253 detached single-family residential homes. The site will be accessed by two new driveways along Yellow Creek Road. Driveway A will be the western access and is expected to serve 70% of the units. Driveway B will be the eastern access and will serve the remaining 30% of the units. This study analyzes traffic impact upon the full build-out of the proposed development, which is planned for 2033.

Trip Generation

The number of trips expected to be generated from the proposed development were estimated based on the method defined in the ITE *Trip Generation Manual, 11th Edition*. Due to the nature of land use of the development, no pass-by trip reductions are anticipated for the trips generated from the development. The trip generation for the proposed development is summarized in **Table 9**, and the trip generation reports are attached in **Appendix E**.

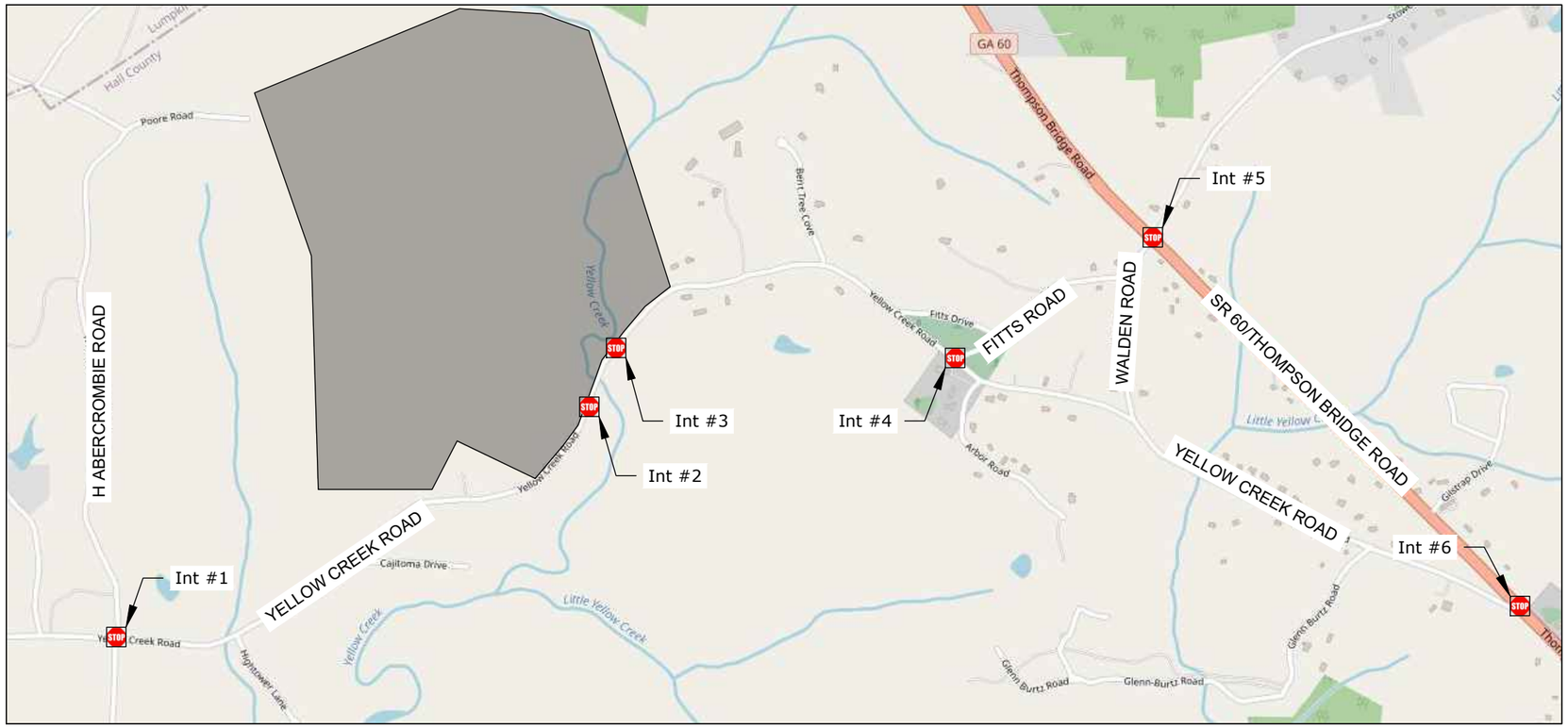
Table 9: Proposed Site Trip Generation

Land Use (ITE Code)	Unit of Measure	Daily Traffic			AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	253 Units	1,185	1,185	2,370	43	130	173	150	88	238

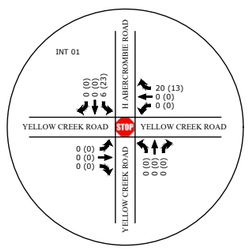
Trip Distribution and Assignment

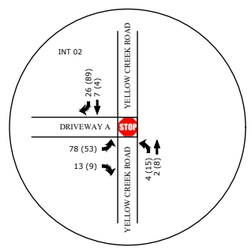
The trips expected to be generated from the proposed development were distributed on the roadway network in the study area. The proposed distribution is based on historical counts and observed traffic patterns in the area. Trips generated by the development assigned to the study network are shown in **Figure 5**.

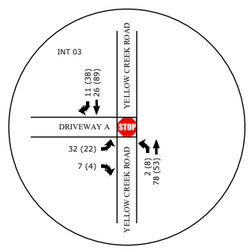
JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY, GA	1193-25-031		

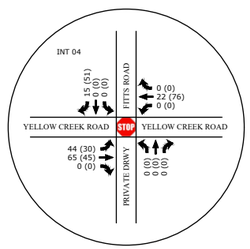


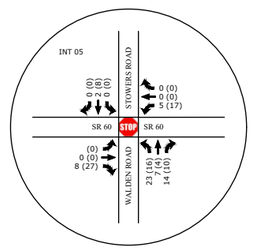
Legend: AM (PM)











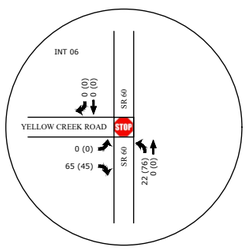


FIGURE 5

SOUTHEASTERN ENGINEERING, INC.
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SITE GENERATED PEAK HOUR TRIPS

REVISION DATES		

DATE:

YELLOW CREEK ROAD DEVELOPMENT

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Auxiliary Lane Analysis

The need for auxiliary lanes on Yellow Creek Road at the development driveways were evaluated based on the guidelines from GDOT's *Regulations for Driveway and Encroachment Control* manual. Auxiliary lanes are recommended on approaches to intersections when the daily turning traffic volumes meet or exceed volume thresholds defined in the GDOT manual.

Based on the GDOT manual, a left-turn lane is recommended at an intersection if the threshold values as shown in **Table 10** are met or exceeded.

Table 10: Left-Turn Lane Requirements

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	< 6,000	≥ 6,000	< 10,000	≥ 10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
≥ 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Based on the GDOT manual, a right-turn lane is recommended at an intersection if the threshold values as shown in **Table 11** are met or exceeded.

Table 11: Right-Turn Lane Requirements

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	< 6,000	≥6,000	<10,000	≥10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
≥65 MPH	Always	Always	Always	Always

Yellow Creek Road is a two-lane roadway with a posted speed limit of 45 mph, and an average daily traffic (ADT) volume of approximately 772 vehicles per day (vpd). With background growth and the development generated traffic the future year (2033) average daily traffic will not exceed 6,000 vpd. Therefore, the threshold for a left-turn lane is set at 250 LTV per day, and the threshold for a right-turn lane is set at 150 RTV per day.

The results for the auxiliary lane analysis are shown in **Table 12**. Based on the estimated daily turning volumes right turn lanes are warranted on Yellow Creek Road at both Driveway A and Driveway B. Let turn lanes are not warranted at either driveway. The warranted turn lanes will be used in the build analysis.

Table 12: Results for Auxiliary Lane Analysis

Intersection	Turning Movement Thresholds (vpd)		Expected Turning Volumes (vpd)	
	LTV	RTV	LTV	RTV
Yellow Creek Road at Driveway A	250	150	119	711
Yellow Creek Road at Driveway B	250	150	59	296

FUTURE CONDITIONS- WITH THE PROPOSED DEVELOPMENT (BUILD)

To assess the traffic impact of the development, the site-generated trips were added to the future background traffic, and the combined volumes were analyzed.

Future Build Traffic Volumes

This future build analysis was conducted to determine any impacts to the study intersections resulting from traffic from the full build-out of the development. The site-generated trips assigned to the adjacent roadway network were added to the background traffic volumes and are presented in **Figure 6.**

Future Build Level of Service

The level of service criteria discussed in the prior sections was applied to the study intersections to determine the impacts of 2033 background traffic volumes plus total site-generated volumes and the addition of the proposed site driveways. The future build operational analysis was conducted to determine any impacts to the study intersections resulting from traffic generated after the full build-out of the proposed development.

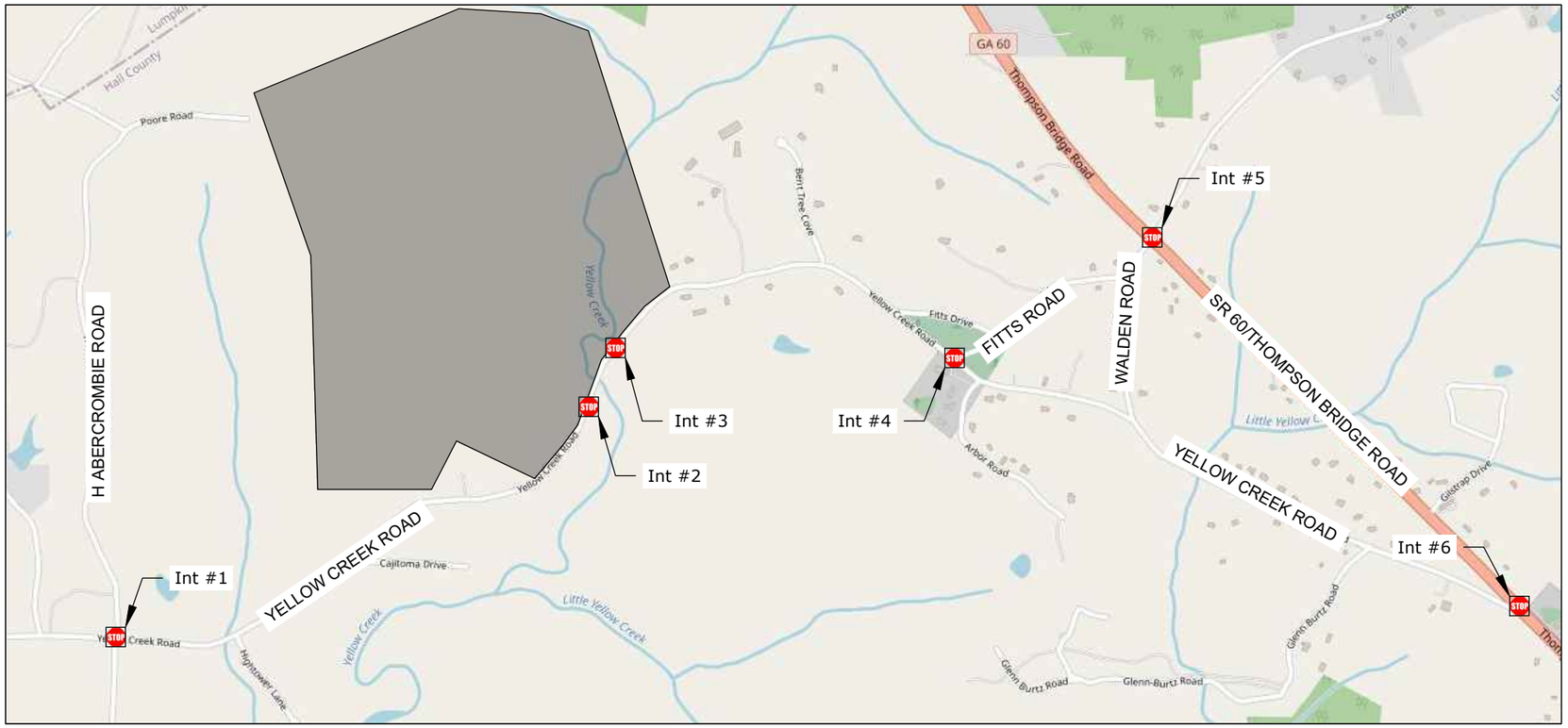
The future build intersection operational analysis was conducted for the study network, with existing geometric configuration and intersection controls with the addition of the Yellow Creek Road development traffic and driveways. The existing intersections and their approaches are expected to operate at the same levels of service with the addition of the development traffic. The site driveways are expected to operate at an acceptable level of service, LOS A and LOS B, during peak periods. The results of the intersection capacity analysis are summarized in **Table 13**, and detailed Synchro reports are attached in **Appendix C**.

Table 13: Level of Service and Delay for Build Scenario (2033)

Intersection	Control	Approach	Delay (LOS)	
			AM	PM
Yellow Creek Road at H Abercrombie Road	Minor Street Stop Control	NB	8.6 (A)	8.7 (A)
		SB	9.3 (A)	9.3 (A)
Yellow Creek Road at Driveway A	Minor Street Stop Control	EB	9.3 (A)	9.5 (A)
Yellow Creek Road at Driveway B	Minor Street Stop Control	EB	9.5 (A)	10.1 (B)
Yellow Creek Road at Fitts Road	Minor Street Stop Control	SB	8.8 (A)	9.6 (A)
SR 60 at Walden Road	Minor Street Stop Control	NB	18.2 (C)	19.0 (C)
		SB	14.8 (B)	18.8 (C)
SR 60 at Yellow Creek Road	Minor Street Stop Control	EB	14.0 (B)	11.4 (B)

The 95th percentile queues were reviewed on Yellow Creek Road at the driveway intersection to determine whether the standard storage length recommended by GDOT would be sufficient to accommodate the queue. The analysis shows that during both peak periods, the expected right turn queues will be less than or equal to one vehicle, which is approximately 25 feet, at the site driveway. The standard GDOT storage lengths will be acceptable for the turn lanes.

JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
HALL COUNTY, GA	1193-25-031		



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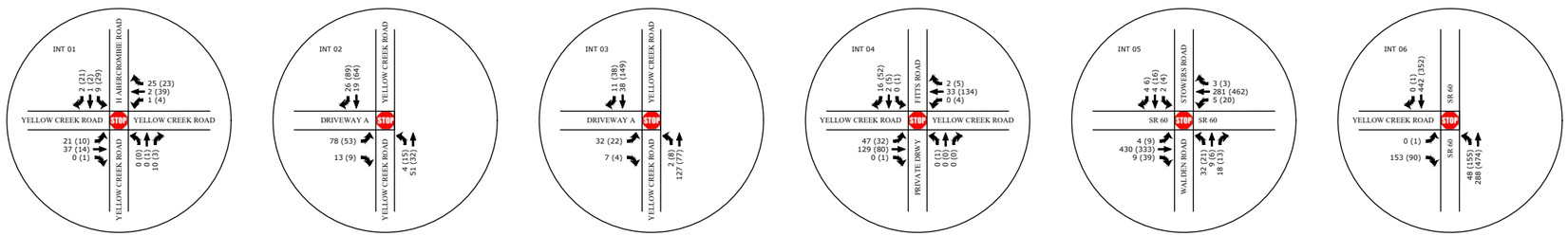

		FIGURE 6	SOUTHEASTERN ENGINEERING, INC. 2470 Sandy Plains Road Marietta, Georgia 30066 tel: 770-971-1936 www.segamarietta.com	BUILD (2033) PEAK HOUR VOLUMES	REVISION DATES	DATE: YELLOW CREEK ROAD DEVELOPMENT

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CONCLUSION AND RECOMMENDATIONS

The proposed Yellow Creek Road detached single-family homes development is located in Hall County, GA. The development will be built along the north side of Yellow Creek Road to the west of SR 60/Thompson Bridge Road. The development includes 253 detached single-family homes. The site will be accessed by two new driveways along Yellow Creek Road. Driveway A will be the western access and Driveway B will be the eastern access. The full build-out of the proposed development is planned for 2033. This study analyzed the peak hour traffic operations and capacity analysis for the study intersections to determine if recommendations to the existing roadway network should be made to accommodate the new traffic and determine the intersection control for the proposed driveway.

The existing study intersections are operating at overall acceptable levels of service under existing conditions and continue to operate acceptably in the future no-build condition. In the build condition, with future year traffic volumes and added traffic from the Yellow Creek Road development, the study intersections and their approaches are expected to continue to operate at the same levels of service as they do in the no-build condition with the addition of the development traffic. The site driveways are expected to operate at an acceptable level of service, LOS A and LOS B, during peak periods with minor street stop control.

The existing intersection of SR 60/Thompson Bridge Road at Yellow Creek Road is expected to service most of the trips generated by the development. The added trips will not have an impact on the intersection's level of service.

The recommended driveway configuration and control type for the development are listed below:

Yellow Creek Road at Driveway A

- Driveway A should be minor street stop controlled.
- Driveway A should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

Yellow Creek Road at Driveway B

- Driveway B should be minor street stop controlled.
- Driveway B should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Yellow Creek Road, per GDOT minimum design standards.

No roadway improvements are recommended for this development.

APPENDICES

- **Appendix A**
  - Site Plan
- **Appendix B**
  - Background Traffic Data
- **Appendix C**
  - Synchro Reports
- **Appendix D**
  - Growth Rate Data
- **Appendix E**
  - Trip Generation Report

Appendix A

Site Plan

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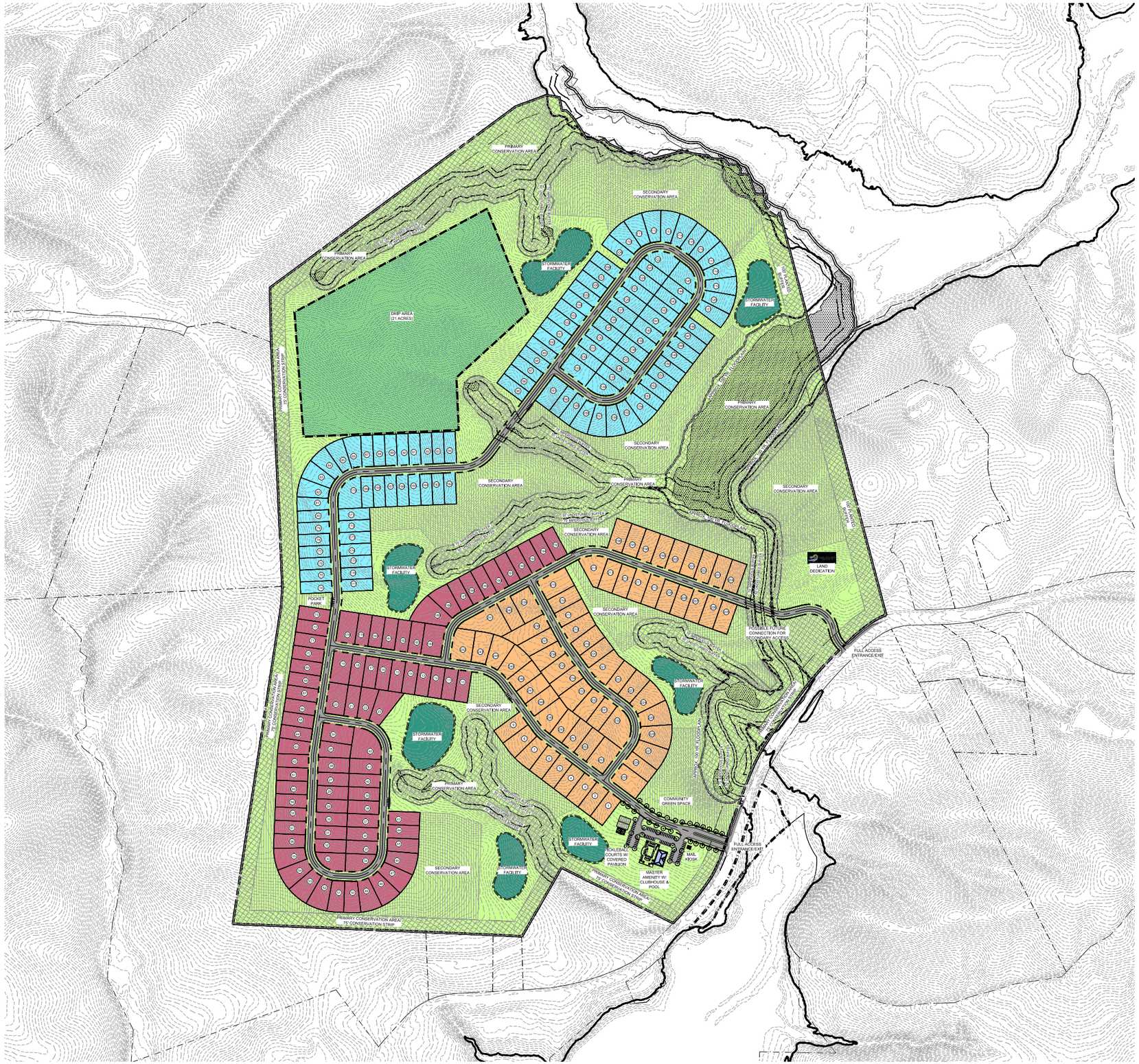

SITE LOCATION MAP
NOT TO SCALE

FEMA FIRM MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	±253.58 ACRES
100 YEAR FLOODPLAIN AREA	±17.86 ACRES
ZONING	
EXISTING ZONING	AR-1
PROPOSED ZONING	R-1 / CS (CONSERVATION SUBDIVISION)
ZONING JURISDICTION	HALL COUNTY, GEORGIA
SETBACK REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	50 FEET
DEVELOPMENT STANDARDS	
MIN. LOT AREA	26,196 SF
MIN. LOT WIDTH	60 FEET
MAX. BUILDING HEIGHT	50 FEET
62' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (10,230 SF TYP.)	104 LOTS
70' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (11,550 SF TYP.)	82 LOTS
80' X 165' DETACHED SINGLE FAMILY LOTS PROVIDED (13,200 SF TYP.)	67 LOTS
TOTAL RESIDENTIAL LOTS PROVIDED	253 LOTS
TOTAL SITE DENSITY PROVIDED	1.0 DUA
MAX. SITE DENSITY ALLOWED	253 LOTS
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	101.43 ACRES (40% OF GROSS LOT AREA)
OPEN SPACE PROVIDED	107.29 ACRES (42.3% OF GROSS LOT AREA)
PRIMARY CONSERVATION AREA PROVIDED	65.57 ACRES (61.1% OF TOTAL OPEN SPACE)
SECONDARY CONSERVATION AREA PROVIDED	41.72 ACRES (38.9% OF TOTAL OPEN SPACE)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	506 SPACES (2 SPACES/ DWELLING UNIT)
RESIDENTIAL PARKING PROVIDED	1,012 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

LEGEND:

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA
- 60' LOTS
- 70' LOTS
- 80' LOTS

24 HOUR CONTACT:
LUKE PRESSLEY

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PEACHTREE CORNERS, GA 30092

PROJECT

YELLOW CREEK RD. at BENT TREE COVE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
6266 YELLOW CREEK ROAD
MURRAYVILLE, GEORGIA 30564

HALL COUNTY JURISDICTION

FOR
COOK CONSTRUCTION/ REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

REZONING MASTER PLAN

0 125 250 500 750

SCALE: 1" = 250'
DATE: 02/07/2025
PROJECT: 25015.00

GRID NORTH
GEORGIA WEST ZONE

Z1A
SHEET

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Appendix B

Traffic Counts Summary Sheets

Bi-Directional Class Count

Yellow Creek Road west of H Abercrombie Road

Bi-Directional Class Count || NB EB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Wednesday, March 12, 2025

Weather
Fair
58°F

Lat/Long
34.423773°, -83.953811°

Click here for Detailed Weather

Click here for Map

0000 - 2400 (Weekday 24h Session) (03-12-2025)
NB EB 15min

	Eastbound (Movement 1.1)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0345 - 0400	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0500 - 0515	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0515 - 0530	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0530 - 0545	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0545 - 0600	0	3	2	0	0	0	0	0	0	0	0	0	0	5	12
0600 - 0615	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0615 - 0630	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0630 - 0645	0	5	1	1	0	0	0	0	0	0	0	0	0	7	
0645 - 0700	0	3	0	0	0	0	0	0	0	0	0	0	0	3	16
0700 - 0715	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
0715 - 0730	0	13	5	0	0	0	0	0	0	0	0	0	0	18	
0730 - 0745	0	7	1	1	0	0	0	0	0	0	0	0	0	9	
0745 - 0800	0	7	2	0	0	0	0	0	0	0	0	0	0	9	46
0800 - 0815	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0815 - 0830	0	5	4	0	0	0	0	0	0	0	0	0	0	9	
0830 - 0845	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0845 - 0900	0	4	2	0	0	0	0	0	0	0	0	0	0	6	29
0900 - 0915	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0915 - 0930	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0930 - 0945	0	3	2	0	0	1	0	0	0	0	0	0	0	6	
0945 - 1000	0	3	2	0	0	0	0	0	0	0	0	0	0	5	22
1000 - 1015	0	5	5	0	1	0	0	0	0	0	0	0	0	11	
1015 - 1030	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
1030 - 1045	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
1045 - 1100	0	2	3	0	1	0	0	0	0	0	0	0	0	6	29
1100 - 1115	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
1115 - 1130	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
1130 - 1145	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
1145 - 1200	0	2	1	0	0	0	0	0	0	0	0	0	0	3	16
1200 - 1215	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
1215 - 1230	0	2	0	0	1	0	0	0	0	0	0	0	0	3	
1230 - 1245	0	3	5	0	0	0	0	0	0	0	0	0	0	8	
1245 - 1300	0	5	5	0	2	0	0	0	0	0	0	0	0	12	29
1300 - 1315	0	4	5	0	0	0	0	0	0	0	0	0	0	9	
1315 - 1330	0	4	1	0	1	0	0	0	0	0	0	0	0	6	
1330 - 1345	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
1345 - 1400	0	6	2	0	0	0	0	0	0	0	0	0	0	8	29
1400 - 1415	0	4	2	1	0	0	0	0	0	0	0	0	0	7	
1415 - 1430	0	1	1	0	1	0	0	0	0	0	0	0	0	3	
1430 - 1445	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
1445 - 1500	0	5	3	1	1	0	0	0	0	0	0	0	0	10	28
1500 - 1515	1	2	2	0	1	0	0	0	0	0	0	0	0	6	
1515 - 1530	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1530 - 1545	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
1545 - 1600	0	3	3	0	1	0	0	0	0	0	0	0	0	7	21
1600 - 1615	0	2	1	0	1	0	0	0	0	0	0	0	0	4	
1615 - 1630	0	0	4	0	0	0	0	0	0	0	0	0	0	4	
1630 - 1645	1	4	3	1	1	0	0	0	0	0	0	0	0	10	
1645 - 1700	0	1	0	0	0	0	0	0	0	0	0	0	0	1	19
1700 - 1715	0	3	4	0	0	0	0	0	0	0	0	0	0	7	
1715 - 1730	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
1730 - 1745	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
1745 - 1800	0	1	2	0	0	0	0	0	0	0	0	0	0	3	25
1800 - 1815	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
1815 - 1830	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
1830 - 1845	0	8	2	0	0	0	0	0	0	0	0	0	0	10	
1845 - 1900	0	2	0	0	0	0	0	1	0	0	0	0	0	3	28
1900 - 1915	0	1	1	0	1	0	0	0	0	0	0	0	0	3	
1915 - 1930	0	0	0	0	1	0	0	0	0	0	0	0	0	1	
1930 - 1945	0	2	1	0	0	0	0	1	0	0	0	0	0	4	
1945 - 2000	0	3	0	0	1	0	0	0	0	0	0	0	0	4	12
2000 - 2015	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2015 - 2030	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
2030 - 2045	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
2045 - 2100	0	1	0	0	0	0	0	0	0	0	0	0	0	1	9
2100 - 2115	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
2115 - 2130	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2130 - 2145	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2145 - 2200	0	0	1	0	0	0	0	0	0	0	0	0	0	1	6
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2215 - 2230	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Session Total	2	237	118	5	17	1	0	2	0	0	0	0	0	382
Session Average	0.02	2.47	1.23	0.05	0.18	0.01	0.00	0.02	0.00	0.00	0.00	0.00	0.00	3.98
Session Percentage	0.52	62.04	30.89	1.31	4.45	0.26	0.00	0.52	0.00	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0700 - 0800	0945 - 1045	0545 - 0645	0715 - 0815	0845 - 0945	-	-	-	-	-	-	-	0700 - 0800
AM Peak Volume	0	34	12	1	1	1	0	0	0	0	0	0	0	46
AM Peak %age	0.00	73.91	26.09	2.17	2.17	2.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1415 - 1515	1300 - 1400	1230 - 1330	1400 - 1500	1200 - 1300	-	-	-	-	-	-	-	-	1230 - 1330
Noon Peak Volume	1	18	16	2	3	0	0	0	0	0	0	0	0	35
Noon Peak %age	2.86	51.43	45.71	5.71	8.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

PM Peak Hour	1500 - 1600	1800 - 1900	1545 - 1645	1545 - 1645	1545 - 1645	-	-	1845 - 1945	-	-	-	-	-	1745 - 1845
PM Peak Volume	1	20	11	1	3	0	0	2	0	0	0	0	0	28
PM Peak %age	3.57	71.43	39.29	3.57	10.71	0.00	0.00	7.14	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Thursday, March 13, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
61°F

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0000 - 2400 (Weekday 24h Session) (03-13-2025)
NB EB 15min

	Eastbound (Movement 1.1)														
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	15min Total	60min Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0345 - 0400	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0415 - 0430	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0430 - 0445	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
0445 - 0500	0	1	0	0	0	0	0	0	0	0	0	0	0	1	6
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0515 - 0530	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0530 - 0545	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
0545 - 0600	0	2	0	0	1	0	0	0	0	0	0	0	0	3	8
0600 - 0615	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
0615 - 0630	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0630 - 0645	0	2	1	1	0	0	0	0	0	0	0	0	0	4	
0645 - 0700	0	4	2	0	1	0	0	0	0	0	0	0	0	7	22
0700 - 0715	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0715 - 0730	0	12	4	0	0	0	0	0	0	0	0	0	0	16	
0730 - 0745	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
0745 - 0800	0	7	1	1	0	0	0	0	0	0	0	0	0	9	38
0800 - 0815	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
0815 - 0830	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0830 - 0845	0	1	2	0	0	0	0	0	0	0	0	0	0	3	
0845 - 0900	0	5	3	0	1	0	0	0	0	0	0	0	0	9	26
0900 - 0915	0	3	4	0	0	0	0	0	0	0	0	0	0	7	
0915 - 0930	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0930 - 0945	0	1	2	0	1	0	0	0	0	0	0	0	0	4	
0945 - 1000	0	4	1	0	0	0	0	0	0	0	0	0	0	5	22
1000 - 1015	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
1015 - 1030	1	3	1	0	2	0	0	0	0	0	0	0	0	7	
1030 - 1045	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1045 - 1100	0	5	3	0	0	0	0	0	0	0	0	0	0	8	27
1100 - 1115	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
1115 - 1130	0	1	2	0	0	0	0	0	0	0	0	0	0	3	
1130 - 1145	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
1145 - 1200	0	6	2	0	0	0	0	0	0	0	0	0	0	8	29
1200 - 1215	0	6	4	0	0	0	0	0	0	0	0	0	0	10	
1215 - 1230	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
1230 - 1245	0	4	0	0	1	0	0	0	0	0	0	0	0	5	
1245 - 1300	0	2	2	0	0	0	0	0	0	0	0	0	0	4	24
1300 - 1315	0	3	5	0	1	0	0	0	0	0	0	0	0	9	
1315 - 1330	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
1330 - 1345	0	5	4	0	0	0	0	0	0	0	0	0	0	9	
1345 - 1400	0	4	5	0	1	0	0	0	0	0	0	0	0	10	33
1400 - 1415	0	2	0	1	0	0	0	0	0	0	0	0	0	3	
1415 - 1430	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
1430 - 1445	1	4	0	0	0	0	0	0	0	0	0	0	0	5	
1445 - 1500	0	2	3	1	0	0	0	0	0	0	0	0	0	6	19
1500 - 1515	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
1515 - 1530	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
1530 - 1545	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
1545 - 1600	0	7	3	0	0	0	0	0	0	0	0	0	0	10	26
1600 - 1615	1	2	2	0	0	0	0	0	0	0	0	0	0	5	
1615 - 1630	0	3	1	0	1	0	0	0	0	0	0	0	0	5	
1630 - 1645	0	5	2	1	0	0	0	0	0	0	0	0	0	8	
1645 - 1700	0	4	4	0	2	0	0	0	0	0	0	0	0	10	28
1700 - 1715	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
1715 - 1730	1	5	5	0	0	0	0	0	0	0	0	0	0	11	
1730 - 1745	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1745 - 1800	0	3	3	0	0	0	0	0	0	0	0	0	0	6	27
1800 - 1815	0	2	3	0	0	0	0	0	0	0	0	0	0	5	
1815 - 1830	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
1830 - 1845	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
1845 - 1900	0	3	2	0	1	0	0	0	0	0	0	0	0	6	25
1900 - 1915	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
1915 - 1930	0	1	3	0	0	0	0	0	0	0	0	0	0	4	
1930 - 1945	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1945 - 2000	0	1	2	0	0	0	0	0	0	0	0	0	0	3	12
2000 - 2015	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
2015 - 2030	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
2030 - 2045	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
2045 - 2100	0	3	1	0	0	0	0	0	0	0	0	0	0	4	13
2100 - 2115	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
2115 - 2130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2130 - 2145	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2145 - 2200	0	1	0	0	0	0	0	0	0	0	0	0	0	1	5
2200 - 2215	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2215 - 2230	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Session Total	4	246	128	5	14	0	0	0	0	0	0	0	0	397
Session Average	0.04	2.56	1.33	0.05	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.14
Session Percentage	1.01	61.96	32.24	1.26	3.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

AM Peak Hour	0930 - 1030	0715 - 0815	0815 - 0915	0545 - 0645	0930 - 1030	-	-	-	-	-	-	-	-	0715 - 0815
AM Peak Volume	1	31	12	1	3	0	0	0	0	0	0	0	0	40
AM Peak %age	2.50	77.50	30.00	2.50	7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1000 - 1100	1130 - 1230	1300 - 1400	1400 - 1500	1000 - 1100	-	-	-	-	-	-	-	-	1300 - 1400
Noon Peak Volume	1	22	14	2	2	0	0	0	0	0	0	0	0	33
Noon Peak %age	3.03	66.67	42.42	6.06	6.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

PM Peak Hour	1515 - 1615	1500 - 1600	1630 - 1730	1545 - 1645	1600 - 1700	-	-	-	-	-	-	-	-	1630 - 1730
PM Peak Volume	1	20	12	1	3	0	0	0	0	0	0	0	0	35
PM Peak %age	2.86	57.14	34.29	2.86	8.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || SB WB 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Wednesday, March 12, 2025

Weather
Fair
58°F

Lat/Long
34.423773°, -83.953811°

Click here for Detailed Weather

Click here for Map

0000 - 2400 (Weekday 24h Session) (03-12-2025)

SB WB 15min

	Westbound (Movement 1.2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0345 - 0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0430 - 0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0515 - 0530	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0530 - 0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0545 - 0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0615 - 0630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0630 - 0645	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0715 - 0730	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
0730 - 0745	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
0745 - 0800	0	2	3	0	0	0	0	0	0	0	0	0	0	5	8
0800 - 0815	0	2	2	0	0	0	0	1	0	0	0	0	0	5	
0815 - 0830	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0830 - 0845	0	4	3	0	0	1	0	0	0	0	0	0	0	8	
0845 - 0900	0	2	0	0	0	0	0	0	0	0	0	0	0	2	19
0900 - 0915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0915 - 0930	0	1	4	0	0	0	0	0	0	0	0	0	0	5	
0930 - 0945	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0945 - 1000	0	2	3	0	0	0	0	0	0	0	0	0	0	5	13
1000 - 1015	0	2	2	0	1	0	0	0	0	0	0	0	0	5	
1015 - 1030	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
1030 - 1045	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
1045 - 1100	0	3	2	0	1	0	0	0	0	0	0	0	0	6	18
1100 - 1115	0	0	3	0	0	0	0	0	0	0	0	0	0	3	
1115 - 1130	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
1130 - 1145	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
1145 - 1200	0	4	2	0	1	0	0	0	0	0	0	0	0	7	21
1200 - 1215	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
1215 - 1230	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
1230 - 1245	0	2	2	0	1	0	0	0	0	0	0	0	0	5	
1245 - 1300	0	6	1	0	0	0	0	0	0	0	0	0	0	7	22
1300 - 1315	0	8	4	0	1	0	0	0	0	0	0	0	0	13	
1315 - 1330	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
1330 - 1345	0	7	4	0	0	0	0	0	0	0	0	0	0	11	
1345 - 1400	0	0	2	0	1	0	0	0	0	0	0	0	0	3	30
1400 - 1415	0	3	4	1	0	0	0	0	0	0	0	0	0	8	
1415 - 1430	1	6	2	0	0	0	0	0	0	0	0	0	0	9	
1430 - 1445	0	3	4	1	1	0	0	0	0	0	0	0	0	9	
1445 - 1500	0	2	1	0	0	0	0	0	0	0	0	0	0	3	29
1500 - 1515	0	4	4	0	0	0	0	0	0	0	0	0	0	8	
1515 - 1530	0	7	5	0	0	0	0	0	0	0	0	0	0	12	
1530 - 1545	0	4	4	0	0	0	0	0	0	0	0	0	0	8	
1545 - 1600	1	2	3	0	0	0	0	0	0	0	0	0	0	6	34
1600 - 1615	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
1615 - 1630	0	8	4	1	0	0	0	0	0	0	0	0	0	13	
1630 - 1645	0	6	3	1	0	0	0	0	0	0	0	0	0	10	
1645 - 1700	0	11	6	0	0	0	0	0	0	0	0	0	0	17	47
1700 - 1715	0	6	3	0	0	0	0	0	0	0	0	0	0	9	
1715 - 1730	0	8	2	0	0	0	0	0	0	0	0	0	0	10	
1730 - 1745	0	6	3	0	0	0	0	0	0	0	0	0	0	9	
1745 - 1800	0	9	4	0	0	0	0	0	0	0	0	0	0	13	41
1800 - 1815	0	9	5	0	0	0	0	0	0	0	0	0	0	14	
1815 - 1830	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
1830 - 1845	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
1845 - 1900	0	4	2	0	0	0	0	0	0	0	0	0	0	6	33
1900 - 1915	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
1915 - 1930	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
1930 - 1945	0	3	2	0	1	0	0	0	0	0	0	0	0	6	
1945 - 2000	1	2	1	0	0	0	0	0	0	0	0	0	0	4	17
2000 - 2015	0	6	3	0	0	0	0	0	0	0	0	0	0	9	
2015 - 2030	0	3	0	0	1	0	0	0	0	0	0	0	0	4	
2030 - 2045	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
2045 - 2100	0	3	1	0	0	0	0	0	0	0	0	0	0	4	23
2100 - 2115	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
2115 - 2130	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
2130 - 2145	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2145 - 2200	0	2	1	0	0	0	0	0	0	0	0	0	0	3	12
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2215 - 2230	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	1	4
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Session Total	3	228	126	6	10	1	0	1	0	0	0	0	0	375
Session Average	0.03	2.38	1.31	0.06	0.10	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	3.91
Session Percentage	0.80	60.80	33.60	1.60	2.67	0.27	0.00	0.27	0.00	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0745 - 0845	0915 - 1015	0630 - 0730	0915 - 1015	0745 - 0845	-	0715 - 0815	-	-	-	-	-	0745 - 0845
AM Peak Volume	0	11	10	2	1	1	0	1	0	0	0	0	0	22
AM Peak %age	0.00	50.00	45.45	9.09	4.55	4.55	0.00	4.55	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1330 - 1430	1245 - 1345	1430 - 1530	1345 - 1445	1145 - 1245	-	-	-	-	-	-	-	-	1245 - 1345
Noon Peak Volume	1	23	14	2	3	0	0	0	0	0	0	0	0	34
Noon Peak %age	2.94	67.65	41.18	5.88	8.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

PM Peak Hour	1500 - 1600	1715 - 1815	1500 - 1600	1545 - 1645	1930 - 2030	-	-	-	-	-	-	-	-	1615 - 1715
PM Peak Volume	1	32	16	2	2	0	0	0	0	0	0	0	0	49
PM Peak %age	2.04	65.31	32.65	4.08	4.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	1	0	0	0	0	0	0	0	0	0	0	1
User Peak %age	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Thursday, March 13, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
61°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (03-13-2025)
SB WB 15min

	Westbound (Movement 1,2)													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0345 - 0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0430 - 0445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0515 - 0530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0530 - 0545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0545 - 0600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0600 - 0615	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0615 - 0630	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0630 - 0645	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0700 - 0715	0	1	0	0	1	0	0	0	0	0	0	0	0	2	
0715 - 0730	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
0730 - 0745	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0745 - 0800	0	4	5	0	0	0	0	0	0	0	0	0	0	9	13
0800 - 0815	0	2	4	0	0	0	0	0	0	0	0	0	0	6	
0815 - 0830	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0830 - 0845	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
0845 - 0900	0	3	1	0	0	0	0	0	0	0	0	0	0	4	17
0900 - 0915	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
0915 - 0930	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0930 - 0945	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0945 - 1000	0	0	3	0	1	0	0	0	0	0	0	0	0	4	11
1000 - 1015	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
1015 - 1030	0	1	2	0	0	0	0	0	0	0	0	0	0	3	
1030 - 1045	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
1045 - 1100	0	2	0	0	0	0	0	0	0	0	0	0	0	2	8
1100 - 1115	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
1115 - 1130	0	4	2	0	2	0	0	0	0	0	0	0	0	8	
1130 - 1145	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
1145 - 1200	0	6	2	0	0	0	0	0	0	0	0	0	0	8	24
1200 - 1215	0	1	4	0	2	0	0	0	0	0	0	0	0	7	
1215 - 1230	0	8	2	0	0	0	0	0	1	0	0	0	0	11	
1230 - 1245	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
1245 - 1300	0	2	5	0	0	0	0	0	0	0	0	0	0	7	32
1300 - 1315	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
1315 - 1330	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
1330 - 1345	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
1345 - 1400	0	5	1	0	0	0	0	0	0	0	0	0	0	6	22
1400 - 1415	0	2	1	1	0	0	0	0	0	0	0	0	0	4	
1415 - 1430	0	9	3	0	0	0	0	0	0	0	0	0	0	12	
1430 - 1445	0	5	1	1	0	0	0	0	0	0	0	0	0	7	
1445 - 1500	0	7	1	0	0	0	0	0	0	0	0	0	0	8	31
1500 - 1515	0	3	3	0	0	0	0	0	0	0	0	0	0	6	
1515 - 1530	1	5	1	0	0	0	0	0	0	0	0	0	0	7	
1530 - 1545	0	9	7	0	0	0	0	0	0	0	0	0	0	16	
1545 - 1600	0	6	2	0	0	0	0	0	0	0	0	0	0	8	37
1600 - 1615	0	5	5	0	0	0	0	0	0	0	0	0	0	10	
1615 - 1630	0	10	4	1	0	0	0	0	0	0	0	0	0	15	
1630 - 1645	0	7	2	0	1	0	0	0	0	0	0	0	0	10	
1645 - 1700	0	8	4	0	1	0	0	0	0	0	0	0	0	13	48
1700 - 1715	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
1715 - 1730	1	5	2	0	0	0	0	0	0	0	0	0	0	8	
1730 - 1745	6	2	0	0	0	0	0	0	0	0	0	0	0	8	
1745 - 1800	0	12	4	0	0	0	0	0	0	0	0	0	0	16	35
1800 - 1815	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
1815 - 1830	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
1830 - 1845	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1845 - 1900	0	3	1	0	0	0	0	0	0	0	0	0	0	4	24
1900 - 1915	0	3	5	0	0	0	0	0	0	0	0	0	0	8	
1915 - 1930	0	10	4	0	0	0	0	0	0	0	0	0	0	14	
1930 - 1945	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
1945 - 2000	0	4	5	0	0	0	0	0	0	0	0	0	0	9	35
2000 - 2015	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
2015 - 2030	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2030 - 2045	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
2045 - 2100	0	9	1	0	0	0	0	0	0	0	0	0	0	10	20
2100 - 2115	0	2	2	0	0	0	0	0	0	0	0	0	0	4	
2115 - 2130	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
2130 - 2145	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
2145 - 2200	0	3	1	0	0	0	0	0	0	0	0	0	0	4	18
2200 - 2215	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
2215 - 2230	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2345 - 0000	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1

Session Total	8	247	119	5	8	0	0	0	1	0	0	0	0	388
Session Average	0.08	2.57	1.24	0.05	0.08	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	4.04
Session Percentage	2.06	63.66	30.67	1.29	2.06	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0745 - 0845	0745 - 0845	0630 - 0730	0615 - 0715	-	-	-	-	-	-	-	-	0745 - 0845
AM Peak Volume	0	10	12	2	1	0	0	0	0	0	0	0	0	22
AM Peak %age	0.00	45.45	54.55	9.09	4.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1430 - 1530	1415 - 1515	1200 - 1300	1345 - 1445	1115 - 1215	-	-	-	1130 - 1230	-	-	-	-	1445 - 1545
Noon Peak Volume	1	24	12	2	4	0	0	0	1	0	0	0	0	37
Noon Peak %age	2.70	64.86	32.43	5.41	10.81	0.00	0.00	0.00	2.70	0.00	0.00	0.00	0.00	

PM Peak Hour	1645 - 1745	1530 - 1630	1530 - 1630	1530 - 1630	1600 - 1700	-	-	-	-	-	-	-	-	1530 - 1630
PM Peak Volume	7	30	18	1	2	0	0	0	0	0	0	0	0	49
PM Peak %age	14.29	61.22	36.73	2.04	4.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Wednesday, March 12, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
58°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (03-12-2025)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0345 - 0400	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0430 - 0445	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0500 - 0515	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0515 - 0530	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0530 - 0545	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0545 - 0600	0	3	2	0	0	0	0	0	0	0	0	0	0	5	13
0600 - 0615	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0615 - 0630	0	3	1	0	0	0	0	0	0	0	0	0	0	4	
0630 - 0645	0	5	1	2	0	0	0	0	0	0	0	0	0	8	
0645 - 0700	0	3	0	0	0	0	0	0	0	0	0	0	0	3	17
0700 - 0715	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
0715 - 0730	0	13	5	1	0	0	0	0	0	0	0	0	0	19	
0730 - 0745	0	7	3	1	0	0	0	0	0	0	0	0	0	11	
0745 - 0800	0	9	5	0	0	0	0	0	0	0	0	0	0	14	54
0800 - 0815	0	8	3	0	1	0	0	1	0	0	0	0	0	13	
0815 - 0830	0	8	5	0	0	0	0	0	0	0	0	0	0	13	
0830 - 0845	0	7	6	0	0	1	0	0	0	0	0	0	0	14	
0845 - 0900	0	6	2	0	0	0	0	0	0	0	0	0	0	8	48
0900 - 0915	0	6	1	0	1	0	0	0	0	0	0	0	0	8	
0915 - 0930	0	3	5	0	0	0	0	0	0	0	0	0	0	8	
0930 - 0945	0	5	3	0	0	1	0	0	0	0	0	0	0	9	
0945 - 1000	0	5	5	0	0	0	0	0	0	0	0	0	0	10	35
1000 - 1015	0	7	7	0	2	0	0	0	0	0	0	0	0	16	
1015 - 1030	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
1030 - 1045	0	7	5	0	0	0	0	0	0	0	0	0	0	12	
1045 - 1100	0	5	5	0	2	0	0	0	0	0	0	0	0	12	47
1100 - 1115	0	2	5	0	0	0	0	0	0	0	0	0	0	7	
1115 - 1130	0	11	1	0	0	0	0	0	0	0	0	0	0	12	
1130 - 1145	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
1145 - 1200	0	6	3	0	1	0	0	0	0	0	0	0	0	10	37
1200 - 1215	0	11	2	0	1	0	0	0	0	0	0	0	0	14	
1215 - 1230	0	4	0	0	1	0	0	0	0	0	0	0	0	5	
1230 - 1245	0	5	7	0	1	0	0	0	0	0	0	0	0	13	
1245 - 1300	0	11	6	0	2	0	0	0	0	0	0	0	0	19	51
1300 - 1315	0	12	9	0	1	0	0	0	0	0	0	0	0	22	
1315 - 1330	0	6	2	0	1	0	0	0	0	0	0	0	0	9	
1330 - 1345	0	11	6	0	0	0	0	0	0	0	0	0	0	17	
1345 - 1400	0	6	4	0	1	0	0	0	0	0	0	0	0	11	59
1400 - 1415	0	7	6	2	0	0	0	0	0	0	0	0	0	15	
1415 - 1430	1	7	3	0	1	0	0	0	0	0	0	0	0	12	
1430 - 1445	0	9	6	1	1	0	0	0	0	0	0	0	0	17	
1445 - 1500	0	7	4	1	1	0	0	0	0	0	0	0	0	13	57
1500 - 1515	1	6	6	0	1	0	0	0	0	0	0	0	0	14	
1515 - 1530	0	10	6	0	0	0	0	0	0	0	0	0	0	16	
1530 - 1545	0	6	6	0	0	0	0	0	0	0	0	0	0	12	
1545 - 1600	1	5	6	0	1	0	0	0	0	0	0	0	0	13	55
1600 - 1615	0	7	3	0	1	0	0	0	0	0	0	0	0	11	
1615 - 1630	0	8	8	1	0	0	0	0	0	0	0	0	0	17	
1630 - 1645	1	10	6	2	1	0	0	0	0	0	0	0	0	20	
1645 - 1700	0	12	6	0	0	0	0	0	0	0	0	0	0	18	66
1700 - 1715	0	9	7	0	0	0	0	0	0	0	0	0	0	16	
1715 - 1730	0	12	4	0	0	0	0	0	0	0	0	0	0	16	
1730 - 1745	0	13	5	0	0	0	0	0	0	0	0	0	0	18	
1745 - 1800	0	10	6	0	0	0	0	0	0	0	0	0	0	16	66
1800 - 1815	0	12	7	0	0	0	0	0	0	0	0	0	0	19	
1815 - 1830	0	12	4	0	0	0	0	0	0	0	0	0	0	16	
1830 - 1845	0	13	4	0	0	0	0	0	0	0	0	0	0	17	
1845 - 1900	0	6	2	0	0	0	0	1	0	0	0	0	0	9	61
1900 - 1915	0	3	1	0	1	0	0	0	0	0	0	0	0	5	
1915 - 1930	0	4	1	0	1	0	0	0	0	0	0	0	0	6	
1930 - 1945	0	5	3	0	1	0	0	1	0	0	0	0	0	10	
1945 - 2000	1	5	1	0	1	0	0	0	0	0	0	0	0	8	29
2000 - 2015	0	8	3	0	0	0	0	0	0	0	0	0	0	11	
2015 - 2030	0	4	1	0	1	0	0	0	0	0	0	0	0	6	
2030 - 2045	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
2045 - 2100	0	4	1	0	0	0	0	0	0	0	0	0	0	5	32
2100 - 2115	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
2115 - 2130	0	4	2	0	0	0	0	0	0	0	0	0	0	6	
2130 - 2145	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
2145 - 2200	0	2	2	0	0	0	0	0	0	0	0	0	0	4	18
2200 - 2215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2215 - 2230	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	1	5
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Session Total	5	465	244	11	27	2	0	3	0	0	0	0	0	757
Session Average	0.05	4.84	2.54	0.11	0.28	0.02	0.00	0.03	0.00	0.00	0.00	0.00	0.00	7.89
Session Percentage	0.66	61.43	32.23	1.45	3.57	0.26	0.00	0.40	0.00	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0715 - 0815	0915 - 1015	0630 - 0730	0915 - 1015	0745 - 0845	-	0715 - 0815	-	-	-	-	-	0715 - 0815
AM Peak Volume	0	37	20	3	2	1	0	1	0	0	0	0	0	57
AM Peak %age	0.00	64.91	35.09	5.26	3.51	1.75	0.00	1.75	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1415 - 1515	1245 - 1345	1230 - 1330	1400 - 1500	1200 - 1300	-	-	-	-	-	-	-	-	1245 - 1345
Noon Peak Volume	2	40	24	4	5	0	0	0	0	0	0	0	0	67
Noon Peak %age	2.99	59.70	35.82	5.97	7.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

PM Peak Hour	1500 - 1600	1715 - 1815	1615 - 1715	1545 - 1645	1900 - 2000	-	-	1845 - 1945	-	-	-	-	-	1615 - 1715
PM Peak Volume	2	47	27	3	4	0	0	2	0	0	0	0	0	71
PM Peak %age	2.82	66.20	38.03	4.23	5.63	0.00	0.00	2.82	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	1	0	0	0	0	0	0	0	0	0	0	1
User Peak %age	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Thursday, March 13, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
61°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (03-13-2025)
Bi-Directional 15min

	Bi-Directional 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0330 - 0345	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0345 - 0400	0	0	1	0	0	0	0	0	0	0	0	0	0	1	2
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0415 - 0430	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
0430 - 0445	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
0445 - 0500	0	1	0	0	0	0	0	0	0	0	0	0	0	1	6
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0515 - 0530	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0530 - 0545	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
0545 - 0600	0	2	0	0	1	0	0	0	0	0	0	0	0	3	8
0600 - 0615	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
0615 - 0630	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
0630 - 0645	0	2	1	2	0	0	0	0	0	0	0	0	0	5	
0645 - 0700	0	4	2	0	1	0	0	0	0	0	0	0	0	7	25
0700 - 0715	0	4	2	0	1	0	0	0	0	0	0	0	0	7	
0715 - 0730	0	12	4	1	0	0	0	0	0	0	0	0	0	17	
0730 - 0745	0	6	3	0	0	0	0	0	0	0	0	0	0	9	
0745 - 0800	0	11	6	1	0	0	0	0	0	0	0	0	0	18	51
0800 - 0815	0	8	5	0	0	0	0	0	0	0	0	0	0	13	
0815 - 0830	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
0830 - 0845	0	4	5	0	0	0	0	0	0	0	0	0	0	9	
0845 - 0900	0	8	4	0	1	0	0	0	0	0	0	0	0	13	43
0900 - 0915	0	6	6	0	0	0	0	0	0	0	0	0	0	12	
0915 - 0930	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
0930 - 0945	0	2	2	0	1	0	0	0	0	0	0	0	0	5	
0945 - 1000	0	4	4	0	1	0	0	0	0	0	0	0	0	9	33
1000 - 1015	0	5	5	0	0	0	0	0	0	0	0	0	0	10	
1015 - 1030	1	4	3	0	2	0	0	0	0	0	0	0	0	10	
1030 - 1045	0	3	2	0	0	0	0	0	0	0	0	0	0	5	
1045 - 1100	0	7	3	0	0	0	0	0	0	0	0	0	0	10	35
1100 - 1115	0	8	4	0	0	0	0	0	0	0	0	0	0	12	
1115 - 1130	0	5	4	0	2	0	0	0	0	0	0	0	0	11	
1130 - 1145	0	9	4	0	1	0	0	0	0	0	0	0	0	14	
1145 - 1200	0	12	4	0	0	0	0	0	0	0	0	0	0	16	53
1200 - 1215	0	7	8	0	2	0	0	0	0	0	0	0	0	17	
1215 - 1230	0	12	3	0	0	0	0	0	1	0	0	0	0	16	
1230 - 1245	0	10	1	0	1	0	0	0	0	0	0	0	0	12	
1245 - 1300	0	4	7	0	0	0	0	0	0	0	0	0	0	11	56
1300 - 1315	0	7	6	0	1	0	0	0	0	0	0	0	0	14	
1315 - 1330	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
1330 - 1345	0	11	5	0	0	0	0	0	0	0	0	0	0	16	
1345 - 1400	0	9	6	0	1	0	0	0	0	0	0	0	0	16	55
1400 - 1415	0	4	1	2	0	0	0	0	0	0	0	0	0	7	
1415 - 1430	0	12	5	0	0	0	0	0	0	0	0	0	0	17	
1430 - 1445	1	9	1	1	0	0	0	0	0	0	0	0	0	12	
1445 - 1500	0	9	4	1	0	0	0	0	0	0	0	0	0	14	50
1500 - 1515	0	6	5	0	0	0	0	0	0	0	0	0	0	11	
1515 - 1530	1	11	1	0	0	0	0	0	0	0	0	0	0	13	
1530 - 1545	0	13	8	0	0	0	0	0	0	0	0	0	0	21	
1545 - 1600	0	13	5	0	0	0	0	0	0	0	0	0	0	18	63
1600 - 1615	1	7	7	0	0	0	0	0	0	0	0	0	0	15	
1615 - 1630	0	13	5	1	1	0	0	0	0	0	0	0	0	20	
1630 - 1645	0	12	4	1	1	0	0	0	0	0	0	0	0	18	
1645 - 1700	0	12	8	0	3	0	0	0	0	0	0	0	0	23	76
1700 - 1715	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
1715 - 1730	2	10	7	0	0	0	0	0	0	0	0	0	0	19	
1730 - 1745	6	5	1	0	0	0	0	0	0	0	0	0	0	12	
1745 - 1800	0	15	7	0	0	0	0	0	0	0	0	0	0	22	62
1800 - 1815	0	8	5	0	0	0	0	0	0	0	0	0	0	13	
1815 - 1830	0	10	6	0	0	0	0	0	0	0	0	0	0	16	
1830 - 1845	0	7	3	0	0	0	0	0	0	0	0	0	0	10	
1845 - 1900	0	6	3	0	1	0	0	0	0	0	0	0	0	10	49
1900 - 1915	0	4	5	0	0	0	0	0	0	0	0	0	0	9	
1915 - 1930	0	11	7	0	0	0	0	0	0	0	0	0	0	18	
1930 - 1945	0	6	2	0	0	0	0	0	0	0	0	0	0	8	
1945 - 2000	0	5	7	0	0	0	0	0	0	0	0	0	0	12	47
2000 - 2015	0	5	3	0	0	0	0	0	0	0	0	0	0	8	
2015 - 2030	0	4	1	0	0	0	0	0	0	0	0	0	0	5	
2030 - 2045	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
2045 - 2100	0	12	2	0	0	0	0	0	0	0	0	0	0	14	33
2100 - 2115	0	4	3	0	0	0	0	0	0	0	0	0	0	7	
2115 - 2130	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
2130 - 2145	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
2145 - 2200	0	4	1	0	0	0	0	0	0	0	0	0	0	5	23
2200 - 2215	0	8	0	0	0	0	0	0	0	0	0	0	0	8	
2215 - 2230	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
2345 - 0000	0	1	0	0	0	0	0	0	0	0	0	0	0	1	2

Session Total	12	493	247	10	22	0	0	0	1	0	0	0	0	785
Session Average	0.13	5.14	2.57	0.10	0.23	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	8.18
Session Percentage	1.53	62.80	31.46	1.27	2.80	0.00	0.00	0.00	0.13	0.00	0.00	0.00	0.00	

AM Peak Hour	0930 - 1030	0715 - 0815	0745 - 0845	0630 - 0730	0930 - 1030	-	-	-	-	-	-	-	-	0715 - 0815
AM Peak Volume	1	37	19	3	4	0	0	0	0	0	0	0	0	57
AM Peak %age	1.75	64.91	33.33	5.26	7.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Noon Peak Hour	1430 - 1530	1145 - 1245	1115 - 1215	1400 - 1500	1115 - 1215	-	-	-	1130 - 1230	-	-	-	-	1130 - 1230
Noon Peak Volume	2	41	20	4	5	0	0	0	1	0	0	0	0	63
Noon Peak %age	3.17	65.08	31.75	6.35	7.94	0.00	0.00	0.00	1.59	0.00	0.00	0.00	0.00	

PM Peak Hour	1645 - 1745	1530 - 1630	1530 - 1630	1545 - 1645	1600 - 1700	-	-	-	-	-	-	-	-	1600 - 1700
PM Peak Volume	8	46	25	2	5	0	0	0	0	0	0	0	0	76
PM Peak %age	10.53	60.53	32.89	2.63	6.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

User Peak Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
User Peak %age	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || NB EB Average 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Lat/Long
34.423773°, -83.953811°

0000 - 2400 (Weekday 24h Session) (All Dates)
NB EB Average 15min

	NB EB Average 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0330 - 0345	0	1	1	0	0	0	0	0	0	0	0	0	0	**1**	
0345 - 0400	0	1	1	0	0	0	0	0	0	0	0	0	0	**1**	**2**
0400 - 0415	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
0415 - 0430	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
0430 - 0445	0	1	1	0	0	0	0	0	0	0	0	0	0	**2**	
0445 - 0500	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**5**
0500 - 0515	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0515 - 0530	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
0530 - 0545	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
0545 - 0600	0	3	1	0	1	0	0	0	0	0	0	0	0	**4**	**10**
0600 - 0615	0	4	1	0	0	0	0	0	0	0	0	0	0	**5**	
0615 - 0630	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
0630 - 0645	0	4	1	1	0	0	0	0	0	0	0	0	0	**6**	
0645 - 0700	0	4	1	0	1	0	0	0	0	0	0	0	0	**5**	**19**
0700 - 0715	0	5	3	0	0	0	0	0	0	0	0	0	0	**8**	
0715 - 0730	0	13	5	0	0	0	0	0	0	0	0	0	0	**17**	
0730 - 0745	0	7	2	1	0	0	0	0	0	0	0	0	0	**9**	
0745 - 0800	0	7	2	1	0	0	0	0	0	0	0	0	0	**9**	**42**
0800 - 0815	0	6	1	0	1	0	0	0	0	0	0	0	0	**8**	
0815 - 0830	0	5	4	0	0	0	0	0	0	0	0	0	0	**8**	
0830 - 0845	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	
0845 - 0900	0	5	3	0	1	0	0	0	0	0	0	0	0	**8**	**28**
0900 - 0915	0	5	3	0	1	0	0	0	0	0	0	0	0	**8**	
0915 - 0930	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
0930 - 0945	0	2	2	0	1	1	0	0	0	0	0	0	0	**5**	
0945 - 1000	0	4	2	0	0	0	0	0	0	0	0	0	0	**5**	**22**
1000 - 1015	0	5	4	0	1	0	0	0	0	0	0	0	0	**10**	
1015 - 1030	1	3	2	0	1	0	0	0	0	0	0	0	0	**6**	
1030 - 1045	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	
1045 - 1100	0	4	3	0	1	0	0	0	0	0	0	0	0	**7**	**28**
1100 - 1115	0	5	3	0	0	0	0	0	0	0	0	0	0	**7**	
1115 - 1130	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1130 - 1145	0	4	1	0	1	0	0	0	0	0	0	0	0	**6**	
1145 - 1200	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	**23**
1200 - 1215	0	6	3	0	0	0	0	0	0	0	0	0	0	**8**	
1215 - 1230	0	3	1	0	1	0	0	0	0	0	0	0	0	**4**	
1230 - 1245	0	4	3	0	1	0	0	0	0	0	0	0	0	**7**	
1245 - 1300	0	4	4	0	1	0	0	0	0	0	0	0	0	**8**	**27**
1300 - 1315	0	4	5	0	1	0	0	0	0	0	0	0	0	**9**	
1315 - 1330	0	5	1	0	1	0	0	0	0	0	0	0	0	**6**	
1330 - 1345	0	5	3	0	0	0	0	0	0	0	0	0	0	**8**	
1345 - 1400	0	5	4	0	1	0	0	0	0	0	0	0	0	**9**	**31**
1400 - 1415	0	3	1	1	0	0	0	0	0	0	0	0	0	**5**	
1415 - 1430	0	2	2	0	1	0	0	0	0	0	0	0	0	**4**	
1430 - 1445	1	5	1	0	0	0	0	0	0	0	0	0	0	**7**	
1445 - 1500	0	4	3	1	1	0	0	0	0	0	0	0	0	**8**	**24**
1500 - 1515	1	3	2	0	1	0	0	0	0	0	0	0	0	**6**	
1515 - 1530	0	5	1	0	0	0	0	0	0	0	0	0	0	**5**	
1530 - 1545	0	3	2	0	0	0	0	0	0	0	0	0	0	**5**	
1545 - 1600	0	5	3	0	1	0	0	0	0	0	0	0	0	**9**	**24**
1600 - 1615	1	2	2	0	1	0	0	0	0	0	0	0	0	**5**	
1615 - 1630	0	2	3	0	1	0	0	0	0	0	0	0	0	**5**	
1630 - 1645	1	5	3	1	1	0	0	0	0	0	0	0	0	**9**	
1645 - 1700	0	3	2	0	1	0	0	0	0	0	0	0	0	**6**	**24**
1700 - 1715	0	4	3	0	0	0	0	0	0	0	0	0	0	**7**	
1715 - 1730	1	5	4	0	0	0	0	0	0	0	0	0	0	**9**	
1730 - 1745	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
1745 - 1800	0	2	3	0	0	0	0	0	0	0	0	0	0	**5**	**26**
1800 - 1815	0	3	3	0	0	0	0	0	0	0	0	0	0	**5**	
1815 - 1830	0	6	3	0	0	0	0	0	0	0	0	0	0	**9**	
1830 - 1845	0	6	2	0	0	0	0	0	0	0	0	0	0	**8**	
1845 - 1900	0	3	1	0	1	0	0	1	0	0	0	0	0	**5**	**27**
1900 - 1915	0	1	1	0	1	0	0	0	0	0	0	0	0	**2**	
1915 - 1930	0	1	2	0	1	0	0	0	0	0	0	0	0	**3**	
1930 - 1945	0	3	1	0	0	0	0	1	0	0	0	0	0	**4**	
1945 - 2000	0	2	1	0	1	0	0	0	0	0	0	0	0	**4**	**12**
2000 - 2015	0	3	1	0	0	0	0	0	0	0	0	0	0	**3**	
2015 - 2030	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
2030 - 2045	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
2045 - 2100	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	**11**
2100 - 2115	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
2115 - 2130	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2130 - 2145	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2145 - 2200	0	1	1	0	0	0	0	0	0	0	0	0	0	**1**	**6**
2200 - 2215	0	2	0	0	0	0	0	0	0	0	0	0	0	**2**	
2215 - 2230	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2230 - 2245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2245 - 2300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**3**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2345 - 0000	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**

Session Total	3	242	123	5	16	1	0	1	0	0	0	0	0	**390**
Session Average	0.03	2.52	1.28	0.05	0.16	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	**4.06**
Session Percentage	0.77	62.00	31.58	1.28	3.98	0.13	0.00	0.26	0.00	0.00	0.00	0.00	0.00	

AM Peak Hour	0930 - 1030	0715 - 0815	0815 - 0915	0545 - 0645	0930 - 1030	0845 - 0945	-	-	-	-	-	-	-	**0700 - 0800**
AM Peak Volume	1	32	11	1	2	1	0	0	0	0	0	0	0	**42**

Noon Peak Hour	1415 - 1515	1300 - 1400	1245 - 1345	1400 - 1500	1215 - 1315	-	-	-	-	-	-	-	-	**1300 - 1400**
Noon Peak Volume	1	18	12	2	3	0	0	0	0	0	0	0	0	**31**

PM Peak Hour	1545 - 1645	1800 - 1900	1630 - 1730	1545 - 1645	1600 - 1700	-	-	1845 - 1945	-	-	-	-	-	**1630 - 1730**
PM Peak Volume	1	17	11	1	3	0	0	1	0	0	0	0	0	**30**

Bi-Directional Class Count || SB WB Average 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Lat/Long
34.423773°, -83.953811°

0000 - 2400 (Weekday 24h Session) (All Dates)
SB WB Average 15min

	SB WB Average 15min													15min	60min
Time	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0015 - 0030	0	0	1	0	0	0	0	0	0	0	0	0	0	**1**	
0030 - 0045	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0045 - 0100	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0100 - 0115	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0115 - 0130	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0130 - 0145	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0145 - 0200	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0215 - 0230	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0315 - 0330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0345 - 0400	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0415 - 0430	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0430 - 0445	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0445 - 0500	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
0500 - 0515	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0515 - 0530	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0530 - 0545	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
0545 - 0600	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**1**
0600 - 0615	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0615 - 0630	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
0630 - 0645	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**2**
0700 - 0715	0	1	0	0	1	0	0	0	0	0	0	0	0	**1**	
0715 - 0730	0	0	0	1	0	0	0	0	0	0	0	0	0	**1**	
0730 - 0745	0	0	2	0	0	0	0	0	0	0	0	0	0	**2**	
0745 - 0800	0	3	4	0	0	0	0	0	0	0	0	0	0	**7**	**11**
0800 - 0815	0	2	3	0	0	0	0	1	0	0	0	0	0	**6**	
0815 - 0830	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
0830 - 0845	0	4	3	0	0	1	0	0	0	0	0	0	0	**7**	
0845 - 0900	0	3	1	0	0	0	0	0	0	0	0	0	0	**3**	**18**
0900 - 0915	0	2	1	0	0	0	0	0	0	0	0	0	0	**3**	
0915 - 0930	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
0930 - 0945	0	2	1	0	0	0	0	0	0	0	0	0	0	**2**	
0945 - 1000	0	1	3	0	1	0	0	0	0	0	0	0	0	**5**	**12**
1000 - 1015	0	1	2	0	1	0	0	0	0	0	0	0	0	**4**	
1015 - 1030	0	2	2	0	0	0	0	0	0	0	0	0	0	**3**	
1030 - 1045	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1045 - 1100	0	3	1	0	1	0	0	0	0	0	0	0	0	**4**	**13**
1100 - 1115	0	1	2	0	0	0	0	0	0	0	0	0	0	**3**	
1115 - 1130	0	5	1	0	1	0	0	0	0	0	0	0	0	**7**	
1130 - 1145	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	
1145 - 1200	0	5	2	0	1	0	0	0	0	0	0	0	0	**8**	**23**
1200 - 1215	0	4	3	0	2	0	0	0	0	0	0	0	0	**8**	
1215 - 1230	0	5	1	0	0	0	0	0	1	0	0	0	0	**7**	
1230 - 1245	0	4	2	0	1	0	0	0	0	0	0	0	0	**6**	
1245 - 1300	0	4	3	0	0	0	0	0	0	0	0	0	0	**7**	**27**
1300 - 1315	0	6	3	0	1	0	0	0	0	0	0	0	0	**9**	
1315 - 1330	0	2	2	0	0	0	0	0	0	0	0	0	0	**4**	
1330 - 1345	0	7	3	0	0	0	0	0	0	0	0	0	0	**9**	
1345 - 1400	0	3	2	0	1	0	0	0	0	0	0	0	0	**5**	**26**
1400 - 1415	0	3	3	1	0	0	0	0	0	0	0	0	0	**6**	
1415 - 1430	1	8	3	0	0	0	0	0	0	0	0	0	0	**11**	
1430 - 1445	0	4	3	1	1	0	0	0	0	0	0	0	0	**8**	
1445 - 1500	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	**30**
1500 - 1515	0	4	4	0	0	0	0	0	0	0	0	0	0	**7**	
1515 - 1530	1	6	3	0	0	0	0	0	0	0	0	0	0	**10**	
1530 - 1545	0	7	6	0	0	0	0	0	0	0	0	0	0	**12**	
1545 - 1600	1	4	3	0	0	0	0	0	0	0	0	0	0	**7**	**36**
1600 - 1615	0	5	4	0	0	0	0	0	0	0	0	0	0	**9**	
1615 - 1630	0	9	4	1	0	0	0	0	0	0	0	0	0	**14**	
1630 - 1645	0	7	3	1	1	0	0	0	0	0	0	0	0	**10**	
1645 - 1700	0	10	5	0	1	0	0	0	0	0	0	0	0	**15**	**48**
1700 - 1715	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	
1715 - 1730	1	7	2	0	0	0	0	0	0	0	0	0	0	**9**	
1730 - 1745	3	4	2	0	0	0	0	0	0	0	0	0	0	**9**	
1745 - 1800	0	11	4	0	0	0	0	0	0	0	0	0	0	**15**	**38**
1800 - 1815	0	8	4	0	0	0	0	0	0	0	0	0	0	**11**	
1815 - 1830	0	5	2	0	0	0	0	0	0	0	0	0	0	**7**	
1830 - 1845	0	4	2	0	0	0	0	0	0	0	0	0	0	**6**	
1845 - 1900	0	4	2	0	0	0	0	0	0	0	0	0	0	**5**	**29**
1900 - 1915	0	3	3	0	0	0	0	0	0	0	0	0	0	**5**	
1915 - 1930	0	7	3	0	0	0	0	0	0	0	0	0	0	**10**	
1930 - 1945	0	3	2	0	1	0	0	0	0	0	0	0	0	**5**	
1945 - 2000	1	3	3	0	0	0	0	0	0	0	0	0	0	**7**	**26**
2000 - 2015	0	4	3	0	0	0	0	0	0	0	0	0	0	**7**	
2015 - 2030	0	2	0	0	1	0	0	0	0	0	0	0	0	**3**	
2030 - 2045	0	5	1	0	0	0	0	0	0	0	0	0	0	**6**	
2045 - 2100	0	6	1	0	0	0	0	0	0	0	0	0	0	**7**	**22**
2100 - 2115	0	3	2	0	0	0	0	0	0	0	0	0	0	**4**	
2115 - 2130	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
2130 - 2145	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	
2145 - 2200	0	3	1	0	0	0	0	0	0	0	0	0	0	**4**	**15**
2200 - 2215	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
2215 - 2230	0	3	0	0	0	0	0	0	0	0	0	0	0	**3**	
2230 - 2245	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2245 - 2300	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**7**
2300 - 2315	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2315 - 2330	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
2330 - 2345	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	
2345 - 0000	0	1	0	0	0	0	0	0	0	0	0	0	0	**1**	**1**

Session Total	6	238	123	6	9	1	0	1	1	0	0	0	0	**382**
Session Average	0.06	2.47	1.28	0.06	0.09	0.01	0.00	0.01	0.01	0.00	0.00	0.00	0.00	**3.97**
Session Percentage	1.44	62.25	32.11	1.44	2.36	0.13	0.00	0.13	0.13	0.00	0.00	0.00	0.00	

AM Peak Hour	-	0745 - 0845	0745 - 0845	0630 - 0730	0915 - 1015	0745 - 0845	-	0715 - 0815	-	-	-	-	-	**0745 - 0845**
AM Peak Volume	0	11	11	2	1	1	0	1	0	0	0	0	0	**22**

Noon Peak Hour	1330 - 1430	1445 - 1545	1445 - 1545	1345 - 1445	1115 - 1215	-	-	-	1130 - 1230	-	-	-	-	**1445 - 1545**
Noon Peak Volume	1	21	13	2	3	0	0	0	1	0	0	0	0	**34**

PM Peak Hour	1645 - 1745	1600 - 1700	1530 - 1630	1545 - 1645	1600 - 1700	-	-	-	-	-	-	-	-	**1600 - 1700**
PM Peak Volume	4	30	16	2	1	0	0	0	0	0	0	0	0	**48**

Bi-Directional Class Count || Volume Summary 15min

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Wednesday, March 12, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
58°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (03-12-2025)
Volume Summary 15min

TIME	Volume Summary 15min EB	WB	15min Total	60min Total
0000 - 0015	0	0	**0**	
0015 - 0030	0	1	**1**	
0030 - 0045	0	0	**0**	
0045 - 0100	0	0	**0**	**1**
0100 - 0115	0	0	**0**	
0115 - 0130	0	0	**0**	
0130 - 0145	0	0	**0**	
0145 - 0200	0	0	**0**	**0**
0200 - 0215	0	0	**0**	
0215 - 0230	0	0	**0**	
0230 - 0245	0	0	**0**	
0245 - 0300	0	0	**0**	**0**
0300 - 0315	0	0	**0**	
0315 - 0330	0	0	**0**	
0330 - 0345	1	0	**1**	
0345 - 0400	1	0	**1**	**2**
0400 - 0415	2	0	**2**	
0415 - 0430	0	0	**0**	
0430 - 0445	1	0	**1**	
0445 - 0500	0	0	**0**	**3**
0500 - 0515	1	0	**1**	
0515 - 0530	3	1	**4**	
0530 - 0545	3	0	**3**	
0545 - 0600	5	0	**5**	**13**
0600 - 0615	2	0	**2**	
0615 - 0630	4	0	**4**	
0630 - 0645	7	1	**8**	
0645 - 0700	3	0	**3**	**17**
0700 - 0715	10	0	**10**	
0715 - 0730	18	1	**19**	
0730 - 0745	9	2	**11**	
0745 - 0800	9	5	**14**	**54**
0800 - 0815	8	5	**13**	
0815 - 0830	9	4	**13**	
0830 - 0845	6	8	**14**	
0845 - 0900	6	2	**8**	**48**
0900 - 0915	8	0	**8**	
0915 - 0930	3	5	**8**	
0930 - 0945	6	3	**9**	
0945 - 1000	5	5	**10**	**35**
1000 - 1015	11	5	**16**	
1015 - 1030	4	3	**7**	
1030 - 1045	8	4	**12**	
1045 - 1100	6	6	**12**	**47**
1100 - 1115	4	3	**7**	
1115 - 1130	6	6	**12**	
1130 - 1145	3	5	**8**	
1145 - 1200	3	7	**10**	**37**

Time	Volume Summary 15min EB	WB	15min Total	60min Total
1200 - 1215	6	8	**14**	
1215 - 1230	3	2	**5**	
1230 - 1245	8	5	**13**	
1245 - 1300	12	7	**19**	**51**
1300 - 1315	9	13	**22**	
1315 - 1330	6	3	**9**	
1330 - 1345	6	11	**17**	
1345 - 1400	8	3	**11**	**59**
1400 - 1415	7	8	**15**	
1415 - 1430	3	9	**12**	
1430 - 1445	8	9	**17**	
1445 - 1500	10	3	**13**	**57**
1500 - 1515	6	8	**14**	
1515 - 1530	4	12	**16**	
1530 - 1545	4	8	**12**	
1545 - 1600	7	6	**13**	**55**
1600 - 1615	4	7	**11**	
1615 - 1630	4	13	**17**	
1630 - 1645	10	10	**20**	
1645 - 1700	1	17	**18**	**66**
1700 - 1715	7	9	**16**	
1715 - 1730	6	10	**16**	
1730 - 1745	9	9	**18**	
1745 - 1800	3	13	**16**	**66**
1800 - 1815	5	14	**19**	
1815 - 1830	10	6	**16**	
1830 - 1845	10	7	**17**	
1845 - 1900	3	6	**9**	**61**
1900 - 1915	3	2	**5**	
1915 - 1930	1	5	**6**	
1930 - 1945	4	6	**10**	
1945 - 2000	4	4	**8**	**29**
2000 - 2015	2	9	**11**	
2015 - 2030	2	4	**6**	
2030 - 2045	4	6	**10**	
2045 - 2100	1	4	**5**	**32**
2100 - 2115	2	4	**6**	
2115 - 2130	2	4	**6**	
2130 - 2145	1	1	**2**	
2145 - 2200	1	3	**4**	**18**
2200 - 2215	0	0	**0**	
2215 - 2230	1	2	**3**	
2230 - 2245	0	1	**1**	
2245 - 2300	0	1	**1**	**5**
2300 - 2315	0	0	**0**	
2315 - 2330	0	0	**0**	
2330 - 2345	0	1	**1**	
2345 - 0000	0	0	**0**	**1**

Session Total	382	375	**757**
Session Average	3.98	3.91	**7.89**
Session Percentage	50.46	49.54	

Site 1
Yellow Creek Rd,
east of H Abercrombie Rd

Date
Thursday, March 13, 2025

Lat/Long
34.423773°, -83.953811°

Weather
Fair
61°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session) (03-13-2025)
Volume Summary 15min

	Volume Summary 15min		15min	60min
TIME	EB	WB	Total	Total
0000 - 0015	0	0	**0**	
0015 - 0030	0	0	**0**	
0030 - 0045	0	0	**0**	
0045 - 0100	0	0	**0**	**0**
0100 - 0115	0	0	**0**	
0115 - 0130	0	0	**0**	
0130 - 0145	0	0	**0**	
0145 - 0200	0	0	**0**	**0**
0200 - 0215	0	0	**0**	
0215 - 0230	0	0	**0**	
0230 - 0245	0	0	**0**	
0245 - 0300	0	0	**0**	**0**
0300 - 0315	0	0	**0**	
0315 - 0330	0	0	**0**	
0330 - 0345	1	0	**1**	
0345 - 0400	1	0	**1**	**2**
0400 - 0415	2	0	**2**	
0415 - 0430	1	0	**1**	
0430 - 0445	2	0	**2**	
0445 - 0500	1	0	**1**	**6**
0500 - 0515	0	0	**0**	
0515 - 0530	3	0	**3**	
0530 - 0545	2	0	**2**	
0545 - 0600	3	0	**3**	**8**
0600 - 0615	7	1	**8**	
0615 - 0630	4	1	**5**	
0630 - 0645	4	1	**5**	
0645 - 0700	7	0	**7**	**25**
0700 - 0715	5	2	**7**	
0715 - 0730	16	1	**17**	
0730 - 0745	8	1	**9**	
0745 - 0800	9	9	**18**	**51**
0800 - 0815	7	6	**13**	
0815 - 0830	7	1	**8**	
0830 - 0845	3	6	**9**	
0845 - 0900	9	4	**13**	**43**
0900 - 0915	7	5	**12**	
0915 - 0930	6	1	**7**	
0930 - 0945	4	1	**5**	
0945 - 1000	5	4	**9**	**33**
1000 - 1015	8	2	**10**	
1015 - 1030	7	3	**10**	
1030 - 1045	4	1	**5**	
1045 - 1100	8	2	**10**	**35**
1100 - 1115	10	2	**12**	
1115 - 1130	3	8	**11**	
1130 - 1145	8	6	**14**	
1145 - 1200	8	8	**16**	**53**

	Volume Summary 15min		15min	60min
Time	EB	WB	Total	Total
1200 - 1215	10	7	**17**	
1215 - 1230	5	11	**16**	
1230 - 1245	5	7	**12**	
1245 - 1300	4	7	**11**	**56**
1300 - 1315	9	5	**14**	
1315 - 1330	5	4	**9**	
1330 - 1345	9	7	**16**	
1345 - 1400	10	6	**16**	**55**
1400 - 1415	3	4	**7**	
1415 - 1430	5	12	**17**	
1430 - 1445	5	7	**12**	
1445 - 1500	6	8	**14**	**50**
1500 - 1515	5	6	**11**	
1515 - 1530	6	7	**13**	
1530 - 1545	5	16	**21**	
1545 - 1600	10	8	**18**	**63**
1600 - 1615	5	10	**15**	
1615 - 1630	5	15	**20**	
1630 - 1645	8	10	**18**	
1645 - 1700	10	13	**23**	**76**
1700 - 1715	6	3	**9**	
1715 - 1730	11	8	**19**	
1730 - 1745	4	8	**12**	
1745 - 1800	6	16	**22**	**62**
1800 - 1815	5	8	**13**	
1815 - 1830	8	8	**16**	
1830 - 1845	6	4	**10**	
1845 - 1900	6	4	**10**	**49**
1900 - 1915	1	8	**9**	
1915 - 1930	4	14	**18**	
1930 - 1945	4	4	**8**	
1945 - 2000	3	9	**12**	**47**
2000 - 2015	4	4	**8**	
2015 - 2030	4	1	**5**	
2030 - 2045	1	5	**6**	
2045 - 2100	4	10	**14**	**33**
2100 - 2115	3	4	**7**	
2115 - 2130	0	4	**4**	
2130 - 2145	1	6	**7**	
2145 - 2200	1	4	**5**	**23**
2200 - 2215	3	5	**8**	
2215 - 2230	1	3	**4**	
2230 - 2245	0	1	**1**	
2245 - 2300	0	0	**0**	**13**
2300 - 2315	0	0	**0**	
2315 - 2330	0	0	**0**	
2330 - 2345	1	0	**1**	
2345 - 0000	0	1	**1**	**2**

Session Total	397	388	**785**
Session Average	4.14	4.04	**8.18**
Session Percentage	50.57	49.43	

Peak Hour Turning Movement Count

H Abercrombie Road at Yellow Creek Road

Peak Hour Turning Movement Count

Click here for Map

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
	Fair	58°F
Period	0600 - 0800	APPLY
Peak Hour	0700 - 0800	APPLY
Global PH	0700 - 0800	APPLY

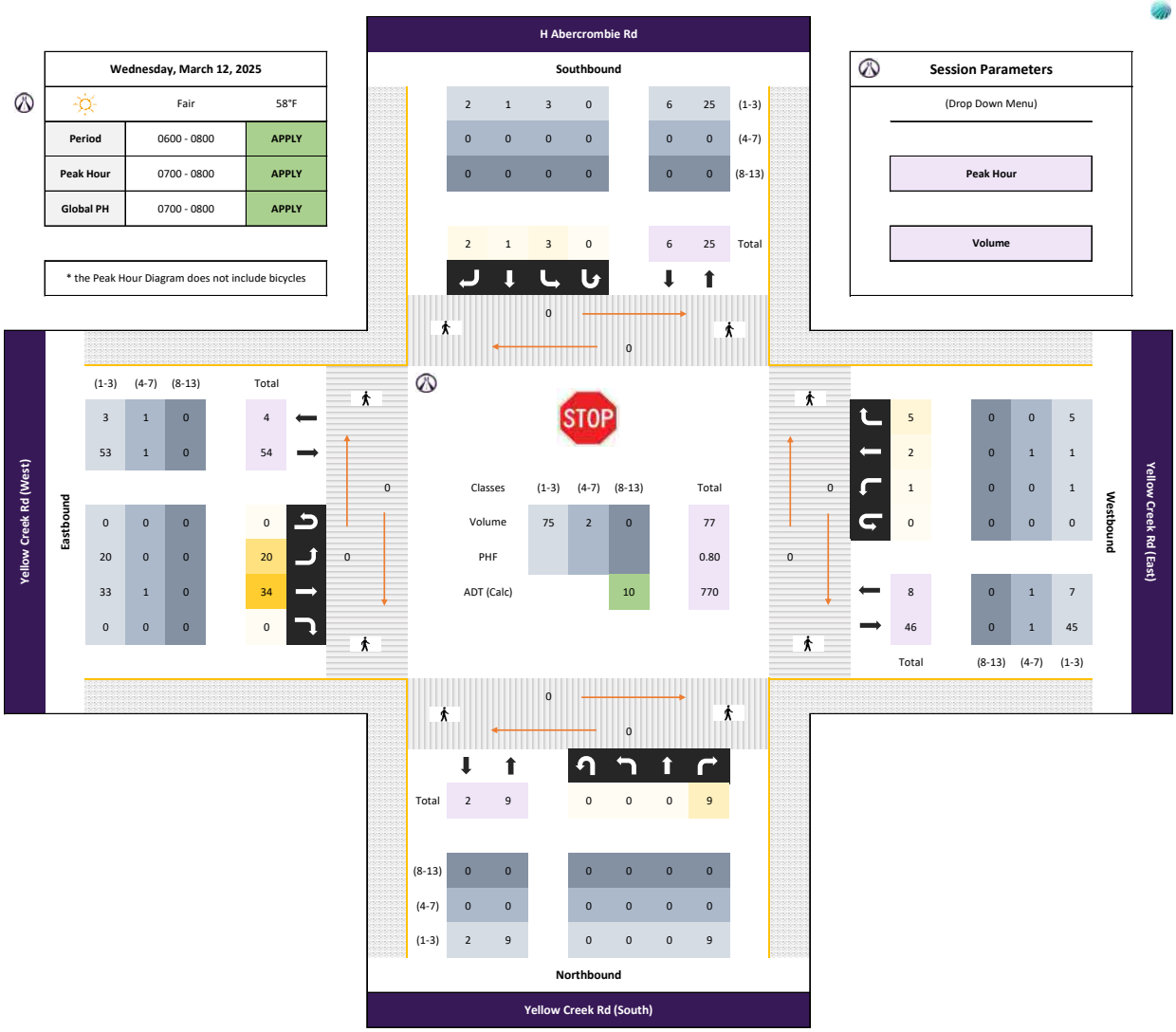
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0700 - 0715	0	0	1	-	0	1	2	0	0	-	0	2	12	7	0	-	0	19	0	0	0	-	0	0	22
0715 - 0730	0	0	3	-	0	3	0	0	2	-	0	2	3	15	0	-	0	18	0	1	0	-	0	1	24
0730 - 0745	0	0	2	-	0	2	0	0	0	-	0	0	3	7	0	-	0	10	1	0	1	-	0	2	14
0745 - 0800	0	0	3	-	0	3	1	1	0	-	0	2	2	5	0	-	0	7	0	1	4	-	0	5	17
Total	0	0	9	0	0	9	3	1	2	0	0	6	20	34	0	0	0	54	1	2	5	0	0	8	77
Approach %	0.00	0.00	100.00	0.00	0.00	-	50.00	16.67	33.33	0.00	0.00	-	37.04	62.96	0.00	0.00	0.00	-	12.50	25.00	62.50	0.00	0.00	-	
PHF	0.00	0.00	0.75	0.00	0.00	**0.75**	0.38	0.25	0.25	0.00	0.00	**0.75**	0.42	0.57	0.00	0.00	0.00	**0.71**	0.25	0.50	0.31	0.00	0.00	**0.40**	**0.80**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0700 - 0715	0	0	1	-	0	1	2	0	0	-	0	2	12	7	0	-	0	19	0	0	0	-	0	0	22
0715 - 0730	0	0	3	-	0	3	0	0	2	-	0	2	3	15	0	-	0	18	0	0	0	-	0	0	23
0730 - 0745	0	0	2	-	0	2	0	0	0	-	0	0	3	6	0	-	0	9	1	0	1	-	0	2	13
0745 - 0800	0	0	3	-	0	3	1	1	0	-	0	2	2	5	0	-	0	7	0	1	4	-	0	5	17
Total	0	0	9	0	0	9	3	1	2	0	0	6	20	33	0	0	0	53	1	1	5	0	0	7	75
Approach %	0.00	0.00	100.00	0.00	0.00	-	50.00	16.67	33.33	0.00	0.00	-	37.74	62.26	0.00	0.00	0.00	-	14.29	14.29	71.43	0.00	0.00	-	
PHF	0.00	0.00	0.75	0.00	0.00	**0.75**	0.38	0.25	0.25	0.00	0.00	**0.75**	0.42	0.55	0.00	0.00	0.00	**0.70**	0.25	0.25	0.31	0.00	0.00	**0.35**	**0.82**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	1
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	0	0	-	0	0	1
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	1	2
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.25	0.00	0.00	0.00	**0.25**	**0.50**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
#UNKNOWN!	Fair	58°F
Period	1600 - 1800	**APPLY**
Peak Hour	1615 - 1715	**APPLY**
Global PH	1700 - 1800	**APPLY**

* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Global Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0000 - 0015	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0015 - 0030	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0030 - 0045	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0045 - 0100	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0000 - 0015	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0015 - 0030	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0030 - 0045	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0045 - 0100	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0000 - 0015	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0015 - 0030	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0030 - 0045	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0045 - 0100	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0000 - 0015	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0015 - 0030	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0030 - 0045	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0045 - 0100	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Yellow Creek Rd (South)						H Abercrombie Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0000 - 0015	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0015 - 0030	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0030 - 0045	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0045 - 0100	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
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Hall County, GA

Site 1
Yellow Creek Rd (South)
H Abercrombie Rd
Yellow Creek Rd (West)
Yellow Creek Rd (East)

Date
Wednesday, March 12, 2025

Lat/Long
34.423813°, -83.954345°
Click here for Map

Weather
Fair
58°F
Click here for Detailed Weather

0600 - 0800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Yellow Creek Rd (South)					H Abercrombie Rd					Yellow Creek Rd (West)					Yellow Creek Rd (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
0600 - 0615	0	0	0	0	0	0	0	0	0	0	4	2	0	0	6	0	0	0	0	0	6
0615 - 0630	0	0	0	0	0	1	0	2	0	3	3	3	0	0	6	0	0	0	0	0	9
0630 - 0645	0	0	0	0	0	0	0	1	0	1	3	7	0	0	10	0	1	0	0	1	12
0645 - 0700	0	0	0	0	0	0	1	0	0	1	3	3	0	0	6	0	0	0	0	0	7
Hourly Total	0	0	0	0	**0**	1	1	3	0	**5**	13	15	0	0	**28**	0	1	0	0	**1**	**34**
0700 - 0715	0	0	1	0	1	2	0	0	0	2	12	7	0	0	19	0	0	0	0	0	22
0715 - 0730	0	0	3	0	3	0	0	2	0	2	3	15	0	0	18	0	1	0	0	1	24
0730 - 0745	0	0	2	0	2	0	0	0	0	0	3	7	0	0	10	1	0	1	0	2	14
0745 - 0800	0	0	3	0	3	1	1	0	0	2	2	5	0	0	7	0	1	4	0	5	17
Hourly Total	0	0	9	0	**9**	3	1	2	0	**6**	20	34	0	0	**54**	1	2	5	0	**8**	**77**
Grand Total	0	0	9	0	**9**	4	2	5	0	**11**	33	49	0	0	**82**	1	3	5	0	**9**	**111**
Approach %	0.00	0.00	100.00	0.00	-	36.36	18.18	45.45	0.00	-	40.24	59.76	0.00	0.00	-	11.11	33.33	55.56	0.00	-	
Intersection %	0.00	0.00	8.11	0.00	8.11	3.60	1.80	4.50	0.00	9.91	29.73	44.14	0.00	0.00	73.87	0.90	2.70	4.50	0.00	8.11	
Heavy Vehicle %	-	-	0	-	**0**	0	0	0	-	**0**	0	4	-	-	**2**	0	67	0	-	**22**	**4**
PHF	0.00	0.00	0.75	0.00	**0.75**	0.38	0.25	0.25	0.00	**0.75**	0.42	0.57	0.00	0.00	**0.71**	0.25	0.50	0.31	0.00	**0.40**	**0.80**

1600 - 1800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Yellow Creek Rd (South)					H Abercrombie Rd					Yellow Creek Rd (West)					Yellow Creek Rd (East)					
TIME	Left 1.1	Thru 1.2	Right 1.3	U-Turn 1.4	App Total	Left 1.5	Thru 1.6	Right 1.7	U-Turn 1.8	App Total	Left 1.9	Thru 1.10	Right 1.11	U-Turn 1.12	App Total	Left 1.13	Thru 1.14	Right 1.15	U-Turn 1.16	App Total	Int Total
1600 - 1615	1	0	0	0	1	1	1	7	0	9	1	3	0	0	4	0	6	1	0	7	21
1615 - 1630	0	0	1	0	1	2	0	4	0	6	4	1	0	0	5	1	9	3	0	13	25
1630 - 1645	0	0	1	0	1	3	0	5	0	8	1	6	0	0	7	1	7	2	0	10	26
1645 - 1700	0	0	0	0	0	0	1	2	0	3	4	1	0	0	5	1	13	3	0	17	25
Hourly Total	1	0	2	0	**3**	6	2	18	0	**26**	10	11	0	0	**21**	3	35	9	0	**47**	**97**
1700 - 1715	0	1	1	0	2	1	1	9	0	11	0	5	1	0	6	1	7	1	0	9	28
1715 - 1730	0	1	1	0	2	2	0	4	0	6	1	3	0	0	4	1	7	2	0	10	22
1730 - 1745	0	1	0	0	1	1	3	1	0	5	3	8	0	0	11	2	6	1	0	9	26
1745 - 1800	0	1	1	0	2	1	0	2	0	3	0	1	0	0	1	1	8	4	0	13	19
Hourly Total	0	4	3	0	**7**	5	4	16	0	**25**	4	17	1	0	**22**	5	28	8	0	**41**	**95**
Grand Total	1	4	5	0	**10**	11	6	34	0	**51**	14	28	1	0	**43**	8	63	17	0	**88**	**192**
Approach %	10.00	40.00	50.00	0.00	-	21.57	11.76	66.67	0.00	-	32.56	65.12	2.33	0.00	-	9.09	71.59	19.32	0.00	-	
Intersection %	0.52	2.08	2.60	0.00	5.21	5.73	3.13	17.71	0.00	26.56	7.29	14.58	0.52	0.00	22.40	4.17	32.81	8.85	0.00	45.83	
Heavy Vehicle %	0	25	0	-	**10**	18	0	0	-	**4**	7	4	0	-	**5**	0	2	6	-	**2**	**4**
PHF	0.00	0.25	0.75	0.00	**0.50**	0.50	0.50	0.56	0.00	**0.64**	0.56	0.54	0.25	0.00	**0.82**	1.00	0.69	0.75	0.00	**0.72**	**0.93**

Peak Hour Turning Movement Count

Fitts Road at Yellow Creek Road

Peak Hour Turning Movement Count

Click here for Map

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
	Fair	58°F
Period	0600 - 0800	APPLY
Peak Hour	0700 - 0800	APPLY
Global PH	0700 - 0800	APPLY

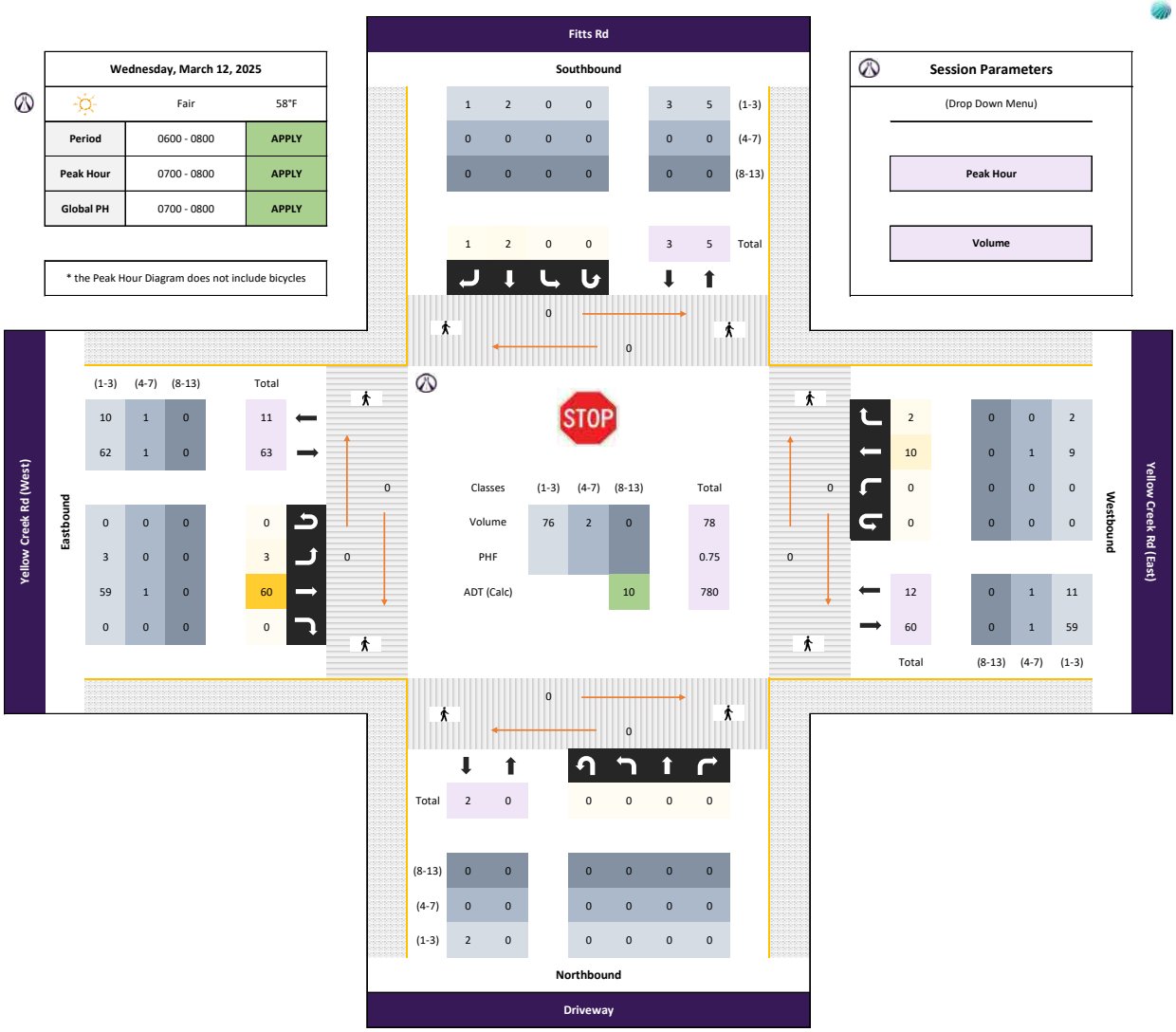
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	9	0	-	0	9	0	1	1	-	0	2	11
0715 - 0730	0	0	0	-	0	0	0	0	1	-	0	1	2	20	0	-	0	22	0	3	0	-	0	3	26
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	0	12	0	3	0	-	0	3	15
0745 - 0800	0	0	0	-	0	0	0	2	0	-	0	2	1	19	0	-	0	20	0	3	1	-	0	4	26
Total	0	0	0	0	0	0	0	2	1	0	0	3	3	60	0	0	0	63	0	10	2	0	0	12	78
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	66.67	33.33	0.00	0.00	-	4.76	95.24	0.00	0.00	0.00	-	0.00	83.33	16.67	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.25	0.00	0.00	**0.38**	0.38	0.75	0.00	0.00	0.00	**0.72**	0.00	0.83	0.50	0.00	0.00	**0.75**	**0.75**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	9	0	-	0	9	0	1	1	-	0	2	11
0715 - 0730	0	0	0	-	0	0	0	0	1	-	0	1	2	20	0	-	0	22	0	2	0	-	0	2	25
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	12	0	-	0	12	0	3	0	-	0	3	15
0745 - 0800	0	0	0	-	0	0	0	2	0	-	0	2	1	18	0	-	0	19	0	3	1	-	0	4	25
Total	0	0	0	0	0	0	0	2	1	0	0	3	3	59	0	0	0	62	0	9	2	0	0	11	76
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	66.67	33.33	0.00	0.00	-	4.84	95.16	0.00	0.00	0.00	-	0.00	81.82	18.18	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.25	0.00	0.00	**0.38**	0.38	0.74	0.00	0.00	0.00	**0.70**	0.00	0.75	0.50	0.00	0.00	**0.69**	**0.76**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	1
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	0	0	-	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	1	2
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.25	0.00	0.00	0.00	**0.25**	**0.50**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Click here for Map

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
	Fair	58°F
Period	1600 - 1800	APPLY
Peak Hour	1700 - 1800	APPLY
Global PH	1700 - 1800	APPLY

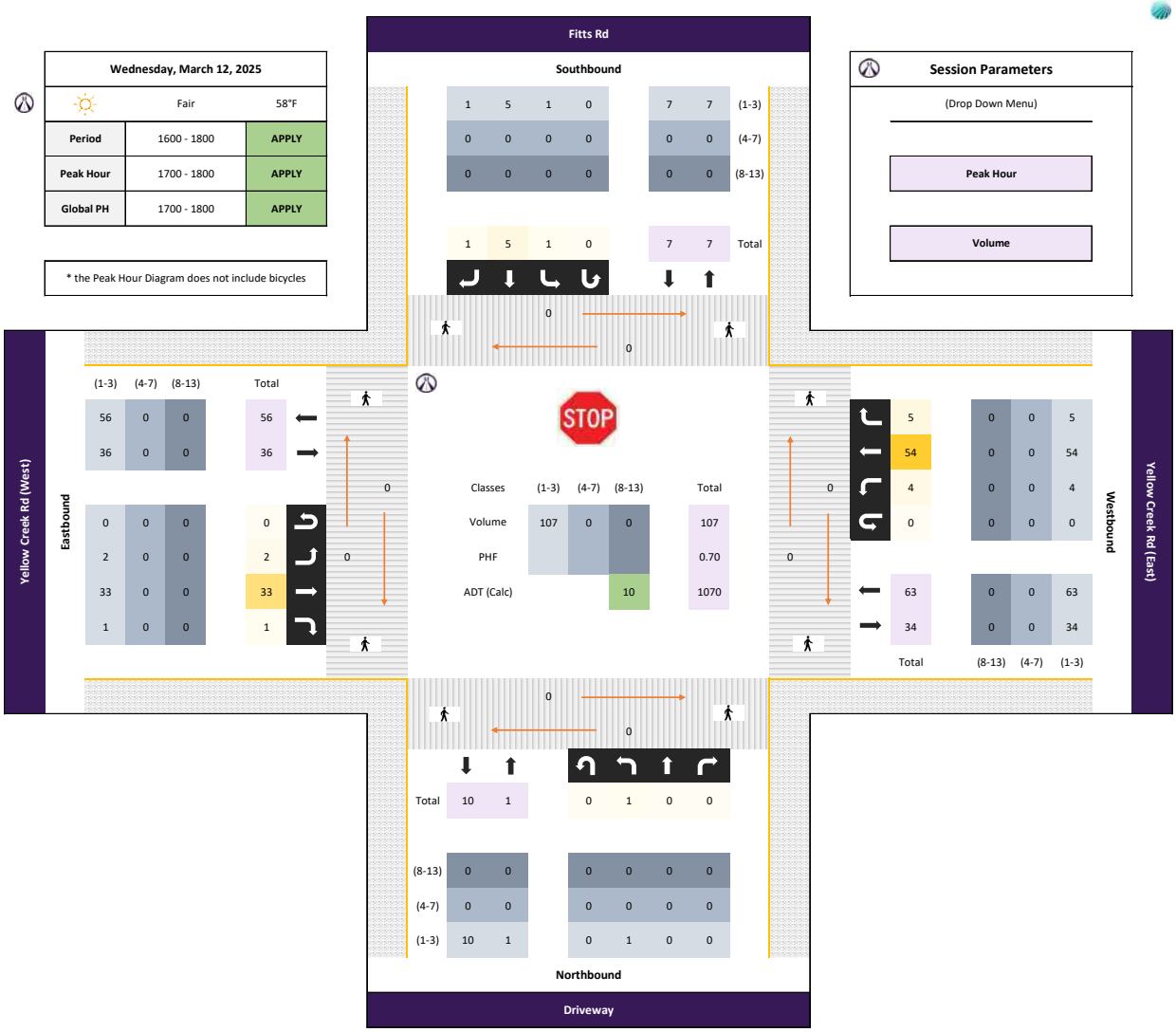
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	0	8	0	11	1	-	0	12	20
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	0	6	0	14	0	-	0	14	20
1730 - 1745	0	0	0	-	0	0	1	0	0	-	0	1	0	10	1	-	0	11	0	14	3	-	0	17	29
1745 - 1800	1	0	0	-	0	1	0	5	1	-	0	6	2	9	0	-	0	11	4	15	1	-	0	20	38
Total	1	0	0	0	0	1	1	5	1	0	0	7	2	33	1	0	0	36	4	54	5	0	0	63	107
Approach %	100.00	0.00	0.00	0.00	0.00	-	14.29	71.43	14.29	0.00	0.00	-	5.56	91.67	2.78	0.00	0.00	-	6.35	85.71	7.94	0.00	0.00	-	
PHF	0.25	0.00	0.00	0.00	0.00	**0.25**	0.25	0.25	0.25	0.00	0.00	**0.29**	0.25	0.83	0.25	0.00	0.00	**0.82**	0.25	0.90	0.42	0.00	0.00	**0.79**	**0.70**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	0	8	0	11	1	-	0	12	20
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	0	6	0	14	0	-	0	14	20
1730 - 1745	0	0	0	-	0	0	1	0	0	-	0	1	0	10	1	-	0	11	0	14	3	-	0	17	29
1745 - 1800	1	0	0	-	0	1	0	5	1	-	0	6	2	9	0	-	0	11	4	15	1	-	0	20	38
Total	1	0	0	0	0	1	1	5	1	0	0	7	2	33	1	0	0	36	4	54	5	0	0	63	107
Approach %	100.00	0.00	0.00	0.00	0.00	-	14.29	71.43	14.29	0.00	0.00	-	5.56	91.67	2.78	0.00	0.00	-	6.35	85.71	7.94	0.00	0.00	-	
PHF	0.25	0.00	0.00	0.00	0.00	**0.25**	0.25	0.25	0.25	0.00	0.00	**0.29**	0.25	0.83	0.25	0.00	0.00	**0.82**	0.25	0.90	0.42	0.00	0.00	**0.79**	**0.70**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Fitts Rd						Yellow Creek Rd (West)						Yellow Creek Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Hall County, GA

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
Driveway
Fitts Rd
Yellow Creek Rd (West)
Yellow Creek Rd (East)

Date
Wednesday, March 12, 2025

Lat/Long
34.430915°, -83.928488°
Click here for Map

Weather
Fair
58°F
Click here for Detailed Weather

0600 - 0800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound (Driveway)					Southbound (Fitts Rd)					Eastbound (Yellow Creek Rd (West))					Westbound (Yellow Creek Rd (East))					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total
0600 - 0615	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
0615 - 0630	0	0	0	0	0	0	0	0	0	0	1	3	0	0	4	0	1	0	0	1	5
0630 - 0645	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	0	1	0	1	11
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	5
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	1	19	0	0	**20**	0	1	2	0	**3**	**23**
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	9	0	0	9	0	1	1	0	2	11
0715 - 0730	0	0	0	0	0	0	0	1	0	1	2	20	0	0	22	0	3	0	0	3	26
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	0	3	0	0	3	15
0745 - 0800	0	0	0	0	0	0	2	0	0	2	1	19	0	0	20	0	3	1	0	4	26
Hourly Total	0	0	0	0	**0**	0	2	1	0	**3**	3	60	0	0	**63**	0	10	2	0	**12**	**78**
Grand Total	0	0	0	0	**0**	0	2	1	0	**3**	4	79	0	0	**83**	0	11	4	0	**15**	**101**
Approach %	0.00	0.00	0.00	0.00	-	0.00	66.67	33.33	0.00	-	4.82	95.18	0.00	0.00	-	0.00	73.33	26.67	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	1.98	0.99	0.00	2.97	3.96	78.22	0.00	0.00	82.18	0.00	10.89	3.96	0.00	14.85	
Heavy Vehicle %	-	-	-	-	-	-	0	0	-	**0**	0	3	-	-	**2**	-	18	0	-	**13**	**4**
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.25	0.00	**0.38**	0.38	0.75	0.00	0.00	**0.72**	0.00	0.83	0.50	0.00	**0.75**	**0.75**

1600 - 1800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound (Driveway)					Southbound (Fitts Rd)					Eastbound (Yellow Creek Rd (West))					Westbound (Yellow Creek Rd (East))					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	1	7	0	0	8	14
1615 - 1630	0	0	0	0	0	1	0	1	0	2	1	6	1	0	8	0	14	1	0	15	25
1630 - 1645	0	0	0	0	0	0	0	1	0	1	0	11	1	0	12	0	14	1	0	15	28
1645 - 1700	0	0	1	0	1	1	0	0	0	1	0	6	0	0	6	1	15	0	0	16	24
Hourly Total	0	0	1	0	**1**	2	0	2	0	**4**	1	29	2	0	**32**	2	50	2	0	**54**	**91**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	8	0	0	8	0	11	1	0	12	20
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	0	14	0	0	14	20
1730 - 1745	0	0	0	0	0	1	0	0	0	1	0	10	1	0	11	0	14	3	0	17	29
1745 - 1800	1	0	0	0	1	0	5	1	0	6	2	9	0	0	11	4	15	1	0	20	38
Hourly Total	1	0	0	0	**1**	1	5	1	0	**7**	2	33	1	0	**36**	4	54	5	0	**63**	**107**
Grand Total	1	0	1	0	**2**	3	5	3	0	**11**	3	62	3	0	**68**	6	104	7	0	**117**	**198**
Approach %	50.00	0.00	50.00	0.00	-	27.27	45.45	27.27	0.00	-	4.41	91.18	4.41	0.00	-	5.13	88.89	5.98	0.00	-	
Intersection %	0.51	0.00	0.51	0.00	1.01	1.52	2.53	1.52	0.00	5.56	1.52	31.31	1.52	0.00	34.34	3.03	52.53	3.54	0.00	59.09	
Heavy Vehicle %	0	-	0	-	**0**	0	0	0	-	**0**	0	5	0	-	**4**	0	2	0	-	**2**	**3**
PHF	0.25	0.00	0.00	0.00	**0.25**	0.25	0.25	0.25	0.00	**0.29**	0.25	0.83	0.25	0.00	**0.82**	0.25	0.90	0.42	0.00	**0.79**	**0.70**

Peak Hour Turning Movement Count
Walden Road at SR 60/Thompson Bridge Road

Peak Hour Turning Movement Count

Click here for Map

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
	Fair	58°F
Period	0600 - 0800	APPLY
Peak Hour	0700 - 0800	APPLY
Global PH	0700 - 0800	APPLY

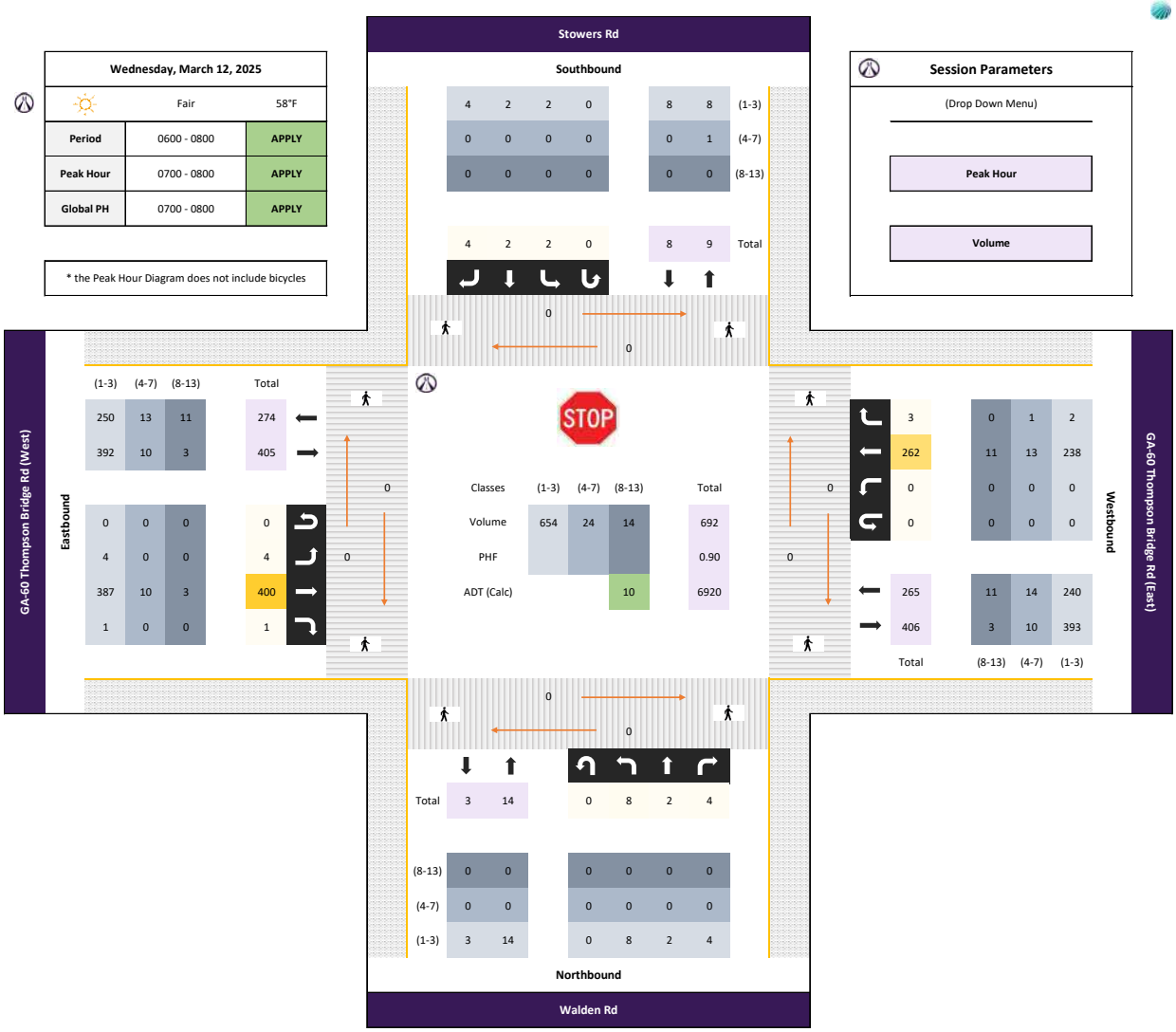
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0700 - 0715	1	1	0	-	0	2	1	0	2	-	0	3	1	80	0	-	0	81	0	53	0	-	0	53	139
0715 - 0730	3	0	1	-	0	4	0	0	2	-	0	2	1	117	0	-	0	118	0	59	1	-	0	60	184
0730 - 0745	2	0	1	-	0	3	0	0	0	-	0	0	1	109	1	-	0	111	0	77	2	-	0	79	193
0745 - 0800	2	1	2	-	0	5	1	2	0	-	0	3	1	94	0	-	0	95	0	73	0	-	0	73	176
Total	8	2	4	0	0	14	2	2	4	0	0	8	4	400	1	0	0	405	0	262	3	0	0	265	692
Approach %	57.14	14.29	28.57	0.00	0.00	-	25.00	25.00	50.00	0.00	0.00	-	0.99	98.77	0.25	0.00	0.00	-	0.00	98.87	1.13	0.00	0.00	-	
PHF	0.67	0.50	0.50	0.00	0.00	**0.70**	0.50	0.25	0.50	0.00	0.00	**0.67**	1.00	0.85	0.25	0.00	0.00	**0.86**	0.00	0.85	0.38	0.00	0.00	**0.84**	**0.90**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0700 - 0715	1	1	0	-	0	2	1	0	2	-	0	3	1	77	0	-	0	78	0	48	0	-	0	48	131
0715 - 0730	3	0	1	-	0	4	0	0	2	-	0	2	1	113	0	-	0	114	0	48	0	-	0	48	168
0730 - 0745	2	0	1	-	0	3	0	0	0	-	0	0	1	107	1	-	0	109	0	74	2	-	0	76	188
0745 - 0800	2	1	2	-	0	5	1	2	0	-	0	3	1	90	0	-	0	91	0	68	0	-	0	68	167
Total	8	2	4	0	0	14	2	2	4	0	0	8	4	387	1	0	0	392	0	238	2	0	0	240	654
Approach %	57.14	14.29	28.57	0.00	0.00	-	25.00	25.00	50.00	0.00	0.00	-	1.02	98.72	0.26	0.00	0.00	-	0.00	99.17	0.83	0.00	0.00	-	
PHF	0.67	0.50	0.50	0.00	0.00	**0.70**	0.50	0.25	0.50	0.00	0.00	**0.67**	1.00	0.86	0.25	0.00	0.00	**0.86**	0.00	0.80	0.25	0.00	0.00	**0.79**	**0.87**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	0	2	0	-	0	2	5
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	0	4	0	5	1	-	0	6	10
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	2	0	-	0	2	3
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	4	0	-	0	4	6
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10	0	13	1	0	0	14	24
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	92.86	7.14	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.65	0.25	0.00	0.00	**0.58**	**0.60**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	3
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	6	0	-	0	6	6
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	1	0	-	0	1	2
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	1	0	-	0	1	3
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	11	0	0	0	11	14
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.38	0.00	0.00	0.00	**0.38**	0.00	0.46	0.00	0.00	0.00	**0.46**	**0.58**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0700 - 0715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION

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Wednesday, March 12, 2025		
	Fair	58°F
Period	1600 - 1800	APPLY
Peak Hour	1700 - 1800	APPLY
Global PH	1700 - 1800	APPLY

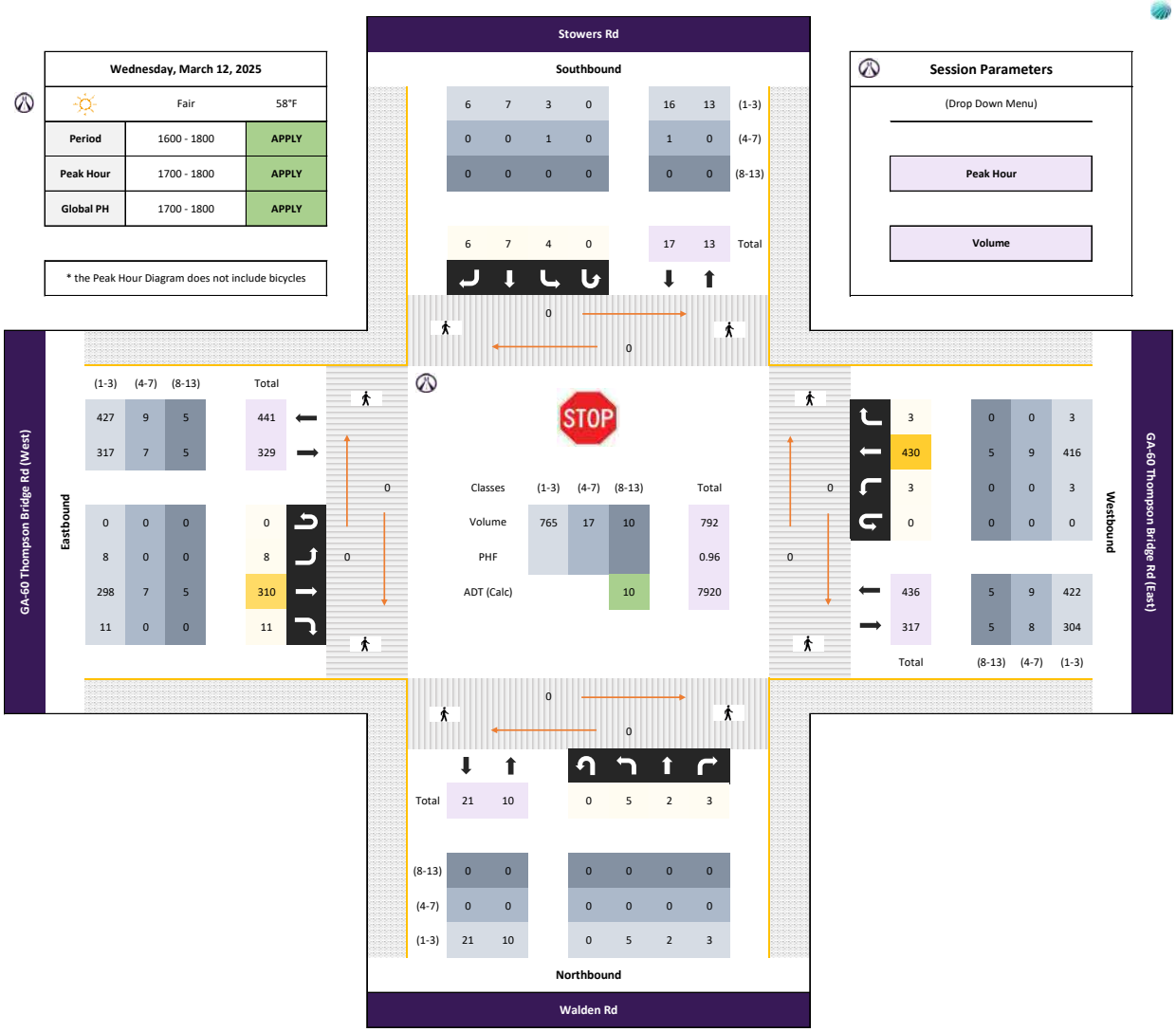
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1700 - 1715	0	1	0	-	0	1	1	0	1	-	0	2	2	65	2	-	0	69	0	110	1	-	0	111	183
1715 - 1730	1	0	0	-	0	1	2	2	2	-	0	6	1	97	0	-	0	98	1	100	0	-	0	101	206
1730 - 1745	2	0	2	-	0	4	0	2	3	-	0	5	2	74	7	-	0	83	2	110	1	-	0	113	205
1745 - 1800	2	1	1	-	0	4	1	3	0	-	0	4	3	74	2	-	0	79	0	110	1	-	0	111	198
Total	5	2	3	0	0	10	4	7	6	0	0	17	8	310	11	0	0	329	3	430	3	0	0	436	792
Approach %	50.00	20.00	30.00	0.00	0.00	-	23.53	41.18	35.29	0.00	0.00	-	2.43	94.22	3.34	0.00	0.00	-	0.69	98.62	0.69	0.00	0.00	-	
PHF	0.63	0.50	0.38	0.00	0.00	**0.63**	0.50	0.58	0.50	0.00	0.00	**0.71**	0.67	0.80	0.39	0.00	0.00	**0.84**	0.38	0.98	0.75	0.00	0.00	**0.96**	**0.96**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1700 - 1715	0	1	0	-	0	1	1	0	1	-	0	2	2	64	2	-	0	68	0	103	1	-	0	104	175
1715 - 1730	1	0	0	-	0	1	1	2	2	-	0	5	1	93	0	-	0	94	1	99	0	-	0	100	200
1730 - 1745	2	0	2	-	0	4	0	2	3	-	0	5	2	69	7	-	0	78	2	105	1	-	0	108	195
1745 - 1800	2	1	1	-	0	4	1	3	0	-	0	4	3	72	2	-	0	77	0	109	1	-	0	110	195
Total	5	2	3	0	0	10	3	7	6	0	0	16	8	298	11	0	0	317	3	416	3	0	0	422	765
Approach %	50.00	20.00	30.00	0.00	0.00	-	18.75	43.75	37.50	0.00	0.00	-	2.52	94.01	3.47	0.00	0.00	-	0.71	98.58	0.71	0.00	0.00	-	
PHF	0.63	0.50	0.38	0.00	0.00	**0.63**	0.75	0.58	0.50	0.00	0.00	**0.80**	0.67	0.80	0.39	0.00	0.00	**0.84**	0.38	0.95	0.75	0.00	0.00	**0.96**	**0.96**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	5	0	-	0	5	6
1715 - 1730	0	0	0	-	0	0	1	0	0	-	0	1	0	2	0	-	0	2	0	1	0	-	0	1	4
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	0	2	0	-	0	2	5
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	1	0	-	0	1	2
Total	0	0	0	0	0	0	1	0	0	0	0	1	0	7	0	0	0	7	0	9	0	0	0	9	17
Approach %	0.00	0.00	0.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.00	0.00	0.00	0.00	**0.25**	0.00	0.58	0.00	0.00	0.00	**0.58**	0.00	0.45	0.00	0.00	0.00	**0.45**	**0.71**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	2
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	0	0	-	0	0	2
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	3	0	-	0	3	5
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	0	0	-	0	0	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0	5	0	0	0	5	10
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.42	0.00	0.00	0.00	**0.42**	**0.50**

Bicycles

	Northbound						Southbound						Eastbound						Westbound						
	Walden Rd						Stowers Rd						GA-60 Thompson Bridge Rd (West)						GA-60 Thompson Bridge Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
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Hall County, GA

Site 3
Walden Rd
Stowers Rd
GA-60 Thompson Bridge Rd (West)
GA-60 Thompson Bridge Rd (East)

Date
Wednesday, March 12, 2025

Lat/Long
34.434018°, -83.922357°
Click here for Map

Weather
Fair
58°F
Click here for Detailed Weather

0600 - 0800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound (Walden Rd)					Southbound (Stowers Rd)					Eastbound (GA-60 Thompson Bridge Rd (West))					Westbound (GA-60 Thompson Bridge Rd (East))					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
0600 - 0615	1	0	0	0	1	0	0	1	0	1	0	54	0	0	54	0	29	0	0	29	85
0615 - 0630	3	0	1	0	4	0	0	2	0	2	1	72	0	0	73	0	30	0	0	30	109
0630 - 0645	2	0	0	0	2	0	0	2	0	2	0	86	0	0	86	0	69	0	0	69	159
0645 - 0700	2	0	1	0	3	0	0	2	0	2	0	71	0	0	71	1	63	0	0	64	140
Hourly Total	8	0	2	0	**10**	0	0	7	0	**7**	1	283	0	0	**284**	1	191	0	0	**192**	**493**
0700 - 0715	1	1	0	0	2	1	0	2	0	3	1	80	0	0	81	0	53	0	0	53	139
0715 - 0730	3	0	1	0	4	0	0	2	0	2	1	117	0	0	118	0	59	1	0	60	184
0730 - 0745	2	0	1	0	3	0	0	0	0	0	1	109	1	0	111	0	77	2	0	79	193
0745 - 0800	2	1	2	0	5	1	2	0	0	3	1	94	0	0	95	0	73	0	0	73	176
Hourly Total	8	2	4	0	**14**	2	2	4	0	**8**	4	400	1	0	**405**	0	262	3	0	**265**	**692**
Grand Total	16	2	6	0	**24**	2	2	11	0	**15**	5	683	1	0	**689**	1	453	3	0	**457**	**1185**
Approach %	66.67	8.33	25.00	0.00	-	13.33	13.33	73.33	0.00	-	0.73	99.13	0.15	0.00	-	0.22	99.12	0.66	0.00	-	
Intersection %	1.35	0.17	0.51	0.00	2.03	0.17	0.17	0.93	0.00	1.27	0.42	57.64	0.08	0.00	58.14	0.08	38.23	0.25	0.00	38.57	
Heavy Vehicle %	0	0	0	-	**0**	0	0	0	-	**0**	0	3	0	-	**3**	0	6	33	-	**7**	**4**
PHF	0.67	0.50	0.50	0.00	**0.70**	0.50	0.25	0.50	0.00	**0.67**	1.00	0.85	0.25	0.00	**0.86**	0.00	0.85	0.38	0.00	**0.84**	**0.90**

1600 - 1800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound (Walden Rd)					Southbound (Stowers Rd)					Eastbound (GA-60 Thompson Bridge Rd (West))					Westbound (GA-60 Thompson Bridge Rd (East))					
TIME	Left 3.1	Thru 3.2	Right 3.3	U-Turn 3.4	App Total	Left 3.5	Thru 3.6	Right 3.7	U-Turn 3.8	App Total	Left 3.9	Thru 3.10	Right 3.11	U-Turn 3.12	App Total	Left 3.13	Thru 3.14	Right 3.15	U-Turn 3.16	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	2	80	0	0	82	2	104	0	0	106	188
1615 - 1630	0	0	1	0	1	0	1	0	0	1	2	83	3	0	88	1	101	1	0	103	193
1630 - 1645	4	0	4	0	8	1	0	3	0	4	2	78	0	0	80	0	92	1	0	93	185
1645 - 1700	1	0	0	0	1	0	1	1	0	2	1	70	6	0	77	0	106	2	0	108	188
Hourly Total	5	0	5	0	**10**	1	2	4	0	**7**	7	311	9	0	**327**	3	403	4	0	**410**	**754**
1700 - 1715	0	1	0	0	1	1	0	1	0	2	2	65	2	0	69	0	110	1	0	111	183
1715 - 1730	1	0	0	0	1	2	2	2	0	6	1	97	0	0	98	1	100	0	0	101	206
1730 - 1745	2	0	2	0	4	0	2	3	0	5	2	74	7	0	83	2	110	1	0	113	205
1745 - 1800	2	1	1	0	4	1	3	0	0	4	3	74	2	0	79	0	110	1	0	111	198
Hourly Total	5	2	3	0	**10**	4	7	6	0	**17**	8	310	11	0	**329**	3	430	3	0	**436**	**792**
Grand Total	10	2	8	0	**20**	5	9	10	0	**24**	15	621	20	0	**656**	6	833	7	0	**846**	**1546**
Approach %	50.00	10.00	40.00	0.00	-	20.83	37.50	41.67	0.00	-	2.29	94.66	3.05	0.00	-	0.71	98.46	0.83	0.00	-	
Intersection %	0.65	0.13	0.52	0.00	1.29	0.32	0.58	0.65	0.00	1.55	0.97	40.17	1.29	0.00	42.43	0.39	53.88	0.45	0.00	54.72	
Heavy Vehicle %	0	0	0	-	**0**	20	0	0	-	**4**	0	5	0	-	**5**	0	3	0	-	**3**	**4**
PHF	0.63	0.50	0.38	0.00	**0.63**	0.50	0.58	0.50	0.00	**0.71**	0.67	0.80	0.39	0.00	**0.84**	0.38	0.98	0.75	0.00	**0.96**	**0.96**

Peak Hour Turning Movement Count

Yellow Creek Road at SR 60/Thompson Bridge Road

Peak Hour Turning Movement Count

Click here for Map

Hall County, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, March 12, 2025		
	Fair	58°F
Period	0600 - 0800	APPLY
Peak Hour	0700 - 0800	APPLY
Global PH	0700 - 0800	APPLY

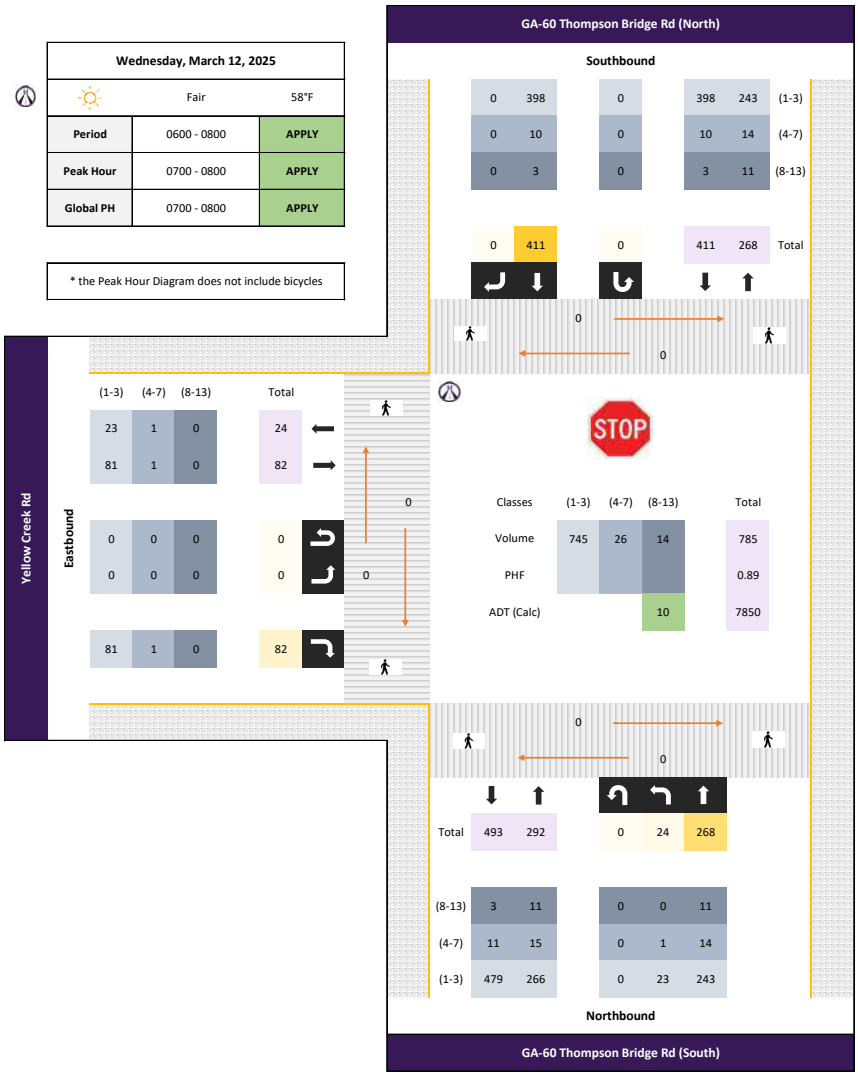
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
0700 - 0715	1	46	-	-	0	47	-	80	0	-	0	80	0	-	8	-	0	8	-	-	-	-	-	0	135
0715 - 0730	7	63	-	-	0	70	-	114	0	-	0	114	0	-	29	-	0	29	-	-	-	-	-	0	213
0730 - 0745	4	83	-	-	0	87	-	107	0	-	0	107	0	-	23	-	0	23	-	-	-	-	-	0	217
0745 - 0800	12	76	-	-	0	88	-	110	0	-	0	110	0	-	22	-	0	22	-	-	-	-	-	0	220
Total	24	268	0	0	0	292	0	411	0	0	0	411	0	0	82	0	0	82	0	0	0	0	0	0	785
Approach %	8.22	91.78	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.50	0.81	0.00	0.00	0.00	**0.83**	0.00	0.90	0.00	0.00	0.00	**0.90**	0.00	0.00	0.71	0.00	0.00	**0.71**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.89**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
0700 - 0715	1	41	-	-	0	42	-	77	0	-	0	77	0	-	8	-	0	8	-	-	-	-	-	0	127
0715 - 0730	6	51	-	-	0	57	-	110	0	-	0	110	0	-	29	-	0	29	-	-	-	-	-	0	196
0730 - 0745	4	80	-	-	0	84	-	105	0	-	0	105	0	-	23	-	0	23	-	-	-	-	-	0	212
0745 - 0800	12	71	-	-	0	83	-	106	0	-	0	106	0	-	21	-	0	21	-	-	-	-	-	0	210
Total	23	243	0	0	0	266	0	398	0	0	0	398	0	0	81	0	0	81	0	0	0	0	0	0	745
Approach %	8.65	91.35	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.48	0.76	0.00	0.00	0.00	**0.79**	0.00	0.90	0.00	0.00	0.00	**0.90**	0.00	0.00	0.70	0.00	0.00	**0.70**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.88**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
0700 - 0715	0	2	-	-	0	2	-	3	0	-	0	3	0	-	0	-	0	0	-	-	-	-	-	0	5
0715 - 0730	1	6	-	-	0	7	-	4	0	-	0	4	0	-	0	-	0	0	-	-	-	-	-	0	11
0730 - 0745	0	2	-	-	0	2	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	3
0745 - 0800	0	4	-	-	0	4	-	2	0	-	0	2	0	-	1	-	0	1	-	-	-	-	-	0	7
Total	1	14	0	0	0	15	0	10	0	0	0	10	0	0	1	0	0	1	0	0	0	0	0	0	26
Approach %	6.67	93.33	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.25	0.58	0.00	0.00	0.00	**0.54**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.59**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
0700 - 0715	0	3	-	-	0	3	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	3
0715 - 0730	0	6	-	-	0	6	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	6
0730 - 0745	0	1	-	-	0	1	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	2
0745 - 0800	0	1	-	-	0	1	-	2	0	-	0	2	0	-	0	-	0	0	-	-	-	-	-	0	3
Total	0	11	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	14
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.46	0.00	0.00	0.00	**0.46**	0.00	0.38	0.00	0.00	0.00	**0.38**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.58**

Bicycles

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
0700 - 0715	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0715 - 0730	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0730 - 0745	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0745 - 0800	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Hall County, GA

Click here for Map

Marr Traffic DATA COLLECTION
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Wednesday, March 12, 2025		
	Fair	58°F
Period	1600 - 1800	APPLY
Peak Hour	1700 - 1800	APPLY
Global PH	1700 - 1800	APPLY

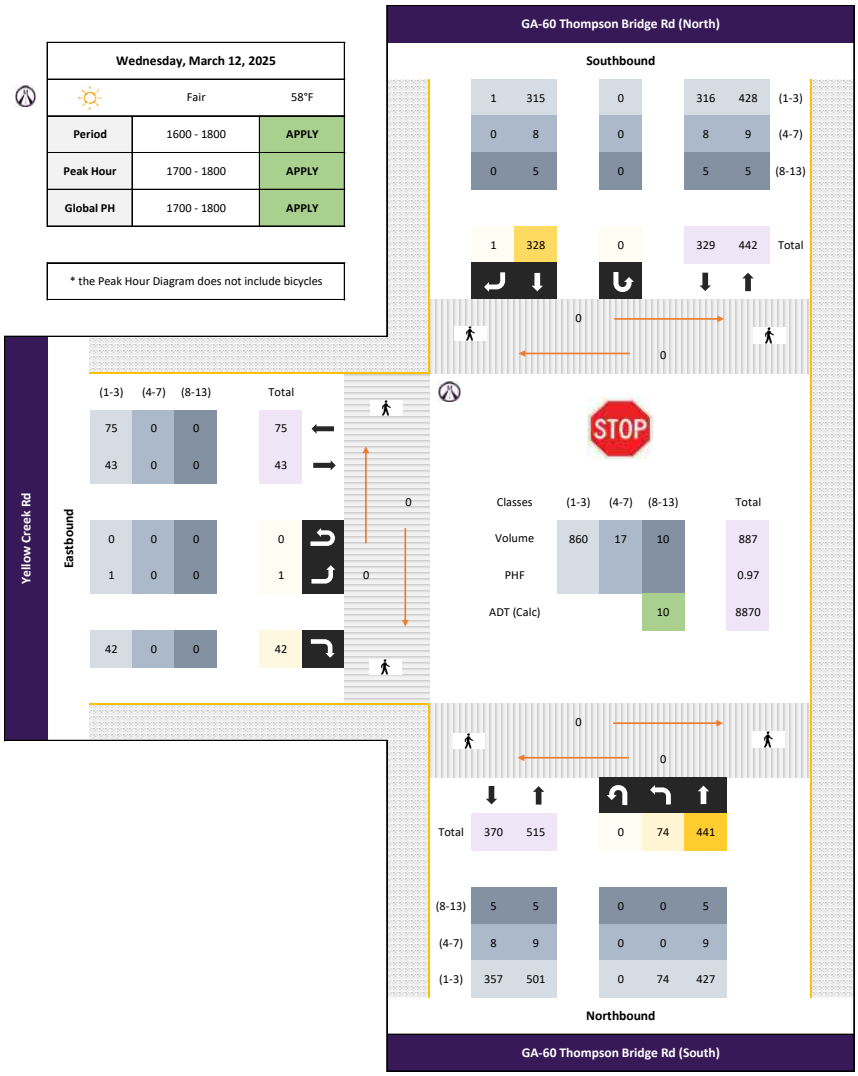
* the Peak Hour Diagram does not include bicycles

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
1700 - 1715	17	116	-	-	0	133	-	74	0	-	0	74	0	-	10	-	0	10	-	-	-	-	-	0	217
1715 - 1730	17	99	-	-	0	116	-	97	0	-	0	97	0	-	7	-	0	7	-	-	-	-	-	0	220
1730 - 1745	21	117	-	-	0	138	-	75	1	-	0	76	1	-	13	-	0	14	-	-	-	-	-	0	228
1745 - 1800	19	109	-	-	0	128	-	82	0	-	0	82	0	-	12	-	0	12	-	-	-	-	-	0	222
Total	74	441	0	0	0	515	0	328	1	0	0	329	1	0	42	0	0	43	0	0	0	0	0	0	887
Approach %	14.37	85.63	0.00	0.00	0.00	-	0.00	99.70	0.30	0.00	0.00	-	2.33	0.00	97.67	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.88	0.94	0.00	0.00	0.00	**0.93**	0.00	0.85	0.25	0.00	0.00	**0.85**	0.25	0.00	0.81	0.00	0.00	**0.77**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.97**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
1700 - 1715	17	109	-	-	0	126	-	73	0	-	0	73	0	-	10	-	0	10	-	-	-	-	-	0	209
1715 - 1730	17	98	-	-	0	115	-	92	0	-	0	92	0	-	7	-	0	7	-	-	-	-	-	0	214
1730 - 1745	21	112	-	-	0	133	-	70	1	-	0	71	1	-	13	-	0	14	-	-	-	-	-	0	218
1745 - 1800	19	108	-	-	0	127	-	80	0	-	0	80	0	-	12	-	0	12	-	-	-	-	-	0	219
Total	74	427	0	0	0	501	0	315	1	0	0	316	1	0	42	0	0	43	0	0	0	0	0	0	860
Approach %	14.77	85.23	0.00	0.00	0.00	-	0.00	99.68	0.32	0.00	0.00	-	2.33	0.00	97.67	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.88	0.95	0.00	0.00	0.00	**0.94**	0.00	0.86	0.25	0.00	0.00	**0.86**	0.25	0.00	0.81	0.00	0.00	**0.77**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.98**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
1700 - 1715	0	5	-	-	0	5	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	6
1715 - 1730	0	1	-	-	0	1	-	3	0	-	0	3	0	-	0	-	0	0	-	-	-	-	-	0	4
1730 - 1745	0	2	-	-	0	2	-	3	0	-	0	3	0	-	0	-	0	0	-	-	-	-	-	0	5
1745 - 1800	0	1	-	-	0	1	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	2
Total	0	9	0	0	0	9	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	17
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.45	0.00	0.00	0.00	**0.45**	0.00	0.67	0.00	0.00	0.00	**0.67**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.71**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
1700 - 1715	0	2	-	-	0	2	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	2
1715 - 1730	0	0	-	-	0	0	-	2	0	-	0	2	0	-	0	-	0	0	-	-	-	-	-	0	2
1730 - 1745	0	3	-	-	0	3	-	2	0	-	0	2	0	-	0	-	0	0	-	-	-	-	-	0	5
1745 - 1800	0	0	-	-	0	0	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	1
Total	0	5	0	0	0	5	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	10
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.42	0.00	0.00	0.00	**0.42**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.50**

Bicycles

	Northbound						Southbound						Eastbound												
	GA-60 Thompson Bridge Rd (South)						GA-60 Thompson Bridge Rd (North)						Yellow Creek Rd												
	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Left		Right		U-Turn	App						App	Int
Time	4.1	4.2			4.3	Total		4.4	4.5		4.6	Total	4.7		4.8		4.9	Total						Total	Total
1700 - 1715	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1715 - 1730	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1730 - 1745	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1745 - 1800	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
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Hall County, GA

Site 4
GA-60 Thompson Bridge Rd (South)
GA-60 Thompson Bridge Rd (North)
Yellow Creek Rd

Date
Wednesday, March 12, 2025

Lat/Long
34.424460°, -83.910830°
Click here for Map

Weather
Fair
58°F
Click here for Detailed Weather

0600 - 0800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound				Southbound				Eastbound				
	GA-60 Thompson Bridge Rd (South)				GA-60 Thompson Bridge Rd (North)				Yellow Creek Rd				
TIME	Left 4.1	Thru 4.2	U-Turn 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Right 4.8	U-Turn 4.9	App Total	Int Total
0600 - 0615	1	30	0	31	59	0	0	59	0	4	0	4	94
0615 - 0630	1	34	0	35	71	1	0	72	0	6	0	6	113
0630 - 0645	1	70	0	71	87	0	0	87	0	12	0	12	170
0645 - 0700	4	65	0	69	79	0	0	79	0	8	0	8	156
Hourly Total	7	199	0	**206**	296	1	0	**297**	0	30	0	**30**	**533**
0700 - 0715	1	46	0	47	80	0	0	80	0	8	0	8	135
0715 - 0730	7	63	0	70	114	0	0	114	0	29	0	29	213
0730 - 0745	4	83	0	87	107	0	0	107	0	23	0	23	217
0745 - 0800	12	76	0	88	110	0	0	110	0	22	0	22	220
Hourly Total	24	268	0	**292**	411	0	0	**411**	0	82	0	**82**	**785**
Grand Total	31	467	0	**498**	707	1	0	**708**	0	112	0	**112**	**1318**
Approach %	6.22	93.78	0.00	-	99.86	0.14	0.00	-	0.00	100.00	0.00	-	
Intersection %	2.35	35.43	0.00	37.78	53.64	0.08	0.00	53.72	0.00	8.50	0.00	8.50	
Heavy Vehicle %	6	6	-	**6**	3	0	-	**3**	-	2	-	**2**	**4**
PHF	0.50	0.81	0.00	**0.83**	0.90	0.00	0.00	**0.90**	0.00	0.71	0.00	**0.71**	**0.89**

1600 - 1800 (Weekday 2h Session) (03-12-2025)
All vehicles

	Northbound				Southbound				Eastbound				
	GA-60 Thompson Bridge Rd (South)				GA-60 Thompson Bridge Rd (North)				Yellow Creek Rd				
TIME	Left 4.1	Thru 4.2	U-Turn 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Right 4.8	U-Turn 4.9	App Total	Int Total
1600 - 1615	16	112	0	128	81	0	0	81	0	9	0	9	218
1615 - 1630	19	96	0	115	90	0	0	90	0	8	0	8	213
1630 - 1645	24	98	0	122	76	0	0	76	0	14	0	14	212
1645 - 1700	18	106	0	124	75	0	0	75	0	12	0	12	211
Hourly Total	77	412	0	**489**	322	0	0	**322**	0	43	0	**43**	**854**
1700 - 1715	17	116	0	133	74	0	0	74	0	10	0	10	217
1715 - 1730	17	99	0	116	97	0	0	97	0	7	0	7	220
1730 - 1745	21	117	0	138	75	1	0	76	1	13	0	14	228
1745 - 1800	19	109	0	128	82	0	0	82	0	12	0	12	222
Hourly Total	74	441	0	**515**	328	1	0	**329**	1	42	0	**43**	**887**
Grand Total	151	853	0	**1004**	650	1	0	**651**	1	85	0	**86**	**1741**
Approach %	15.04	84.96	0.00	-	99.85	0.15	0.00	-	1.16	98.84	0.00	-	
Intersection %	8.67	48.99	0.00	57.67	37.33	0.06	0.00	37.39	0.06	4.88	0.00	4.94	
Heavy Vehicle %	1	3	-	**3**	5	0	-	**5**	0	4	-	**3**	**4**
PHF	0.88	0.94	0.00	**0.93**	0.85	0.25	0.00	**0.85**	0.25	0.81	0.00	**0.77**	**0.97**

Appendix C

Synchro Reports

Existing (2025)

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	20	34	0	1	2	5	0	0	9	3	1	2
Future Vol, veh/h	20	34	0	1	2	5	0	0	9	3	1	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	43	0	1	3	6	0	0	11	4	1	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	9	0	0	43	0	0	103	104	43	107	101	6
Stage 1	-	-	-	-	-	-	93	93	-	8	8	-
Stage 2	-	-	-	-	-	-	10	11	-	99	93	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1611	-	-	1566	-	-	877	786	1027	872	789	1077
Stage 1	-	-	-	-	-	-	914	818	-	1013	889	-
Stage 2	-	-	-	-	-	-	1011	886	-	907	818	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1611	-	-	1566	-	-	863	773	1027	851	776	1077
Mov Cap-2 Maneuver	-	-	-	-	-	-	863	773	-	851	776	-
Stage 1	-	-	-	-	-	-	899	805	-	997	888	-
Stage 2	-	-	-	-	-	-	1006	885	-	883	805	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.7	0.9	8.5	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1027	1611	-	-	1566	-	-	899
HCM Lane V/C Ratio	0.011	0.016	-	-	0.001	-	-	0.008
HCM Control Delay (s)	8.5	7.3	0	-	7.3	0	-	9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	60	0	0	10	2	0	0	0	0	2	1
Future Vol, veh/h	3	60	0	0	10	2	0	0	0	0	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	65	0	0	11	2	0	0	0	0	2	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	13	0	0	65	0	0	85	84	65	83	83	12
Stage 1	-	-	-	-	-	-	71	71	-	12	12	-
Stage 2	-	-	-	-	-	-	14	13	-	71	71	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1606	-	-	1537	-	-	901	806	999	904	807	1069
Stage 1	-	-	-	-	-	-	939	836	-	1009	886	-
Stage 2	-	-	-	-	-	-	1006	885	-	939	836	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1606	-	-	1537	-	-	896	804	999	902	805	1069
Mov Cap-2 Maneuver	-	-	-	-	-	-	896	804	-	902	805	-
Stage 1	-	-	-	-	-	-	937	834	-	1007	886	-
Stage 2	-	-	-	-	-	-	1003	885	-	937	834	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	0	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1606	-	-	1537	-	-	877
HCM Lane V/C Ratio	-	0.002	-	-	-	-	-	0.004
HCM Control Delay (s)	0	7.2	0	-	0	-	-	9.1
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	400	1	0	262	3	8	2	4	2	2	4
Future Vol, veh/h	4	400	1	0	262	3	8	2	4	2	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	6	6	6	6	6	6	6	6	6	6	6	6
Mvmt Flow	4	444	1	0	291	3	9	2	4	2	2	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	294	0	0	445	0	0	749	747	445	749	746	293
Stage 1	-	-	-	-	-	-	453	453	-	293	293	-
Stage 2	-	-	-	-	-	-	296	294	-	456	453	-
Critical Hdwy	4.16	-	-	4.16	-	-	7.16	6.56	6.26	7.16	6.56	6.26
Critical Hdwy Stg 1	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Follow-up Hdwy	2.254	-	-	2.254	-	-	3.554	4.054	3.354	3.554	4.054	3.354
Pot Cap-1 Maneuver	1245	-	-	1094	-	-	323	337	605	323	337	737
Stage 1	-	-	-	-	-	-	579	563	-	707	663	-
Stage 2	-	-	-	-	-	-	704	662	-	577	563	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1245	-	-	1094	-	-	318	336	605	318	336	737
Mov Cap-2 Maneuver	-	-	-	-	-	-	318	336	-	318	336	-
Stage 1	-	-	-	-	-	-	577	561	-	704	663	-
Stage 2	-	-	-	-	-	-	697	662	-	568	561	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	15.1	13.1
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	371	1245	-	-	1094	-	-	453
HCM Lane V/C Ratio	0.042	0.004	-	-	-	-	-	0.02
HCM Control Delay (s)	15.1	7.9	0	-	0	-	-	13.1
HCM Lane LOS	C	A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	82	24	268	411	0
Future Vol, veh/h	0	82	24	268	411	0
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	92	27	301	462	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	817	462	462	0	-	0
Stage 1	462	-	-	-	-	-
Stage 2	355	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	343	596	1089	-	-	-
Stage 1	630	-	-	-	-	-
Stage 2	705	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	333	596	1089	-	-	-
Mov Cap-2 Maneuver	333	-	-	-	-	-
Stage 1	611	-	-	-	-	-
Stage 2	705	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.1	0.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1089	-	596	-	-
HCM Lane V/C Ratio	0.025	-	0.155	-	-
HCM Control Delay (s)	8.4	0	12.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	14	1	4	39	10	0	1	3	6	2	21
Future Vol, veh/h	10	14	1	4	39	10	0	1	3	6	2	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	16	1	5	46	12	0	1	4	7	2	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	58	0	0	17	0	0	117	109	17	105	103	52
Stage 1	-	-	-	-	-	-	41	41	-	62	62	-
Stage 2	-	-	-	-	-	-	76	68	-	43	41	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1546	-	-	1600	-	-	859	781	1062	875	787	1016
Stage 1	-	-	-	-	-	-	974	861	-	949	843	-
Stage 2	-	-	-	-	-	-	933	838	-	971	861	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1546	-	-	1600	-	-	829	772	1062	864	778	1016
Mov Cap-2 Maneuver	-	-	-	-	-	-	829	772	-	864	778	-
Stage 1	-	-	-	-	-	-	966	854	-	941	840	-
Stage 2	-	-	-	-	-	-	905	835	-	959	854	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.9	0.5	8.7	8.9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	971	1546	-	-	1600	-	-	961
HCM Lane V/C Ratio	0.005	0.008	-	-	0.003	-	-	0.036
HCM Control Delay (s)	8.7	7.3	0	-	7.3	0	-	8.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	33	1	4	54	5	1	0	0	1	5	1
Future Vol, veh/h	2	33	1	4	54	5	1	0	0	1	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	36	1	4	59	5	1	0	0	1	5	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	64	0	0	37	0	0	114	113	37	111	111	62
Stage 1	-	-	-	-	-	-	41	41	-	70	70	-
Stage 2	-	-	-	-	-	-	73	72	-	41	41	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1538	-	-	1574	-	-	863	777	1035	867	779	1003
Stage 1	-	-	-	-	-	-	974	861	-	940	837	-
Stage 2	-	-	-	-	-	-	937	835	-	974	861	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1538	-	-	1574	-	-	855	774	1035	864	776	1003
Mov Cap-2 Maneuver	-	-	-	-	-	-	855	774	-	864	776	-
Stage 1	-	-	-	-	-	-	973	860	-	939	834	-
Stage 2	-	-	-	-	-	-	927	832	-	973	860	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.5	9.2	9.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	855	1538	-	-	1574	-	-	814
HCM Lane V/C Ratio	0.001	0.001	-	-	0.003	-	-	0.009
HCM Control Delay (s)	9.2	7.3	0	-	7.3	0	-	9.5
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	333	12	3	462	3	5	2	4	4	8	6
Future Vol, veh/h	9	333	12	3	462	3	5	2	4	4	8	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	9	347	13	3	481	3	5	2	4	4	8	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	484	0	0	360	0	0	868	862	354	864	867	483
Stage 1	-	-	-	-	-	-	372	372	-	489	489	-
Stage 2	-	-	-	-	-	-	496	490	-	375	378	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.14	6.54	6.24	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.536	4.036	3.336	3.536	4.036	3.336
Pot Cap-1 Maneuver	1068	-	-	1188	-	-	271	291	685	272	289	580
Stage 1	-	-	-	-	-	-	644	615	-	557	546	-
Stage 2	-	-	-	-	-	-	552	545	-	642	612	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1068	-	-	1188	-	-	259	287	685	266	285	580
Mov Cap-2 Maneuver	-	-	-	-	-	-	259	287	-	266	285	-
Stage 1	-	-	-	-	-	-	637	608	-	551	544	-
Stage 2	-	-	-	-	-	-	536	543	-	629	605	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	15.9	16.3
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	343	1068	-	-	1188	-	-	337
HCM Lane V/C Ratio	0.033	0.009	-	-	0.003	-	-	0.056
HCM Control Delay (s)	15.9	8.4	0	-	8	0	-	16.3
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	42	74	441	328	1
Future Vol, veh/h	1	42	74	441	328	1
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1	43	76	455	338	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	946	339	339	0	-	0
Stage 1	339	-	-	-	-	-
Stage 2	607	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	289	701	1215	-	-	-
Stage 1	719	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	265	701	1215	-	-	-
Mov Cap-2 Maneuver	265	-	-	-	-	-
Stage 1	659	-	-	-	-	-
Stage 2	542	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.7	1.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1215	-	675	-	-
HCM Lane V/C Ratio	0.063	-	0.066	-	-
HCM Control Delay (s)	8.2	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.2	-	-

No-Build (2033)

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	21	37	0	1	2	5	0	0	10	3	1	2
Future Vol, veh/h	21	37	0	1	2	5	0	0	10	3	1	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	46	0	1	3	6	0	0	13	4	1	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	9	0	0	46	0	0	108	109	46	113	106	6
Stage 1	-	-	-	-	-	-	98	98	-	8	8	-
Stage 2	-	-	-	-	-	-	10	11	-	105	98	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1611	-	-	1562	-	-	871	781	1023	864	784	1077
Stage 1	-	-	-	-	-	-	908	814	-	1013	889	-
Stage 2	-	-	-	-	-	-	1011	886	-	901	814	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1611	-	-	1562	-	-	856	767	1023	842	770	1077
Mov Cap-2 Maneuver	-	-	-	-	-	-	856	767	-	842	770	-
Stage 1	-	-	-	-	-	-	893	800	-	996	888	-
Stage 2	-	-	-	-	-	-	1006	885	-	875	800	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.6	0.9	8.6	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1023	1611	-	-	1562	-	-	893
HCM Lane V/C Ratio	0.012	0.016	-	-	0.001	-	-	0.008
HCM Control Delay (s)	8.6	7.3	0	-	7.3	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	64	0	0	11	2	0	0	0	0	2	1
Future Vol, veh/h	3	64	0	0	11	2	0	0	0	0	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	70	0	0	12	2	0	0	0	0	2	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	14	0	0	70	0	0	91	90	70	89	89	13
Stage 1	-	-	-	-	-	-	76	76	-	13	13	-
Stage 2	-	-	-	-	-	-	15	14	-	76	76	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1604	-	-	1531	-	-	893	800	993	896	801	1067
Stage 1	-	-	-	-	-	-	933	832	-	1007	885	-
Stage 2	-	-	-	-	-	-	1005	884	-	933	832	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1604	-	-	1531	-	-	889	798	993	894	799	1067
Mov Cap-2 Maneuver	-	-	-	-	-	-	889	798	-	894	799	-
Stage 1	-	-	-	-	-	-	931	830	-	1005	885	-
Stage 2	-	-	-	-	-	-	1002	884	-	931	830	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0	0	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1604	-	-	1531	-	-	872
HCM Lane V/C Ratio	-	0.002	-	-	-	-	-	0.004
HCM Control Delay (s)	0	7.2	0	-	0	-	-	9.1
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	430	1	0	281	3	9	2	4	2	2	4
Future Vol, veh/h	4	430	1	0	281	3	9	2	4	2	2	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	6	6	6	6	6	6	6	6	6	6	6	6
Mvmt Flow	4	478	1	0	312	3	10	2	4	2	2	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	315	0	0	479	0	0	804	802	479	804	801	314
Stage 1	-	-	-	-	-	-	487	487	-	314	314	-
Stage 2	-	-	-	-	-	-	317	315	-	490	487	-
Critical Hdwy	4.16	-	-	4.16	-	-	7.16	6.56	6.26	7.16	6.56	6.26
Critical Hdwy Stg 1	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Follow-up Hdwy	2.254	-	-	2.254	-	-	3.554	4.054	3.354	3.554	4.054	3.354
Pot Cap-1 Maneuver	1223	-	-	1063	-	-	297	313	579	297	313	717
Stage 1	-	-	-	-	-	-	555	544	-	688	649	-
Stage 2	-	-	-	-	-	-	686	648	-	552	544	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1223	-	-	1063	-	-	293	312	579	292	312	717
Mov Cap-2 Maneuver	-	-	-	-	-	-	293	312	-	292	312	-
Stage 1	-	-	-	-	-	-	553	542	-	685	649	-
Stage 2	-	-	-	-	-	-	679	648	-	543	542	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0	16.1	13.7
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	341	1223	-	-	1063	-	-	425
HCM Lane V/C Ratio	0.049	0.004	-	-	-	-	-	0.021
HCM Control Delay (s)	16.1	8	0	-	0	-	-	13.7
HCM Lane LOS	C	A	A	-	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	88	26	288	442	0
Future Vol, veh/h	0	88	26	288	442	0
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	99	29	324	497	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	879	497	497	0	-	0
Stage 1	497	-	-	-	-	-
Stage 2	382	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	315	569	1057	-	-	-
Stage 1	607	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	305	569	1057	-	-	-
Mov Cap-2 Maneuver	305	-	-	-	-	-
Stage 1	587	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.7	0.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1057	-	569	-	-
HCM Lane V/C Ratio	0.028	-	0.174	-	-
HCM Control Delay (s)	8.5	0	12.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.6	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	13	1	4	36	9	0	1	3	6	2	20
Future Vol, veh/h	9	13	1	4	36	9	0	1	3	6	2	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	15	1	5	42	11	0	1	4	7	2	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	53	0	0	16	0	0	109	101	16	98	96	48
Stage 1	-	-	-	-	-	-	38	38	-	58	58	-
Stage 2	-	-	-	-	-	-	71	63	-	40	38	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1553	-	-	1602	-	-	870	789	1063	884	794	1021
Stage 1	-	-	-	-	-	-	977	863	-	954	847	-
Stage 2	-	-	-	-	-	-	939	842	-	975	863	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1553	-	-	1602	-	-	841	781	1063	873	786	1021
Mov Cap-2 Maneuver	-	-	-	-	-	-	841	781	-	873	786	-
Stage 1	-	-	-	-	-	-	970	857	-	947	844	-
Stage 2	-	-	-	-	-	-	912	839	-	964	857	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.9	0.6	8.7	8.9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	975	1553	-	-	1602	-	-	965
HCM Lane V/C Ratio	0.005	0.007	-	-	0.003	-	-	0.034
HCM Control Delay (s)	8.7	7.3	0	-	7.3	0	-	8.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	35	1	4	58	5	1	0	0	1	5	1
Future Vol, veh/h	2	35	1	4	58	5	1	0	0	1	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	38	1	4	63	5	1	0	0	1	5	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	68	0	0	39	0	0	120	119	39	117	117	66
Stage 1	-	-	-	-	-	-	43	43	-	74	74	-
Stage 2	-	-	-	-	-	-	77	76	-	43	43	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1533	-	-	1571	-	-	855	771	1033	859	773	998
Stage 1	-	-	-	-	-	-	971	859	-	935	833	-
Stage 2	-	-	-	-	-	-	932	832	-	971	859	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1533	-	-	1571	-	-	847	768	1033	856	770	998
Mov Cap-2 Maneuver	-	-	-	-	-	-	847	768	-	856	770	-
Stage 1	-	-	-	-	-	-	970	858	-	934	831	-
Stage 2	-	-	-	-	-	-	922	830	-	970	858	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.4	9.3	9.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	847	1533	-	-	1571	-	-	808
HCM Lane V/C Ratio	0.001	0.001	-	-	0.003	-	-	0.009
HCM Control Delay (s)	9.3	7.4	0	-	7.3	0	-	9.5
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	8	310	11	3	430	3	5	2	3	4	7	6
Future Vol, veh/h	8	310	11	3	430	3	5	2	3	4	7	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	8	323	11	3	448	3	5	2	3	4	7	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	451	0	0	334	0	0	807	802	329	803	806	450
Stage 1	-	-	-	-	-	-	345	345	-	456	456	-
Stage 2	-	-	-	-	-	-	462	457	-	347	350	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.14	6.54	6.24	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.536	4.036	3.336	3.536	4.036	3.336
Pot Cap-1 Maneuver	1099	-	-	1214	-	-	298	315	708	299	313	605
Stage 1	-	-	-	-	-	-	666	633	-	580	565	-
Stage 2	-	-	-	-	-	-	576	564	-	665	629	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1099	-	-	1214	-	-	287	311	708	293	309	605
Mov Cap-2 Maneuver	-	-	-	-	-	-	287	311	-	293	309	-
Stage 1	-	-	-	-	-	-	660	627	-	575	563	-
Stage 2	-	-	-	-	-	-	561	562	-	654	623	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.1	15.4	15.3
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	356	1099	-	-	1214	-	-	368
HCM Lane V/C Ratio	0.029	0.008	-	-	0.003	-	-	0.048
HCM Control Delay (s)	15.4	8.3	0	-	8	0	-	15.3
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	45	79	474	352	1
Future Vol, veh/h	1	45	79	474	352	1
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1	46	81	489	363	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1015	364	364	0	-	0
Stage 1	364	-	-	-	-	-
Stage 2	651	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	263	679	1189	-	-	-
Stage 1	701	-	-	-	-	-
Stage 2	517	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	238	679	1189	-	-	-
Mov Cap-2 Maneuver	238	-	-	-	-	-
Stage 1	635	-	-	-	-	-
Stage 2	517	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	1.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1189	-	653	-	-
HCM Lane V/C Ratio	0.068	-	0.073	-	-
HCM Control Delay (s)	8.2	0	10.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.2	-	-

Build (2033)

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	21	37	0	1	2	25	0	0	10	9	1	2
Future Vol, veh/h	21	37	0	1	2	25	0	0	10	9	1	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	46	0	1	3	31	0	0	13	11	1	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	34	0	0	46	0	0	121	134	46	126	119	19
Stage 1	-	-	-	-	-	-	98	98	-	21	21	-
Stage 2	-	-	-	-	-	-	23	36	-	105	98	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1578	-	-	1562	-	-	854	757	1023	848	771	1059
Stage 1	-	-	-	-	-	-	908	814	-	998	878	-
Stage 2	-	-	-	-	-	-	995	865	-	901	814	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1578	-	-	1562	-	-	839	743	1023	826	757	1059
Mov Cap-2 Maneuver	-	-	-	-	-	-	839	743	-	826	757	-
Stage 1	-	-	-	-	-	-	893	800	-	981	877	-
Stage 2	-	-	-	-	-	-	990	864	-	875	800	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.7	0.3	8.6	9.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1023	1578	-	-	1562	-	-	851
HCM Lane V/C Ratio	0.012	0.017	-	-	0.001	-	-	0.018
HCM Control Delay (s)	8.6	7.3	0	-	7.3	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	4.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	78	13	4	51	19	26
Future Vol, veh/h	78	13	4	51	19	26
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	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	85	14	4	55	21	28

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	84	21	49	0	-	0
Stage 1	21	-	-	-	-	-
Stage 2	63	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	918	1056	1558	-	-	-
Stage 1	1002	-	-	-	-	-
Stage 2	960	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	915	1056	1558	-	-	-
Mov Cap-2 Maneuver	915	-	-	-	-	-
Stage 1	999	-	-	-	-	-
Stage 2	960	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1558	-	933	-	-
HCM Lane V/C Ratio	0.003	-	0.106	-	-
HCM Control Delay (s)	7.3	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	32	7	2	127	38	11
Future Vol, veh/h	32	7	2	127	38	11
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	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	8	2	138	41	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	183	41	53	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	142	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	806	1030	1553	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	885	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	805	1030	1553	-	-	-
Mov Cap-2 Maneuver	805	-	-	-	-	-
Stage 1	980	-	-	-	-	-
Stage 2	885	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1553	-	838	-	-
HCM Lane V/C Ratio	0.001	-	0.051	-	-
HCM Control Delay (s)	7.3	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	47	129	0	0	33	2	0	0	0	0	2	16
Future Vol, veh/h	47	129	0	0	33	2	0	0	0	0	2	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	140	0	0	36	2	0	0	0	0	2	17

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	38	0	0	140	0	0	289	280	140	279	279	37
Stage 1	-	-	-	-	-	-	242	242	-	37	37	-
Stage 2	-	-	-	-	-	-	47	38	-	242	242	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1572	-	-	1443	-	-	663	628	908	673	629	1035
Stage 1	-	-	-	-	-	-	762	705	-	978	864	-
Stage 2	-	-	-	-	-	-	967	863	-	762	705	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1572	-	-	1443	-	-	633	606	908	655	607	1035
Mov Cap-2 Maneuver	-	-	-	-	-	-	633	606	-	655	607	-
Stage 1	-	-	-	-	-	-	735	680	-	944	864	-
Stage 2	-	-	-	-	-	-	948	863	-	735	680	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2	0	0	8.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1572	-	-	1443	-	-	960
HCM Lane V/C Ratio	-	0.032	-	-	-	-	-	0.02
HCM Control Delay (s)	0	7.4	0	-	0	-	-	8.8
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	-	0.1	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	430	9	5	281	3	32	9	18	2	4	4
Future Vol, veh/h	4	430	9	5	281	3	32	9	18	2	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	6	6	6	6	6	6	6	6	6	6	6	6
Mvmt Flow	4	478	10	6	312	3	36	10	20	2	4	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	315	0	0	488	0	0	821	818	483	832	822	314
Stage 1	-	-	-	-	-	-	491	491	-	326	326	-
Stage 2	-	-	-	-	-	-	330	327	-	506	496	-
Critical Hdwy	4.16	-	-	4.16	-	-	7.16	6.56	6.26	7.16	6.56	6.26
Critical Hdwy Stg 1	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.16	5.56	-	6.16	5.56	-
Follow-up Hdwy	2.254	-	-	2.254	-	-	3.554	4.054	3.354	3.554	4.054	3.354
Pot Cap-1 Maneuver	1223	-	-	1055	-	-	289	306	575	284	304	717
Stage 1	-	-	-	-	-	-	552	542	-	678	641	-
Stage 2	-	-	-	-	-	-	675	641	-	541	539	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1223	-	-	1055	-	-	281	303	575	265	301	717
Mov Cap-2 Maneuver	-	-	-	-	-	-	281	303	-	265	301	-
Stage 1	-	-	-	-	-	-	550	540	-	675	637	-
Stage 2	-	-	-	-	-	-	661	637	-	510	537	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	18.2	14.8
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	337	1223	-	-	1055	-	-	379
HCM Lane V/C Ratio	0.195	0.004	-	-	0.005	-	-	0.029
HCM Control Delay (s)	18.2	8	0	-	8.4	0	-	14.8
HCM Lane LOS	C	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.7	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	153	48	288	442	0
Future Vol, veh/h	0	153	48	288	442	0
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	172	54	324	497	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	929	497	497	0	-	0
Stage 1	497	-	-	-	-	-
Stage 2	432	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	295	569	1057	-	-	-
Stage 1	607	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	277	569	1057	-	-	-
Mov Cap-2 Maneuver	277	-	-	-	-	-
Stage 1	569	-	-	-	-	-
Stage 2	650	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14	1.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1057	-	569	-	-
HCM Lane V/C Ratio	0.051	-	0.302	-	-
HCM Control Delay (s)	8.6	0	14	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.2	-	1.3	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	10	14	1	4	39	23	0	1	3	29	2	21
Future Vol, veh/h	10	14	1	4	39	23	0	1	3	29	2	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	16	1	5	46	27	0	1	4	34	2	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	73	0	0	17	0	0	124	124	17	113	111	60
Stage 1	-	-	-	-	-	-	41	41	-	70	70	-
Stage 2	-	-	-	-	-	-	83	83	-	43	41	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1527	-	-	1600	-	-	850	766	1062	864	779	1005
Stage 1	-	-	-	-	-	-	974	861	-	940	837	-
Stage 2	-	-	-	-	-	-	925	826	-	971	861	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1527	-	-	1600	-	-	820	758	1062	853	770	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	820	758	-	853	770	-
Stage 1	-	-	-	-	-	-	966	854	-	932	834	-
Stage 2	-	-	-	-	-	-	897	824	-	959	854	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3	0.4	8.7	9.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	965	1527	-	-	1600	-	-	904
HCM Lane V/C Ratio	0.005	0.008	-	-	0.003	-	-	0.068
HCM Control Delay (s)	8.7	7.4	0	-	7.3	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	53	9	15	32	64	89
Future Vol, veh/h	53	9	15	32	64	89
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	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	10	16	35	70	97

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	137	70	167	0	-	0
Stage 1	70	-	-	-	-	-
Stage 2	67	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	856	993	1411	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	956	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	846	993	1411	-	-	-
Mov Cap-2 Maneuver	846	-	-	-	-	-
Stage 1	942	-	-	-	-	-
Stage 2	956	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	2.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1411	-	865	-	-
HCM Lane V/C Ratio	0.012	-	0.078	-	-
HCM Control Delay (s)	7.6	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	4	8	77	149	38
Future Vol, veh/h	22	4	8	77	149	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	100
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	4	9	84	162	41

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	264	162	203	0	-	0
Stage 1	162	-	-	-	-	-
Stage 2	102	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	725	883	1369	-	-	-
Stage 1	867	-	-	-	-	-
Stage 2	922	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	720	883	1369	-	-	-
Mov Cap-2 Maneuver	720	-	-	-	-	-
Stage 1	861	-	-	-	-	-
Stage 2	922	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1369	-	741	-	-
HCM Lane V/C Ratio	0.006	-	0.038	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	32	80	1	4	134	5	1	0	0	1	5	52
Future Vol, veh/h	32	80	1	4	134	5	1	0	0	1	5	52
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	87	1	4	146	5	1	0	0	1	5	57

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	151	0	0	88	0	0	346	317	88	315	315	149
Stage 1	-	-	-	-	-	-	158	158	-	157	157	-
Stage 2	-	-	-	-	-	-	188	159	-	158	158	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1430	-	-	1508	-	-	608	599	970	638	601	898
Stage 1	-	-	-	-	-	-	844	767	-	845	768	-
Stage 2	-	-	-	-	-	-	814	766	-	844	767	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1430	-	-	1508	-	-	553	582	970	624	584	898
Mov Cap-2 Maneuver	-	-	-	-	-	-	553	582	-	624	584	-
Stage 1	-	-	-	-	-	-	822	747	-	823	766	-
Stage 2	-	-	-	-	-	-	755	764	-	822	747	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.1	0.2	11.5	9.6
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	553	1430	-	-	1508	-	-	852
HCM Lane V/C Ratio	0.002	0.024	-	-	0.003	-	-	0.074
HCM Control Delay (s)	11.5	7.6	0	-	7.4	0	-	9.6
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.2

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	9	333	39	20	462	3	21	6	13	4	16	6
Future Vol, veh/h	9	333	39	20	462	3	21	6	13	4	16	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	4	4	4	4	4	4	4	4	4	4	4	4
Mvmt Flow	9	347	41	21	481	3	22	6	14	4	17	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	484	0	0	388	0	0	922	912	368	921	931	483
Stage 1	-	-	-	-	-	-	386	386	-	525	525	-
Stage 2	-	-	-	-	-	-	536	526	-	396	406	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.14	6.54	6.24	7.14	6.54	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.54	-	6.14	5.54	-
Follow-up Hdwy	2.236	-	-	2.236	-	-	3.536	4.036	3.336	3.536	4.036	3.336
Pot Cap-1 Maneuver	1068	-	-	1160	-	-	249	272	673	249	265	580
Stage 1	-	-	-	-	-	-	633	607	-	532	526	-
Stage 2	-	-	-	-	-	-	525	526	-	625	594	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1068	-	-	1160	-	-	228	262	673	233	255	580
Mov Cap-2 Maneuver	-	-	-	-	-	-	228	262	-	233	255	-
Stage 1	-	-	-	-	-	-	626	600	-	526	513	-
Stage 2	-	-	-	-	-	-	490	513	-	599	587	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.3	19	18.8
HCM LOS			C	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	298	1068	-	-	1160	-	-	288
HCM Lane V/C Ratio	0.14	0.009	-	-	0.018	-	-	0.094
HCM Control Delay (s)	19	8.4	0	-	8.2	0	-	18.8
HCM Lane LOS	C	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-	-	0.3

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	90	155	474	352	1
Future Vol, veh/h	1	90	155	474	352	1
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	1	93	160	489	363	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1173	364	364	0	-	0
Stage 1	364	-	-	-	-	-
Stage 2	809	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	211	679	1189	-	-	-
Stage 1	701	-	-	-	-	-
Stage 2	436	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	172	679	1189	-	-	-
Mov Cap-2 Maneuver	172	-	-	-	-	-
Stage 1	571	-	-	-	-	-
Stage 2	436	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.4	2.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1189	-	658	-	-
HCM Lane V/C Ratio	0.134	-	0.143	-	-
HCM Control Delay (s)	8.5	0	11.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.5	-	0.5	-	-

Appendix D

Growth Rate Data

Growth Rate Based on U.S Census Bureau			
Geographic Area	2010 Census	2020 Census	2010-2020 Population % Change
Hall County	179,684	203,136	1.2%
Average			1.2%

GDOT Historical Growth Rate																			
Location	Station ID	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	5 year	10 year	15 year
SR 60 north of Walden Rd	139-0325	9,992	-	10,000	-	8,470	-	10,160	-	-	-	8,616	-	8,422	-	8,512	-0.3%	1.5%	1.2%
Dahlonega Hwy south of Stowers Rd	139-0332	1,324	-	-	2,030	-	-	-	1,532	-	-	-	1,666	-	-	-	-13.3%	-2.1%	-
Price Rd west of H Thomas Rd	139-0334	5,574	-	-	5,366	-	4,210	-	4,046	-	3,705	-	3,190	-	3,066	-	5.8%	4.6%	4.7%
5-, 10 - & 15- Year Average																	-2.6%	1.4%	2.9%
Weighted Average																		0.6%	

Due to COVID-19, the growth rate calculations did not consider data from March 2020 to July 2022. Instead, the latest count data available before 2020 was used to calculate the 5-year growth rate.

Growth Rate Based on Georgia Governor's Office of Planning and Budget Annual Population Projections		
Year	County Population	Growth Rate
2025	222938	
2033	244472	1.2%

Growth Rate Based on Regional Economic Models, Inc. Employment Projections		
Year	County Population	Growth Rate
2025	133163	
2033	139162	0.6%

Growth Rate Based on Regional Economic Models, Inc. Population Projections		
Year	County Population	Growth Rate
2025	219620	
2033	235362	0.9%

Average	**0.9%**

Site 0000139_0325

0000139_0325 - 139-0325

- MP 019
County: Hall
Route number: 00006000
LRS section: 1391006000
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 34.4380850159267, -83.926521066244

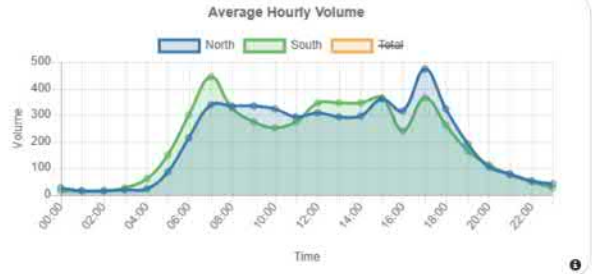
Site Data

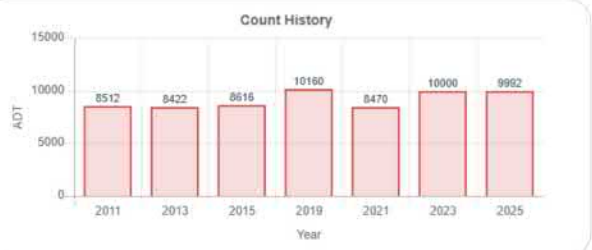
Count History

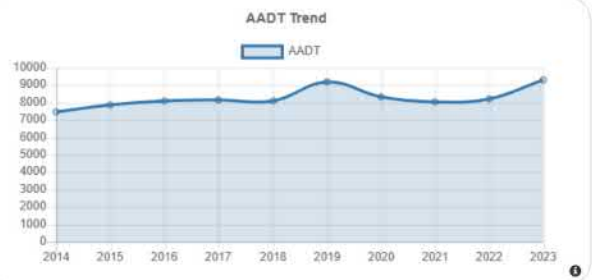
Year	Month	Count type	Duration	Count	ADT
2025	February	Class	48 hours	19,983	9,992
2023	August	Class	48 hours	20,001	10,000
2021	July	Class	48 hours	16,939	8,470
2019	April	Class	48 hours	20,319	10,160
2015	June	Class	48 hours	17,231	8,616
2013	March	Volume	48 hours	16,843	8,422
2011	September	Volume	48 hours	17,023	8,512

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	**Actual**
AADT	7,470	7,890	8,120	8,180	8,120	9,190	8,310	8,050	8,230	**9,320**
K-Factor	0.090	0.101	0.101	-	-	0.103	0.103	0.101	0.101	**0.100**
D-Factor	-	0.600	0.600	-	-	0.560	0.560	0.580	0.580	**0.540**
Future AADT	-	-	9,150	8,740	11,400	12,800	12,800	13,800	11,300	**12,000**







Vehicle Classification 2025

1. Motorcycles 2 axles, 2 or 3 wheels.	0.41%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	65.54%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	24.73%
4. Buses 2- or 3-axle, full length.	0.50%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	5.91%
6. Single-unit trucks 3-axle, single-unit trucks.	0.80%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.10%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	0.89%
9. Single-trailer trucks 5-axle, single-trailer trucks.	0.97%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.13%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0.05%

Site 0000139_0332

0000139_0332 - 139-0332

- SR 006000 BEG AT
County: Hall
Route number: 00196400
LRS section: 1392196400
Functional class: 5R - Major Collector (Rural)
Coordinates: 34.44072319, -83.90090989

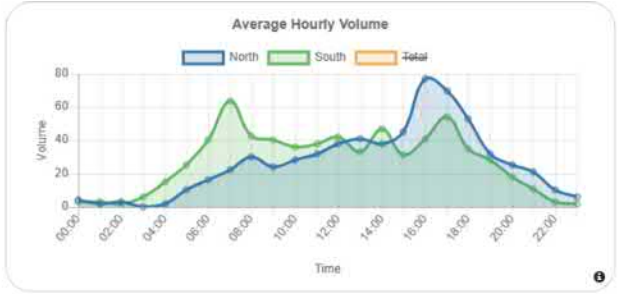
Site Data

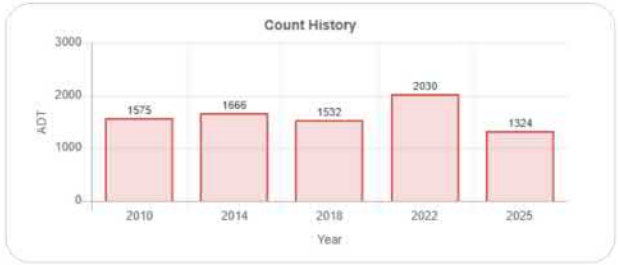
Count History

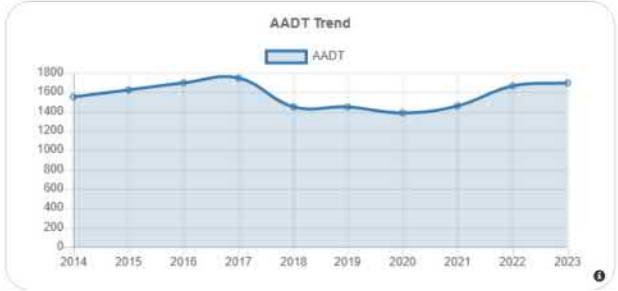
Year	Month	Count type	Duration	Count	ADT
2025	February	Class	48 hours	2,648	1,324
2022	October	Volume	48 hours	4,061	2,030
2018	August	Class	48 hours	3,063	1,532
2014	May	Volume	48 hours	3,332	1,666
2010	January	Volume	48 hours	3,150	1,575

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	**Estimated**
AADT	1,550	1,620	1,700	1,750	1,450	1,450	1,390	1,460	1,670	**1,700**
K-Factor	0.097	0.097	0.097	-	0.110	0.110	0.110	0.110	0.117	**0.117**
D-Factor	0.500	0.500	0.500	-	0.660	0.660	0.660	0.660	0.550	**0.550**
Future AADT	-	-	1,940	1,810	1,830	1,830	1,830	1,840	2,100	**2,140**







Vehicle Classification 2025

1. Motorcycles 2 axles, 2 or 3 wheels.	0.15%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	65.07%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	26.32%
4. Buses 2- or 3-axle, full length.	0.49%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	4.76%
6. Single-unit trucks 3-axle, single-unit trucks.	1.17%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	0.94%
9. Single-trailer trucks 5-axle, single-trailer trucks.	0.76%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.30%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0.04%

Site 0000139_0334

0000139_0334 - 139-0334

- BEG DAWSON 085
County: Hall
Route number: 00013600
LRS section: 1391013600
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.4039992, -83.95093188

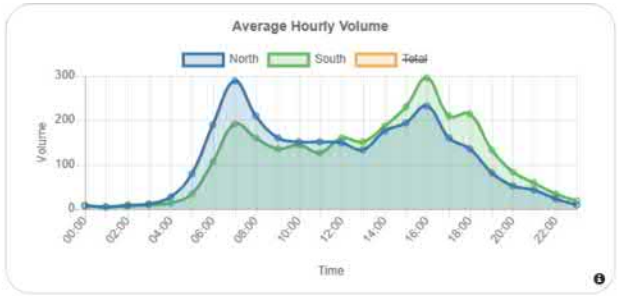
Site Data

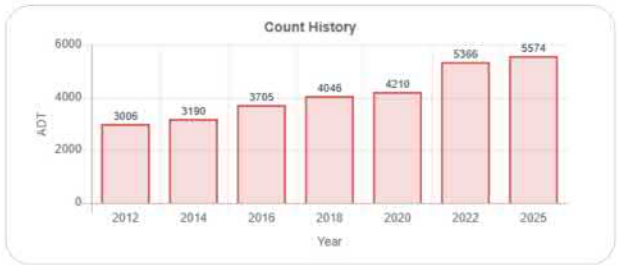
Count History

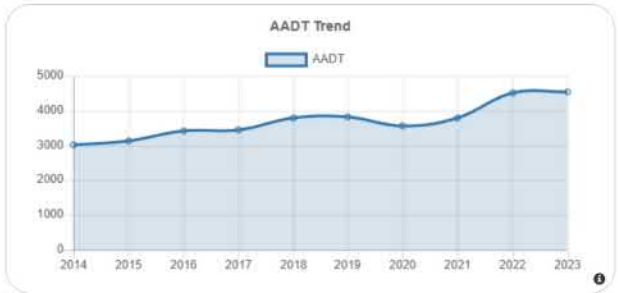
Year	Month	Count type	Duration	Count	ADT
2025	February	Class	48 hours	11,148	5,574
2022	October	Volume	48 hours	10,731	5,366
2020	January	Volume	48 hours	8,420	4,210
2018	May	Class	48 hours	8,093	4,046
2016	July	Volume	48 hours	7,410	3,705
2014	May	Volume	48 hours	6,380	3,190
2012	February	Volume	48 hours	6,013	3,006

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimated**
AADT	3,020	3,120	3,420	3,440	3,790	3,820	3,550	3,800	4,510	**4,540**
K-Factor	0.102	0.102	0.107	-	0.111	0.111	0.115	0.115	0.108	**0.108**
D-Factor	0.500	0.500	0.500	-	0.540	0.540	0.540	0.540	0.550	**0.550**
Future AADT	-	-	3,600	4,400	5,580	6,300	6,300	7,350	8,160	**8,160**







Vehicle Classification 2025

1. Motorcycles 2 axles, 2 or 3 wheels.	0.56%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	63.86%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	27.04%
4. Buses 2- or 3-axle, full length.	0.49%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	5.72%
6. Single-unit trucks 3-axle, single-unit trucks.	0.45%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.01%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	1.13%
9. Single-trailer trucks 5-axle, single-trailer trucks.	0.72%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.02%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0.01%

Appendix E

Trip Generation Report

Single-Family Detached Housing
(210)

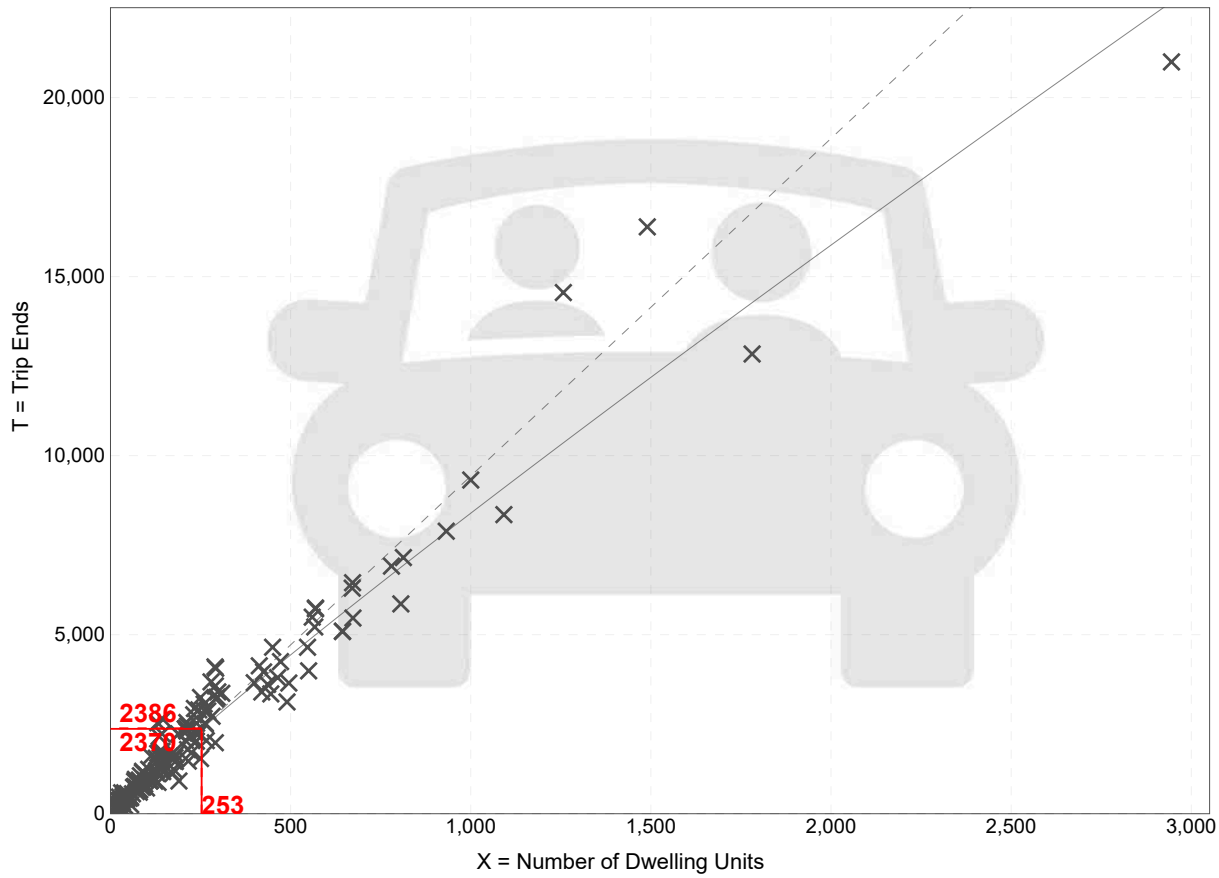
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

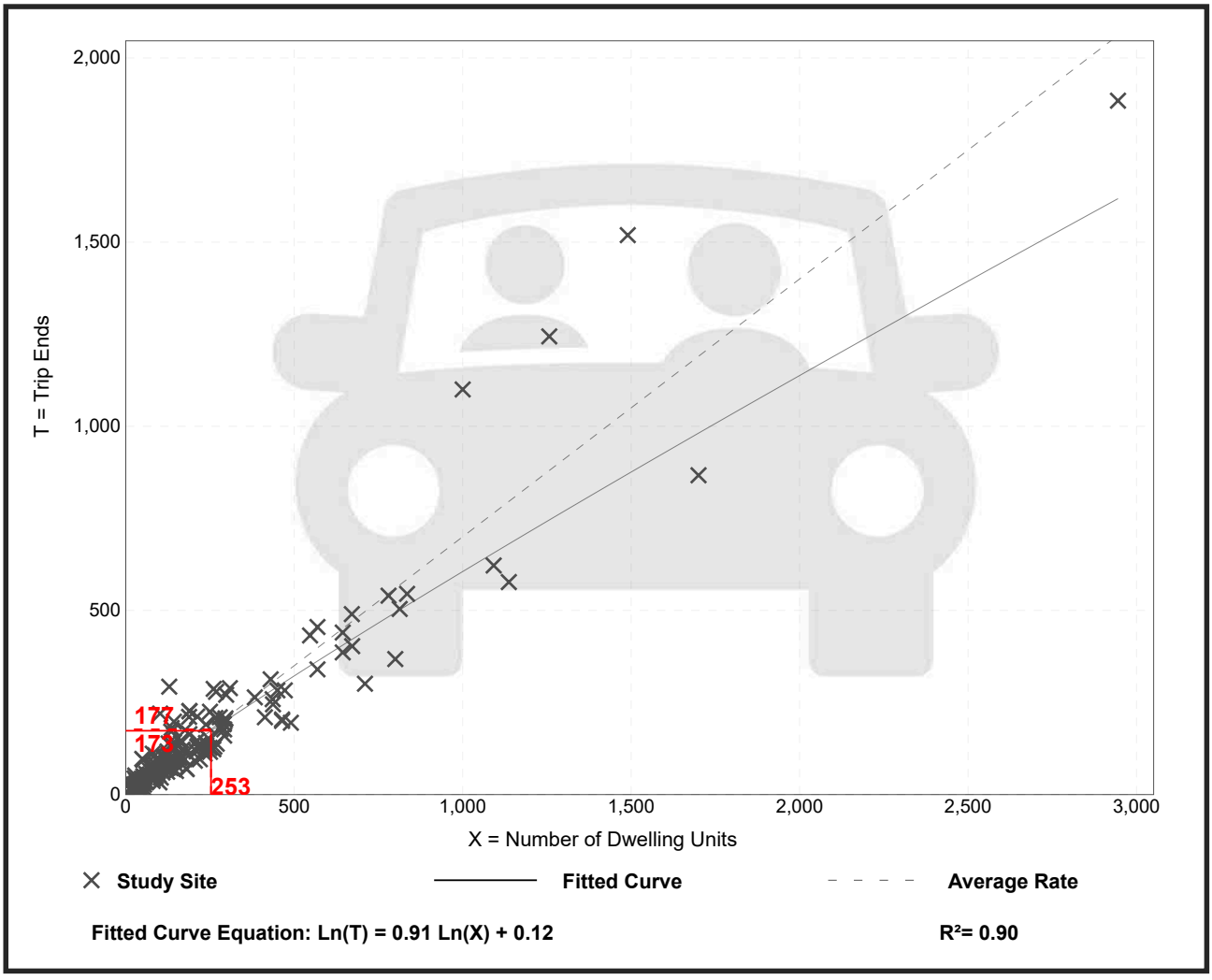
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



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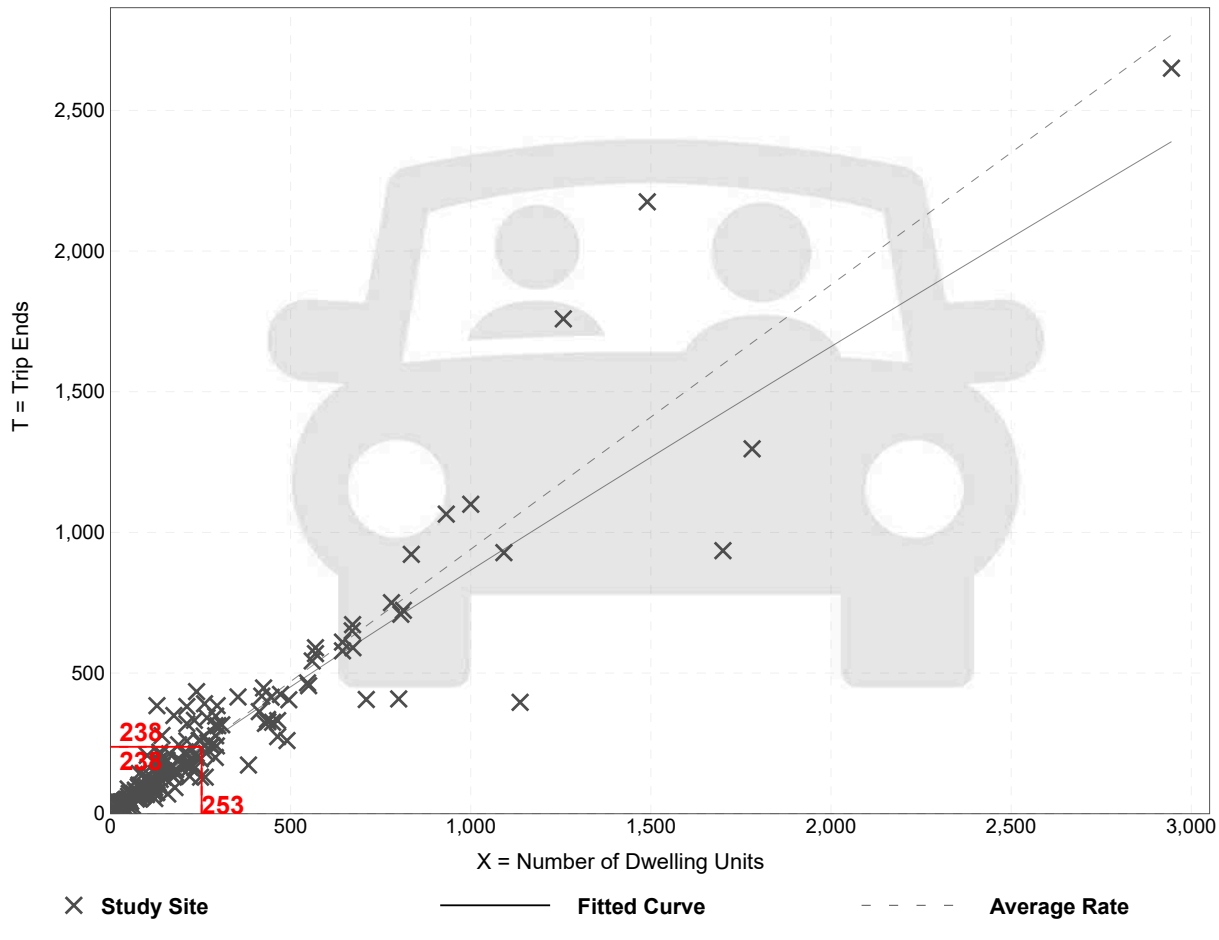
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

RECEIVED
JUL 23 2025
By JR

To our BOCC members:

RE: 6266 Yellow Creek Rd | Rezone | Cook Communities Applicant

Here we, (the Yellow Creek Community) are again, requesting you disapprove yet another inappropriate rezoning request, for the third time in roughly two years. We thank you in advance for reading through our packet prior to the BOCC meeting on 24 July, 2025. What we'll present across four speakers, closely matches the color-printed booklet, along with the supplemental pages included with this cover letter.

First, we'll cover what we are <u>against</u> and why:

- We oppose a request like this Cook Communities rezoning because it is inappropriate for our community and its enduring and desirable rural character, and
- it is inconsistent with the Comprehensive Plan and appropriate UDC zoning, and
- they have proceeded with their request, despite direct community input and feedback to the contrary, while apparently ignoring much of Comprehensive Plan's Chapter 3 (Community Input,) and
- it insufficiently addresses real inherent risks to natural resources, specifically the Yellow Creek and the Yellow Creek wetlands, and/or our community's quality of life.

Secondly, here's what we are <u>for</u>, that is, what we are asking the BOCC to do:

We recommend the BOCC deny this rezoning application and establish the following conditions, a priori to the next submission of a development plan for <u>*this*</u> property:

- Hall County BOCC will only approve development that is authentically AR-1, Rural Neighborhood, with a Greenspace Overlay per the Comprehensive Plan,
- with appropriately large lots, in character with the existing 9.4-acre proximal lot size average,
- require substantial dedicated greenspace, with a limited number of homes overall,
- 100' streambed buffers (since the property encompasses the watershed of an unimpaired State Waterbody and the headwaters of a protected wetlands,) and
- require a CWA Section 404 Federal Permit with Section 401 State Certification, stipulating best management processes, plans and execution that pre-empt storm runoff and pollution damage to an authentically sensitive and unimpaired downstream aquatic wetlands area.

Each of the above conditions is consistent with O.C.G.A. § 36-66-1 et seq., the Comprehensive Plan, the UDC, the Clean Water Act of 1972 ("CWA"), 33 U.S.C. § 1251(a), and the Georgia

Erosion and Sedimentation Act (O.C.G.A. 12-7-1 et seq., **ALL** of which were in place and publicly available prior to Cook Communities applying to re-zone *this* property.

We want to emphasize, we're not against growth; we just want the right kind of growth and that is already defined in the Comprehensive Plan. We recognize each of our homes represented growth. In fact we agree with Geoff Cook that 'growth is inevitable.' But South Hall-style growth does not belong along Yellow Creek, and neither does development that risks serious damage to important natural resources.

Please deny this request for rezoning and consider establishing conditions for future applicants.

Very respectfully,

The Yellow Creek Working Group

by Greg Rutledge
7724 Barkers Bend Dr.
Murrayville, GA 30564
770.995.9520
gregrut1@bellsouth.net

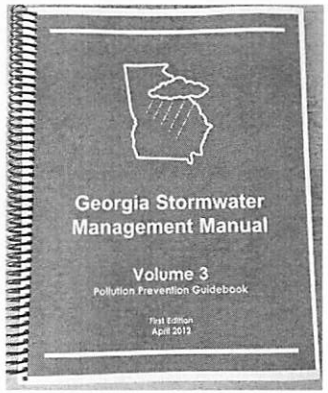
As mentioned before, Yellow Creek is the last clean, unimpaired headwater/watershed area of Lake Lanier in the Chestatee region. Per the EPA, and per the GA EPD [Georgia Erosion and Sedimentation Act (**O.C.G.A. 12-7-1 et seq.**)] ***ANY*** land disturb[illegible]within 200' of a State Waterbody requires:

- An LDP (Land Disturbance Permit),
- An Erosion, Sedimentation, and Pollution Control (ES&PC) plan with BMPs, (best manage[illegible]
- A filed NOI (Notice of Intent) ...

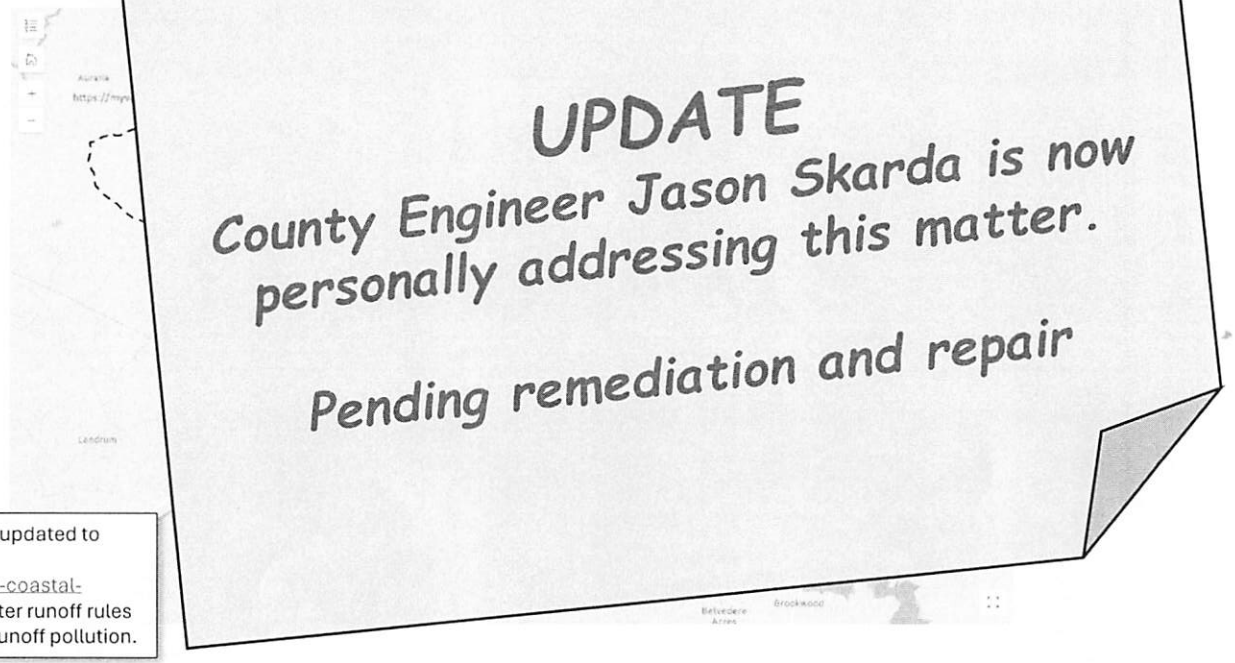
which apparently were not in place prior to cutting in the ~10' wid[illegible]

Note well shortly after the road was cut, we filed a complaint with [illegible] rain shower. Per SOPs, that complaint was referred to the County, [illegible] site and "could not find evidence that sediment was escaping the s[illegible] disturbed areas." That remediation is not yet scheduled.

This is all in the "Blue Book"



https://cdn.atlantaregional.org/wp-content/uploads/gsmm-whatsnew-final.pdf updated to focus on stormwater runoff
https://epd.georgia.gov/watershed-protection-branch/storm-water/georgia-epd-coastal-stormwater-supplement-stormwater ← update covers the specifics of stormwater runoff rules due to increasing adverse effects (from development) of runoff and the ensuing runoff pollution.



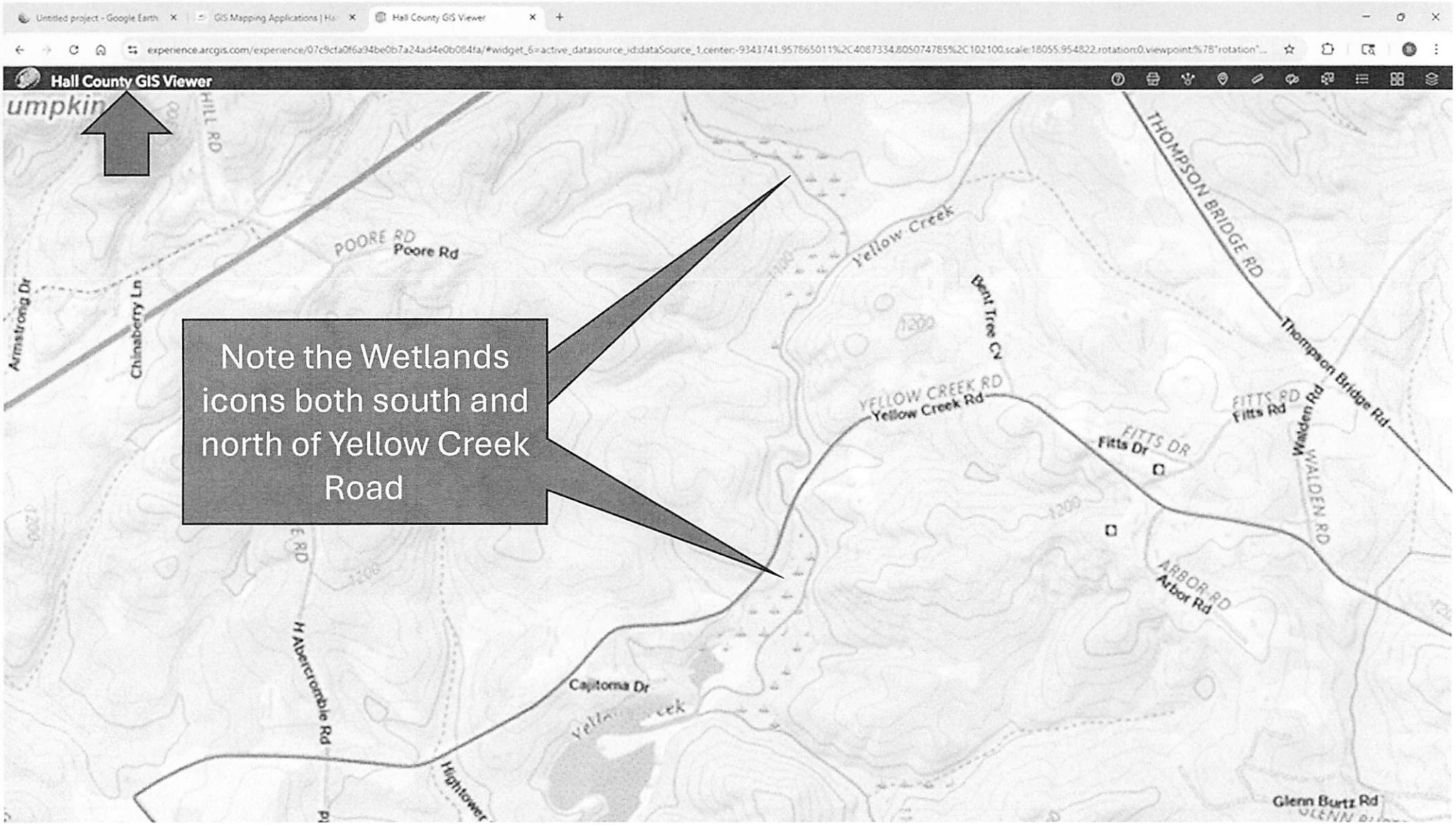
The County is now working with Cook Communities to remediate any future silt/mud releases due to a lack of proper silt fences

The failure to install required silt fences in proximity to state waters, after disturbing earth without a permit, and within 200' of those state waters, followed by foreseeable rain events and observable sediment releases, fits the mold of a situation that:

- Would not ordinarily occur without negligence,
- Was within the developer's or their contractor's exclusive control,
- Produced direct and visible harm to water quality, and
- The absence of basic erosion controls — notably silt fencing — within 200 feet of the Yellow Creek, prior to typical and/or forecasted precipitation resulted in three observed releases of notable sediment into a protected state water, (the Yellow Creek) in a 30-day period. This kind of failure, absent extraordinary external factors, strongly suggests negligent site management.

Res Ipsa Loquitur (the thing speaks for itself)

We do not seek fines or punishment, just remediation and suitable permitting and care going forward.


Hall County GIS Viewer
Note the Wetlands icons both south and north of Yellow Creek Road
POORE RD
Poore Rd
Armstrong Dr
Chinaberry Ln
Yellow Creek
Bent Tree Cv
THOMPSON BRIDGE RD
Thompson Bridge Rd
YELLOW CREEK RD
Yellow Creek Rd
FITTS DR
Fitts Dr
FITTS RD
Fitts Rd
Walden Rd
WALDEN RD
ARBOR RD
Arbor Rd
Abercrombie Rd
Cajitoma Dr
Hightower
Glenn Burtz Rd

The Cook development plan is not a bad plan but should be built in an area that supports it and is in fact consistent with the Comprehensive Plan – such as proximal to the identified development corridors along Highway 60 and the Sardis Connector, **NOT** an area slated to remain rural in character and reality.

When a development plan is submitted consistent with the Comprehensive Plan, we recommend the County require AR-1, Rural Neighborhood, Greenspace Overlay per the Comprehensive Plan, **with** appropriately large lots, in character with the 9.4-acre proximal lot size average, plus substantial dedicated greenspace, 100' streambed buffers (100' buffers are mentioned in the Comprehensive Plan) limiting the number of homes, and requiring a CWA Section 404 Permit with Section 401 Certification; these actions taken to deliberately pre-empt storm runoff and pollution damage to an authentically sensitive and unimpaired aquatic wetlands area.

Per the GA EPD "the goal is to ensure that development does not cause the unimpaired stream [*and the wetlands*] to become impaired in the first place."

GREENSPACE

"It is understood that large-lot single-family houses in rural setting are going to be the preferred development pattern in some areas, namely … Murrayville/Sardis. However [examples shown]… with trade-offs … demonstrate[s] **rural development can't happen in some areas without building higher densities in other areas to support it**. [**emphasis** Hall] {highlights YCCC}

P 137 Comprehensive Plan

BOCC Meeting 24 July, 2025

Yellow Creek Community Presentation
In opposition to
Cook Communities Rezoning Request,

Following the Planning Commission's 3-1 vote against staff recommendation to approve

On 16 June 2025

Yellow Creek Wetlands, 7/15/2025

*. **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | ** Commission District 2 | **Cook Communities, applicant**

More accurately, AR-1, rural neighborhood with a greenspace overlay and wetlands
Comprehensive Plan, pp 89, 90, 168, 169, 175

Four planned speakers in opposition, two minutes each

1. Greg Rutledge: Summary of Opposition; Recommendation
2. Dr. Bronier Costas: Appropriate Land Use and Existing Rural Character
3. Chuck Andrews: Yellow Creek wetlands and unimpaired watershed/headwaters at risk; Georgia Erosion and Sedimentation Act (O.C.G.A. 12-7-1 et seq.)
4. Dr. Courtney St. John-Wacker: Summary and Closing

As a professional courtesy, please recognize

Greg Rutledge

as the first speaker.

Summary of Opposition; Recommendation

The Yellow Creek community has been consistent and resolute in its opposition to rezoning applications such as but not limited to this one, which:

* were/are inappropriate for our community and its character,
* inconsistent with the Comprehensive Plan and appropriate UDC zoning,
* brush off direct community input and feedback, and apparently the entirety of Chapter 3, Community Input, and
* insufficiently address risks to natural resources and/or our community's quality of life.

Our sort of community-based opposition effort, which has consumed considerable time and resources for the Yellow Creek community members in the last year, could have been avoided if ***all*** applicants had taken to heart and heeded the guidance of the **first two paragraphs** of the Comprehensive Plan, a publicly available document.

EXECUTIVE SUMMARY

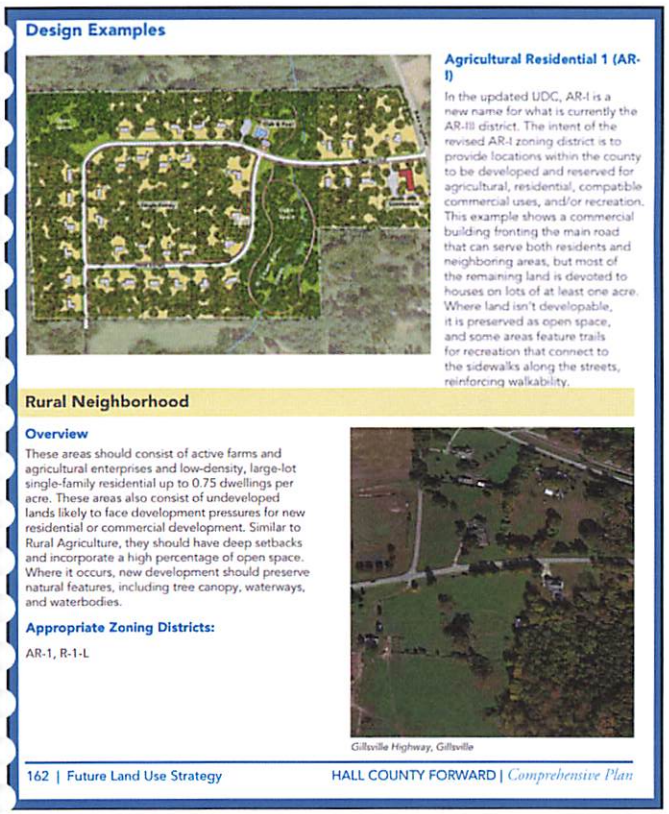
Hall County's comprehensive plan, *Hall County Forward,* is a policy document that guides the county's long-range vision for growth and development in the unincorporated portions of the county. This plan is intended to balance population, economic, and employment growth with the desire to maintain rural character, greenspace, and natural resources. This plan also addresses the need to coordinate new development with infrastructure capacity. This executive summary presents highlights from the plan, including the process used to develop recommendations, the recommendations themselves, and how the plan will be implemented.

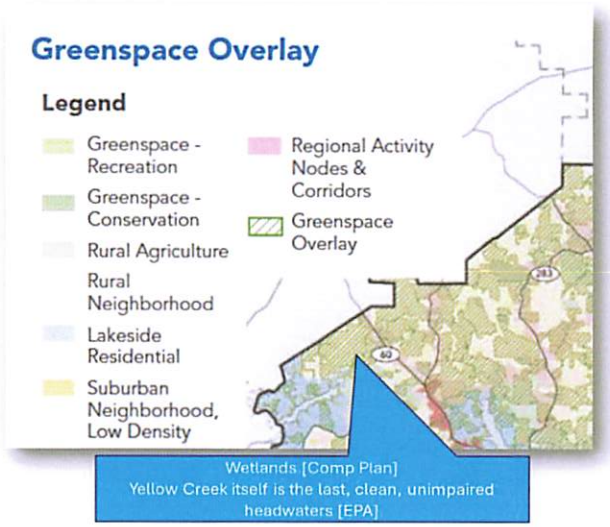
This document is to be used as a guide by the following groups:

1. **Developers.** Developers will use this plan to determine if they can build what they want to build, where they want to build it, before undertaking their plans.
2. **Hall County Staff.** County staff will use this plan to determine if new development meets the goals outlined in this document, as well as to guide future planning and project efforts.
3. **The Hall County Board of Commissioners (BOC).** The BOC will use this plan as their guide to make decisions related to rezonings and approving new developments.

The Comprehensive Plan is clear that the appropriate, compatible and consistent zoning for this property is **as already defined** in the Comprehensive Plan: **AR-1, Rural Neighborhood with a Greenspace Overlay.** NOT PRD, and NOT R-1L.

We respectfully recommend that when a subsequent development plan is filed, you only approve one demonstrably compatible with AR-1, Rural Neighborhood, Greenspace Overlay with conditions that increase stream buffers and restrict the total number of lots in order to protect the unimpaired headwaters and watershed of the Yellow Creek and its immediately downstream wetlands, (which have Wetlands designation and EPD/EPA protection noted in the Comprehensive Plan. (*Speaker 3, Chuck Andrews will elaborate*)





As a professional courtesy, please recognize

Dr. Bronier Costas

as the next speaker.

Appropriate Land Use and
Existing Rural Character

.NTENT - “The proposed residential development … should conform to the existing character and development pattern of the surrounding area.” (UDC)

Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PCD	PID	POD	PRD
Greenspace - Recreation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Greenspace - Conservation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Rural Agriculture	X	X																	
Rural Neighborhood		X		X															
Lakeside Residential			X	X	X														
Business Nodes & Corridors										X	X	X	X	X		X			
Rural Scenic Nodes & Corridors	X	X								X	X			X					
Regional Activity Nodes & Corridors							X	X		X	X	X	X			X			X

Proximal single-family homes have an average lot size of 9.4 acres.

(28 home sites/ Rural Character)

All recent (prior 10 years) development and existing home sites built along Yellow Creek Rd are all single-family homes generally on multiple acres. (includes the in-progress Hathaway 'horse farm' with home.) With one exception (Lee), all recent Yellow Creek Rd (and adjacent/fronting) are built on lots exceeding one acre. For example:

- Singleton, 6641 Yellow Creek Rd, 11.76 acres.
- Singleton, 6673 Yellow Creek Rd, 1.57 acres.
- Tate, 662 H Abercrombie/Yellow Creek driveway, 37.95 acres (house and outbuilding)
- Black, 6624 Yellow Creek, 4.2 acres (house and outbuildings)
- Hathaway, 6384 Yellow Creek, 54.37 acres (house and '
- McCrary, 6067 Walden Rd/Yellow Creek frontage, 4.74 a
- Fauscett, 6645 Abercrombie, 3.24 acres
- Baker, 6657 Abercrombie, 3.24 acres
- Sykes, 6677 Abercrombie, 1.53 acres
- Warneke, 6689 Abercrombie, 1.63 acres
- Romero, 6701 Abercrombie, 2.21 acres
- Lee, 6035 Yellow Creek, .86 acres.

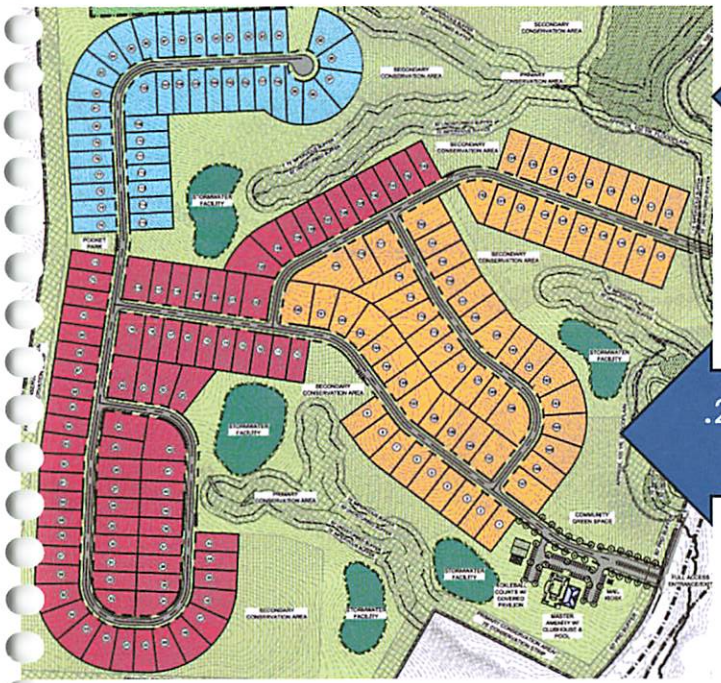
> 10 years

Souther, 6212 Bent Tree Cove, 10.5 acres
Souther, 6216 Bent Tree Cove, 3.84 acres
Mulder, 6200 Bent Tree Cove, 4.35 acres
McClain, 6190 Bent Tree Cove, 1.15 acres
White 6144 Yellow Creek, 4.42 acres
Cochran, 6126 Yellow Creek, 35.77 acres
Et alia – 4.66, 40.56, 1.5, 2.58, 3.01, 1.77, 2.15, 7.10, 1.09, 2.50, 13.4 acres respectively

The Comprehensive Plan Future Land use designation is Rural Neighborhood with a Greenspace overlay, *[page 175 Comp Plan]*.

"The intent of this future land use designation is that these areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. Similar to rural agriculture, they should have deep setbacks and incorporate a high percentage of open space." *Furthermore, this region is classified as Wetlands (Comp Plan pp 89, 90, 91) and the Yellow Creek itself is the last remaining clean, unimpaired headwaters and watershed in the Chestatee region (EPA), so mitigating nonpoint source pollution and stormwater/surface runoff from perhaps ~200+/- disturbed acres should be a major consideration for conditions.*

The development application (below left) has an overall proposed density of 0.75 dwelling units per acre.
*There is **NO** "overall" verbiage in the Comprehensive Plan or the UDC for Rural Neighborhood, AR-1, R1-L or PRD.*



Submitted Plan

.2 - .33 Acre Lots

Comprehensive Plan

Two YouTube videos, shot in 2019 and 2025, document the enduring rural reality and rural character of Yellow Creek. These videos were also provided to the BOCC as part of prior community actions in opposition to inappropriate zoning and development requests. (the links are live in the pdf, and PowerPoint when in slideshow)

The rural reality of west Hall County, GA

https://www.youtube.com/watch?v=ik-RHugrAWM&t=18s

The 2019 journey down Yellow Creek starts at the 6:02 mark.

March 2025 - 6 years after the 2019 Murrayville/Yellow Creek Rd video. Rural Hall County GA

https://www.youtube.com/watch?v=BobU_11v1tU

The 2025 journey down Yellow Creek starts at the 6:56 mark, trip slowed by increased traffic.

Google/YouTube doesn't work well with ad blockers, and works best in Chrome.

As a professional courtesy, please recognize

Chuck Andrews

as the next speaker.

Yellow Creek wetlands and unimpaired watershed/headwaters at risk;
Georgia Erosion and Sedimentation Act (O.C.G.A. 12-7-1 et seq.)

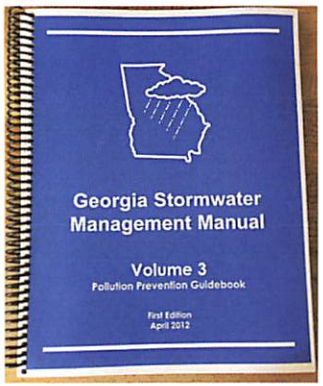
As mentioned before, Yellow Creek is the last clean, unimpaired headwater/watershed area of Lake Lanier in the Chestatee region. Per the EPA, and per the GA EPD [Georgia Erosion and Sedimentation Act (**O.C.G.A. 12-7-1 et seq.**)] ***ANY*** land disturbance within 200' of a State Waterbody requires:

- An LDP (Land Disturbance Permit),
- An Erosion, Sedimentation, and Pollution Control (ES&PC) plan with BMPs, (best management practices **which include silt fences**), and
- A filed NOI (Notice of Intent) ...

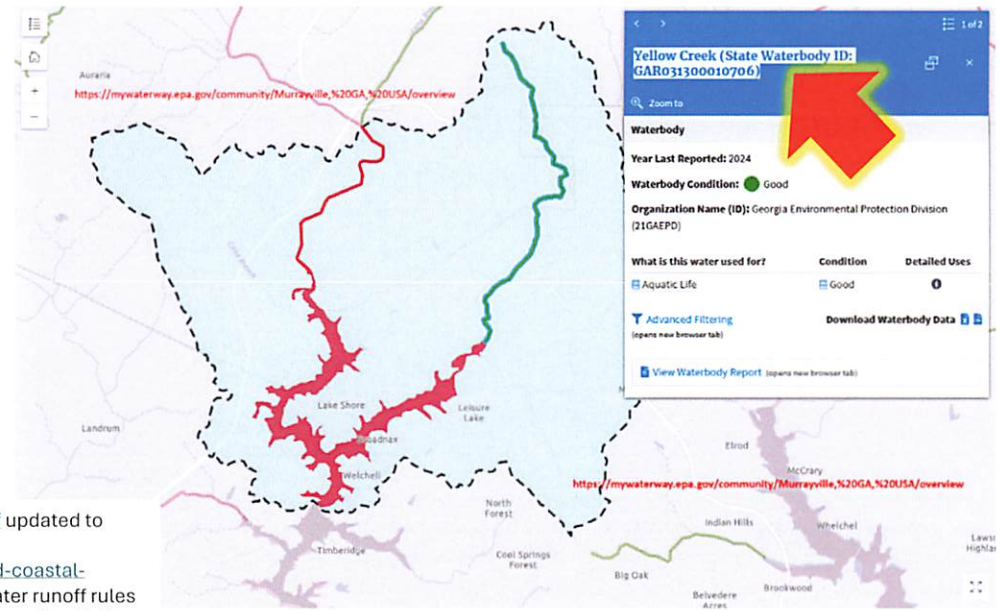
which apparently were not in place prior to cutting in the ~10' wide soil testing road with a dozer, exposing bare earth. (see Appendix B)

Note well shortly after the road was cut, we filed a complaint with the GA EPD due to substantial 'mud' observed in the Yellow Creek subsequent to a rain shower. Per SOPs, that complaint was referred to the County, as the LIA. 25 days after our complaint was filed, a County inspector visited the site and "could not find evidence that sediment was escaping the site, but he did note that mulch / vegetation [grass] should be added to stabilize any disturbed areas." That remediation is not yet scheduled.

This is all in the "Blue Book"



https://cdn.atlantaregional.org/wp-content/uploads/gsmm-whatsnew-final.pdf updated to focus on stormwater runoff
https://epd.georgia.gov/watershed-protection-branch/storm-water/georgia-epd-coastal-stormwater-supplement-stormwater ← update covers the specifics of stormwater runoff rules due to increasing adverse effects (from development) of runoff and the ensuing runoff pollution.



In case there's any doubt ...

O.C.G.A. 12-7-1
The Erosion and Sedimentation Act of 1975 as Amended

HISTORY

Georgia's Erosion and Sedimentation Act was passed in 1975 and became effective in 1977. It has been amended several times; in 1980, 1985, 1989, 1994, 1995 and 2000. The 1994 and 1995 amendments were significant in that the emphasis is now on Best Management Practices (BMPs) instead of water quality.

AGENCIES

This law specifically defines the duties of four separate and distinct agencies:

1. Local Issuing Authority (LIA).
2. The Environmental Protection Division (EPD) of the Department of Natural Resources (DNR).
3. The Soil and Water Conservation District (SWCD).
4. The State Soil and Water Conservation Commission (SSWCC).

Unnamed, but critically important to the program, is the Natural Resource Conservation Service (NRCS) of the US Department of Agriculture (USDA).

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LAND-DISTURBING ACTIVITIES

The Law defines a land-disturbing activity as:

"Any land change which may result in soil erosion from water or wind and the movement of sediments into State Water or onto lands within the State including, but not limited to clearing, dredging, grading, excavating, transporting, and filling."

Page 125
Field Manual for Erosion and Sediment Control
Fourth Edition 2002

Soil testing or roads cut for soil testing are NOT an exempted land-disturbing activity, especially within 200' of State Waters (Yellow Creek is a State Waterbody) OCGA § 12-7-17. Exemptions

EXEMPTED LAND-DISTURBING ACTIVITIES

The Law contains certain exemptions. Permits for land-disturbing activities are not required for the following:

1. Surface mining.
2. Granite quarrying.
3. Minor land-disturbing activities such as home gardens, home landscaping, etc.

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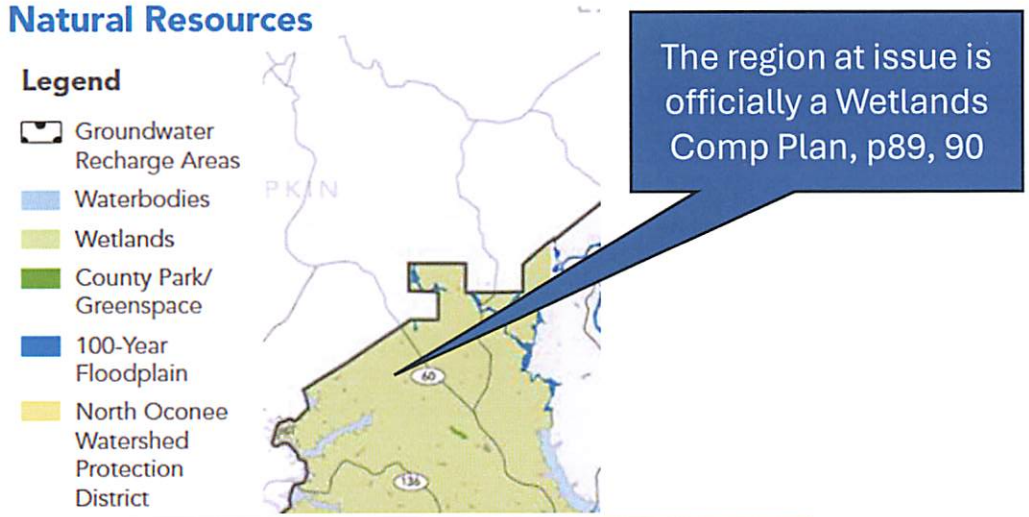
4. Construction of single-family residences for or by the owner.
5. Agricultural Practices.
6. Forestry Practices.
7. Projects of the Natural Resources Conservation Service (NRCS).
8. Projects of 1.1 acre or less (if not within 200' of State Waters).
9. Construction or maintenance projects by the Department of Transportation, the Georgia Highway Authority, or Georgia Tollway Authority and road construction and maintenance projects by counties and cities.
10. Any LDA by an EMC or municipal electrical system or public utility regulated by the Public Service Commission.
11. Public Water System Reservoirs

Although permits are not required, exemptions 4, 8, 9, 10 and 11 must meet certain minimum requirements of the Law.

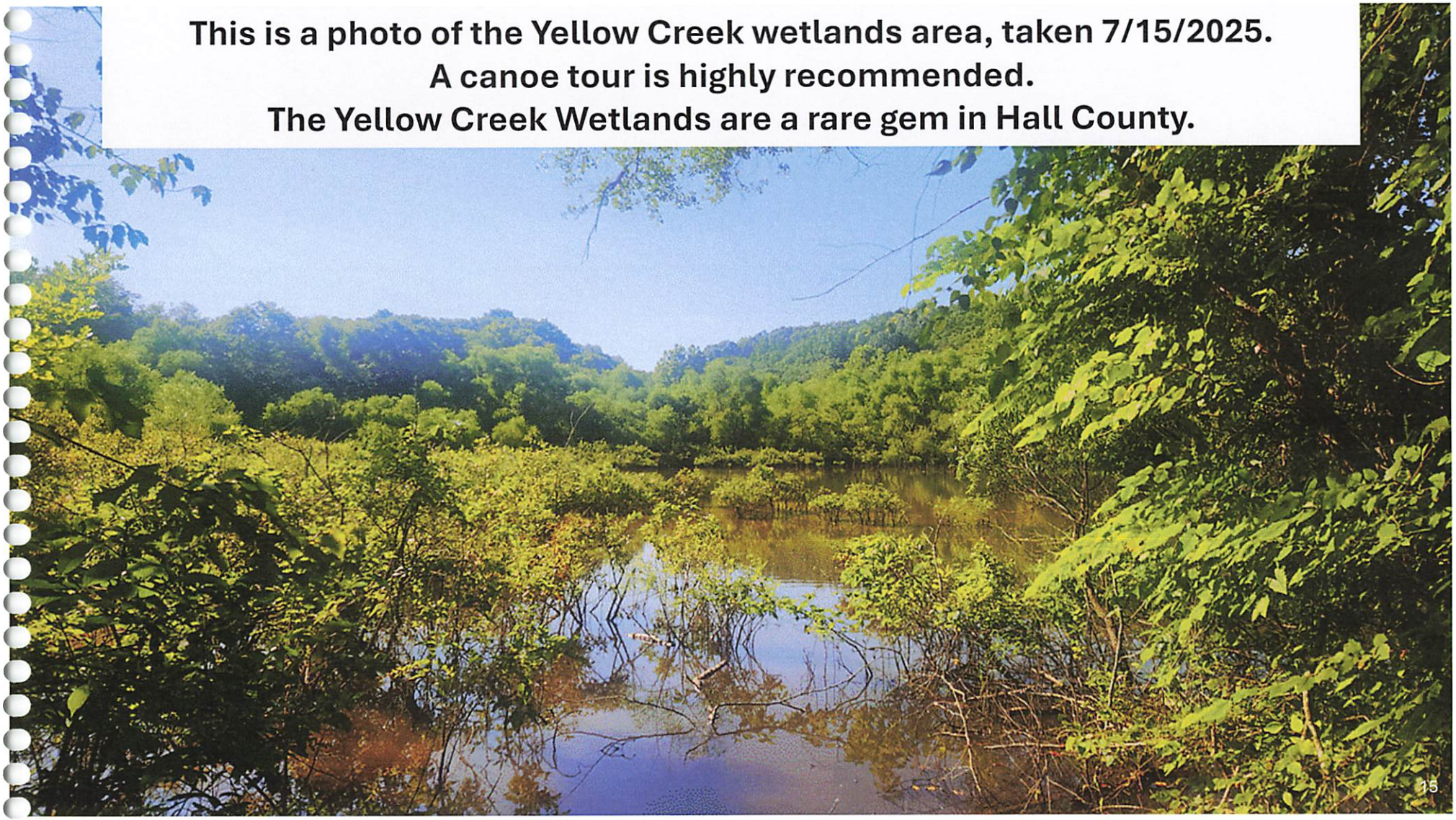
The Comprehensive Plan, the EPA & EPD and the photos make it clear Yellow Creek really is a wetlands worthy of protection.

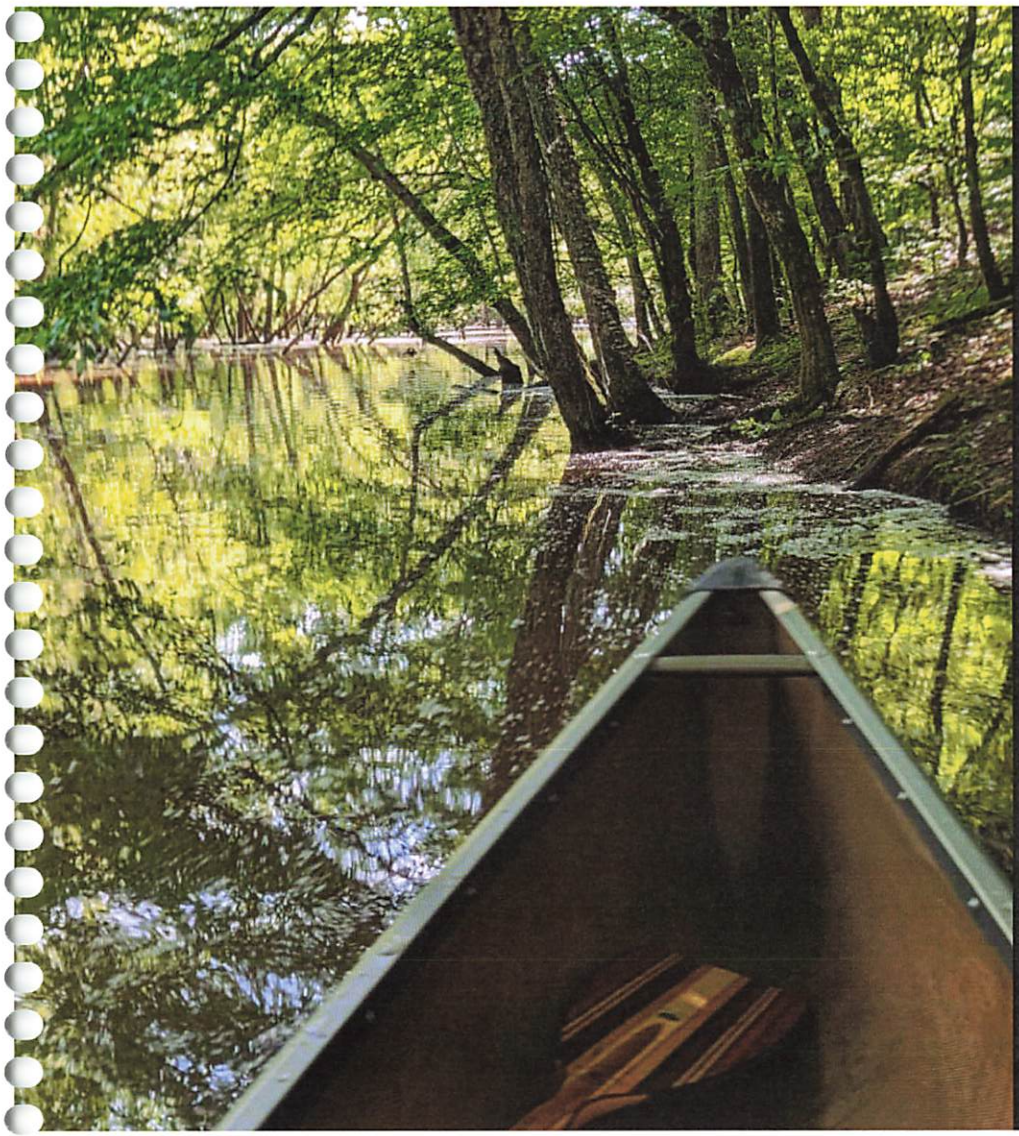
Numerous additional hi-res photos are available on request.

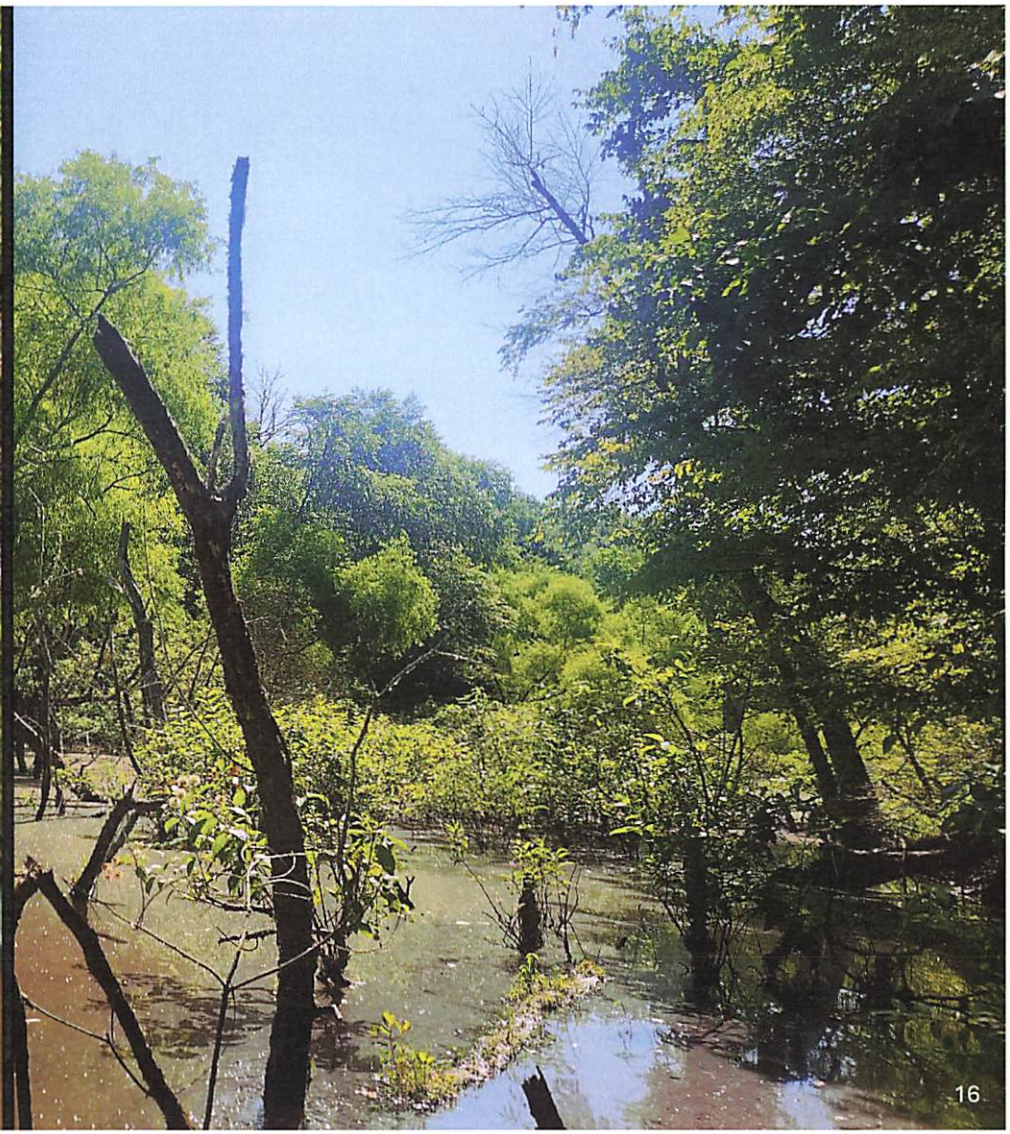


Wetlands	Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.	County-wide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory; especially prominent in the Murrayville/Sardis Area.	Wetlands Protection Ordinance: Yes. Typical provisions: • Uses associated with contaminants are prohibited. • Local development permit is required for regulated activity.

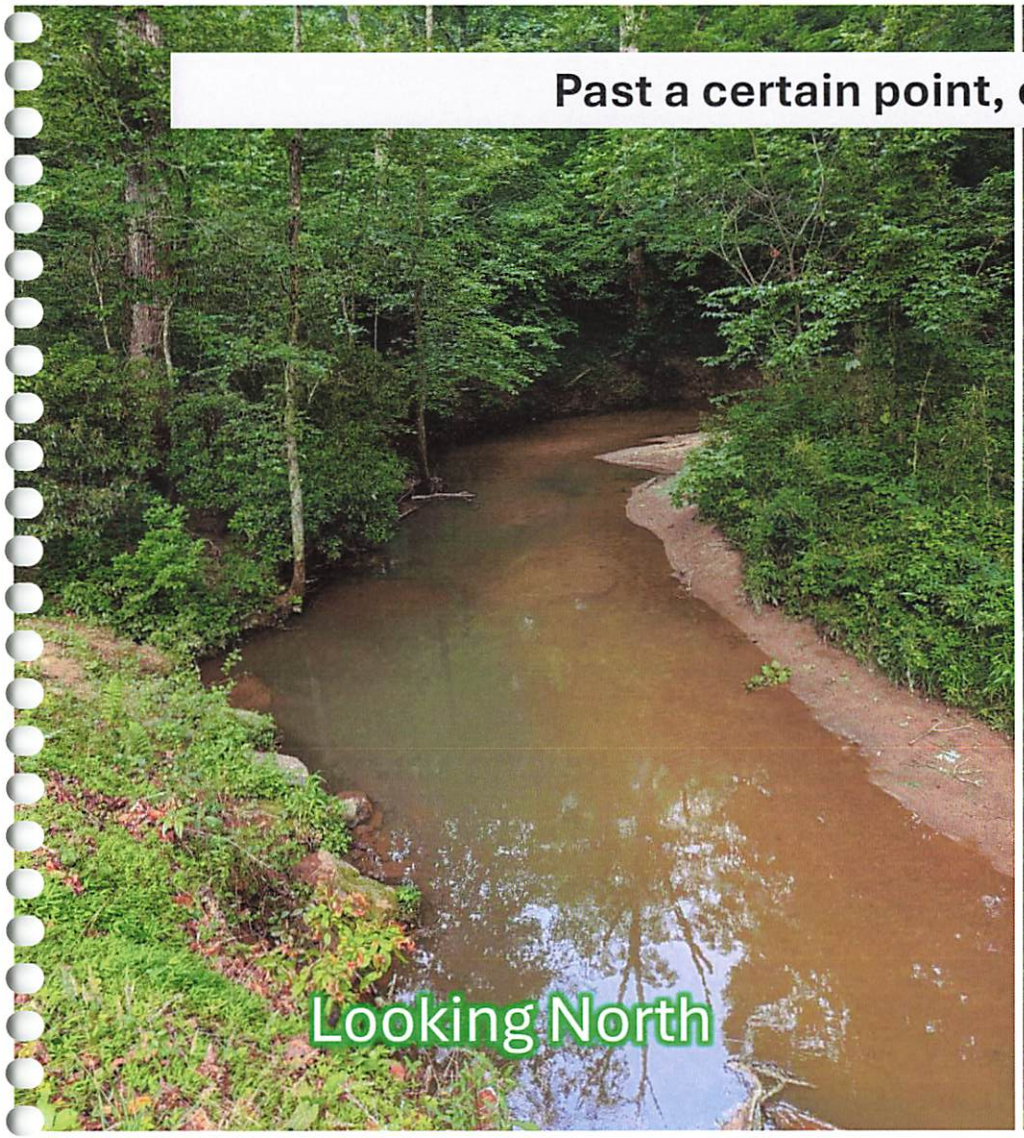
This is a photo of the Yellow Creek wetlands area, taken 7/15/2025.
A canoe tour is highly recommended.
The Yellow Creek Wetlands are a rare gem in Hall County.

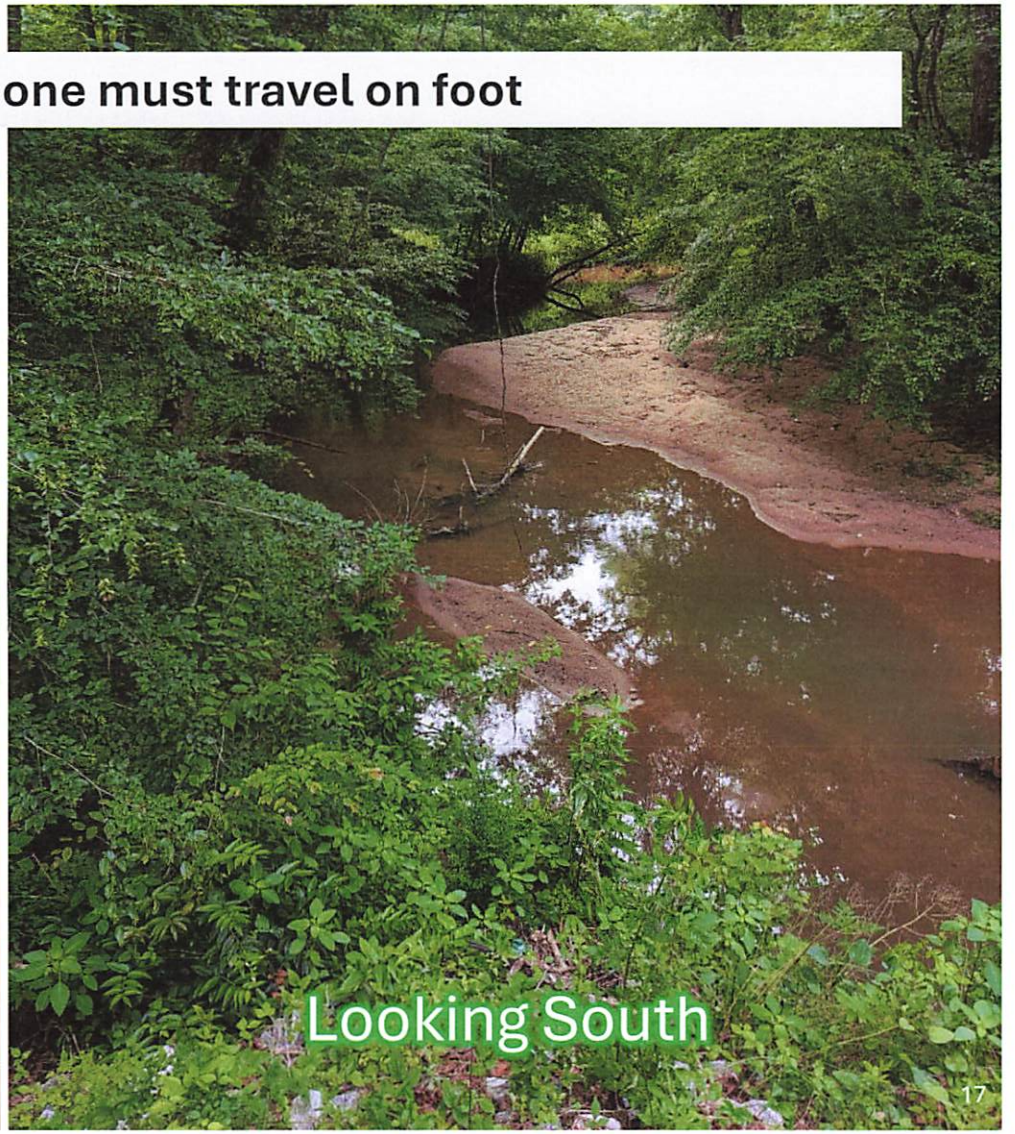






Past a certain point, one must travel on foot





As a professional courtesy, please recognize

Dr. Courtney St. John-Wacker

as the final speaker.

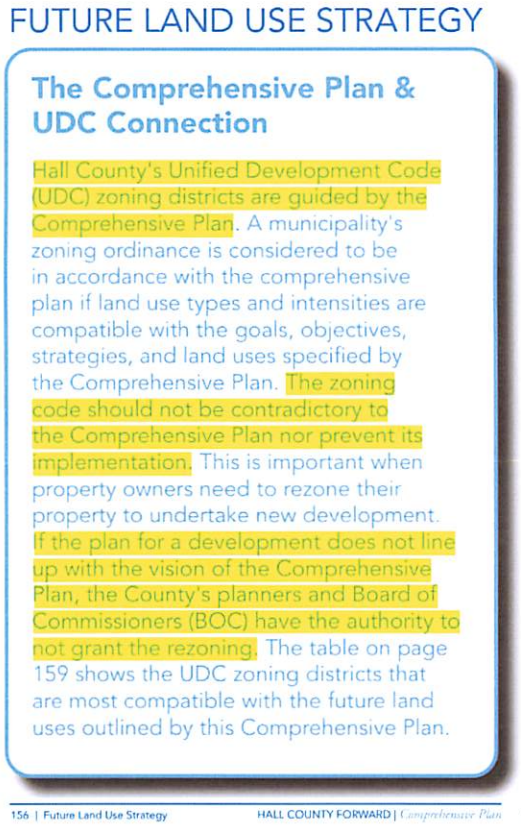
Summary and Closing

The Comprehensive Plan, particularly the Character Areas and Future Land Use Strategy sections are unambiguous that the appropriate, compatible and consistent zoning for this property is as already defined in the Comprehensive Plan: AR-1, Rural Neighborhood with a Greenspace Overlay. Not PRD, and NOT R-1L.

This is especially immutable given the property encompasses the unimpaired headwaters and watershed of the Yellow Creek and its immediately downstream wetlands, with designation and protection noted in the Comprehensive Plan. (as *Speaker 3, Chuck Andrews elaborated*)

43 Citations in the Comprehensive Plan and UDC alone support the retention of AR-1, Rural Neighborhood, Greenspace Overlay, Wetlands Protection and preservation of our Rural Character; irrespective of supportive GA EPD, USACOE and US EPA direction and regulation.

1. O.C.G.A. § 36-66-1 - 5.1 and The Comprehensive Plan establish the authority and supremacy of the BOCC overall, and the supremacy of the Comprehensive Plan over the UDC.
   - **One** Citation, shown at right, p 156
   - 'The UDC tail does not wag the dog,' i.e. the UDC is in service to the Comprehensive Plan and the BOCC, not the reverse.
   - Additionally, Applicant did not own the property at the time of the original filing for rezoning, and there are therefore certain reductions to their standing in this matter.
2. Maintaining Rural Character/ Consistency with nature of existing Community Development
   - **SIXTEEN** Relevant Citations
   - pp 4,9,10,28,33,46,120,121,137,138,139,142,143,159,156,174
3. Preserving and Protecting Wetlands/ Streams/ Natural Resources/ Greenspace
   - **EIGHTEEN Relevant Citations**
   - Pp 4, 9,17, 29, 60, 89, 90, 91, 101, 128, 142, 150, 160, 168, 175, 176, 216, 231
4. Foundational Nature of Community Input, which we continue to provide
   - **Two** Relevant Citations, Pp 9, 104
5. AR-1/ Rural Neighborhood with Greenspace Overlay restrictions is in place.
   - **SIX** Relevant Citations
   - UDC, Sec 3.2, 4.2, 8.3, 8.3.4, 9.8.2, et al
6. Plus, a score of other direct references to Community Input in the Comprehensive Plan


FUTURE LAND USE STRATEGY

The Comprehensive Plan & UDC Connection

Hall County's Unified Development Code (UDC) zoning districts are guided by the Comprehensive Plan. A municipality's zoning ordinance is considered to be in accordance with the comprehensive plan if land use types and intensities are compatible with the goals, objectives, strategies, and land uses specified by the Comprehensive Plan. The zoning code should not be contradictory to the Comprehensive Plan nor prevent its implementation. This is important when property owners need to rezone their property to undertake new development. If the plan for a development does not line up with the vision of the Comprehensive Plan, the County's planners and Board of Commissioners (BOC) have the authority to not grant the rezoning. The table on page 159 shows the UDC zoning districts that are most compatible with the future land uses outlined by this Comprehensive Plan.

156 | Future Land Use Strategy HALL COUNTY FORWARD | Comprehensive Plan

The Cook development plan is not a bad plan but should be built in an area that supports it and is in fact consistent with the Comprehensive Plan – such as proximal to the identified development corridors along Highway 60 and the Sardis Connector, **NOT** an area slated to remain rural in character and reality.

When a development plan is submitted consistent with the Comprehensive Plan, we recommend the County require AR-1, Rural Neighborhood, Greenspace Overlay per the Comprehensive Plan, **with** appropriately large lots, in character with the 9.4-acre proximal lot size average, plus substantial dedicated greenspace, 100' streambed buffers (100' buffers are mentioned in the Comprehensive Plan) and limiting the number of homes; these actions taken to deliberately pre-empt storm runoff and pollution damage to an authentically sensitive and unimpaired aquatic wetlands area.

Per the GA EPD "the goal is to ensure that development does not cause the unimpaired stream to become impaired in the first place."

> GREENSPACE
>
> "It is understood that large-lot single-family houses in rural setting are going to be the preferred development pattern in some areas, namely … Murrayville/Sardis. However [examples shown]… with trade-offs … demonstrate[s] **rural development can't happen in some areas without building higher densities in other areas to support it**. [**emphasis** Hall] {highlights YCCC}
>
> P 137 Comprehensive Plan

We and the Yellow Creek Community Thank You

Yellow Creek Wetlands, 7/15/2025

AGENDA ITEM

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

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 411/2025

SUBJECT: **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning |** on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning can approve any necessary changes provided:
    a. No increase in overall density greater than 3.0 units per acre;
    b. No decreased minimum lot area or width;
    c. No decrease in minimum building setbacks;
    d. No decrease in buffers.
    e. In geological or topographical constraints identified during development or engineering plans.
3. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.
4. The proposed residential development shall conform to §6.1.6.
    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
    b. Open Space: minimum of 30%.
    c. The Open Space and lot configuration shall be redesigned to meet §4.8.7.A.5 and §4.8.7.A.6., including the requirement that "6. The open space must be directly accessible to the largest practical number of lots within the subdivision. Non-adjoining lots must be provided with safe, convenient access to the open space." The redesigned layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.
    d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.
5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.
6. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.
7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
8. A hog wire fence shall be installed at the developer's expense on the subject property along property lines adjoining tax parcels 15048 000026E, 15048 000174, and 15048 000026G.
9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.
10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.
11. 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."
12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Amend Conditions of Zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | **Proposed use: Model homes & construction trailer** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Water Availability
Sewer Availability
2022 Board of Commissioners Letter and Site Plan
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government
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: July 7, 2025

Subject: **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract| Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer| Taylor Morrison of GA, LLC, applicant**

The request before you is from Taylor Morrison of Georgia, LLC, for a special use to amend conditions of zoning to allow model homes and a construction trailer. This item is located within Commission District 1.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with thirteen (13) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning can approve any necessary changes provided:
    a. No increase in overall density greater than 3.0 units per acre;
    b. No decreased minimum lot area or width;
    c. No decrease in minimum building setbacks;
    d. No decrease in buffers.

e. In geological or topographical constraints identified during development or engineering plans.

3. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.
4. The proposed residential development shall conform to §6.1.6.
    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
    b. Open Space: minimum of 30%.
    c. The Open Space and lot configuration shall be redesigned to meet §4.8.7.A.5 and §4.8.7.A.6., including the requirement that "6. The open space must be directly accessible to the largest practical number of lots within the subdivision. Non-adjoining lots must be provided with safe, convenient access to the open space." The redesigned layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.
    d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.
5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.
6. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.
7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
8. A hog wire fence shall be installed at the developer's expense on the subject property along property lines adjoining tax parcels 15048 000026E, 15048 000174, and 15048 000026G.
9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.
10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.
11. 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."

12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
13. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant ..... Taylor Morrison of GA, LLC

Request ..... **Special Use** |amend conditions of zoning

Proposed Use ..... Model homes & construction trailer

Size ..... 116.04± acres

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

Location ..... **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle** | Tax Parcels 15048 000008, 000007, 000025C & 000204A

Commission District ..... One

Planning Commission Date ..... June 16, 2025

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan

Record Number..... HZCU25-0022

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

Vote: 4-0 (Varner absent)

Planning Commission Conditions:

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2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning can approve any necessary changes provided:

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e. In geological or topographical constraints identified during development or engineering plans.

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4. The proposed residential development shall conform to §6.1.6.

    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
    b. Open Space: minimum of 30%.
    c. The Open Space and lot configuration shall be redesigned to meet §4.8.7.A.5 and §4.8.7.A.6., including the requirement that "6. The open space must be directly accessible to the largest practical number of lots within the subdivision. Non-adjoining lots must be provided with safe, convenient access to the open space." The redesigned layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.
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5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.

6. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.

7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.

8. A hog wire fence shall be installed at the developer's expense on the subject property along property lines adjoining tax parcels 15048 000026E, 15048 000174, and 15048 000026G.

9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.

10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.

11. 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

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13. 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 June 16, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, presented a summary of the request.

Josh Wright, 4400 North Point Parkway, Suite 295, Alpharetta, presented the request. The applicant is requesting to amend the conditions of zoning on a combined 116.04± acres tract zoned Planned Residential Development (PRD) to allow for model homes and a construction trailer. Per the narrative, the applicant is requesting 2 townhome model homes with each townhome building consisting of 8 townhome units, 5 detached model homes, a construction trailer and 2 sales offices. The subject property was rezoned on November 17, 2022, from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) for a 349 unit residential development (ZON2022-00069). The rezoning approval was subject to nine conditions.

Public Forum:

There were no comments in support or opposition.

Motion: A motion to approve, with conditions was made by Frank Sosebee and seconded by Shannon Davidson. Vote: 4-0 (Varner absent)

Conditions:

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Director of Planning and Zoning can approve any necessary changes provided:

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e. In geological or topographical constraints identified during development or engineering plans.

3. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.

4. The proposed residential development shall conform to §6.1.6.

    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
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5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided with county approved maintenance access.

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10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.

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12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

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

Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. Development is approved as generally shown on the site plan dated December 6, 2024, and described in the project narrative dated April 25, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

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5. The proposed stormwater BMP (pond) shall be a part of the open space and shall be provided a county approved maintenance access.

6. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.

7. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.

8. A hog wire fence shall be installed along the left property line, which joins Nancy Johnson's property.

9. The sales offices and construction trailer shall be removed within 30 days following the sale or occupancy of the final lot, whichever occurs first.

10. The construction trailer must be screened with landscaping or fencing to minimize visual impact on adjacent residential properties.

11. 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."

12. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

13. 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:

1. **Section 7.9.4.B.2.b.- Construction Trailer-** Trailers and storage areas may not be located within 200 feet of any residence.

- The applicant proposes that the construction trailer remain on-site until 100% of lots are occupied or sold. This could place the construction trailer within 200 feet of a residence.

2. **Section 7.9.4.C.2.e.- Temporary Sales Office-** Temporary sales offices must be removed when 75% of lots are occupied or sold.

    - The applicant proposes a temporary sales office to remain on-site until 100% of lots are occupied or sold.

Summary Analysis

The applicant is requesting to amend the conditions of zoning on a combined 116.04± acres tract zoned Planned Residential Development (PRD) to allow for model homes and a construction trailer. Per the narrative, the applicant is requesting 2 townhome model homes with each townhome building consisting of 8 townhome units, 5 detached model homes, a construction trailer and 2 sales offices.

The subject property was rezoned on November 17, 2022, from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) for a 349 unit residential development (ZON2022-00069). The rezoning approval was subject to the following nine conditions:

1. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Planning Director can approve any necessary changes provided:
    a. No increase in overall density greater than 3.0 units per acre;
    b. No decreased minimum lot area or width;
    c. No decrease in minimum building setbacks;
    d. No decrease in buffers.
    e. In geological or topographical constraints identified during development or engineering plans.
2. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.
3. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards. No variances are granted as part of this request, unless specifically identified during the motion.
4. The proposed residential development shall conform to §16.60.
    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet
    b. Open Space: minimum of 30%.
    c. The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.11.F, including the requirement that ” F. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space.” The redesigned layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.

d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.
e. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non3 of 10 residential buildings shall be prohibited.

5. A homeowner's association shall be required to maintain the common ownership elements of the development.
6. The proposed Stormwater BMP (pond) shall be a part of the open space and shall be provided a county approved maintenance access.
7. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements.
8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
9. All conditions of zoning shall be made part of any plats created for the property.
10. This approval shall be valid for 12 months after sewage is available to this property.
11. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
12. A hog wire fence shall be installed along the left property line, which joins Nancy Johnson's property.

The surrounding properties are zoned and developed as follows:

North: Agricultural Residential 1 (AR-1), Highway Business (H-B), Planned Commercial Development (PCD) & City of Flowery Branch (M-2): Developed with a church, single-family residences, and undeveloped vacant lots.
East: Agricultural Residential 1 (AR-1): Developed with single-family residences.
South: Gwinnett County.
West: Planned Residential Development (PRD) & Residential 1 (R-1): Developed with single-family residences and undeveloped single-family development.

Per the submitted site plan and narrative, the applicant is requesting to amend the original rezoning conditions to allow for the placement of two townhome model homes with each townhome building consisting of 8 townhome units, five detached single-family model homes, a construction trailer, and two sales offices. The applicant proposes that the sales offices and construction trailer would remain on-site until all lots are either sold or fully occupied. If approved, the construction trailer would be permitted to remain within the required 200-foot setback from a residential structure for the duration of the project. The project consists of three phases. Phase One will be townhomes, detached single-family residences and the amenity area. Phases Two and Three will be detached single-family residences.

Per the submitted site plan and narrative, the proposed townhome model homes, including one sales office, will be in the townhome buildings located on lots 66-73 and 74-81. The detached single-family model homes, including one sales office, will be located on lots 29-33. The construction trailer will be centrally located for the three phases on lot 119.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendments to the site plan and conditions are suitable in view of the use and development of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed amendments to the development would adversely affect adjacent or nearby property.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, approval by the Board of Commissioners is required to amend conditions of zoning.**

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 proposed amendments are not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation has been established by previous board action with the original approval of the development. The requested modification does not significantly impact the designated future land use of the area.**

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 values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently zoned Planned Residential Development (PRD) and is being developed under a land disturbance permit (HDEV24-0128).**

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 affecting the use or development of the property.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an existing Planned Residential Development (PRD), this would not create an isolated district.**

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the request to amend the condition requires approval by the Board of Commissioners.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached

thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal 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 may 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 May 13, 2025, Emily McGahee stated "No comment. Public sewer."

Georgia Department of Transportation
In an email dated May 8, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that GDOT coordination is required.

Hall County Public Works and Utilities
In a memo dated May 16, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

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

Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

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

Traffic:

No comment.

Utilities:

The new Friendship Road gravity sewer line runs through this property. It is available for connection.

Hall County Fire Marshal

In an email dated May 8, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Taylor Morrison of GA LLC
4400 North Point Pkwy Suite 295
Alpharetta GA 30022

Phone 706-255-2853
Email Address brtaylor@taylormorrison.com

Property Owner (Name & Mailing Address)

Same as applicant

Phone
Email Address

Proposed Use Model homes, sales office, and construction trailer for Weatherfield Subdivision

Contact Person (Name & Mailing Address)

Brian Taylor
4400 North Point Pkwy Suite 295
Alpharetta GA 30022

Phone 706-255-2853
Email Address brtaylor@taylormorrison.com

Status of Applicant

X Owner
Option to Purchase
Area Resident
Other

Requested Action

Type of Request:
☐ SU ☐ CUP
Fee:$
Receipt #:
Check #:

Zoning: PRD(C)
Acreage 115.98 +/-

Tax Parcel Number 15048 000007, 15048 000008, 15048 00204A, 15048 000025C
Location Address 3654, 3746, 3760 Friendship Circle Buford GA 30519

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

Print Brian Taylor Date: 4/25/2025
Sign *Brian Taylor* Date:

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

CERTIFICATE OF INCUMBENCY AND AUTHORITY
TAYLOR MORRISON OF GEORGIA, LLC

I, the undersigned, hereby certify as follows:

1. I am the Assistant Secretary of Taylor Morrison of Georgia, LLC, a Georgia limited liability company (the "**Company**").

2. I am also the Assistant Secretary of Taylor Morrison, Inc., a Delaware Corporation, the sole and managing member of the Company (the "**Member**").

3. Pursuant to the authority granted under the Amended and Restated Operating Agreement of the Company, the Member has exercised its option to appoint officers and authorized agents of the Company.

4. The following are the current officers and authorized agents of the Company as of the Effective Date of this Certificate of Incumbency and Authority:

Name	Title
Addington, Sheri	Vice President
Birkholz, Raymond James "Jim"	Vice President
Briones, Tracy	Vice President
Cardenas, Myles	Authorized Agent (Atlanta) - Land Development Authorized Agent (Atlanta) - Land Permits
Carruthers, Richard	Vice President
Cline, Ronnie	Vice President Residential Light Qualifying Agent
Coburn, Brian	Vice President
Daniele, Thomas	Authorized Agent (Atlanta) - Customer Service
Estrada, Caroline G.	Assistant Secretary
Felver, Carrolline	Authorized Agent (Jacksonville) - Finance
Green, Foster	Authorized Agent (Atlanta) - Sales
Kempton, John Steven	President
Keuning, Scott	Authorized Agent (Jacksonville) - House Permits Authorized Agent (Jacksonville) - Land Permits
Maynard, Walter ("Mason")	Vice President
McGill, Sean	Authorized Agent (Jacksonville) - Sales Authorized Agent (Jacksonville) - Closing

Name	Title
McNeil, Christy A	Assistant Secretary
Merrill, S. Todd	Vice President, Assistant Secretary
Novell, Candace ("Candi")	Vice President, Assistant Secretary
Owens, Michael	Authorized Agent (Jacksonville) - Land Acquisition Authorized Agent (Jacksonville) - Land Development
Pou, Jaime	Vice President
Sheppard, Shannon	Vice President, Assistant Secretary
Sherman, Darrell C.	Chief Legal Officer, Executive Vice President, Secretary
Sprott, James (“Jim”)	Vice President
Stevens, Corey	Authorized Agent (Jacksonville) - Division Purchasing
Suker, Brian	Vice President
Taylor, Brian	Vice President
Thomas, Dominique	Authorized Agent (Atlanta) - Finance
VanHyfte, Curtis ("Curt")	Chief Financial Officer, Executive Vice President
Wright, Joshua ("Josh")	Authorized Agent (Atlanta) - Land Development Authorized Agent (Atlanta) - Land Permits
Young, Todd	Authorized Agent (Atlanta) - Land Development Authorized Agent (Atlanta) - Land Permits

5. It is within the scope of authority of the President or any Vice President to execute documentation in the name of and on behalf of the Company, and to do and perform, or cause to be done and performed, all acts and things as such individual shall deem necessary, advisable or appropriate including without limitation, any Georgia real property related filings, contracts, bonds, applications and agreements for utilities, subdivision performance agreements, development agreements and permits, any and all documents to acquire, lease, convey or finance real and personal property (including, without limitation, purchase and sale agreements, assignments, deeds, loans, guaranties, pledges, closing documents, affidavits, indemnities, amendments, certificates and other ancillary agreements and instruments), as well as any and all documents as may be required in connection with development, entitlement and construction relating to the Company, or appearance at hearings as the Company’s representative.

6. Pursuant to the Resolutions by Written Consent of the Board of Directors to delegate authority to appoint Authorized Agents and Signers appointing them as of the unmodified “Effective Date” of this Certificate, it is within the scope of authority of the above-named Authorized Agents in the Atlanta Division with the following authority (as applicable):

Authorized Agent - Closing: Authority to execute on behalf of the Company, documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreement amendments and related addenda, escrow instructions and FHA and VA certifications in connection with any of the Company's respective communities or properties, **excluding**, however, purchase agreements, deeds and any other documentation requiring recordation in the public records not otherwise already identified above.

Authorized Agent - Customer Service: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute, deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related warranty matters as more particularly set forth below with respect to the Company:

1. Purchase Orders ("PO's") for warranty related items only, exclusive of new construction.
2. Non-Disclosure Agreements ("NDA's"), subject to the approval of Legal in limited Warranty situations only.
3. Department Budget.
4. Department overhead.
5. Represent Company at Small Claims Court Hearings and approve Settlement Amounts, subject to the directive of Division Management.
6. Confidential Settlement and Release Agreements for customer services non-litigation matters with Management's prior approval.
7. Better Business Bureau responses.
8. Vertical post-closing permits, unrelated to common area improvements.
9. Vertical Construction, Remediation and Move-out Agreements, as well as amendments, exhibits and addenda, post-closing only and unrelated to common area improvements.
10. General purchasing and vertical construction-related correspondence, post-closing only and unrelated to common area improvements.
11. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home warranty and/or related residential lot improvements and unrelated to common area improvements or original construction.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical (including P.O.s) or Land Master Agreements or ancillary addendum or amendments thereto, post-closing Professional Services Agreements and/or proposals, home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Code of Ethics Policy, Finance Policy and/or Construction Policy at the time of its execution, as such documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent - Division Purchasing: Authority to execute on behalf of the Company, documents related to and incidental to responding to any inquiries and to enter into, execute,

deliver and perform any and all further papers, documents, agreements, certificates and instruments that the Company deems necessary, appropriate or desirable in connection with any and all of the Company's past, current and future purchasing and vertical construction related matters as more particularly set forth below with respect to the Company:

1. Bids
2. Bid Awards
3. Vertical Construction Agreements, as well as amendments, exhibits and addenda
4. Purchase Orders ("PO's")
5. Variance Purchase Orders ("VPO's")
6. General purchasing and vertical construction-related correspondence
7. Any other documents not otherwise already reflected above, which are related and/or incidental to the purchase of supplies or engagement of services relating to home construction and/or related lot and common area improvements.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, leasebacks, Closing Disclosures and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company; any document relating to the Company's purchasing and vertical construction matters outside of the respective Authorized Agent's Division; any document that is otherwise in conflict with the then current Purchasing Guidelines, Finance Policy and/or Construction Policy at the time of its execution, as such documents may be amended from time to time and any document that is or will be recorded in the official records.

Authorized Agent-Finance: Authority to execute on behalf of the Company documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, serving as an authorized signer for a bank account, **excluding,** however, deeds, memorandum of leases and any other documentation requiring recordation not otherwise already identified above.

Authorized Agent - House Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's permits for the construction of homes and other vertical improvements for real property relating to the Authorized Agent's Division. Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's Vertical Construction Agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Company's Division.

Authorized Agent - Land Acquisition: Authority to execute any and all instruments and take all other action required on behalf of the Company related to and incidental to the Company's respective Division's land acquisition purchase and sale agreements (including amendments and addenda thereto), development approval permits or development agreements (federal, state or local and including but not limited to HCD and local water maintenance district permits and letters of authorizations), state or municipal filings, bonds and surety bonds for public improvement (including CFDs, CDDs and MUDs, if applicable to the jurisdiction in which the Company operates), homeowners' association documents, closing documents, financing documents, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, as Authorized Agent and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, promissory notes, letters of credit, assignment agreements, deeds of conveyance, and title closing documents for real property conveyed or purchased by the Company.

Authorized Agent - Land Development: Authority to execute on behalf of the Company any documents related to and incidental to the Company's respective Division's land development, including development approval permits development agreements (federal, state or local and including but not limited to HCD and local water maintenance district permits and letters of authorizations), state or municipal filings, matters generally relating to storm water, health & safety and environmental regulations at the federal, state or municipal level, bonds and surety bonds for public improvement (including CFDs, CDDs and MUDs, if applicable to the jurisdiction in which the Company operates), homeowners' association documents, closing documents, financing documents, municipal developer and zoning agreements, professional services and consulting agreements, property easements, site development contracts, subdivision performance and maintenance agreements, utility agreements, water management district agreements, subdivision plats, service maintenance agreements, subcontractor agreements and vendor contracts, as well as any type of real property, utility or infrastructure conveyance documents conveyed, leased or purchased by the Company, so long as any such above referenced document is required in the ordinary course of business for the entitlement, subdivision and development of real property within the responsibility of the Company's respective Division. Further, and without the need for any further written confirmation, such individual has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing

matters (including any related to code violations) for all state and local governmental agencies. Authorized Agent is specifically **not** authorized to execute the following documents on behalf of the Company: The Company's home sales documents and contracts, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, title closing documents, land acquisition purchase and sale agreements (including amendments and addenda thereto) for real property conveyed, purchased or sold by the Company.

Authorized Agent - Land Permits: Authority to execute the following documents on behalf of the respective Division: The Company Division's development approval permits or development agreements (federal, state or local and including but not limited to permits and letters of authorizations). Authorized Agent has full authority to represent the Company and to execute and deliver all required documents on behalf of the Company in connection with any hearing relating to the foregoing matters (including any related to code violations) for all state and local governmental agencies.

Authorized Agent is specifically **not authorized** to execute the following documents on behalf of the Company: The Company's land acquisition purchase and sale agreements and home sales documents and contracts, leases, Closing Disclosures (or settlement statements, as applicable) and other settlement documents, deeds of conveyance, and title closing documents for real property conveyed, leased or purchased by the Company or any other documentation requiring recordation in the public records not otherwise already identified above applicable to the Authorized Agent's Division.

Authorized Agent - Sales: Authority to execute on behalf of the Company documents related to and incidental to the sale of homes to homebuyers, including, but not limited to, purchase agreements, purchase agreement amendments and related addenda, escrow instructions, closing disclosures and FHA and VA certifications, **excluding,** however, deeds, memorandums of lease and any other documentation requiring recordation in the public records not otherwise already identified above.

7. Without the need for further confirmation, the foregoing may be relied upon as true and accurate by any regulatory authority, lender, Title Company or other third party.

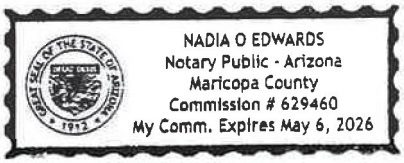
IN WITNESS WHEREOF, I hereunto subscribe my name on February 3, 2025 (the "**Effective Date**").

Caroline G. Estrada

Caroline G. Estrada, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on February 3, 2025, by Caroline G. Estrada, Assistant Secretary of Taylor Morrison of Georgia, LLC on behalf of said entity. She is personally known to me.



Notary Public – State of Arizona

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: BTaylor **Date:** 4/11/2025

Applicant's/Owner's Name (Printed): Brian Taylor

TaylorMorrison

TAYLOR MORRISON
OF GEORGIA, LLC.
4400 North Point Parkway
Suite 295
Alpharetta, GA 30022

To whom it may concern,

Weatherfield is a single-family residential development by Taylor Morrison of Georgia containing both single-family homes and town homes. The project has previously been zoned PRD-C and is currently approved with Phase 1 development underway. This submittal packet includes a copy of the approved zoning conditions for reference, ALTA survey, site plan, town home and single-family architectural renderings, and the LDP stamped coversheet.

Taylor Morrison of Georgia LLC is submitting the following application to request consideration and approval for (2) town home model home permits to include (1) sales office and (5) single family model home permits to include (1) sales office and (1) parking pad for our Weatherfield project. The (2) proposed (8) unit townhome buildings are 66-73 and 74-81. The (5) detached lots would be lots 29-33. We are requesting our two sales office permits remain until community sell-out.

The single-family model homes will showcase our available floor plans. The (2) townhome model buildings will showcase our two available floor plans and various elevation and finish options.

Additionally, Taylor Morrison would like to request permission to utilize a construction trailer for the life of the project which would be located on single family lot 119. This lot is central to each of the 3 phases located within the community.

Project info:

Weatherfield HDEV24-0015

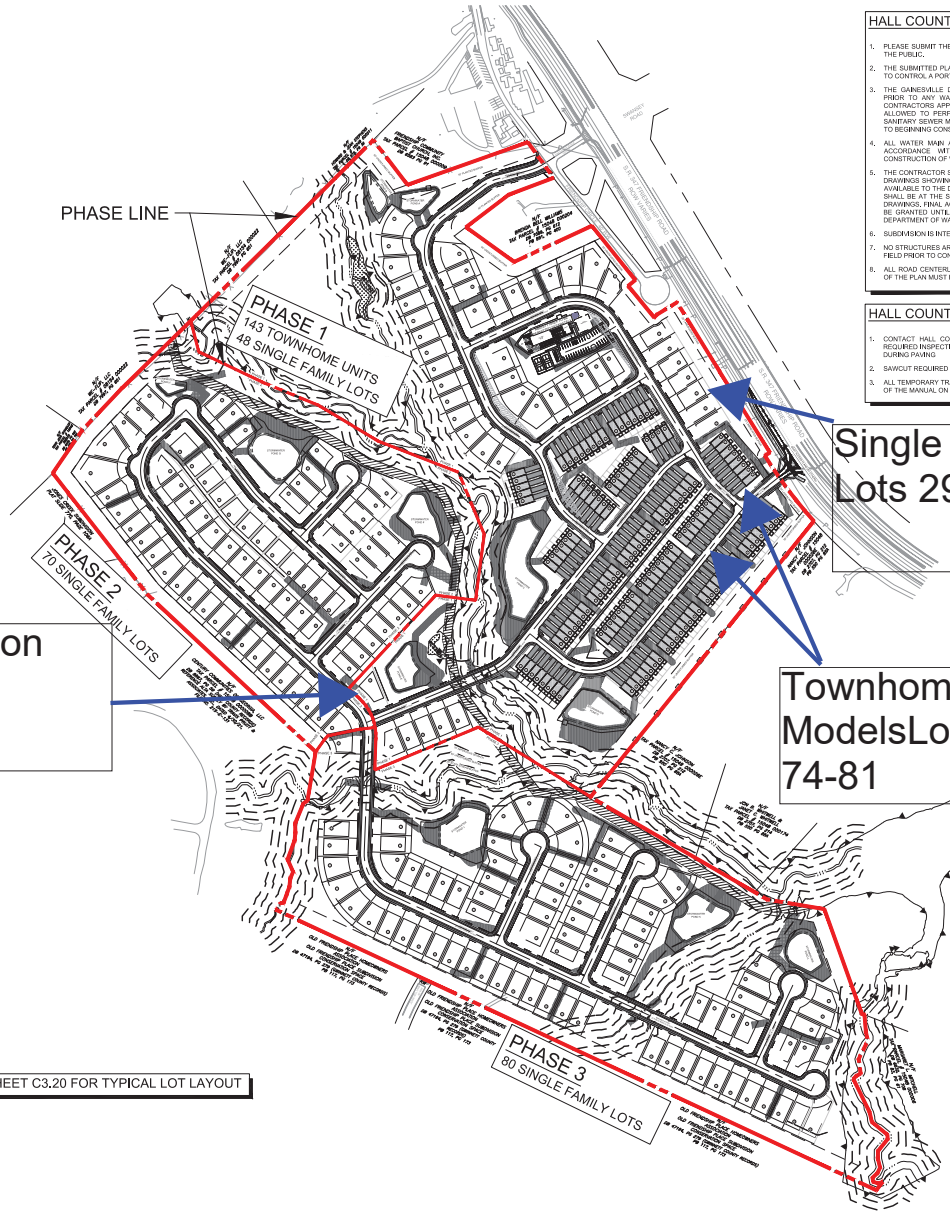
Approval issued 1/16/25

Parcel 15048 000025C, 15048 000007, 15408 000008, 15048 00204A

3760, 3746, 3654 Friendship Circle Buford GA 30519

Revised 4/25/2025

Respectfully submitted,
Taylor Morrison of Georgia, LLC
Brian Taylor
Brian Taylor
VP, Land Development



HALL COUNTY NOTES:

1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, IE. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS. ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING "AS-BUILT" CONDITIONS. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL ACCEPTANCE OF WATER AND/OR SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES ENGINEERING AND CONSTRUCTION OFFICE.
6. SUBDIVISION IS INTENDED TO BE PUBLICLY MAINTAINED.
7. NO STRUCTURES ARE TO BE IN DELINEATED BUFFERS. BUFFERS SHOULD BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW

HALL COUNTY TRAFFIC NOTES:

1. CONTACT HALL COUNTY ENGEERING AT (770) 531-6800 24 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING.
2. SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY
3. ALL TEMPORARY TRAFFIC CONTGROL MUST BE INACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE DATA:	
SITE AREA	116.00 ACRES
ZONING	
ZONING	PRD
ZONING JURISDICTION	HALL COUNTY, GA
USE CALCULATIONS	
TOTAL OPEN SPACE	43.67 ACRES
PERCENTAGE OF SITE OPEN SPACE	38.0% SITE
PROPERTY SETBACK REQUIREMENTS	
BUFFER SURROUNDING PROPERTY	50 FEET UNDISTURBED ALONG THE PERIMETER EXCEPT FOR FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD 25 FEET LANDSCAPE BUFFER ALONG FRIENDSHIP CIRCLE AND FRIENDSHIP ROAD
DETACHED LOT SETBACK REQUIREMENTS	
FRONT YARD SETBACK	30 FEET
SIDE YARD SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SETACK	30 FEET
DEVELOPMENT STANDARDS	
TOTAL RESIDENTIAL LOTS	341 LOTS
24' ATTACHED HOMES TOTAL	143 LOTS
24' ATTACHED HOME MIN. LOT AREA	2,880 SF
SINGLE FAMILY DETACHED	198 LOTS
SINGLE FAMILY DETACHED MIN. LOT SIZE	8,000 SF
SINGLE FAMILY DETACHED MIN. LOT WIDTH	60 FEET
SITE DENSITY	2.94 LOTS/ACRE
MAX. HEIGHT	3 STORIES / 40 FEET
PARKING REQUIREMENTS	
PARKING SPACES REQUIRED	682 SPACES (2 SPACES/DWELLING)
PARKING PROVIDED (SINGLE FAMILY DETACHED)	792 SPACES (2 SPACES DRIVE/2 GARAGE)
PARKING PROVIDED (TOWNHOMES)	858 SPACES (4 SPACES DRIVE/2 GARAGE)
AMENITY PARKING PROVIDED	35 SPACES
TOTAL PARKING PROVIDED	1,685 SPACES

SITE NOTES:

1. ALL STRIPING AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE BONDS ARE REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION. A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPILL TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:

- 24" NORMAL CURB & GUTTER (DETAIL C8.00)
- 24" ROLL & GUTTER CURB (DETAIL C8.00)

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PEACHTREE CORNERS, GA 30092

PROJECT

WEATHERFIELD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

FRIENDSHIP G.M.D. 1419
HALL COUNTY, GA

FOR
TAYLOR MORRISON
4400 NORTH POINT PARKWAY
SUITE 295
ALPHARETTA, GA 30022
P: 770.741.0268

HALL COUNTY PROJECT#
HDEV24-0015

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 37096 PROFESSIONAL ENGINEER MATTHEW E. KRAUSKOPF

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000066476 EXP. 06/27/2027

MASTER SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 12/06/2024
PROJECT: 23270.00

C3.00
SHEET

6.16.2025 Item 4

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A., Section 15-6-67.

Signature

Robert S. Anderson, PLS 2933

9-10-2024

Date

GEORGIA REGISTERED No. 2933 PROFESSIONAL LAND SURVEYOR ROBERT S. ANDERSON

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 23-101
Dated: SEPTEMBER 1, 2024

SCHEDULE B, PART II – EXCEPTIONS

1. Deleted
2. Easements for slopes, fills, and drainage along Friendship Circle as described in that Right of Way Deed from Howell C. Bell to Hall County dated May 22, 1997, and recorded at Deed Book 2885, Page 228, Hall County, Georgia records as shown hereon.
3. Deleted
4. Limitations on access to Friendship Road as described in that Right of Way Deed from Edgar F. Williams, Jr., Helen Deaton Williams, and Williams Family Holdings, LLLP to Georgia Department of Transportation dated September 24, 2009, and recorded at Deed Book 6617, Page 406, Hall County, Georgia records as shown hereon.
5. Limitations on access to Friendship Road as described in that Right of Way Deed from James E. McNeal and Freida M. McNeal to Georgia Department of Transportation dated September 20, 2011, and recorded at Deed Book 6898, Page 305, Hall County, Georgia Records as shown hereon.
6. Deleted
7. Access, Construction, and Maintenance Easement from Charles D. Bell, Alice Bell Pruett, Brenda Bell Williams and Sandra Bell Dowdy to Hall County, Georgia, dated September 25, 2018, and recorded at Deed Book 8222, Page 311, Hall County, Georgia Records; as affected by that Agreement to Exchange Temporary Construction Easement, by Charles D. Bell, et al., dated September 9, 2023, and recorded at Deed Book 9616, page 709, aforesaid Records as shown hereon.
8. Access, Construction, and Maintenance Easement from David E. Williams and Joan Williams, Co-Executors of the Estate of Edgar F. Williams, Jr. and the Estate of Helen Deaton Williams, and Williams Family Holdings, L.L.L.P., dated August 28, 2019, and recorded at Deed Book 8324, Page 324, Hall County, Georgia Records, as affected by that Agreement to Exchange Temporary Construction Easement, by Estate of Edgar F. Williams, Jr., dated September 9, 2023, and recorded at Deed Book 9616, page 727, aforesaid Records as shown hereon.

RECORD LEGAL DESCRIPTION TRACT 1

All that tract or parcel of land lying and being in G.M.D. Friendship, Hall County, Georgia, Tract 1, 1.5300 acres, " Exemption plat for: Brenda Bell Williams" per plat thereof recorded in Plat Book 881, Page 400, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Containing within said bounds an area of 1.500 acre.

AS SURVEYED LEGAL DESCRIPTION TRACT 1

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southeasterly right-of-way of said Friendship Circle; Thence, South 50 degrees 00 minutes 20 seconds East for a distance of 249.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING;

Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar);
Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle;
Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.12 feet along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 50 degrees 51 minutes 33 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar);
Thence, South 42 degrees 58 minutes 06 seconds West for a distance of 627.54 feet leaving said right-of-way to an iron pin set (1/2" rebar) in the base of a 36" oak tree;
Thence, South 73 degrees 58 minutes 31 seconds West for a distance of 1211.96 feet to an axel found;
Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top) at a rock with a 1/2" rebar witness set;
Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top);
Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top);
Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);
Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);
Thence, South 57 degrees 25 minutes 22 seconds East for a distance of 193.96 feet to an axel found;
Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 346.26 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 57.996 acres.

RECORD LEGAL DESCRIPTION TRACT 2

All that tract or parcel of land lying and being in Hall County, Georgia, Friendship District described as follows:

Beginning at a rock corner on Buford and Houchton Road near Friendship Church. Bounded as follows: on the north by lands of Puckett, Harrison, Elmburg and Nolan on west; east by Deaton and Ruby Puckett. Said lot being 42 acres, more or less, and being the same lands deeded by Emmerson C. Holland to H.D. Puckett as recorded in Deed Book 96, Pages 163-164 of the Hall County, Georgia Deed Records.

This being same property as described in a Warranty Deed from J.D. Puckett to H.C. Bell as recorded in Deed Book 223, Page 479-480 of the Hall County, Georgia Deed Records.

This also being the same property as described in a Quit Claim Deed dated May 19, 2006 from Howell C. Bell, Grace Bell Price Pruett and Charles Bell, Trustees to Mildred M. Bell as recorded on Deed Book 5692, pages 182-183 of the Hall County, Georgia Deed Records.

Less and Except: A previous conveyance to Friendship Baptist Church by deed dated March 21, 1975 and recorded in Deed Book 569, Page 207 of the Hall County, Georgia, Deed Records, and a second conveyance to Friendship Baptist Church by deed dated June 9, 1988 and recorded in Deed Book 1227, Pages 238-239 of the Hall County, Georgia, Deed Records.

Less and Except: A conveyance made to the Georgia Department of Transportation dated October 6, 2011, and recorded in Deed Book 6901, Page 162-166 of the Hall County, Georgia Deed Records.

AS SURVEYED LEGAL DESCRIPTION TRACT 3

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 50 degrees 00 minutes 20 seconds East for a distance of 149.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar); Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar); Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle; Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.12 feet along said right-of-way to an iron pin found (1/2" rebar); Thence, South 50 degrees 51 minutes 33 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 42 degrees 58 minutes 06 seconds West for a distance of 627.54 feet leaving said right-of-way to an iron pin set (1/2" rebar) in the base of a 36" oak tree; Thence, South 73 degrees 58 minutes 31 seconds West for a distance of 1211.96 feet to an axel found; Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top) at a rock with a 1/2" rebar witness set; Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top); Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top); Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top); Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top); Thence, South 57 degrees 25 minutes 22 seconds East for a distance of 193.96 feet to an axel found; Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 346.26 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING;

Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 34.34 feet continuing along said right-of-way of Friendship Circle to a concrete monument found;
Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 79.35 feet continuing along said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width;
Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar);
Thence, South 42 degrees 38 minutes 36 seconds West for a distance of 53.09 feet leaving said right-of-way to an iron pin found (1" square tube);
Thence, South 39 degrees 31 minutes 58 seconds West for a distance of 748.79 feet to an iron pin found (1" crimp top);
Thence, North 54 degrees 41 minutes 29 seconds West for a distance of 140.23 feet to an iron pin found (3/4" open top);
Thence, North 54 degrees 31 minutes 19 seconds West for a distance of 196.76 feet to an iron pin set (1/2" rebar) in the base of a 24" oak tree;
Thence, North 42 degrees 58 minutes 06 seconds East for a distance of 627.54 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 6.112 acres.

RECORD LEGAL DESCRIPTION TRACT 3

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the southwest right of way of Friendship Circle (right of way varies) and the southwest right of way of Friendship Road (right of way varies), said point having the Georgia State Plane Coordinates (West Zone) of North 1369704.7867 and East 2510869.8436, said point marked by a 1/2 inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way of Friendship Road South 31 Degrees 39 Minutes 58 Seconds East for a distance of 277.02 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right of way and traveling South 42 Degrees 47 Minutes 42 Seconds West for a distance of 53.25 feet to a point, said point marked by a 3/4 inch Open Top Pipe found; THENCE 31 Degrees 30 Minutes 53 Seconds West for a distance of 748.69 feet to a point, said point marked by a 1/2 inch Crimp Top Pipe found; THENCE traveling North 54 Degrees 44 Minutes 26 Seconds West for a distance of 140.17 feet to a point, said point marked by a 3/4 inch Open Top Pipe found; THENCE North 55 Degrees 09 Minutes 40 Seconds West for a distance of 196.46 feet to a point, said point marked by a 42" Oak Tree; THENCE North 42 Degrees 47 Minutes 42 Seconds East for a distance of 830.11 feet to a point on the southwest right of way of Friendship Circle (right of way varies), said point marked by a 1/2 inch rebar pin set; said point on the southwest right of way of Friendship Road (right of way varies), said point marked by a 1/2 inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

Said property contains 6.131 Acres.

Said property being known as 3746 Friendship Circle according to the present system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

AS SURVEYED LEGAL DESCRIPTION TRACT 4

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 50 degrees 00 minutes 20 seconds East for a distance of 249.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar); Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar); Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle; Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.12 feet along said right-of-way to an iron pin found (1/2" rebar); Thence, South 50 degrees 51 minutes 33 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 42 degrees 58 minutes 06 seconds West for a distance of 627.54 feet leaving said right-of-way to an iron pin set (1/2" rebar) in the base of a 36" oak tree; Thence, South 73 degrees 58 minutes 31 seconds West for a distance of 1211.96 feet to an axel found; Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top) at a rock with a 1/2" rebar witness set; Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top); Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top); Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top); Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top); Thence, South 57 degrees 25 minutes 22 seconds East for a distance of 193.96 feet to an axel found; Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 346.26 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING;

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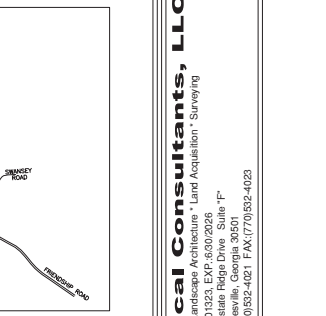
Thence, South 39 degrees 31 minutes 58 seconds West for a distance of 748.79 feet to an iron pin found (1" crimp top);
Thence, North 54 degrees 41 minutes 29 seconds West for a distance of 140.23 feet to an iron pin found (3/4" open top);
Thence, North 54 degrees 31 minutes 19 seconds West for a distance of 196.76 feet to an iron pin set (1/2" rebar) in the base of a 24" oak tree;
Thence, North 42 degrees 58 minutes 06 seconds East for a distance of 627.54 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 16.434 acres.



VICINITY MAP
(NTS)

AS SURVEYED LEGAL DESCRIPTION TRACTS 1, 2, 3 & 4

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Friendship G.M.D. 1419 of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the right-of-way intersection of the northwesterly right-of-way of Friendship Place, having a right-of-way width of one-hundred (100) feet and the northeasterly right-of-way of Friendship Circle, having a right-of-way width of forty (40) feet; Thence, North 78 degrees 36 minutes 21 seconds West for a distance of 57.67 feet to an iron pin found (1/2" rebar) on the southwesterly right-of-way of said Friendship Circle; Thence, South 50 degrees 00 minutes 20 seconds East for a distance of 249.93 feet along said right-of-way to and iron pin found (1/2" rebar); Thence, South 69 degrees 23 minutes 45 seconds West for a distance of 162.88 feet leaving said right-of-way to an iron pin found (1/2" rebar); Thence, South 52 degrees 50 minutes 20 seconds West for a distance of 183.40 feet to an iron pin found (1/2" rebar); Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 202.28 feet to an iron pin found (1/2" rebar); Thence, North 65 degrees 08 minutes 57 seconds East for a distance of 292.22 feet to an iron pin found (1/2" rebar) at an angle iron on said southwesterly right-of-way of Friendship Circle; Thence, South 38 degrees 38 minutes 54 seconds East for a distance of 236.12 feet along said right-of-way to an iron pin found (1/2" rebar); Thence, South 50 degrees 51 minutes 33 seconds West for a distance of 31.04 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 38 degrees 19 minutes 01 seconds East for a distance of 139.42 feet continuing along said right-of-way to an iron pin found (1/2" rebar); Thence, South 42 degrees 58 minutes 06 seconds West for a distance of 627.54 feet leaving said right-of-way to an iron pin set (1/2" rebar) in the base of a 36" oak tree; Thence, South 73 degrees 58 minutes 31 seconds West for a distance of 1211.96 feet to an axel found; Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top) at a rock with a 1/2" rebar witness set; Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top); Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top); Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top); Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top); Thence, South 57 degrees 25 minutes 22 seconds East for a distance of 193.96 feet to an axel found; Thence, South 54 degrees 08 minutes 30 seconds East for a distance of 346.26 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING;

Thence, North 45 degrees 07 minutes 08 seconds East for a distance of 34.34 feet continuing along said right-of-way of Friendship Circle to a concrete monument found;
Thence, North 58 degrees 30 minutes 53 seconds East for a distance of 79.35 feet continuing along said right-of-way to an iron pin found (1/2" rebar) on the southwesterly right-of-way of Friendship Road, having a variable right-of-way width;
Thence, South 31 degrees 38 minutes 53 seconds East for a distance of 277.01 feet along said right-of-way of Friendship Road to an iron pin found (1/2" rebar);
Thence, South 42 degrees 38 minutes 36 seconds West for a distance of 53.09 feet leaving said right-of-way to an iron pin found (1" square tube);
Thence, South 39 degrees 31 minutes 58 seconds West for a distance of 748.79 feet to an iron pin found (1" crimp top);
Thence, North 54 degrees 41 minutes 29 seconds West for a distance of 140.23 feet to an iron pin found (3/4" open top);
Thence, North 54 degrees 31 minutes 19 seconds West for a distance of 196.76 feet to an iron pin set (1/2" rebar) in the base of a 24" oak tree;
Thence, North 42 degrees 58 minutes 06 seconds East for a distance of 627.54 feet to an iron pin found (1/2" rebar) at the POINT OF BEGINNING.

Containing within said bounds an area of 16.434 acres.

TRACTS 1, 2, 3 & 4 CONTINUED

Thence, North 37 degrees 57 minutes 12 seconds West for a distance of 524.89 feet to an iron pin found (3/4" open top) at a rock;
Thence, North 34 degrees 25 minutes 54 seconds East for a distance of 176.97 feet to an iron pin found (2" open top);
Thence, North 43 degrees 23 minutes 16 seconds East for a distance of 199.40 feet to an iron pin found (2" open top);
Thence, North 45 degrees 37 minutes 24 seconds East for a distance of 743.78 feet to an iron pin found (1/2" open top);
Thence, North 44 degrees 58 minutes 12 seconds East for a distance of 458.14 feet to an iron pin found (1" open top);
Thence, South 57 degrees 25 minutes 22 seconds East for a distance of 193.96 feet to an axel found;
Thence, North 70 degrees 30 minutes 28 seconds East for a distance of 435.02 feet to an iron pin found (3/4" rebar), said point being the POINT OF BEGINNING.

Containing within said bounds an area of 118.042 acres.

Atlas Technical Consultants, LLC
Engineering * Planning * Landscape Architecture * Land Acquisition * Surveying
LSF001323, EXP: 6/30/2026
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE: (770)532-4021 FAX: (770)532-4023

ALTA/NSPS LAND TITLE SURVEY:
TAYLOR MORRISON OF GEORGIA, LLC
& FIRST AMERICAN TITLE INSURANCE COMPANY
FRIENDSHIP G.M.D. 1419
HALL COUNTY, GEORGIA

REVISED: 9-10-2024 (SURVEY UPDATE)
REVISED: 11-14-2023 (SURVEY UPDATE)

SHEET 1 of 2 SHEETS

VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 100'
DATE:	9-08-2022
DATE OF FIELD SURVEY:	8-17-2022
DRAWN BY:	SA
CHECKED BY:	DRJ
JOB NO.:	21-5000-G101A

6.16.2025 - Item 4

LEGEND

C&S	CITY STATE	RB	REBAR
OCS	OUTLET CONTROL STRUCTURE	N	NORTHING
TBM	TEMPORARY BENCH MARK	E	EASTING
CONC	CONCRETE	HW	HEADWALL
ELEV	ELEVATION	CI	CURB INLET
IF	IRON PIN FOUND	CO	CURB OUTLET
IPS	IRON PIN SET (1/2"REBAR)	DI	DRAIN INLET
OT	OPEN TOP PIPE	JB	JUNCTION BOX
CMP	CRIMP TOP PIPE	CMP	CORRUGATED METAL PIPE
CMF	CONC. MONUMENT FOUND	RCP	REINFORCED CONCRETE PIPE
POB	POINT OF BEGINNING	FES	FLARED END SECTION
P/L	PROPERTY LINE	CLF	CHAIN LINK FENCE
C/L	CENTERLINE	DIP	DUCTILE IRON PIPE
LL	LAND LOT	VCP	VITRIFIED CLAY PIPE
LLL	LAND LOT LINE	FFE	FINISHED FLOOR ELEVATION
R/W	R/W OR FORMERLY	BFE	BASEMENT FLOOR ELEVATION
DB	DEED BOOK	CRE	CRAWL SPACE ELEVATION
PB	PLAT BOOK	HDPE	HIGH DENSITY POLYETHYLENE
D.E.	DRAINAGE EASEMENT		
NTS	NOT TO SCALE	S.S.E.	SANITARY SEWER EASEMENT
FCI	POINT OF COMMENCEMENT	CATV	CABLE TV BOX
POB	POINT OF BEGINNING	PP	POWER POLE
SIGN	SIGN	LP	LIGHT POLE
FOC	FIBER OPTIC CABLE	YB	YARD LIGHT
SSMH	SANITARY SEWER MANHOLE		GUY WIRE ANCHOR
U.G.	UNDERGROUND	TP	TELEPHONE POLE
TS	TRAFFIC LIGHT	TM	TELEPHONE MANHOLE
CPSE	CAMERA POLE	SB	SOUTHERN BELL (BELL SOUTH)
TPSE	TRAFFIC POLE	TF	TRANSFORMER
EM	ELECTRIC MANHOLE	OHP	OVERHEAD POWER
EV	ELECTRIC VAULT	OHT	OVERHEAD TELEPHONE
EB	ELECTRIC BOX	OHP/T	OVERHEAD POWER & TELE
FDC	FIRE DEPT. CONNECTION	UGP	UNDERGROUND POWER
FH/HY	FIRE HYDRANT	UGT	UNDERGROUND TELEPHONE
WVB	WATER VALVE MONUMENT	UGC	U.G. COMMUNICATIONS
WM	WATER METER	UG	UNDERGROUND GAS
WV	WATER VALVE	TT	TELEPHONE TERMINAL/BOX
WPPV	WATER VALVE PLASTIC PIPE	TSB	TRAFFIC SIGNAL BOX
DICB	DOUBLE WING CATCH BASIN	W	WATER LINE
SWCB	SINGLE WING CATCH BASIN	S	SANITARY SEWER LINE

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 5,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LS NETWORK METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 382,495 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GTS-313

CERTIFICATION:

To: Taylor Morrison of Georgia, LLC, a Georgia limited liability company and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a)(b) (no PZR), 8, 11(b), 13, 14, 16, & 17 of Table A thereof. The field work was completed on September 5, 2024.

Date of Plat or Map: September 10, 2024

Signature

Susan S. Anderson, PLS 2933

GEORGIA REGISTERED No. 2933 PROFESSIONAL LAND SURVEYOR SUSAN S. ANDERSON

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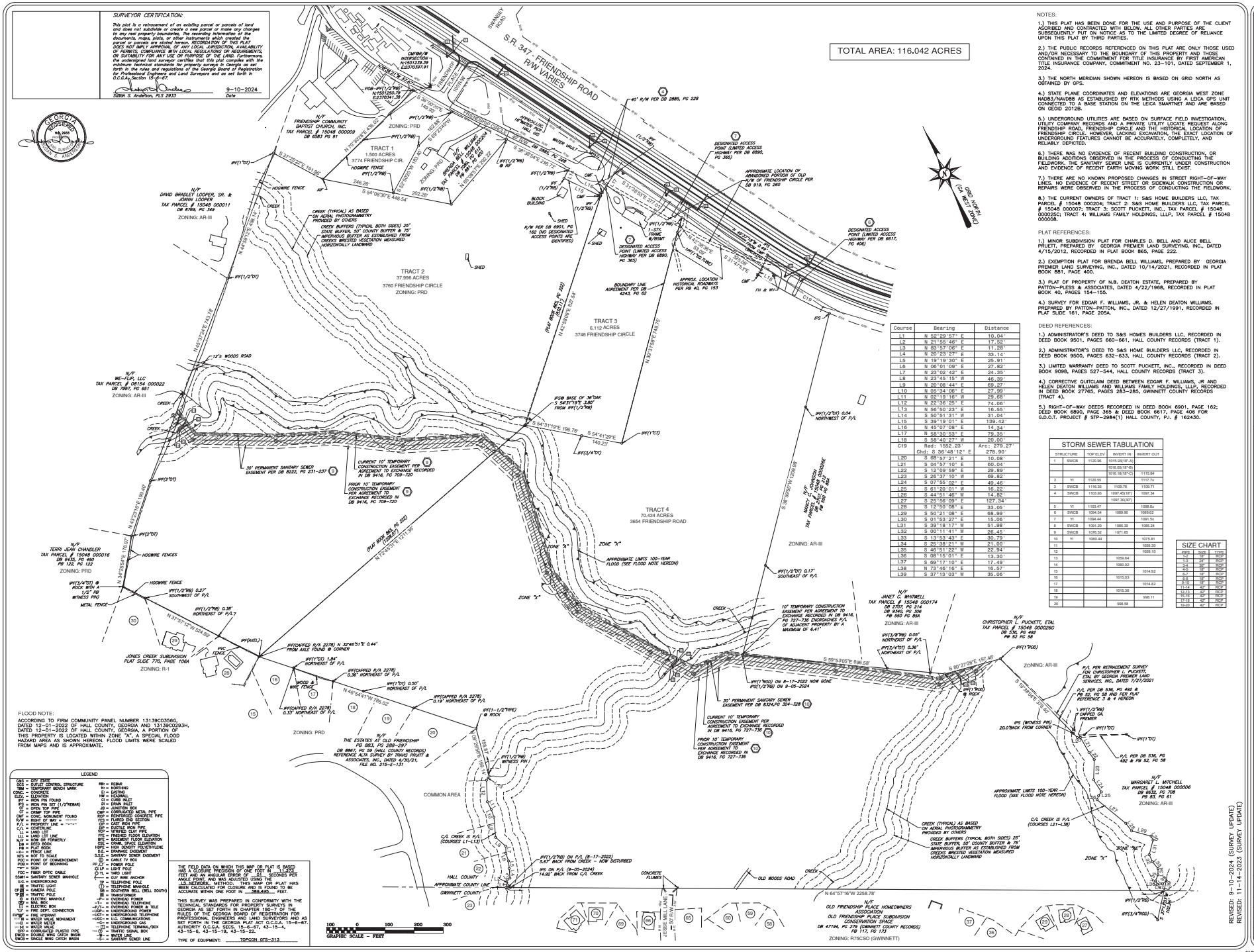

Course	Bearing	Distance
L1	N 52°29'57" E	10.04'
L2	N 21°55'46" E	17.52'
L3	N 83°57'06" E	11.28'
L4	N 20°23'27" E	33.14'
L5	N 10°19'30" E	25.91'
L6	N 06°01'09" E	27.82'
L7	N 23°02'42" E	24.35'
L8	N 23°45'15" W	46.39'
L9	N 20°08'44" E	69.27'
L10	N 05°34'06" E	27.99'
L11	N 02°19'16" W	29.68'
L12	N 22°36'25" E	74.06'
L13	N 56°50'23" E	16.55'
L14	S 50°51'31" W	31.04'
L15	S 39°19'01" E	139.42'
L16	N 45°07'08" E	14.34'
L17	N 58°30'53" E	79.35'
L18	S 58°40'27" W	20.00'
C19	Rad: 1552.23' Chd: S 36°48'12" E	Arc: 279.27' 278.90'
L20	S 68°57'21" E	10.08'
L21	S 04°57'10" E	60.04'
L22	S 12°09'59" E	29.89'
L23	S 26°37'10" W	69.82'
L24	S 07°55'02" E	49.46'
L25	S 61°20'01" W	16.22'
L26	S 44°51'46" W	14.82'
L27	S 25°56'09" E	127.34'
L28	S 12°50'08" E	33.05'
L29	S 50°21'08" E	68.99'
L30	S 01°53'27" E	15.06'
L31	S 39°18'17" W	51.98'
L32	S 00°11'41" W	26.45'
L33	S 13°53'43" E	30.79'
L34	S 25°38'21" W	21.00'
L35	S 46°51'22" W	22.94'
L36	S 08°15'01" E	13.30'
L37	S 69°17'10" E	17.49'
L38	N 73°46'16" E	16.57'
L39	S 37°13'03" W	35.06'

STORM SEWER TABULATION

STRUCTURE	TOP ELEV.	INVERT IN	INVERT OUT
1	SWCB	1129.98	1015.93(18"-A) 1016.05(18"-B)
			1016.18(18"-C)	1115.84
2	YI	1130.50		1117.7±
3	SWCB	1116.35	1109.76	1109.71
4	SWCB	1103.93	1097.45(18")	1097.34
			1097.30(30")	
5	YI	1103.47		1098.6±
6	SWCB	1094.54	1089.90	1089.62
7	YI	1094.44		1091.5±
8	SWCB	1091.20	1085.39	1085.24
9	SWCB	1076.52	1071.65	
10	YI	1080.44		1075.81
11				1059.39
12				1059.10
13		1059.64		
14		1060.02		
15			1014.92	
16		1015.03		
17			1014.82	
18		1015.36		
19			998.11	
20		998.58		

SIZE CHART

PIPE	SIZE	TYPE
1-2	18"	RCP
3-3	24"	RCP
3-4	30"	RCP
4-5	18"	RCP
5-7	18"	RCP
8-9	18"	RCP
9-10	18"	RCP
11-14	42"	RCP
12-13	42"	RCP
13-18	42"	RCP
14-19	42"	RCP
19-20	42"	RCP

NOTES:

1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.

2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY AND THOSE CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 23-101, DATED SEPTEMBER 1, 2024.

3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH AS OBTAINED BY GPS.

4.) STATE PLANE COORDINATES AND ELEVATIONS ARE GEORGIA WEST ZONE NAD83/NAVD88 AS ESTABLISHED BY RTK METHODS USING A LEICA GPS UNIT CONNECTED TO A BASE STATION ON THE LEICA SMARTNET AND ARE BASED ON GEOID 2012B.

5.) UNDERGROUND UTILITIES ARE BASED ON SURFACE FIELD INVESTIGATION, UTILITY COMPANY RECORDS AND A PRIVATE UTILITY LOCATE REQUEST ALONG FRIENDSHIP ROAD, FRIENDSHIP CIRCLE AND THE HISTORICAL LOCATION OF FRIENDSHIP CIRCLE. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.

6.) THERE WAS NO EVIDENCE OF RECENT BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE SANITARY SEWER LINE IS CURRENTLY UNDER CONSTRUCTION AND EVIDENCE OF RECENT EARTH MOVING WORK STILL EXIST.

7.) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8.) THE CURRENT OWNERS OF TRACT 1; S&S HOME BUILDERS LLC, TAX PARCEL # 15048 000204; TRACT 2: S&S HOME BUILDERS LLC, TAX PARCEL # 15048 000007; TRACT 3: SCOTT PUCKETT, INC., TAX PARCEL # 15048 000025C; TRACT 4: WILLIAMS FAMILY HOLDINGS, LLLP, TAX PARCEL # 15048 000008.

PLAT REFERENCES:

1.) MINOR SUBDIVISION PLAT FOR CHARLES D. BELL AND ALICE BELL PRUETT, PREPARED BY GEORGIA PREMIER LAND SURVEYING, INC., DATED 4/15/2012, RECORDED IN PLAT BOOK 865, PAGE 222.

2.) EXEMPTION PLAT FOR BRENDA BELL WILLIAMS, PREPARED BY GEORGIA PREMIER LAND SURVEYING, INC., DATED 10/14/2021, RECORDED IN PLAT BOOK 881, PAGE 400.

3.) PLAT OF PROPERTY OF N.B. DEATON ESTATE, PREPARED BY PATTON-PLESS & ASSOCIATES, DATED 4/22/1968, RECORDED IN PLAT BOOK 40, PAGES 154-155.

4.) SURVEY FOR EDGAR F. WILLIAMS, JR. & HELEN DEATON WILLIAMS, PREPARED BY PATTON-PATTON, INC., DATED 12/27/1991, RECORDED IN PLAT SLIDE 161, PAGE 205A.

DEED REFERENCES:

1.) ADMINISTRATOR'S DEED TO S&S HOMES BUILDERS LLC, RECORDED IN DEED BOOK 9501, PAGES 660-661, HALL COUNTY RECORDS (TRACT 1).

2.) ADMINISTRATOR'S DEED TO S&S HOME BUILDERS LLC, RECORDED IN DEED BOOK 9500, PAGES 632-633, HALL COUNTY RECORDS (TRACT 2).

3.) LIMITED WARRANTY DEED TO SCOTT PUCKETT, INC., RECORDED IN DEED BOOK 9098, PAGES 527-544, HALL COUNTY RECORDS (TRACT 3).

4.) CORRECTIVE QUITCLAIM DEED BETWEEN EDGAR F. WILLIAMS, JR AND HELEN DEATON WILLIAMS AND WILLIAMS FAMILY HOLDINGS, LLLP, RECORDED IN DEED BOOK 27765, PAGES 283-285, GWINNETT COUNTY RECORDS (TRACT 4).

5.) RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 6901, PAGE 162; DEED BOOK 6890, PAGE 365 & DEED BOOK 6617, PAGE 406 FOR G.D.O.T. PROJECT # STP-2984(1) HALL COUNTY, P.I. # 162430.

FLOOD NOTE:

ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13139C0356G, DATED 12-01-2022 OF HALL COUNTY, GEORGIA AND 13139C0293H, DATED 12-01-2022 OF HALL COUNTY, GEORGIA, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A", A SPECIAL FLOOD HAZARD AREA AS SHOWN HEREON. FLOOD LIMITS WERE SCALED FROM MAPS AND IS APPROXIMATE.

LEGEND

CAS = CITY STATE	RBr = REBAR
OCS = OUTLET CONTROL STRUCTURE	N = NORTHING
TBM = TEMPORARY BENCH MARK	E = EASTING
CONC. = CONCRETE	EL = ELEVATION
ELEV. = ELEVATION	HW = HEADWALL
IPF = IRON PIN FOUND	CI = CURB INLET
IPS = IRON PIN SET (1/2"REBAR)	DI = DROP INLET
CT = CRIMP TOP PIPE	JB = JUNCTION BOX
CT = CONC. TOP PIPE	CMP = CORRUGATED METAL PIPE
CMF = CONC. MONUMENT FOUND	RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY = -------	FES = FLARED END SECTION
P/L = PROPERTY LINE = -------	CIP = CAST IRON PIPE
C/L = CENTERLINE	DIP = DUCTILE IRON PIPE
LL = LAND LOT	FFE = FINISHED FLOOR ELEVATION
LLL = LAND LOT LINE	FFT = FINISHED FLOOR ELEVATION
N/F = NOW OR FORMERLY	BFE = BASEMENT FLOOR ELEVATION
DB = DEED BOOK	CRWL SPACE ELEVATION
PB = PLAT BOOK	HDPE = HIGH DENSITY POLYETHYLENE
-x- = FENCE LINE	DE = DRAINAGE EASEMENT
NTS = NOT TO SCALE	S.S.E. = SANITARY SEWER EASEMENT
POC = POINT OF COMMENCEMENT	CABLE TV BOX
POB = POINT OF BEGINNING	PP, L.P. = POWER POLE
POL = POINT OF LINE	LP = LIGHT POLE
FOC = FIBER OPTIC CABLE	YARD LIGHT
SSMH = SANITARY SEWER MANHOLE	GUY WIRE ANCHOR
UG = UNDERGROUND	TELEPHONE POLE
= TRAFFIC LIGHT	TELEPHONE MANHOLE
CP = CANOPY POLE	SOUTHERN BELL (BELL SOUTH)
TP = TRAFFIC POLE	TRANSFORMER
= ELECTRIC MANHOLE	-P- = OVERHEAD POWER
= MAIL BOX	-T- = OVERHEAD TELEPHONE
= ELECTRIC BOX	-P/T- = OVERHEAD POWER & TELE
= FIRE HOSE CONNECTION	-UGP- = UNDERGROUND POWER
= FIRE HYDRANT	-UGT- = UNDERGROUND TELEPHONE
= WATER VALVE MONUMENT	-UGC- = U.G. COMMUNICATIONS
= WATER METER	-UG- = UNDERGROUND GAS
= WATER VALVE	TELEPHONE TERMINAL/BOX
CPP = CORRUGATED PLASTIC PIPE	TRAFFIC SIGNAL BOX
DWCB = DOUBLE WING CATCH BASIN	-W- = WATER LINE
SWCB = SINGLE WING CATCH BASIN	-S- = SANITARY SEWER LINE

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,373+ FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LS NETWORK METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,482+ FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

TYPE OF EQUIPMENT: TOPCON GTS-313

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Travis S. Anderson, PLS 2933 — 9-10-2024 Date

REGISTERED No. 2933 TRAVIS S. ANDERSON GEORGIA

Atlas Technical Consultants, LLC
Engineering * Planning * Landscape Architecture * Land Acquisition * Surveying
LSF001323, EXP. 6/30/2026
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

ALTA/NSPS LAND TITLE SURVEY: TAYLOR MORRISON OF GEORGIA, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

FRIENDSHIP G.M.D. 1419

HALL COUNTY, GEORGIA

REVISED: 9-10-2024 (SURVEY UPDATE)
REVISED: 11-14-2023 (SURVEY UPDATE)

SHEET	2
of	
SHEETS	2
VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 100'
DATE:	9-08-2022
DATE OF FIELD SURVEY:	8-17-2022
DRAWN BY:	SA
CHECKED BY:	DRJ
JOB NO.:	21-5000-G101A

6.16.2025 - Item 4

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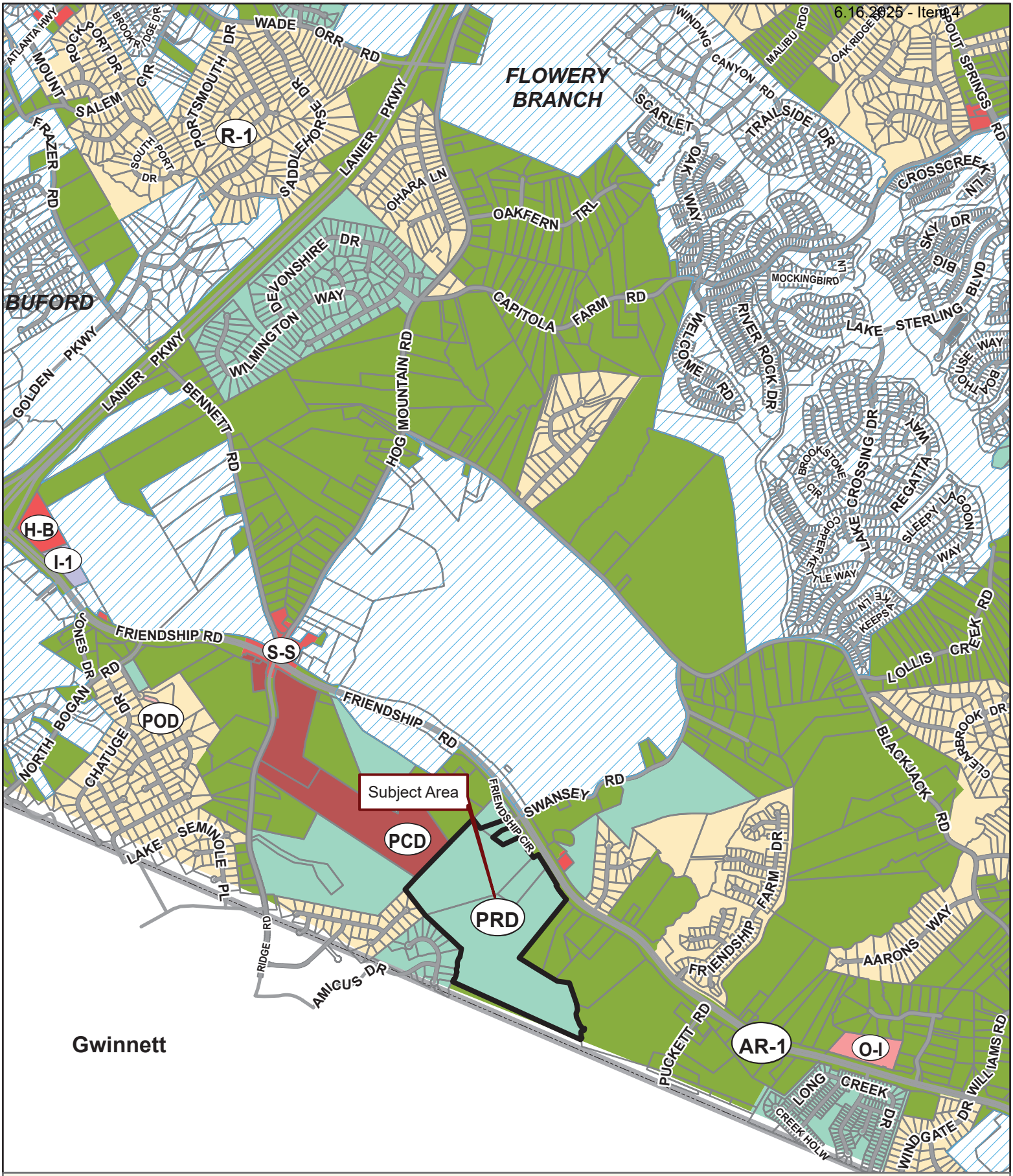
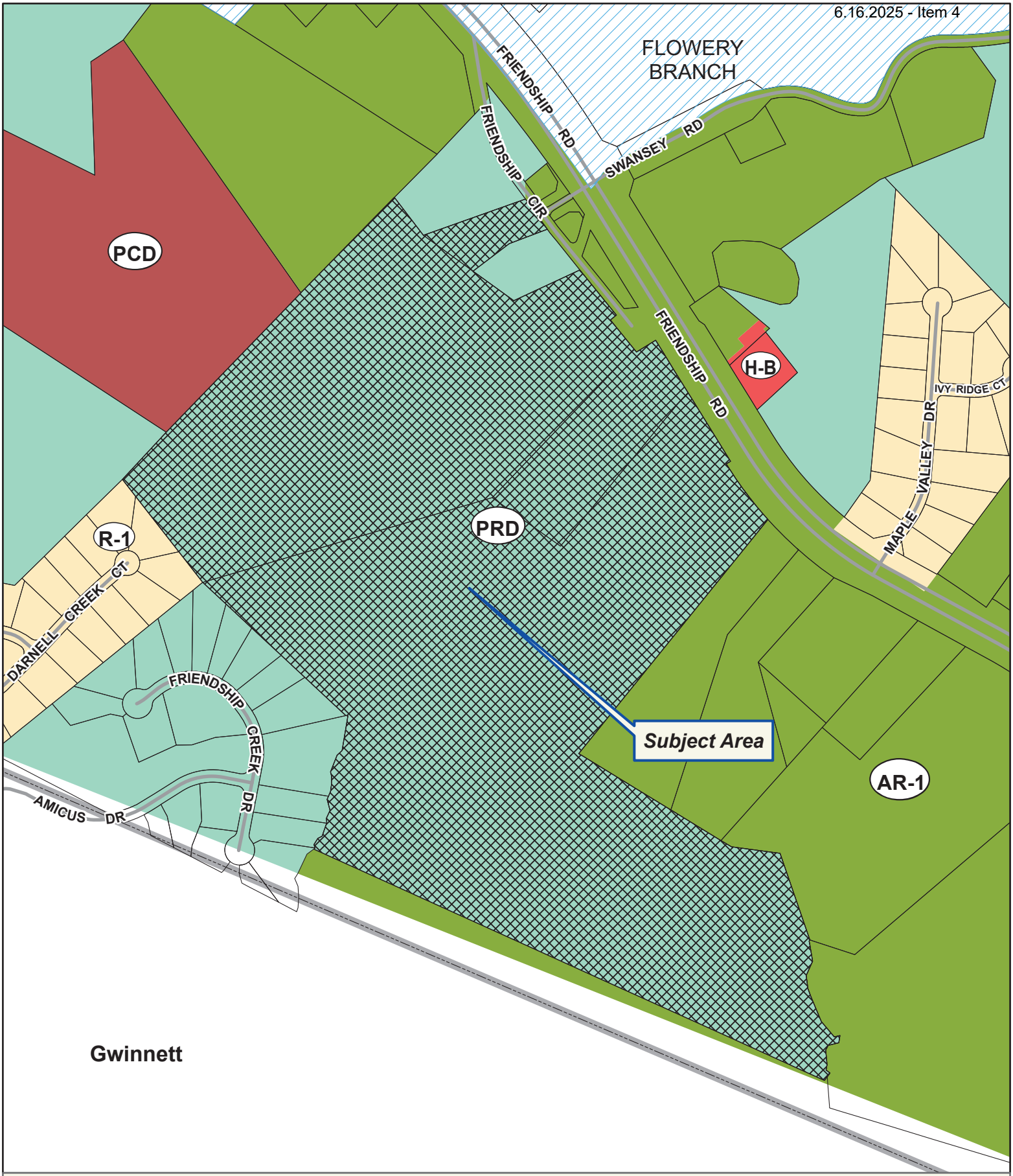


Applicant: TAYLOR MORRISON OF GA, LLC
Tax Parcel #: 15048 000008, 000007, 000025C, & 000204A
Location: 3654 FRIENDSHIP ROAD, 3760, 3746, &
3778 FRIENDSHIP CIRCLE, BUFORD GA 30519
Commission District 1 **PC Mtg. Date: 06/16/2025**

0 500 1,000 2,000
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: TAYLOR MORRISON OF GA, LLC
Tax Parcel #: 15048 000008, 000007, 000025C, & 000204A
Location: 3654 FRIENDSHIP ROAD, 3760, 3746, &
3778 FRIENDSHIP CIRCLE, BUFORD GA 30519
Commission District 1 **PC Mtg. Date: 06/16/2025**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: TAYLOR MORRISON OF GA, LLC
Tax Parcel #: 15048 000008, 000007, 000025C, & 000204A
Location: 3654 FRIENDSHIP ROAD, 3760, 3746, &
3778 FRIENDSHIP CIRCLE, BUFORD GA 30519
Commission District 1 **PC Mtg. Date: 06/16/2025**

0 125 250 500
Feet

Zoning Boundary
City Limits
Subject Area

N

Ezra - 3br / 2.5ba - 1800sqft

EZRA "E" EZRA "B" EZRA "A" EZRA "C" EZRA "B" EZRA "A" EZRA "C" EZRA "D"

STREETSCAPE FRONT ELEVATION

SCALE: 1/16" = 1'-0" (11x17 SHEET)

KENNA "D" KENNA "A" KENNA "C" KENNA "B" KENNA "C" KENNA "A" KENNA "B" KENNA "E"

STREETSCAPE FRONT ELEVATION

SCALE: 1/16" = 1'-0" (11x17 SHEET)

Kenna - 3br / 2.5ba (w/ 4th BR option on end unit) - 1888sqft

MAIN STREET Designs

Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
MainStreetDesignsALLC.com

RELEASE DATE: 04/18/2025

MODEL: TYP 8-UNIT STREETSCAPE

GARAGE RIGHT

DRAWING TITLE: FRONT ELEVATION

4400 North Point Parkway
Suite 295
Alpharetta, Georgia 30022
(770) 945-3660

taylor morrison
Homes Inspired by You

PLAN NAME: EZRA/KENNA

DIVISION: ATLANTA

MUNICIPALITY: HALL

COMMUNITY: WEATHER FIELD

LOT NUMBER: -

SCALE
11x17 - 1/8" = 1'-0"
22x34 - 1/4" = 1'-0"
UNLESS OTHERWISE NOTED

SHEET NO. B1

ELEVATION

Plot Date: 04/18/2025

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATION E

ELEVATION F

ELEVATION G

taylormorrison.com

Wakehurst 4 BED | 2.5 BATH | 2 CAR GARAGE | 3,057 SQ. FT.

ELEVATION A

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Internet Home Consultant for details and visit www.taylormorrison.com for additional disclaimers. Taylor Morrison Realty of Georgia, Inc. Firm # 75069; Taylor Morrison of Georgia, LLC. (Plan Date: 10/13/21 Revised: 10/11/22)

taylor morrison

6.16.2025 - Item 4

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATION E

ELEVATION F

ELEVATION G

Atwood 4 BED | 2.5 BATH | 2 CAR GARAGE | 2,696 SQ. FT.

ELEVATION A

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Internet Home Consultant for details and visit www.taylormorrison.com for additional disclaimers. Taylor Morrison Realty of Georgia, Inc. Firm # 75069; Taylor Morrison of Georgia, LLC. (Plan Date: 10/13/21 Revised: 10/11/22)

taylor morrison

6.16.2025 - Item 4

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATION E

ELEVATION F

ELEVATION G

ELEVATION H

ELEVATION I

taylormorrison.com

Prescott 4 BED | 2.5 BATH | 2 CAR GARAGE | 2,486 SQ. FT.

ELEVATION A

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Internet Home Consultant for details and visit www.taylormorrison.com for additional disclaimers. Taylor Morrison Realty of Georgia, Inc. Firm # 75069; Taylor Morrison of Georgia, LLC. (Plan Date: 10/13/21 Revised: 10/11/22)

taylor morrison

6.16.2025 - Item 4

ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATION E

ELEVATION F

ELEVATION G

taylormorrison.com

Sheridan 5 BED | 4 BATH | 2 CAR GARAGE | 3,305 SQ. FT.

ELEVATION A

All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades and options. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Internet Home Consultant for details and visit www.taylormorrison.com for additional disclaimers. Taylor Morrison Realty of Georgia, Inc. Firm # 75069; Taylor Morrison of Georgia, LLC. (Plan Date: 10/13/21 Revised: 10/11/22)

taylor morrison

CITY OF
GAINESVILLE

WATER RESOURCES

June 21, 2022

Atlas
Attn: Eric Brown, P.E.
407 E. Maple St., #407
Cumming, GA 30040

Re: Water Availability
Proposed Residential Development
3760 Friendship Circle and other tracts
PINs: 15048 000007, 008, 025C

Dear Mr. Brown,

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

The City of Gainesville owns and operates an existing 16-inch DIP water main in the right-of-way on the south side of Friendship Road adjacent to the subject properties. Currently, the City has adequate domestic water capacity to serve your proposed 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 Manager

cc: Myron Bennett, P.E., Engineering and Construction Div. Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

June 13, 2022

Scott Puckett, Inc.
3215 Thompson Mill Road
Buford, GA 30519

Subject: Sanitary Sewer Letter of Availability
Friendship Road
Proposed Residential Development
Flowery Branch, GA

Dear Eric Brown,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve Friendship Road near Friendship Circle, Flowery Branch, GA 349 lot/unit count of 69,800 GPD, (estimated average daily flow of 200 GPD/unit) at this time.

No LDP will be issued for this development and it cannot be submitted prior to one year before the anticipated Friendship Road Sewer Extension Project completion.

The availability of sewer is contingent on the proposed Friendship Road Sewer Extension being built per along the route currently proposed. The recipient of this letter agrees to Indemnify and Hold Harmless Hall County for any and all damages due to Friendship Road Sewer Extension Project delays or revisions.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

Bill Nash

HALL COUNTY
We have it all in Hall

Hall County Government
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
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Billy Powell, District 2
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Jeff Stowe, District 4

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ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Jennifer Rivera

November 23, 2022

Scott Puckett, Inc.
3215 Thompson Mill Road
Buford, GA 30519

RE: **Application to Rezone**

Dear Scott Puckett Inc:

Please be advised that in its Voting Meeting on November 17, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of Scott Puckett, Inc to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed Use: 349 unit residential development. Commission District 1.

Conditions:

1. The development shall occur as depicted on the site plan and described in the project narrative, per all conditions stated below. The Planning Director can approve any necessary changes provided:
    a. No increase in overall density greater than 3.0 units per acre;
    b. No decreased minimum lot area or width;
    c. No decrease in minimum building setbacks;
    d. No decrease in buffers.
    e. In geological or topographical constrains identified during development or engineering plans.
2. The developer shall be responsible for the cost of any improvements identified by the traffic study, and/or required by Hall County Engineer or the Georgia Department of Transportation.
3. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards. No variances are granted as part of this request, unless specifically identified during the motion.
4. The proposed residential development shall confirm to §16.60.
    a. All site plans shall indicate that the distance from the rear of the sidewalk to the garage meets or exceeds a minimum of 22 feet.
    b. Open Space: minimum of 30%.
    c. The Open Space and lot configuration shall be redesigned to meet §17.430.110.E and §17.430.110.F, including the requirement that "F.

The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space." The
redesigned lot layout shall be approved by the Planning Director prior to submission of the application for a Preliminary Plat/LDP application.

d. Buffers: A minimum 50 undisturbed buffer shall be retained around the perimeter except along the rights-of-way of Friendship Circle and Friendship Rd. These shall have a 25 feet landscaped buffer, which will provide dense screening of the development. The landscape plan shall be approved by the Planning Director prior to the issuance of the LDP.

e. Architectural standards: All facades of all residences shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non3 of 10 residential buildings shall be prohibited.

5. A homeowners association shall be required to maintain the common ownership elements of the development.
6. The proposed Stormwater BMP (pond) shall be a part of the open space and shall be provided a county approved maintenance access.
7. Encroachment of state waters and stream buffers shall be allowed on individual lots, however encroachment into any of the 50 to 75 foot buffered area located on individual lots shall not be allowed, including any fencing, patios, and construction improvements. grading allowed
8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take
place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
9. All conditions of zoning shall be made part of any plats created for the property.
10. This approval shall be valid for 12 months after sewage is available to this property.
11. Along the easement entrance there shall be a 50 foot planted vegetated buffer on both sides.
12. A hog wire fence shall be installed along the left property line, which joins Nancy Johnson's property.

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

Sincerely,

Abril Olivas
Hall County Deputy Commission Clerk

Site plan

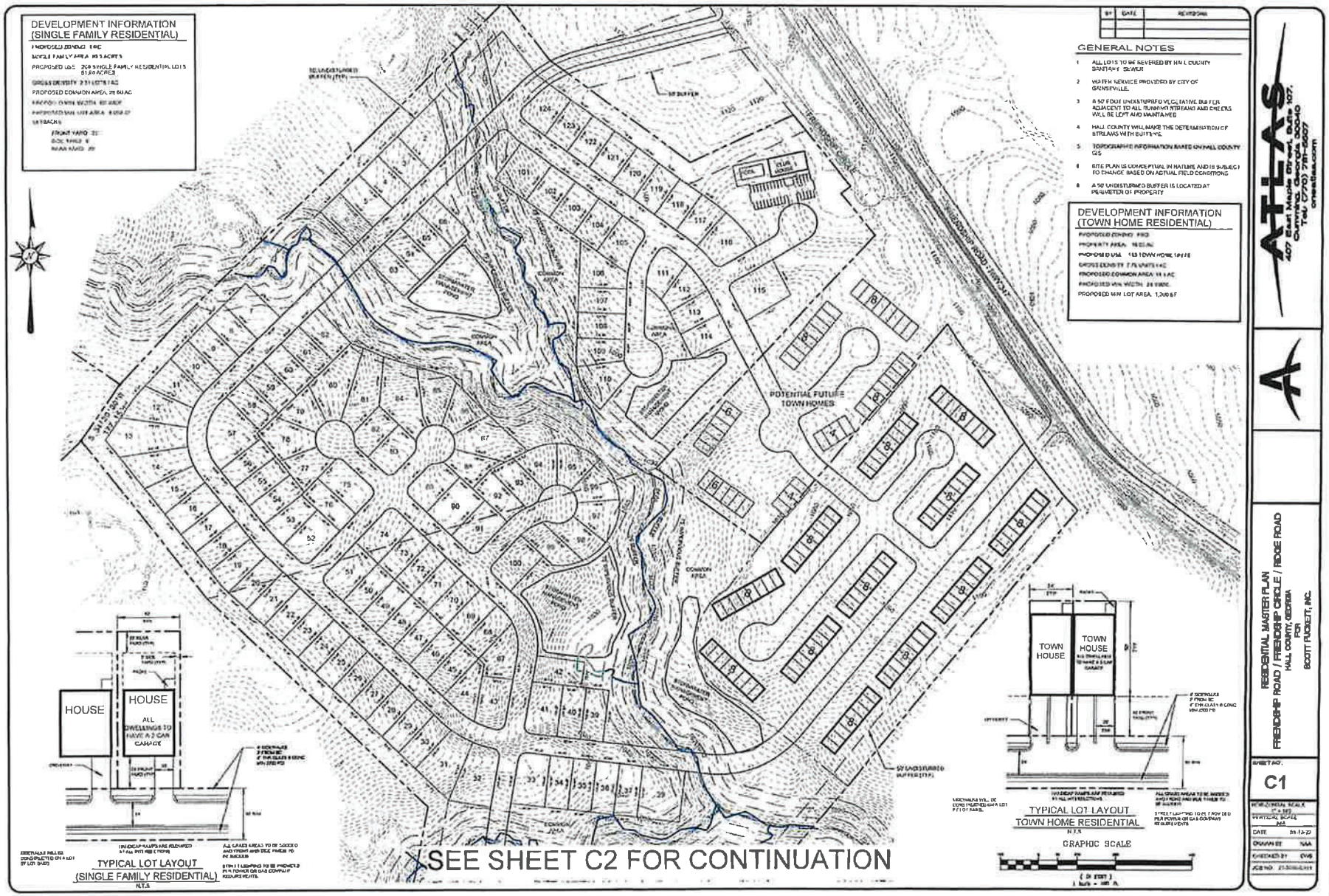
ATLAS
407 East Maple Street, Suite 107
Cumming, Georgia 30040
Tel: (770) 781-4407
atlasllc.com

RESIDENTIAL MASTER PLAN
FRIENDSHIP ROAD / FRIENDSHIP CIRCLE / RIDGE ROAD
HALL COUNTY, GEORGIA
FOR
SCOTT PUCKETT, INC.

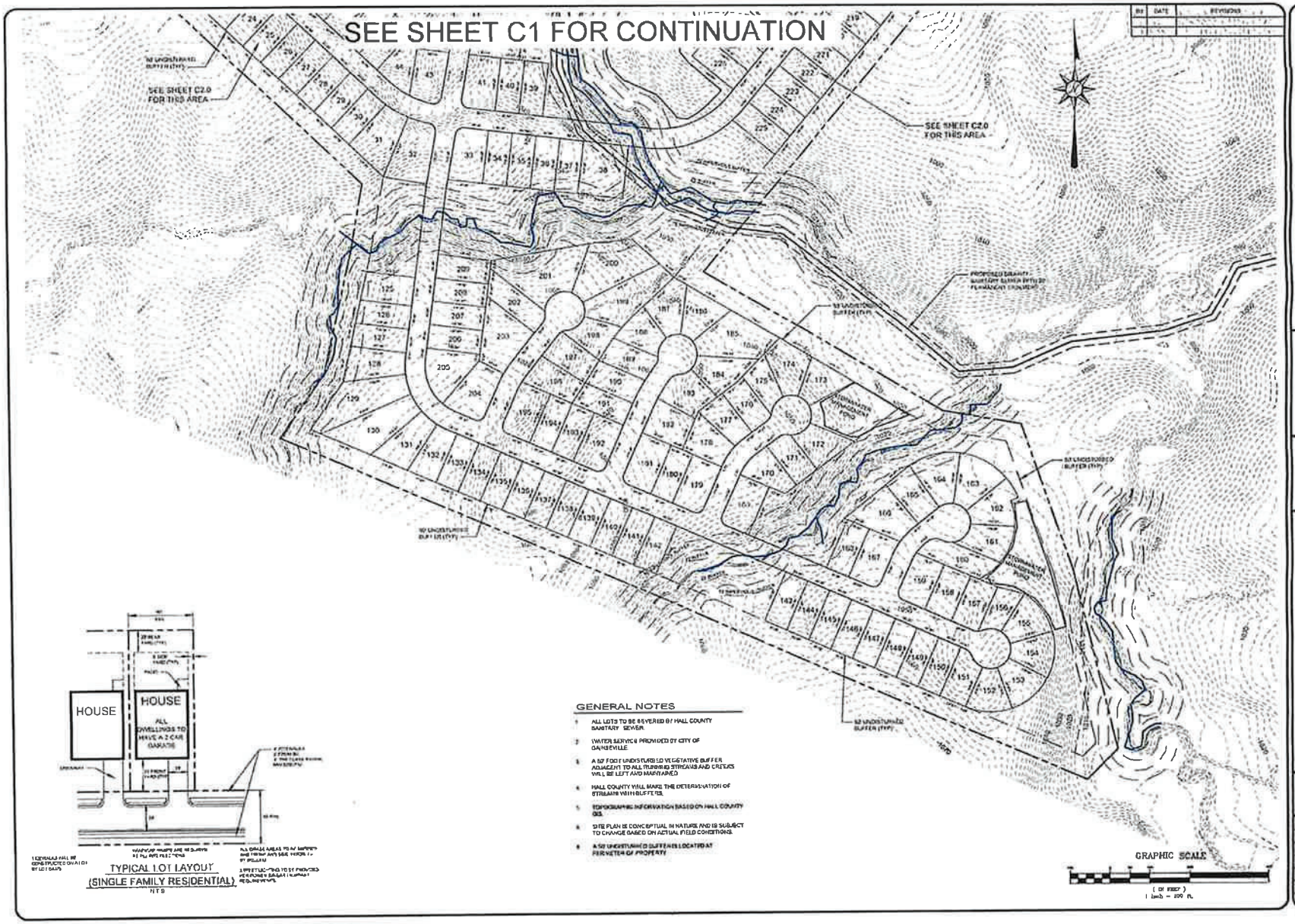
SHEET NO: C1.0

HORIZONTAL SCALE: 1" = 150'
VERTICAL SCALE: N/A
DATE: 09-27-21
DRAWN BY: NAA
CHECKED BY: EWB
JOB NO.: 21-3005-01

6.16.2025 - Item 4



6.16.2025 - Item 4



TYPICAL LOT LAYOUT
(SINGLE FAMILY RESIDENTIAL)
NTS

GENERAL NOTES

1. ALL LOTS TO BE SEWERED BY HALL COUNTY SANITARY SEWER.
2. WATER SERVICE PROVIDED BY CITY OF GAINESVILLE
3. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER, ADJACENT TO ALL FLOWING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
4. HALL COUNTY WILL MAKE THE DETERMINATION OF STREAMS WITH BUFFERS.
5. TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
6. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
8. A 50' UNDISTURBED BUFFER IS LOCATED AT PERIMETER OF PROPERTY.

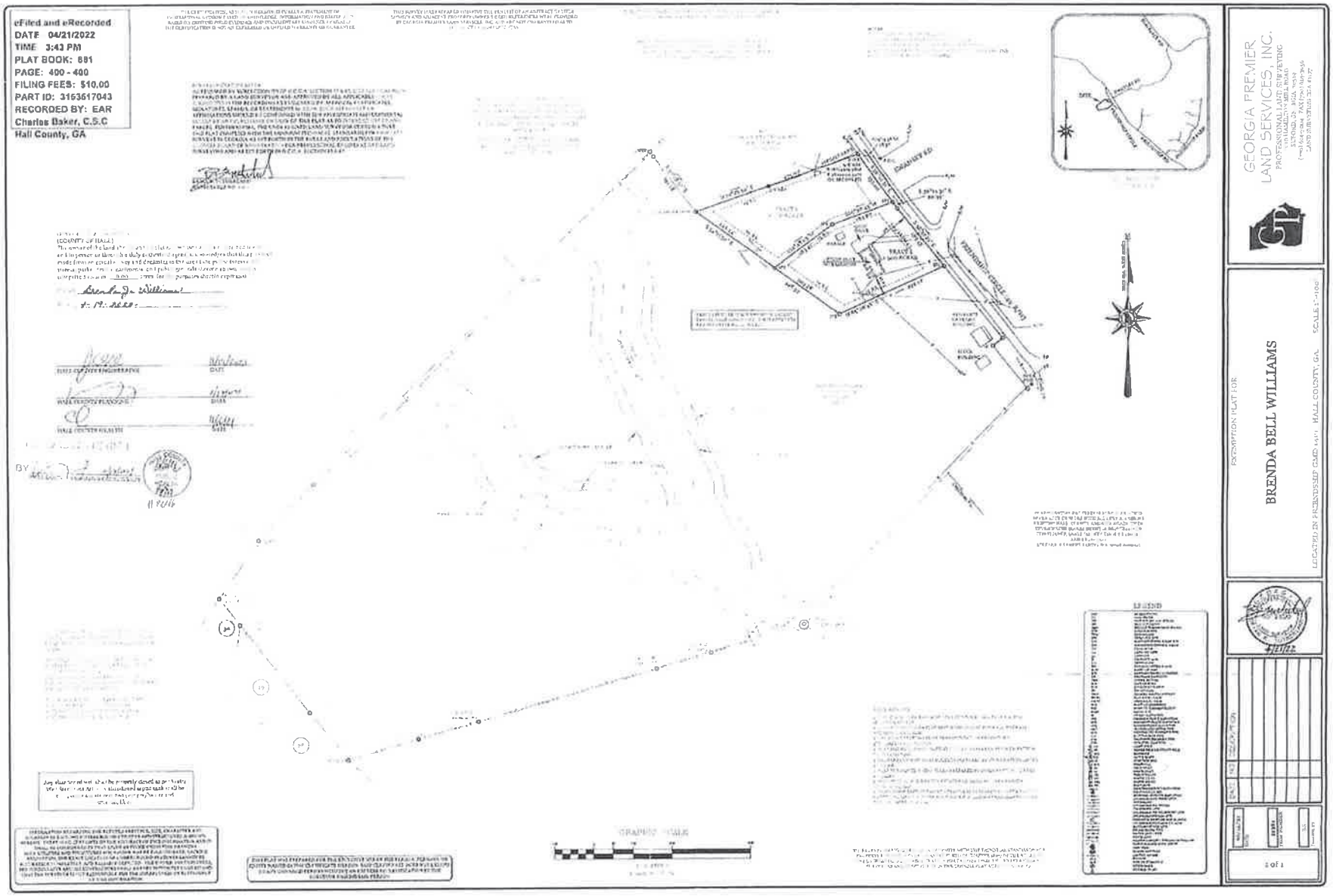
NO	DATE	REVISIONS

ATLAS
407 East Maple Street, Suite 107
Cumming, Georgia 30040
Tel (770) 781-2607
creatlas.com

RESIDENTIAL MASTER PLAN
FRIENDSHIP ROAD / FRIENDSHIP CIRCLE / RIDGE ROAD
HALL COUNTY, GEORGIA
FOR
SCOTT RUCKETT, INC.

SHEET NO :
C2

HORIZONTAL SCALE	1" = 100'
VERTICAL SCALE	N/A
DATE	10.28.21
DRAWN BY	NAA
CHECKED BY	EWH
JOB NO.	21-0000-0121



6.16.2025 - Item 4

Outlook

HCPC Tentative Agenda 6.16.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 5/13/2025 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Item 1, 5183 Glen Forrest Drive, Ozoemena: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 5235/5241 Winder Hwy, Genuine Mapping: 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 may be required after review of business plan.

Item 3, 3654 Friendship Rd, Taylor Morrison: No comment. Public sewer.

Item 4, 3654 Thompson Bridge Rd, Fifth Third Bank: No comment. Public sewer.

Items 5A/B, 2978 Athens Hwy, Mistry: 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 may be required after review of business plan.

Item 6, 2620/2634 Barrett Rd, Dowdy: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Environmental Health can only permit residential strength wastewater; therefore, non-domestic wastewater will be required to be disposed of through public sewer or an EPD permitted system. Further determination will be made during the civil plan review process.

Item 7, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

Item 8, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

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

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

6/13/2022
ATTN: Eric Brown
Atlas Technical Consultants
407 E. Maple St. #107
Cumming, GA 30040

Subject: Access to Property; Hall County; Friendship Road
Parcel number: 15048 000025C; 15048 000008; 15048 000007

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 any work if applicant meets all requirements.

Please contact Parker Niebauer at (770) 533-8275 if you have any questions.

Sincerely,

Jason Dykes, P.E.
District Traffic Engineer

JD/af
Eric.Brown@oneatlas.com

Outlook

RE: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

From Nembhard, Nakia L <NNembhard@dot.ga.gov>
Date Thu 5/8/2025 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Good morning,

1. No coordination with GDOT.
2. Will require GDOT coordination.
3. Will require GDOT coordination.
4. Will require GDOT coordination.
5. Will require GDOT coordination.
6. Will require GDOT coordination.
7. No coordination with GDOT.
8. No coordination with GDOT.

Thanks,

Nakia Nembhard
Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 8, 2025 9:46 AM
Subject: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

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

Good Morning,

Here is the Tentative Agenda and Maps for the **June 16, 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 **Friday, May 16, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 2, 2025

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 | **Genuine Mapping & Design c/o Ben Drerup**

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, July 24, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, July 24, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Community Development and Infrastructure

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2025

Subject: June 16, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 16, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

a. **Engineering**: No comment
b. **Traffic:** No comment
c. **Utilities:** No sewer in area. Gainesville water

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 **| Genuine Mapping & Design c/o Ben Drerup**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

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

b. **Traffic:** No comment
c. **Utilities:** Sanitary sewer is available to these via a force main on the south side of Winder Hwy. A pump station will be required.

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.
b. **Traffic:** No comment
c. **Utilities:** The new Friendship Road gravity sewer line runs through this property. It is available for connection.

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, 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 sanitary sewer service area.

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

(B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
b. **Traffic:** GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards
c. **Utilities:** Sanitary sewer is only available at this site via a force main. A pump station will be required.

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, 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:** Driveways will need to meet County industrial standards
c. **Utilities:** No sanitary sewer service in area. Hall County/Gainesville shared service area.

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**
9.

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 comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 5/8/2025 11:51 AM
To Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

June 16, 2025 Hall County Planning Commission Meeting

1. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**
   The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT TAYLOR MORRISON OF GA, LLC
REQUEST SPECIAL USE TO AMEND CONDITIONS OF ZONING - MODELS HOMES & CONSTRUCTION TRAILER
Date: JUNE 16, 2025
Time: 5:15 PM.
&
Date: JULY 14, 2025
Time: 6:00 PM.
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MAY 09, 2025 AND NO LATER THAN MAY 18, 2025.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MAY 18, 2025 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Josh Wright **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 5/13/25 **for** Taylor Morrison of GA, LLC.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

AGENDA ITEM

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

REPORT TO:	**Work Session (07/21/25)**
REPORT TO:	**Voting Meeting (07/24/25)**
ITEM NO:	414/2025
SUBJECT:	**2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BG
Recommendation:

Approval, with conditions

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.
4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
5. All conditions of zoning shall be made as part of any plats or construction plans created for the property.
6. Any future improvements or development on the property shall be brought into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.
7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.
8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.
9. The following uses shall not be allowed:
    a. Adult establishments
    b. Funeral homes
    c. Crematorium
    d. Psychic or fortune teller
    e. Pawn shop or pawn broker
    f. Smoke or vape shop
    g. Truck stop

Purpose of Request:

2620 & 2634 Barrett Road | **Rezone** | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign
Request to Table

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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government
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: July 7, 2025

Subject: **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 **| Proposed use: Repackaging of processed animal products| DeGaria Dowdy, applicant**

The request before you is from Degaria Dowdy to rezone from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) for repackaging of processed animal products. This item is located within Commission District 3.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with nine (9) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the Employment or Business Nodes and Corridors future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.

4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

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

6. Any future improvements or development on the property shall be brought into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.

7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.

8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.

9. The following uses shall not be allowed:

    a. Adult establishments
    b. Funeral homes
    c. Crematorium
    d. Psychic or fortune teller
    e. Pawn shop or pawn broker
    f. Smoke or vape shop
    g. Truck stop

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Degaria Dowdy

Request ..... **Rezone** | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2)

Proposed Use ..... Repackaging of processed animal products

Size ..... 4.42± acres

Zoning ..... Current: Light Industrial (I-1) and Agricultural Residential 1 (AR-1) | Proposed: Heavy Industrial (I-2)

Location ..... **2620 & 2634 Barrett Road** | Tax Parcels 15023A000037 & 15023A000007

Commission District ..... Three

Planning Commission Date ..... June 16, 2025

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the Employment or Business Nodes & Corridors future land use classification within the Comprehensive Plan.

Record Number..... HZON25-0023

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

Vote: 4-0 (Varner absent)

Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.

4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

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

6. Any future improvements or development on the property shall be brought into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.

7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.

8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.

9. The following uses shall not be allowed:
    a. Adult establishments
    b. Funeral homes
    c. Crematorium
    d. Psychic or fortune teller
    e. Pawn shop or pawn broker
    f. Smoke or vape shop
    g. Truck stop

Excerpts from the minutes of the June 16, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, presented a summary of the request.

DeGaria Dowdy, 607 Gordon Street, Jefferson, presented the request. The applicant is requesting to rezone a 4.42± acre tract from Light Industrial (I-1) and Agricultural Residential I (AR-I) to Heavy Industrial (I-2) to allow for the repackaging of processed animal products. The subject property is located within the Gateway Corridor Overlay District (GCOD) and is currently developed with approximately 47,082 square feet of existing metal buildings, including two warehouses and an office building constructed in 1969 and 1987.

Public Forum:

There were no comments in support or opposition.

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

Conditions:

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.

4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

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

6. Any future improvements or development on the property shall be brought into compliance with the Hall County Unified Development Code. All proposed work must be submitted for review, and the appropriate permits shall be obtained prior to any construction.

7. No outdoor operations beyond loading and unloading of trucks shall be permitted on site. All operations shall be completely contained within the structure.

8. No outdoor storage shall be permitted per the Gateway Corridor Overlay District (GCOD) standards.

9. The following uses shall not be allowed:
    a. Adult establishments
    b. Funeral homes
    c. Crematorium
    d. Psychic or fortune teller
    e. Pawn shop or pawn broker
    f. Smoke or vape shop
    g. Truck stop

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

1. Development is approved as generally shown on the site plan dated March 27, 2025, and described in the supplemental project narrative dated April 03, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.

3. No variances to Gateway Corridor Overlay District (GCOD) standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein.

4. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

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

Summary Analysis

The applicant is requesting to rezone a 4.42± acre tract from Light Industrial (I-1) and Agricultural Residential I (AR-I) to Heavy Industrial (I-2) to allow for the repackaging of processed animal products.

The subject property is located within the Gateway Corridor Overlay District (GCOD) and is currently developed with approximately 47,082 square feet of existing metal buildings, including two warehouses and an office building constructed in 1969 and 1987.

The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) and Office & Institutional (O-I): vacant
South: Agricultural Residential 1 (AR-1): single-family residences (Sherwood Forest Subdivision)
East: Light Industrial (I-1): gas holding tanks
Planned Industrial Development (PID): vacant
West: Agricultural Residential 1 (AR-1): single-family residences

The applicant is requesting to rezone the subject parcels to allow for the repackaging and handling of processed animal products, primarily poultry. The combined development site consists of approximately 4.42± acres. The narrative states that the location and existing infrastructure make the property well-suited for the proposed use.

The proposed use will operate within two warehouses and an office building, and will utilize the existing infrastructure along with existing connections to public water service and an on-site septic system. No

renovations or alterations to the existing buildings or the development site are proposed as part of this request.

The existing development standards for the project are identified in the table below and are compared to the GCOD requirements (6.2):

GCOD Analysis

Standard	Proposed Work	Notes	Compliance
6.2.5.A.– Transitional buffers	The developed portion of the site is approximately 30 feet from the property zoned Agricultural Residential 1 (AR-1).	A 50-foot transitional buffer is required adjacent to residential property. Buffers shall comply with GCOD standards.	Deficient
6.2.5.B.1 – Additional Landscape and Screening	None	Shrubs must be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.	Deficient
6.2.5.B.2 – Additional Landscape and Screening	None	Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.	Deficient
6.2.5.C.1 – Parking Lot Design -Required # of Parking Spaces	The submitted site plan shows 59 existing parking spaces on site; only 15 are required.	Off-street parking space calculations are governed by Sec. 8.1 of the UDC. The maximum number of parking spaces that may be constructed on impervious surfaces may be no more than 125 percent of the minimum number of parking spaces required in Sec. 8.1.	Deficient

6.2.5.C.2.e – Parking Lot Design - Location	Existing parking is located along the front of the property.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Deficient
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6 - Architectural Standards	Metal Buildings	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Deficient
6.2.7 – Signs	Unknown	Signage shall comply with GCOD standards.	Unknown

Based on the future land-use plan, staff finds the request *is consistent* with the Comprehensive Plan and future land use designation of Employment or Business Nodes & Corridors. These areas could consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. They may also consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and some higher density residential, where appropriate.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Heavy Industrial (I-2) zoning district is consistent with the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning should not adversely affect the existing use or usability of adjacent properties.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property is served by on-site septic and City of Gainesville public water.**

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 future land use designation of "Business & Employment Nodes and Corridors" which may consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. They may also consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and some higher density residential, where appropriate.**

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 property is currently developed with approximately 47,082 square feet of commercial space, including two warehouses and an office building constructed in 1969 and 1987.**

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 affecting the use or development of the property.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **While the proposed rezoning to I-2 would create a distinct zoning district, it would not be considered isolated in context. Surrounding properties are zoned Planned Industrial Development (PID), Office Institutional (O-I), and Light Industrial (I-1), with an existing Heavy Industrial (I-2) district located in proximity. As such, the proposed zoning is generally compatible with the existing zoning pattern and is not anticipated to conflict with the surrounding development character.**

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the county currently zoned for Heavy Industrial (I-2) uses; however, the applicant is seeking to establish the proposed use at the subject property, which is currently zoned Light Industrial (I-1). Rezoning to I-2 is necessary in order to accommodate the intended use of the repackaging of processed animal products.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal 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 may 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 May 13, 2025, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Environmental Health can only permit residential strength wastewater; therefore, non-domestic wastewater will be required to be disposed of through public sewer or an EPD permitted system. Further determination will be made during the civil plan review process."

Georgia Department of Transportation
In an email dated May 8, 2025, Nakia Nembhard Civil Engineer 3, stated that GDOT coordination is required.

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated May 16, 2025, Director Bill Nash stated the following:

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

Traffic:
Driveways will need to meet County industrial standards

Utilities:
No sanitary sewer service in area. Hall County/Gainesville shared service area.

Hall County Fire Marshal
In an email dated May 9, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated,
"Hall County Fire Marshal's comments:

According to the Survey buildings 2620 and 2634 are classified as warehouses which would be classified according to Life Safety Code as Storage, the change of use will be to food handling and packaging which would be classified as industrial. Life Safety Code Section 43.7 Change of Use and Occupancy Classification requires all buildings to meet current fire code for the occupancy classification that the buildings will be used for, such as but not limited to the following 1) Installation of a fire protection system 2) Installation of a fire alarm system. 3) All 3 buildings will be required to meet the life safety code requirements of the occupancy that they are classified as before a passing life safety report will be issued. 4) ERRCS emergency responder radio communication system testing will be required in all 3 buildings to determine the emergency radio strength inside the structure. 5) Before any site development or building reconstruction occurs engineered / architectural plans will have to be submitted for review."

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Degaria Dowdy

PO Box 148, Jefferson, GA 30549

Phone 706-664-1377

Email Address degaria@hotspotcleaning.com

Property Owner (Name & Mailing Address)

WESTCROFT PROPERTIES L.L.C. - David Li

P.O. BOX 2091, Roswell, GA 30077

Phone 706-664-1377

Email Address degaria@hotspotcleaning.com

Proposed Use Change of business conducted in the existing warehouses. From staffing solutions to food handling and packaging

Contact Person (Name & Mailing Address)

Degaria Dowdy

PO Box 148, Jefferson, GA 30549

Phone 706-664-1377

Email Address degaria@hotspotcleaning.com

Status of Applicant

- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action

Existing Zoning: I-1

Rezone to: I-2

Fee:$_____

Receipt #: _____

Check #: _____

Tax Parcel Number 15023A000007 & 15023A000037 Acreage 4.42

Location Address 2620 & 2634 Barrett Road, Gainesville, GA 30507

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

Sign _____ Date: April 4, 2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

PLANNING AND DEVELOPMENT DEPARTMENT

HALL COUNTY

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) WESTCROFT PROPERTIES L.L.C.

Address P.O. BOX 2091, Roswell, GA 30077

Phone Number 706-664-1377

Name of applicant(s) Degaria Dowdy

Address PO Box 148, Jefferson, GA 30549

Phone Number 706-664-1377

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Brittany Cheyenne Shullaw

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

Notary Public

4/4/2025
Date

BRITTANY CHEYENNE SHULLAW NOTARY PUBLIC JACKSON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 06, 2026

Revised December 2019

GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME (/)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**WESTCROFT PROPERTIES L.L.C.**	Control Number:	**12063450**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**1065 Westcroft Ln, Roswell, GA, 30075**	Date of Formation / Registration Date:	**8/6/2012**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**LI, YONGHUI**
Physical Address:	**1065 Westcroft Ln, Roswell, GA, 30075, USA**
County:	**Fulton**

Back

Filing History Name History

Return to Business Search

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Report a Problem?

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Degaria Dowdy **Date:** April 8, 2025

Applicant's/Owner's Name (Printed): Degaria Dowdy

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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I have** ○ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** April 4th, 2025

Applicant's/Owner's Name (Printed): WESTCROFT PROPERTIES,LLC. - David Li

DES | DAVIS ENGINEERING & SURVEYING
Est. 2009
CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

April 3, 2025

Hall County Planning & Zoning
P.O. Drawer 1435
Gainesville, GA 30503

RE: Letter of Intent – Rezoning Application for 2620 & 2634 Barrett Road, Gainesville, GA 30507

To Whom It May Concern,

This letter serves as a formal statement of intent to request the rezoning of the property located at 2620 & 2634 Barrett Road, Gainesville, GA 30507, with parcel numbers 15023A000007 & 15023A000037. The properties encompass approximately 4.42 acres and are currently zoned as Light Industrial (I-1). The request is to rezone the property to Heavy Industrial (I-2) to support the proposed development of a food packaging and handling facility. The subject properties currently have warehouses used for staffing solutions for poultry companies. The property is positioned to support the proposed rezoning request due to the change of business that will be conducted in the warehouses, from staffing solutions to food handling and packaging.

The request to rezone the property to Heavy Industrial (I-2) is justified by several factors. The proposed development aligns with Hall County's Comprehensive Plan, which designates this area for industrial use. The transition to I-2 zoning supports the plan's objectives to promote industrial growth in appropriate areas, fostering economic development. The property's location and existing infrastructure make it well-suited for the intended food packaging and handling operations. The I-2 zoning designation permits such uses, ensuring compliance with county regulations while maintaining responsible land use. The establishment of a food packaging and handling facility will contribute to local economic growth by creating job opportunities and strengthening the poultry industry's supply chain.

We are confident that the proposed rezoning and development will provide significant benefits to the community by addressing local economic needs and enhancing the industrial landscape of the area. We are committed to working collaboratively with Hall County Planning & Zoning and engaging with stakeholders to address any concerns that may arise during the review process.

Thank you for considering this application. We welcome the opportunity to discuss the proposal in more detail and provide any additional information as needed. Please feel free to contact us at 706.265.1234 or submittals@davisengineers.com.

Sincerely,

Austin McKinney

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~ZONING INFORMATION~

COUNTY: HALL
ZONE: I-1
SETBACK REQUIREMENTS:
MINIMUM LOT FRONTAGE: 100 FEET
FRONT: 50 FEET
REAR: 20 FEET
SIDE: 20 FEET

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0195H, EFFECTIVE DATE 12/01/2022, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

TOTAL AREA
4.42 ACRES

GRID NORTH
SRC - GA WEST ZONE

LOCATION MAP
(NOT TO SCALE)

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 282,324 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

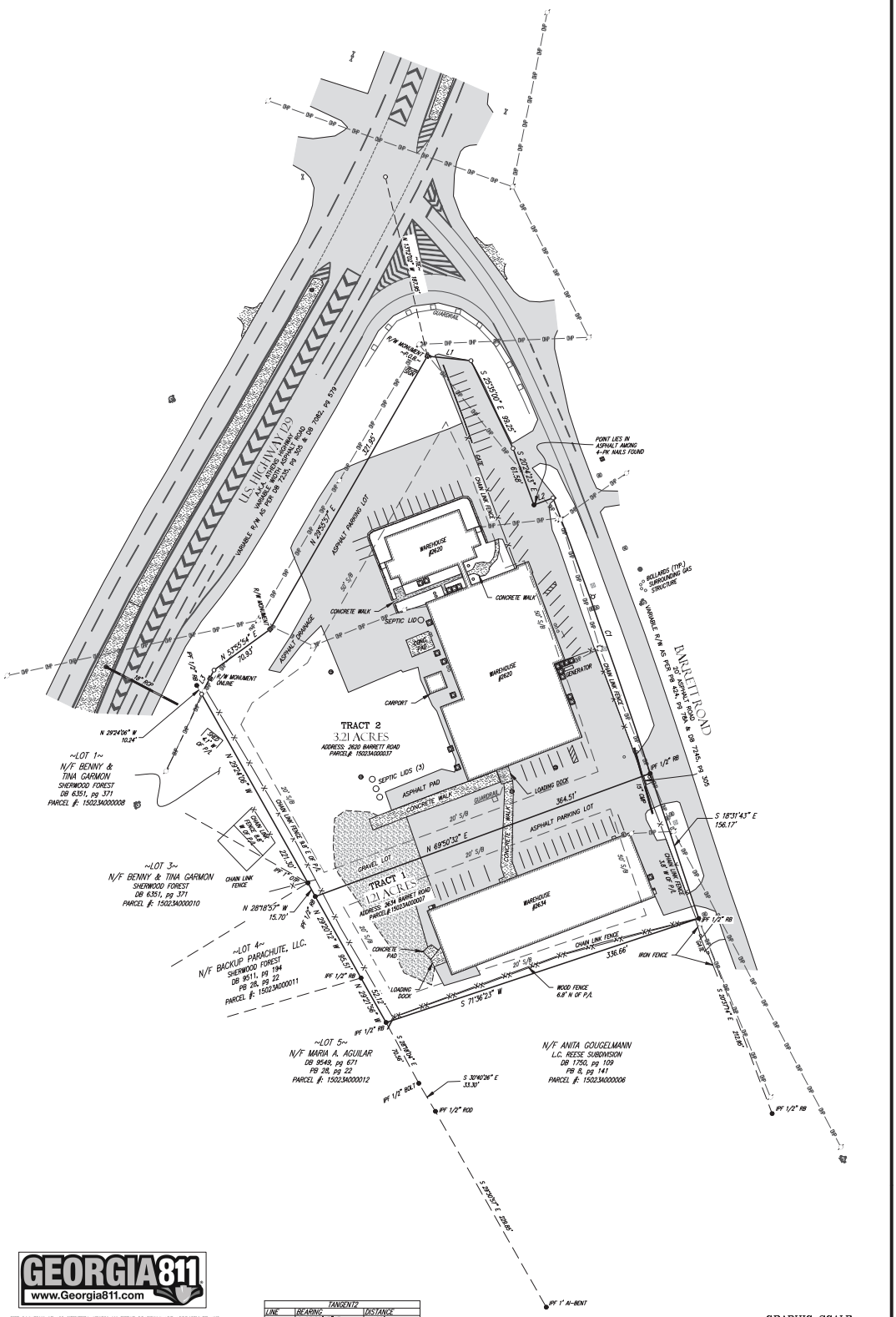
SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 830B, pg 390

PROPERTY OWNERS AS OF SURVEY DATE:
WESTCROFT PROPERTIES, LLC.

PARCEL NUMBER: 15023A000007 & 15023A000037

~LEGEND~

O	CALCULATED POSITION	☼	LIGHTPOLE
●	IRON PIN FOUND/SET (IPF/IPS)	◯	PROPANE TANK
▣	MONUMENT	HV	HVAC
C/L	CENTERLINE	GM	GAS METER
N/F	NOW OR FORMERLY	CI	CURB INLET CI
DB	DEED BOOK	DI	DROP INLET DI
PB	PLAT BOOK	SMH	SANITARY SEWER MANHOLE (SSMH)
PG	PAGE		HIGH DENSITY
P/L	PROPERTY LINE	HDPE	POLYETHYLENE PIPE
RB	REBAR	CMP	CORRUGATED METAL PIPE
CTP	CRIMPED TOP PIPE	OCS	OUTLET CONTROL STRUCTURE
NSB	NAIL SET AT BASE		(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
OTP	OPEN TOP PIPE		
SR	SOLID ROD		
AE	ACCESS EASEMENT		ADJOINER
UE	UTILITY EASEMENT		LAND LOT LINE (L.L.L.)
TP	TELEPHONE PED. (T.P.)		RIGHT OF WAY (R/W)
FH	FIRE HYDRANT (FH)		FENCE
W	WELL		OVERHEAD POWER
M	WATER METER		GAS LINE
WV	WATER VALVE (WV)		SEWER LINE
PB	POWER BOX (PB/U)		WATER LINE
	POWER POLE (PP)		STORM WATER PIPE



~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

GEORGIA REGISTERED NO. 3216 DUSTY L. LOWMAN

GEORGIA811 www.Georgia811.com

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

TANGENT2		
LINE	BEARING	DISTANCE
L1	S 83°52'47" E	44.80'
L2	N 69°35'56" E	20.68'
L3	N 27°27'19" E	27.59'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 19°26'12" E	298.46'	6160.50'	298.49'

GRAPHIC SCALE
0 50 100 150
(IN FEET)
1 inch = 50 ft.

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO. 1 OF 1

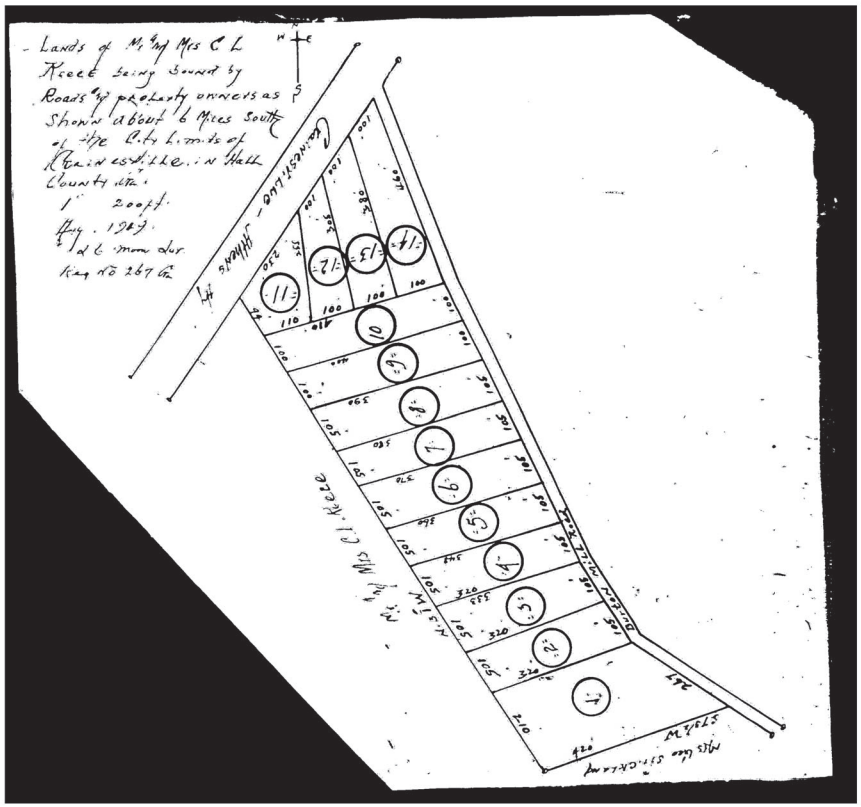
PROJECT NO. 25-125

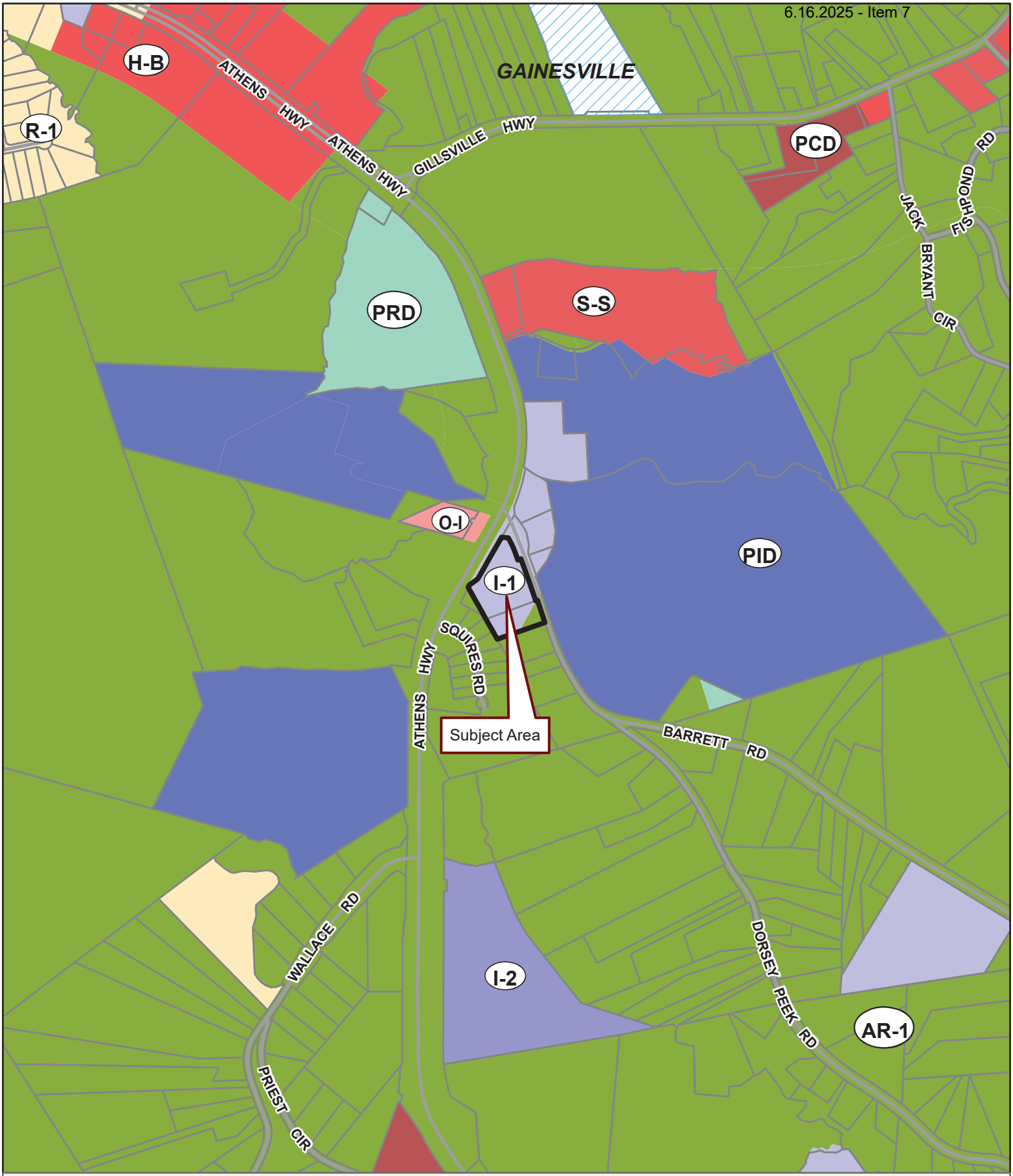
DRAWING BY: RAS
DRAWING DATE: 03/27/2025
FIELD CREW: BP
FIELD DATE: 03/13/2025
FILE: 25-125 R01.dwg

SURVEY FOR:

DAVID LI
G.M.D. 268
HALL COUNTY, GEORGIA

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM


Lands of Mr & Mrs C L Keese being Sunset by Roads & property owners as shown about 6 miles South of the City limits of Kennesaw in Hall County Ga.
1" = 200 ft.
Aug. 1949.
26 mm dur.
Reg No 267 Ga
Mrs Lee Strickland
S 79½ W
Mrs Lee Strickland
Mrs Lee Strickland
N 79½ E
Mrs Lee Strickland
Mrs Lee Strickland
Mrs Lee Strickland

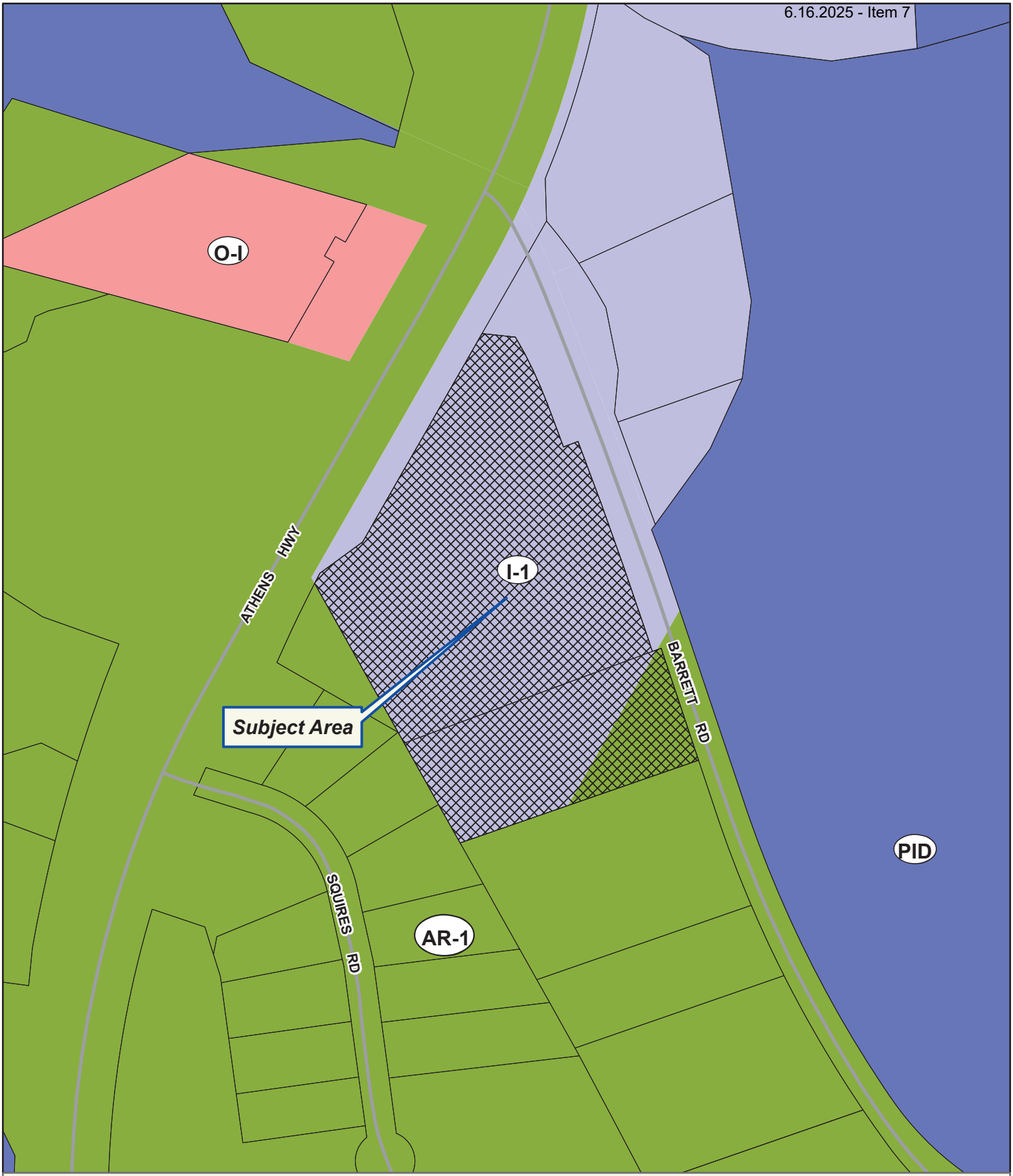


Applicant: DEGARIA DOWDY
Tax Parcel #: 15023A000037 & 15023A000007
Location: 2620 & 2634 BARRETT ROAD, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: DEGARIA DOWDY
Tax Parcel #: 15023A000037 & 15023A000007
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Commission District 3 **PC Mtg. Date: 06/16/2025**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: DEGARIA DOWDY
Tax Parcel #: 15023A000037 & 15023A000007
Location: 2620 & 2634 BARRETT ROAD, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

After recording return to:

Westcroft Properties, LLC
P.O. Box 2091
Roswell, Georgia 30077-2091
Attn: David Li
William E Porter,P.C.
1835 Lockeway Drive
Suite 303
Alpharetta, GA 30004

FILED & RECORDED
DATE: 8/1/2019
TIME: 12:34PM
DEED BOOK: 8308
PAGES: 390-394
FILING FEES: $18.00
PT61: 069201900549O
TRANSFER TAX: $1,100.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Hall

THIS DEED is made the 31st day of July, in the year two thousand nineteen (2019) between National Auto Research Division of Hearst Business Media Corporation, as party of the first part, hereinafter called Grantor, and Westcroft Properties L.L.C., as party 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 Ten and No/100 ($10.00) Dollars, and other valuable consideration, in hand paid at and before the sealing and delivering of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the proper use, benefit and behoof of Grantee, subject only to those matters set forth in Exhibit "B" attached hereto and by this reference incorporated herein, forever in FEE SIMPLE.

AND Grantor will only warranty and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor only, but no others.

[*Remainder of page intentionally left blank*]

732795963.3

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

National Auto Research Division of Hearst Business Media Corporation

Unofficial Witness

By: _____
Name: Thomas D. Cross
Title: President

Notary Public
My Commission Expires: 11·16·2022

(Affix Notary Seal)

LORI J. HORSLEY
Notary Public, State of New York
No. 01HO6077703
Qualified in New York County
Commission Expires Nov. 16, 2022

Unofficial Witness

By: _____
Name: Todd Ladson
Title: Vice President, Finance

Notary Public
My Commission Expires: 11·16·2022

(Affix Notary Seal)

LORI J. HORSLEY
Notary Public, State of New York
No. 01HO6077703
Qualified in New York County
Commission Expires Nov. 16, 2022

[Signature Page to Limited Warranty Deed]

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

2. Easements, liens or encumbrances, or claims thereof, not shown by the public records, unless grantor is a party.

3. Any minerals or mineral rights leased, granted or retained by prior owners.

4. Easements for drainage and maintenance as conveyed by Right of Way Deed from R. Banks and J.H. Redwine to State Highway Board of Georgia, and their successors, dated August _, 1927, filed for record December 16, 1927, and recorded in Deed Book 52, Page 552, Hall County, Georgia records.

5. Easements for drainage and maintenance as conveyed by Right of Way Deed from R. Banks to State Highway Board of Georgia, and their successors, dated June 4, 1937, filed for record June 29, 1937, and recorded in Deed Book 75, Page 356, aforesaid records.

6. Easement from R. Banks to Georgia Power Company, its successors and assigns, dated November 28, 1945, filed for record November 30, 1945, and recorded in Deed Book 100, Page 437, aforesaid records.

7. Perpetual Easement from W. W. Roberts to City of Gainesville, dated June 29, 1988, filed for record July 18, 1988, and recorded in Deed Book 1240, Page 323, aforesaid records.

8. Easements and limitations of access, as contained in Right of Way Deed from National Auto Research, division of Hearst Business Media Corporation (successor to National Auto Research Publication, Inc.) to Department of Transportation, and their successors, dated August 20, 2013, filed for record August 22, 2013, and recorded in Deed Book 7245, Page 305, aforesaid records.

9. Matters as shown on that certain plat recorded in Plat Book 8, Page 141, aforesaid records.

10. Matters as shown on that certain plat recorded in Plat Slide 424, Page 78A, aforesaid records.

11. Matters disclosed by that Survey for Westcroft Properties, L.L.C. prepared by Garmon Land Surveying, sealed and certified by Anthony P. Garmon, GRLS No. 3230 dated June 25, 2019.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE TADMORE DISTRICT, NUMBER 268, HALL COUNTY, GEORGIA, AND BEING LOTS 8 AND A PORTION OF LOT 9, OF THE MR. AND MRS. C. L. REESE LANDS AND BEING 1.225 ACRES MORE OR LESS AS SHOWN BY PLAT FOR NATIONAL AUTO RESEARCH DIVISION HEARST BUSINESS MEDIA CORPORATION BY JOSH W. TRAWICK GRLS NO. 2974 DATED DECEMBER 9, 2004 AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 129 WITH THE SOUTHWEST SIDE OF THE RIGHT OF WAY OF BARRETT ROAD THENCE ALONG THE SOUTHWEST SIDE OF THE RIGHT OF WAY OF BARRETT ROAD 578.31 FEET TO A 1/2 INCH IRON PIN FOUND AND THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 19-59-28 EAST 33.51 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 122.77 FEET TO A 1/2 INCH IRON PIN FOUND (SAID CURVE HAVING A RADIUS OF 16999.42 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 20-11-53 EAST, A
CHORD DISTANCE OF 122.77 FEET), THENCE LEAVING SAID RIGHT OF WAY SOUTH 69-25-51 WEST 335.97 FEET TO AN IRON PIN SET, THENCE NORTH 31-01-32 WEST 150.68 FEET TO AN IRON PIN SET, THENCE NORTH 68-09-29 EAST 364.54 FEET TO A IN 1/2 INCH IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN GMD 268, HALL COUNTY, GEORGIA, AND BEING LOTS 10, 11, 12, 13, 14 AND A PORTION OF LOT 9, BEING 3.742 ACRES, L. C. REESE SUBDIVISION, AS SHOWN ON A SURVEY FOR NATIONAL AUTO RESEARCH DIVISION, HEARST BUSINESS MEDIA CORPORATION, SAID PLAT OF SURVEY PREPARED BY ROCHESTER & ASSOCIATES DATED DECEMBER 20, 1994, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SUBJECT PROPERTY, AND WHICH PROPERTY IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ATHENS HIGHWAY (U. S. ROUTE 129) (HAVING A 100-FOOT RIGHT OF WAY), SAID POINT BEING THE INTERSECTION OF THE RIGHTS OF WAY OF SAID ATHENS HIGHWAY AND BARRETT ROAD (HAVING A 60-FOOT RIGHT OF WAY); THENCE ALONG THE WESTERLY RIGHT OF WAY OF BARRETT ROAD AN ARC DISTANCE OF 548.14 FEET TO AN IRON PIN CORNER; SAID ARC HAVING A RADIUS OF 6,160.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 32 MINUTES 25 SECONDS EAST 547.96 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 19 DEGREES 59 MINUTES 28 SECONDS EAST 30.17 FEET TO A 1/2 INCH IRON PIN FOUND; THENCE SOUTH 68 DEGREES 09 MINUTES 29 SECONDS WEST 364.54 FEET TO AN IRON PIN CORNER; THENCE NORTH 31 DEGREES 01 MINUTE 32 SECONDS WEST 247.53 FEET TO A 3/4 INCH IRON PIN FOUND ALONG THE SOUTHEASTERLY RIGHT OF

WAY OF ATHENS HIGHWAY (U. S. ROUTE 129); THENCE NORTH 28 DEGREES 18 MINUTES 18 SECONDS EAST 470.67 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 49 FEET TO SAID POINT OF BEGINNING; SAID ARC HAVING A RADIUS OF 1,295 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 13 MINUTES 16 SECONDS EAST 49.00 FEET.

LESS AND EXCEPT ANY PORTION OF THE ABOVE TRACTS WHICH ARE DESCRIBED IN THE THREE RIGHT OF WAY DEEDS BELOW:

RIGHT OF WAY DEED FROM R. BANKS AND J. E. REDWINE TO STATE HIGHWAY BOARD OF GEORGIA, FILED DECEMBER 16, 1927, AND RECORDED IN DEED BOOK 52, PAGE 552, HALL COUNTY, GEORGIA RECORDS.

RIGHT OF WAY DEED FROM R. BANKS TO STATE HIGHWAY BOARD OF GEORGIA, DATED JUNE 4, 1937, AND RECORDED IN DEED BOOK 75, PAGE 356, HALL COUNTY, GEORGIA RECORDS.

RIGHT OF WAY DEED FROM W. W. ROBERTS TO HALL COUNTY, DATED APRIL 14, 1978, AND RECORDED IN DEED BOOK 656, PAGE 622, HALL COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT FROM TRACTS 1 AND 2, THAT CERTAIN TRACT OF LAND CONVEYED BY RIGHT OF WAY DEED FROM NATIONAL AUTO RESEARCH, DIVISION OF BUSINESS MEDIA CORPORATION, SUCCESSOR TO NATIONAL AUTO RESEARCH PUBLICATION, INC., TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 2, 2013, AND RECORDED IN DEED BOOK 7245, PAGE 305, HALL COUNTY, GEORGIA RECORDS.

25-125-Parcel Numbers 15023A000007 and 15023A000037

TRACT 1-Parcel Number 15023A000007

All that tract or parcel of land lying and being in G.M.D. 268, Hall County, Georgia and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument at the southwesterly mitered intersection of the rights-of-way of Barrett Road and U.S. Highway 129 (A.K.A. Athens Highway);

THENCE, along said mitered right-of-way, S83°52'47”E a distance of 44.80' to a point;

THENCE, along the westerly right-of-way of Barrett Road, S25°35'00”E a distance of 99.25' to a point;

THENCE, S20°24'23”E a distance of 61.58' to a point in the asphalt parking lot, among a group of four (4) pk nails;

THENCE, N69°35'36”E a distance of 20.68' to a point;

THENCE, along the arc of a curve to the right, with a length of 298.49’ and a radius of 6,160.50’, and having a chord bearing of S19°26'12”E, and a chord length of 298.46' to a 1/2" rebar, said 1/2” rebar being the POINT OF BEGINNING;

THENCE, S18°31'43”E a distance of 156.17' to a 1/2” rebar;

THENCE, leaving said right-of-way, S71°36'23”W a distance of 336.66' to a 1/2” rebar;

THENCE, N29°21'56”W a distance of 52.12’ to a 1/2” rebar;

THENCE, N29°20'12”W a distance of 95.51' to a 1/2” rebar found;

THENCE, N69°50'32"E a distance of 364.51’ to a 1/2” rebar on the westerly right-of-way of Barrett Road, said 1/2” rebar being the POINT OF BEGINNING.

Said property containing 1.21 acre.

TRACT 2-Parcel Number 15023A000037

All that tract or parcel of land lying and being in G.M.D. 268, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument at the southwesterly mitered intersection of the rights-of-way of Barrett Road and U.S. Highway 129 (A.K.A. Athens Highway);

THENCE, along said mitered right-of-way, S83°52'47”E a distance of 44.80' to a point;

THENCE, along the westerly right-of-way of Barrett Road, S25°35'00”E a distance of 99.25' to a point;

THENCE, S20°24'23”E a distance of 61.58' to a point in the asphalt parking lot, among a group of four (4) pk nails;

THENCE, N69°35'36”E a distance of 20.68' to a point;

THENCE, along the arc of a curve to the right, with a length of 298.49’ and a radius of 6,160.50’, and having a chord bearing of S19°26'12”E, and a chord length of 298.46' to a 1/2" rebar;

THENCE, leaving said right-of-way, S69°50'32”W a distance of 364.51’ to a 1/2” rebar;

THENCE, N28°18'57”W a distance of 15.70’ to a 1” open top pipe;

THENCE, N29°24'06”W a distance of 221.30’ to a point on the southeasterly right-of-way of U.S. Highway 129 (A.K.A. Athens Highway), referenced by a 1/2” rebar 10.24’ inside said right-of-way;

THENCE, along said right-of-way, N27°27'19”E a distance of 27.59’ to a point;

THENCE, N53°55'54”E a distance of 70.93’ to a concrete right-of-way monument;

THENCE, N29°55'57”E a distance of 321.95’ to a concrete right-of-way monument, said concrete right-of-way monument being the POINT OF BEGINNING.

Said property containing 3.21 acres.

Outlook

HCPC Tentative Agenda 6.16.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 5/13/2025 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Item 1, 5183 Glen Forrest Drive, Ozoemena: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 5235/5241 Winder Hwy, Genuine Mapping: 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 may be required after review of business plan.

Item 3, 3654 Friendship Rd, Taylor Morrison: No comment. Public sewer.

Item 4, 3654 Thompson Bridge Rd, Fifth Third Bank: No comment. Public sewer.

Items 5A/B, 2978 Athens Hwy, Mistry: 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 may be required after review of business plan.

Item 6, 2620/2634 Barrett Rd, Dowdy: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Environmental Health can only permit residential strength wastewater; therefore, non-domestic wastewater will be required to be disposed of through public sewer or an EPD permitted system. Further determination will be made during the civil plan review process.

Item 7, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

Item 8, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

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

Outlook

RE: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

From Nembhard, Nakia L <NNembhard@dot.ga.gov>
Date Thu 5/8/2025 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Good morning,

1. No coordination with GDOT.
2. Will require GDOT coordination.
3. Will require GDOT coordination.
4. Will require GDOT coordination.
5. Will require GDOT coordination.
6. Will require GDOT coordination.
7. No coordination with GDOT.
8. No coordination with GDOT.

Thanks,

Nakia Nembhard
Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 8, 2025 9:46 AM
Subject: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

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

Good Morning,

Here is the Tentative Agenda and Maps for the **June 16, 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 **Friday, May 16, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 2, 2025

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 | **Genuine Mapping & Design c/o Ben Drerup**

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, July 24, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, July 24, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Community Development and Infrastructure

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2025

Subject: June 16, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 16, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

a. **Engineering**: No comment
b. **Traffic:** No comment
c. **Utilities:** No sewer in area. Gainesville water

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 **| Genuine Mapping & Design c/o Ben Drerup**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

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

b. **Traffic:** No comment
c. **Utilities:** Sanitary sewer is available to these via a force main on the south side of Winder Hwy. A pump station will be required.

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.
b. **Traffic:** No comment
c. **Utilities:** The new Friendship Road gravity sewer line runs through this property. It is available for connection.

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, 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 sanitary sewer service area.

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

(B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
b. **Traffic:** GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards
c. **Utilities:** Sanitary sewer is only available at this site via a force main. A pump station will be required.

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, 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:** Driveways will need to meet County industrial standards
c. **Utilities:** No sanitary sewer service in area. Hall County/Gainesville shared service area.

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**
9.

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 comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 5/9/2025 2:53 PM
To Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>

June 16, 2025 Hall County Planning Commission Meeting

1. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**
   Hall County Fire Marshal Comments:

   According to the Survey buildings 2620 and 2634 are classified as warehouses which would be classified according to Life Safety Code as Storage, the change of use will be to food handling and packaging which would be classified as industrial. Life Safety Code Section 43.7 Change of Use and Occupancy Classification requires all buildings to meet current fire code for the occupancy classification that the buildings will be used for, such as but not limited to the following 1) Installation of a fire protection system 2) Installation of a fire alarm system. 3) All 3 buildings will be required to meet the life safety code requirements of the occupancy that they are classified as before a passing life safety report will be issued. 4) ERRCS emergency responder radio communication system testing will be required in all 3 buildings to determine the emergency radio strength inside the structure. 5) Before any site development or building reconstruction occurs engineered / architectural plans will have to be submitted for review.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DEGARIA DOWDY
REQUEST: REZONE FROM I-1 & AR-1 TO I-2 FOR REPACKAGING OF PROCESSED ANIMAL PRODUCTS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: JUNE 16, 2025
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: JULY 24, 2025
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MAY 09, 2025 AND NO LATER THAN MAY 18, 2025.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MAY 18, 2025 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, DeSara Dowdy (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** May 13, 2025 (Date) for _____ (Name application filed as).

Signature DeSara Dowdy (The original document is required)

Revised September 2021

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, July 22, 2025 2:47 PM
To: David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission)
Cc: Zachary Propes (Administration); John Gentry (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning)
Subject: 2620/2634 Barrett Road - Request to Table and Supplemental Info

Good afternoon, Commissioners.

Please be aware that Degaria Dowdy has requested to table her rezoning request from this Thursday to August 14, 2025.

Also, Ms. Dowdy provided some additional information for your consideration:

- The property utilizes a customized trash compactor system designed specifically for efficient and sanitary waste disposal. The waste management process includes freezing solid waste to prevent decomposition and odor. A licensed waste disposal company is contracted to transport and dispose of the waste on a weekly basis.
- There will not be any detectable odor, as the combination of freezing technology and the use of iodine-based odor neutralization effectively eliminates any potential smells at the source.
- The property is served by a septic system that is appropriately sized and equipped to support the operational demands of the business. The system was last professionally serviced in January 2025 and is maintained in accordance with local health and environmental standards.

Jennifer, would you please add this information to the application file?

As always, please let me know if you have any questions.

Thank you,
Beth

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

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

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AGENDA ITEM

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

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 412/2025

SUBJECT: **2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.
4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.
6. All conditions of zoning shall be made a part of any plats created for the property.

Purpose of Request: **History:**

2978 Athens Highway | Rezone | from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, 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?	No
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deed
Legal Description
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign

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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government
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: July 7, 2025

Subject: **2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract| Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales | Asif Mistry, applicant**

The request before you is from Asif Mistry to rezone from Light Industrial (I-1) to Highway Business (H-B) for a convenience store with fuel sales. This item is located within Commission District 3.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the employment or Business Nodes and Corridors future land use classification within the Comprehensive Plan.

There were **three (3) comments submitted** in advance of the Planning Commission meeting, and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.
6. All conditions of zoning shall be made a part of any plats created for the property.

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant ..... Asif Mistry

Request ..... (A) **Rezone** | from Light Industrial (I-1) to Highway Business (H-B)

Proposed Use ..... Convenience store with fuel sales

Size ..... 1.12± acres

Zoning ..... **Current:** Light Industrial (I-1)
Proposed: Highway Business (H-B)

Location ..... **2978 Athens Highway |** Tax Parcel 15023 000173

Commission District ..... Three

Planning Commission Date ..... June 16, 2025

Staff Recommendation ..... **(A) Approval, with conditions,** as the proposed use is consistent with the Employment or Business Nodes & Corridors future land use classification within the Comprehensive Plan

Record Number..... HZON25-0024

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

Vote: 4-0 (Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

Excerpts from the minutes of the June 16, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, presented a summary of the request.

Rick Freeland, 3522 Old Duckett Mill Road, Gainesville, presented the request. The applicant has submitted two concurrent requests as part of a proposed commercial development: (A) to rezone a 1.12+ acre tract from Light Industrial (I-1) to Highway Business (H-B) and (B) a special use for a convenience store with fuel sales. On May 11, 2022, the subject parcel was rezoned from Suburban Shopping (S-S) to Light Industrial (I-1) for a welding shop. A land disturbance permit (HDEV23-0097) was issued and a boundary survey plat (HPLT23-0272) was approved; however, the site was never developed. Hall County GIS map imagery indicates that a residence and accessory structure were demolished between 2012 and 2015.

Public Forum:

Les Johnson, 5479 Fisherman Circle, Gainesville, spoke in favor of the project as he is working with the applicant.

Three comments in opposition were received electronically.

Planning Commission Comments:

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

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

Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

Summary Analysis

The applicant has submitted two concurrent requests as part of a proposed commercial development: (A) to rezone a 1.12± acre tract from Light Industrial (I-1) to Highway Business (H-B) and (B) a special use for a convenience store with fuel sales within the Gateway Corridor Overlay District (GCOD).

On May 11, 2022, the subject parcel was rezoned from Suburban Shopping (S-S) to Light Industrial (I-1) for a welding shop. A land disturbance permit (HDEV23-0097) was issued and a boundary survey plat (HPLT23-0272) was approved; however, the site was never developed. Hall County GIS imagery indicates that a residence and accessory structure were demolished between 2012 and 2015.

The surrounding properties are zoned and developed as outlined below:

North:	Light Industrial (I-1): Developed with a cold-storage facility (ZON2005-00066).
East:	Light Industrial (I-1): Developed with a cold storage facility (ZON2021-00066).
South:	Light Industrial (I-1): Undeveloped (HDEV24-0136); approved for an industrial park and office space (ZON2016-00059).
West:	Agricultural Residential 1 (AR-1): Developed with single-family residences.

Per the submitted narrative and site plan, the applicant is requesting to rezone the subject parcel to Highway Business (H-B) for a convenience store with fuel sales. The proposed development includes a 4,116 square foot convenience store, a fuel canopy with 6 fuel pumps and 16 parking spaces. The submitted narrative and renderings show that the proposed building elevations will feature brick and stucco finishes.

Per the submitted site plan, a stormwater management pond will be located along the property line adjacent to Athens Highway. In addition to the landscaping strip, the applicant proposes a six-foot metal privacy fence to provide further screening. Per the submitted site plan and narrative, all required building setbacks, perimeter landscaping standards, and buffers will be met.

Per the site plan, two access points are proposed; one right-turn-only entrance on Athens Highway and one full access entrance on Baker Road.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed in an email dated April 25, 2025. Sanitary sewer service will be provided by an on-site septic system.

The development standards for the project are identified in the table below compared to the GCOD requirements (6.2):

GCOD Analysis

Standard	Proposed Work	Notes	Compliance
6.2.5.A.– Transitional buffers	The developed portion of the site is approximately 25 feet from the property zoned Agricultural Residential 1 (AR-1).	A 25-foot transitional buffer is required adjacent to residential property. Buffers shall comply with GCOD standards.	Complies
6.2.5.B.1 – Additional Landscape and Screening	Foundation plantings.	Shrubs must be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.	Complies
6.2.5.B.2 – Additional Landscape and Screening	10 foot wide landscape strip along street frontage	Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.	Complies
6.2.5.C.1 – Parking Lot Design -Required # of Parking Spaces	16 parking spaces	Off-street parking space calculations are governed by Sec. 8.1 of the UDC. 16 parking spaces are required.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	Parking is located along the side property line and between the fuel canopy and the front of the convenience store.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Complies
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6 - Architectural Standards	The building elevations will feature stucco and brick finishes.	Shall comply with GCOD standards	Complies

6.2.7 – Signs	A freestanding sign is identified on the site plan that meets setback requirements.	Signage shall comply with GCOD standards.	Unknown
6.2.7 - Signs	Conceptual renderings show 3 wall signs on façade adjacent to Athens Highway.	One wall sign is permitted along each facade adjacent to a public right of way.	Deficient

Based on the future land use plan, staff finds the special use request *is consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors. The intent of this future land use designation is for new development along these major road corridors and intersections to consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high-quality landscape installations, to the fullest extent possible.

(A) & (B) Zoning Analysis – Rezone and Special Use

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a. 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 Highway Business (H-B) zoning district 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; **It is not anticipated that the use would adversely affect adjacent or nearby property provided required buffers are maintained.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; ; **The proposed rezoning and special use is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service. The property is served by Hall County sewer and City of Gainesville public water.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Business Nodes & Corridors future land use designation.**

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 affected 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 values 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; **According to GIS imagery, a residence and accessory structures were removed between 2012 and 2015. A land disturbance permit (HDEV23-0097) was issued; however, no work has begun.**

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 affecting the use or development of the property.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning, Highway Business (H-B), would create an isolated district; however, the zoning and use are consistent with the Future Land Use designation of "Business Nodes & Corridors" as well as the development of nearby commercially zoned properties.**

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support highway business uses based on the Future Land Use Map; however, the development as proposed requires rezoning and special use approval by the Board of Commissioners.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal 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 may 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 May 13, 2025, Emily McGahee stated, "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan."

Georgia Department of Transportation
In an email dated May 8, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that GDOT coordination is required.

Hall County Public Works and Utilities
In a memo dated May 16, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards.

Utilities:
Sanitary sewer is only available at this site via a force main. A pump station will be required.

Hall County Fire Marshal
In an email dated May 9, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA

ZONING APPLICATION

Applicant (Name & Mailing Address)
ASIF MISTRY
2045 SUGARLOAF CLUB DR.
DULUTH, GA 30097
Phone 404.247.2118
Email Address asif@mistrygroup.com

Property Owner (Name & Mailing Address)
G & G FABRICATORS, LLC (GUSTAVO BARRIOS)
1311 EUGENE DRIVE
GAINESVILLE, GA 30507
Phone 706.335.7045
Email Address gustavo@metrostrllc.com

Proposed Use CONVENIENCE STORE WITH FUEL SALES

Contact Person (Name & Mailing Address)
PAUL FORELAND
3582 OLD DAWSONVILLE RD
GAINESVILLE, GA 30506
Phone 678.697.1525
Email Address pforeland@charter.net

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

Requested Action
Existing Zoning: I-1
Rezone to: H-B
Fee:$ 450.00
Receipt #:
Check #:

Tax Parcel Number 15002B 000173
Acreage 1.123 Ac.
Location Address

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

Sign ASIF MISTRY Date: 3/25/25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

Revised December 2019

Corrected email: amistry@mistrysgroup.com

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
P 770-531-6809 | F 770-531-6992

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) G&G FABRICATORS LLC (GUSTAVO BURCIAGO)

Address 311 EUGENE DR.
GAINESVILLE, GA 30507

Phone Number 706.335.7045

Name of applicant(s) ASIF MISTRY

Address 2050 LULLWATER PLACE
LAWRENCEVILLE, GA 30543

Phone Number 404.247.2718

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

*

Personally appeared before me

GUSTAVO BURCIAGA

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

Notary Public

3-23-2025
Date

DAVID LAMON WARNOCK

DAVID LAMON WARNOCK
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 05/09/2026

DAVID LAMON WARNOCK
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 05/09/2026

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 3/23/2023 8:52:56 AM

BUSINESS INFORMATION	
CONTROL NUMBER	19114374
BUSINESS NAME	G&G FABRICATORS, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/23/2023
ANNUAL REGISTRATION PERIOD	2023, 2024, 2025

PRINCIPAL OFFICE ADDRESS	
ADDRESS	1311 Eugene Dr, Gainesville, GA, 30507, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Sunshine Brokers Inc	4812 McEver Road, Oakwood, GA, 30566, USA	Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Gustavo
AUTHORIZER TITLE	Member

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

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

* **Applicant's/Owner's Signature:** _____ **Date:** 3/11/25

Applicant's/Owner's Name (Printed): ASIF MISTRY

Revised December 2019

Outlook

Zoning meeting

From Asif Mistry <amistry@mistrysgroup.com>
Date Wed 6/11/2025 1:39 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Rick had asked me to email you to inform him that no money was contributed to any political person or parties for the zoning application

B.Regards,
Asif Mistry
President
Mistrys Group
Office: 678.696.5032 ext 102
Direct: 404.247.2718
Fax: 844.656.3824

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

HALL COUNTY
GEORGIA
We know it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not xxx

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: G&G Fabricators _____ Date: _____

Applicant's/Owner's Name (Printed): G&G FABRICATORS LLC (GUSTAVO BURCIAGA)

Revised December 2019

Narrative Report

Athens Highway Convenience Store Rezoning, Special Use & Variances

Applicant: Wolf Creek Inc. (Asif Mistry)
2050 Lullwater Place
Lawrenceville, GA 30543

04/18/2025

Athens Highway Convenience Store

Purpose

This report explores the possibility of rezoning and obtaining a special use and 2 variances for a 1.123 acre tract at 2978 Athens Highway in Hall County. The tract is currently vacant and zoned Light Industrial (l-1). The applicant wishes to rezone to H-B and develop a convenience store with fuel sales on the property.

Current Gateway Corridor regulations require parking to be in the back and to the side of businesses. The owner and developer are also asking a variance to this requirement to allow the parking to be placed in the front and to the side of the convenience store but away from the Athens Hwy. right-of-way, as well as a variance to the minimum number of parking spaces.

This plan should be considered conceptual in nature, and certain modifications may be necessary on the design of the preliminary plat and construction documents for the project. Modifications may include specific building and parking lot alignments and other improvements to adjust for field conditions. It is understood that land uses shown herein will not change, and only one building will be constructed.

Other than the required variances, the building and development will conform to Hall Gateway Corridor Overlay District requirements. The project will be served by City of Gainesville water and an individual sewage disposal system (septic). Trash will be placed in a dumpster located within an enclosure and screened as per regulations.

Two driveways will provide access to the development. The first entrance will be a one way, right turn only driveway on Athens Highway, which will meet all GDOT requirements. The GDOT has been consulted and is recommending this type entrance here.

The second entrance will be two way and will be on Baker Road. This driveway will meet Hall County Traffic Engineering standards.

Site Characteristics

The site is 1.123 acres, mixed scrub vegetation and open area and is currently vacant. Topographically, the site drops approximately 16' in elevation from the southern property line at Baker Road to the northern most corner.

During an on-site investigation, no apparent rock or wetland areas were visible. There do not appear to be any state waters associated with the property but all County and State regulations governing state waters will be adhered to if required.

Water is provided by the City of Gainesville. The nearest fire hydrant is off Baker Road in front of the property.

Cultural Requirements

The subject acreage is in Hall County, Georgia, and is currently zoned l-1 (as confirmed by the Hall County Planning Department). The owner proposes to apply for a rezoning to H-B for the purpose of developing a convenience store with fuel sales.

The required building setbacks for H-B zoning are within the Gateway District are 30’ from the right-of-ways of Athens Highway and Baker Road or 55’ from the centerline whichever is greater for the front, 20' from the side property lines, and 10' from the rear property line. The development will conform to these existing setbacks.

A 10’ landscape strip is required along the property frontage.

Proposed Land Use

The subject property is surrounded on all sides by AR-1 zoned properties. To the northwest is property owned by Byrd. To the southwest is a tract owned by Villanueva.

The proposed rezoning will be for the purpose of building an approximately 4,116 s.f. building for use as a convenience store with fuel sales. The store will be supported by an asphalt parking lot with curb and gutter.

The facility will be open seven days a week. Hours of operation are from 6:00 a.m. to 12:00 a.m.

Street trees and shrubs will be planted within the landscape strips fronting Athens Highway and Baker Road.

Architecture -

Architectural styles shall conform to requirements of the Gateway Corridor Overlay District regulations.

The building will have a brick façade finish. All building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the Hall County Planning and Building Department staff.

Parking -

Parking spaces shown on the concept plan reflect the regulatory requirement for a convenience store dispensing fuel of 3 spaces per 1,000 s.f. plus 1 space per fuel pump. This results in 19 spaces required. Conceptual design indicates that due to the size and configuration of the tract as well as other factors affecting infrastructure the site can only accommodate 16 spaces for the 4,116 s.f. building. The 16 spaces include two handicap spaces.

Hall County's new Unified Development Ordinance calls for developments within Gateway districts have parking in the side at rear of the building. Site characteristics, the tract's status as a corner lot and storm water management considerations will not support parking in the rear or side. The owner/developer is also asking for a variance to this ordinance requirement as part of his rezoning request in order to position the parking in front of the building but away from the right-of-way, as shown on the site plan.

The driveway aprons will be paved according to Hall County and/or GDOT standards. Access for those with disabilities will meet all ADA requirements.

Landscaping -

A 25’ vegetated transitional buffer is required between residential and highway business uses in Gateway Overlay districts. The buffer will be planted according to Hall County standards.

Tree Protection and other landscaping shall adhere to applicable Hall County ordinances.

The detention pond will be screened from Athens Hwy. with trees at a minimum as per the ordinance requirements for trees in the 10’ landscape strip, plus shrubs at least 3’ tall in a number exceeding the landscape strip requirements to ensure adequate screening. A 6’ metal privacy fence is also proposed for further screening of the detention pond are.

All plantings are subject to best practices of the horticultural and landscape for grouping and spacing.

Infrastructure Improvements -

All utilities, including but not limited to water, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit before driveway or sidewalk construction. No open cuts shall be allowed in Athens Highway and/or Baker Road unless allowed by Hall County Public Works or the GDOT for tying into existing water mains. All open trenches shall be covered at the end of each work day.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All necessary Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP’s and storm water management facilities will be in place and operating as construction proceeds, and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Signage -

One monument type sign will be constructed along the Athens Highway frontage and will meet all current Hall County signage standards. The sign will be lighted as per normal convenience store development practices and will conform to Hall County lighting requirements.

All signage, hardscape materials and planting will be subject to review and approval by Hall County Planning Department staff.

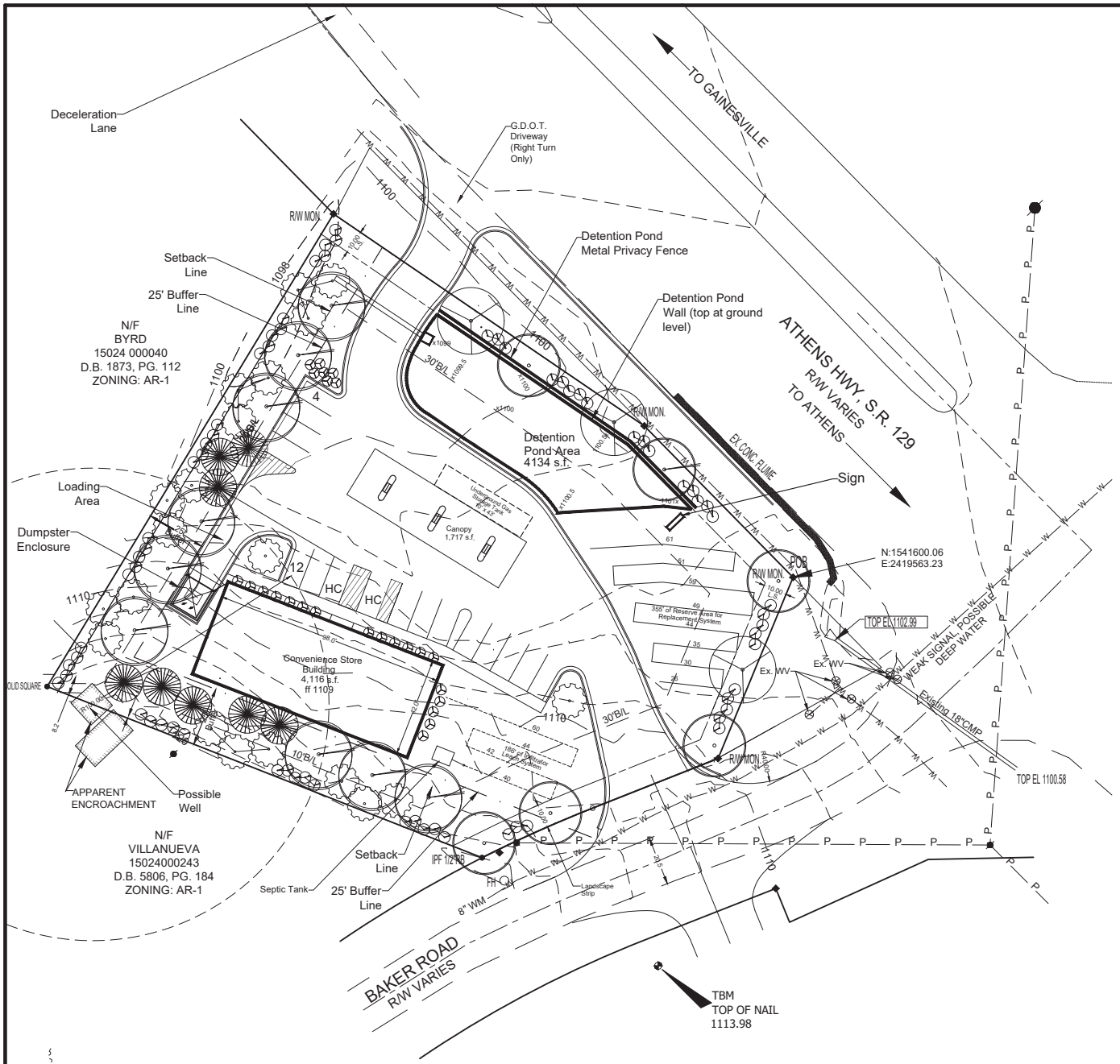
The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

Lighting –

There will be pole mounted low level non-spill lighting fixtures placed around the perimeter of the parking lot, and low level non-spill façade mounted lighting fixtures attached to the corners of the building for security purposes.

Attachments:

- Hall County Zoning, Special Use & Variance Application Package
- Concept Plan
- Plat
- Legal Description
- Representative Renderings & Elevations



DEVELOPMENT INFORMATION

OWNER/DEVELOPER & 24 HOUR CONTACT:
WOLF CREEK INC. (ASIF MISTRY)
2050 LULLWATER PLACE
LAWRENCEVILLE, GEORGIA 30543
PHONE: (404) 247-2718
EMAIL: amistry@mistrygroup.com

SITE ADDRESS:
2978 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
TAX PARCEL: 150023 000173

AREA=1.123 AC.

ZONING INFORMATION
ZONING: Currently I-I; Rezoning Request: H-B
* site is within the Gateway Overlay District

BUILDING INFORMATION
* 1-story building (98' x 42')
* Building Area: 4,116 s.f.

BUILDING SETBACKS:
* Front - 30'
* Side - 20'
* Rear - 10'

LANDSCAPE STRIP
* 10' fronting streets

REQUIRED BUFFER
* 25' vegetated transitional

MINIMUM DENSITY
* Allowed: 1 building per 15,000 s.f. lot area
* Actual: 1 building on 48,918 s.f. lot area

VEGETATIVE BUFFER:
* 25' side & rear where abutting residential zoned properties
* 10' front landscape strip

PARKING
* Required: 3 spaces per 1,000 s.f. plus 1 per pump
* 4,116 s.f. / 1,000 x 3 = 12.35 spaces + 6 = 19
* Actual spaces shown = 16
* TOTAL SPACES = 16 (Includes 2 handicap spaces)

PLANT KEY

AS	Sugar Maple	
QC	Scarlet Oak	
TD	Baldcypress	
AR	Red Maple	
VJ	Virginia Pine (species & cultivar 'Wate's Golden'	
MG	Little Gem Magnolia	
IC	Carissa Holly	

GRAPHIC SCALE - FEET
20 0 20 40 60

Rick Freeland Landscape Architecture
3522 Old Duckett Mill Road Gainesville, Georgia 30506
Phone: (678) 697-1575 Fax: (770) 532-7647

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED,OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR WORK PROVIDED BY OTHERS & USED IN THE DESIGN OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOILS INFORMATION.

Level II Cert. #: 0000000867

Conceptual Layout Plan
Convenience Store

Wolf Creek Inc. (Asif Mistry)
2050 Lullwater Place
Lawrenceville, GA 30543

DESIGNED BY:	RSF
DRAWN BY:	RSF
DATE ISSUED:	
LATEST REVISION OF THIS SHEET:	04-16-25
JOB NUMBER:	22002
SCALE:	1" = 20'
SHEET:	1 of 1

6.16.2025 Item 6

eFiled and eRecorded
DATE: 02/26/2024
TIME: 5:00 PM
PLAT BOOK: 884
PAGE: 358 - 358
FILING FEES: $10.00
PART ID: 1360930986
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13139C 0310f, DATED 09/29/2006, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA.

MAP PARCEL # 15023000173

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SURVEY ACCURACY NOTES:

1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
3.) PLAT PRECISION: 1'/965,281'.
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.

REFERENCES:
1) DEED BOOK 8444, PAGE 675.
2) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521-525.

GRID NORTH - GA WEST ZONE

Hall County Government
BOARD OF COMMISSIONERS

May 13, 2022

G & G Fabrications LLC
Attn: Gustavo Burciaga or Lamar Warnock
1111 Eugene Dr
Gainesville, GA 30507

RE: Application to Rezone

Dear Gustavo Burciaga or Lamar Warnock:

Please be advised that it is at Meeting on May 12, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of G & G Fabrications LLC to rezone from S-Suburban Shopping (S-5) to Light Industrial (I-1) on a 1.01 acre tract located on the west side of Athens Highway at its intersection with Baker Road a.k.a. 2918 Athens Highway; Zoned S-5; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop; Commission District 3.

Conditions:

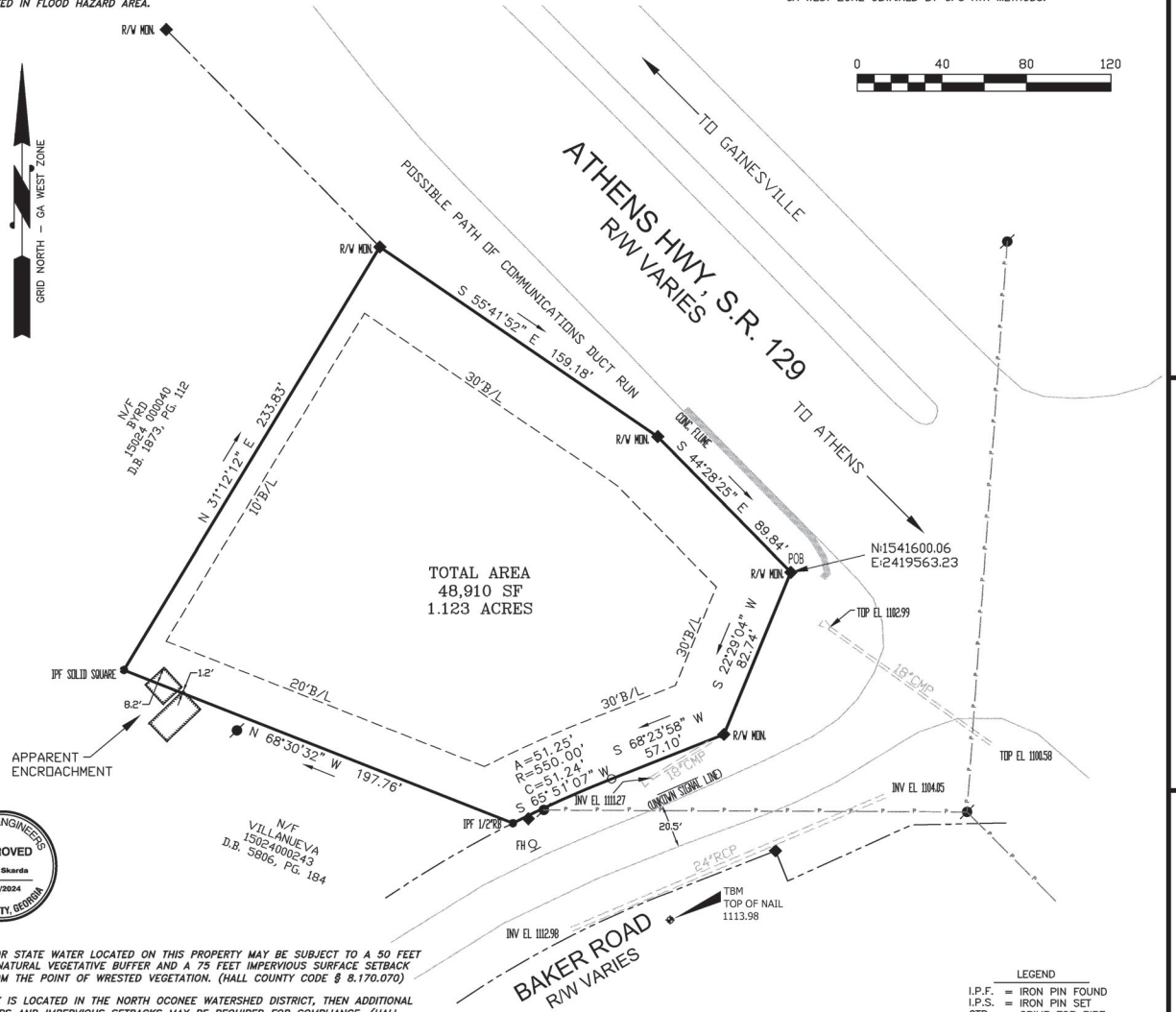
1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The building materials and architectural design shall be consistent with §17.420.000, but variances to the building materials are approved as a part of this request.
3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
4. All welding activities shall be conducted within the enclosed building.
5. All conditions of zoning shall be made part of any plat created for the property.
6. A 50 inch transitional buffer shall be added along the 330 feet lot line as well as the 256.3 feet lot line.
7. All site buffers shall stay as proposed on applicant's site plan.
8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

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

Sincerely,

Jennifer Rivera
Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doverton, Planning & Development Director



ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 8.170.070)

IF A PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C 0070G, HALL COUNTY GEORGIA, DATED 04/04/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN.

COUNTY ENGINEERS APPROVED Jason Skarda 2/21/2024 HALL COUNTY, GEORGIA

HALL COUNTY DEPT. OF PUBLIC HEALTH Emily McGahee 1/31/2024

Dan Parham Soils

RECORDING PERMIT
BY Brittany Walker
HALL COUNTY PLANNING COMMISSION
DATE: 2/1/2024

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
CTP	= CRIMP TOP PIPE
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
P.P.	= POWER POLE
-P-	= POWER LINE
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
25' SB	*25' STATE BUFFER*
50' UB	*50' UNDISTURBED BUFFER*
75' IS	*75'IMPERVIOUS SETBACK*

SURVEYOR'S CERTIFICATE

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by the approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

"It is hereby certified that the monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown."

RLS #2985

GEORGIA REGISTERED No. 2985 PROFESSIONAL LAND SURVEYOR JESSIE R. HENDERSON

BOUNDARY SURVEY FOR:
GUSTAVO BURCIAGA

STATE	GA	SCALE 1" = 40'	JOB # 21245
COUNTY	HALL	G.M.D. TADMORE	

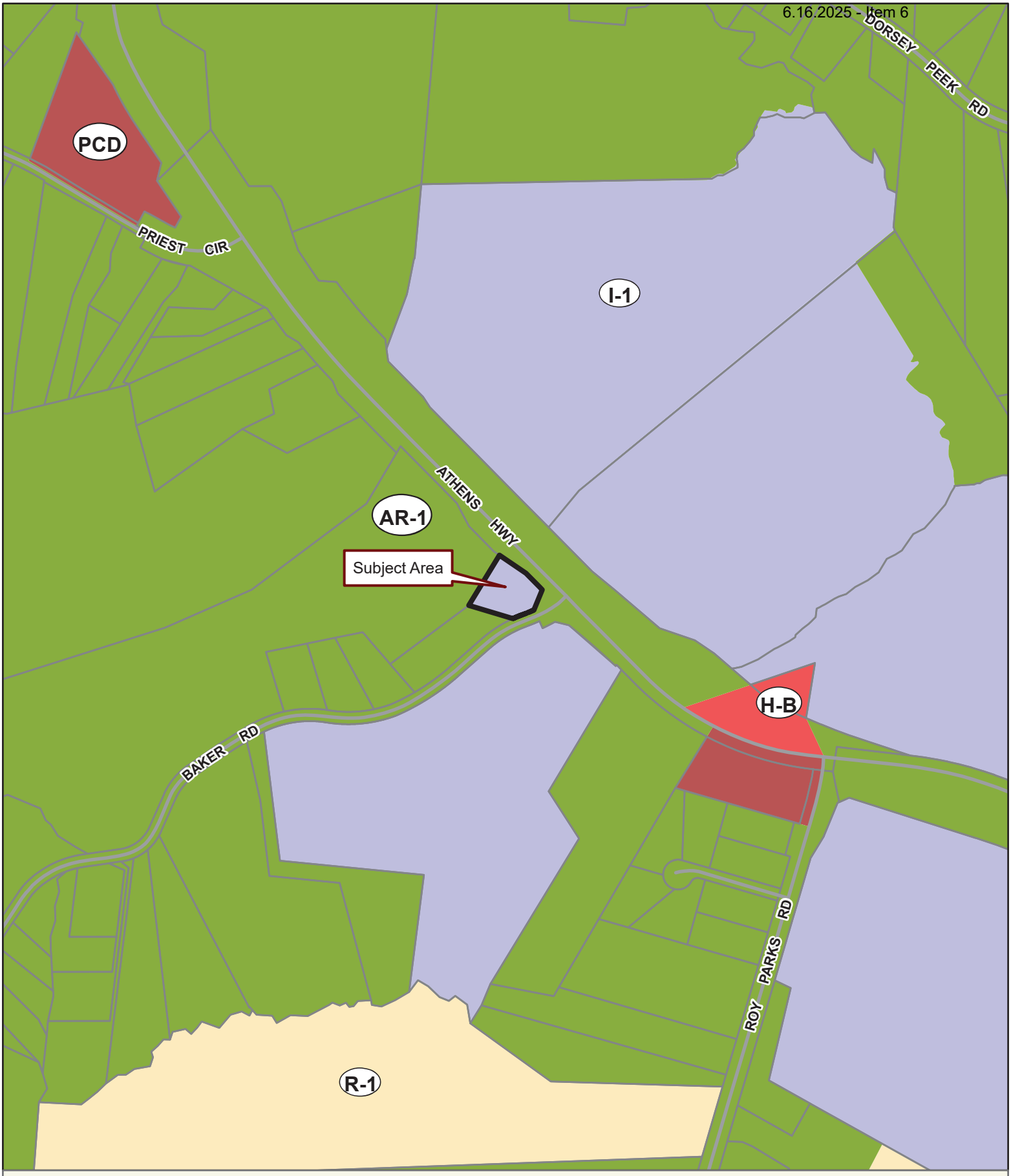
FIELD DATE: JUNE 07, 2023
PLAT DATE: NOVEMBER 17, 2023

Surveyed by:
ROBBIE HENDERSON
Surveying & Planning
2450 FREEDOM PARKWAY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.
Deuteronomy 19:14

SH.1 OF 1

6.16.2025 - Item 6



Applicant: ASIF MISTRY
Tax Parcel #: 15023 000173
Location: 2978 ATHENS HIGHWAY, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: ASIF MISTRY
Tax Parcel #: 15023 000173
Location: 2978 ATHENS HIGHWAY, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: ASIF MISTRY
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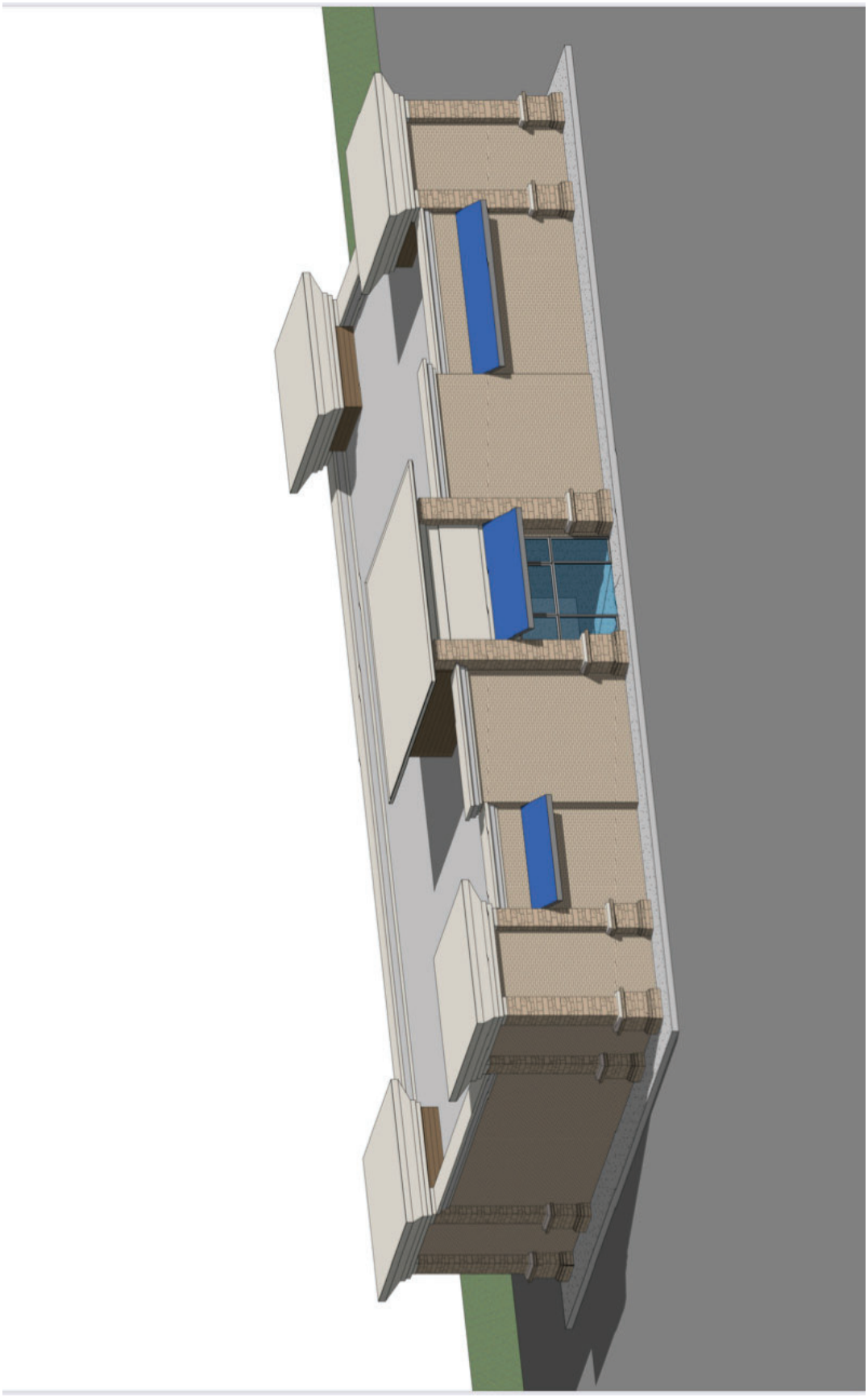
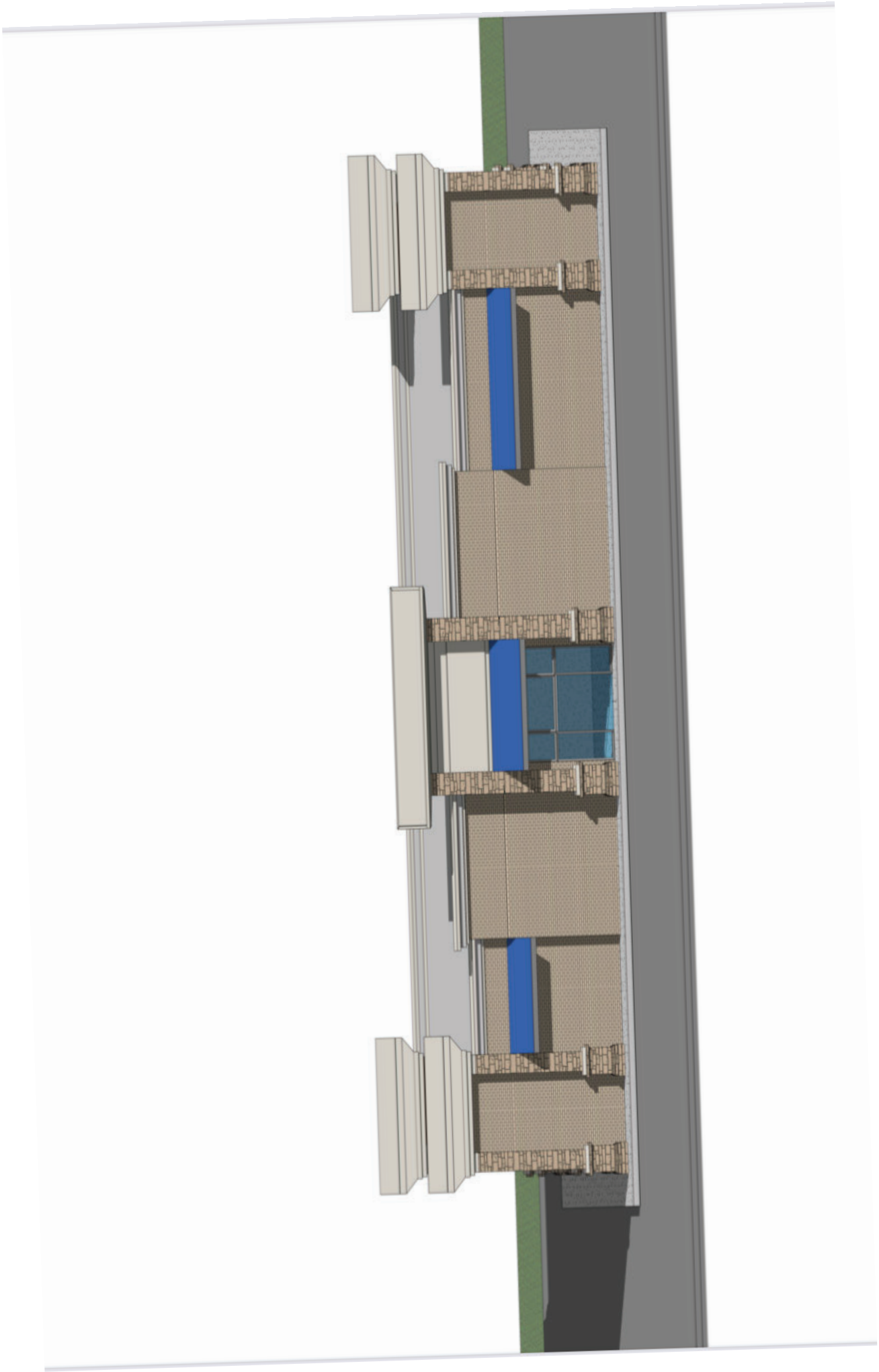
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N





KYLE'S CORNER
MARKET
BROWN BAG DELI
BEER & WINE
the Original
SHOP

eFiled and eRecorded
DATE: 05/17/2022
TIME: 9:09 AM
DEED BOOK: 9127
PAGE: 146 - 148
FILING FEES: $25.00
TRANSFER TAX: $124.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-004442
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

220518B
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **May 16th, 2022**, between **NANNO PROPERTIES, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **G&G FABRICATORS, LLC**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, 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 BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of 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:

NANNO PROPERTIES, LLC

Witness

By: _____ (Seal)
GENARO MATA, MEMBER/MANAGER

Notary Public
My Commission Expires:
(NOTARY SEAL)

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2026

EXHIBIT "A"

ALL THAT TRACT or parcel of land, situate, lying and being in the Tadmore District of Hall County, Georgia, located on the West side of the Gainesville-Athens paved Highway, and more particularly described as follows:

Beginning at an iron pin on the West side of the right-of-way of said Gainesville-Athens paved highway at the Northwest intersection where Wallace Road intersects with said Gainesville-Athens Highway; thence in a northerly direction along the right-of-way of said Gainesville-Athens Highway 285 feet, more or less, to an iron pin corner common to this property and property, now or formerly of John David Adams; thence in a westerly direction along said property, now or formerly of John David Adams; 279 feet, more or less to an iron pin corner; thence in a southerly direction along property, now or formerly of Thelma Sosebee 186 feet, more or less, to an iron pin on the North side of Wallace Road; thence in an easterly direction along the North side of Wallace Road 180 feet, more or less, to an iron pin on the West side of the right-of-way of said Gainesville-Athens Highway and back to the point of beginning, containing one (1) acre, more or less, and being a part of the homeplace of J. W. Adams.

LESS AND EXCEPT ALL THAT PROPERTY CONVEYED TO THE GEORGIA DEPARTMENT OF TRANSPORTATION IN RIGHT OF WAY DEED RECORDED IN DEED BOOK 7056, PAGE 390, ET. SEQ., AND CORRECTIVE RIGHT OF WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521; DEED BOOK 573, PAGE 79 AND DEED BOOK 959, PAGE 217, ET. SEQ., ALL OF THE HALL COUNTY, GEORGIA DEED RECORDS.

Outlook

2978 Athens Highway Water Availability

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 4/25/2025 10:12 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Friday, April 25, 2025 9:15:55 AM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: rsfreeland@charter.net <rsfreeland@charter.net>
Subject: 2978 Athens Highway Water Availability

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 Katie,

Please allow this email to serve as confirmation of water availability for the subject address. The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Athens Highway along the frontage of the subject property. The City currently has adequate domestic water capacity for the proposed convenience store.

Please let me know if you have any questions or need anything further.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | 770.538.2452
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

Outlook

HCPC Tentative Agenda 6.16.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 5/13/2025 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Item 1, 5183 Glen Forrest Drive, Ozoemena: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 5235/5241 Winder Hwy, Genuine Mapping: 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 may be required after review of business plan.

Item 3, 3654 Friendship Rd, Taylor Morrison: No comment. Public sewer.

Item 4, 3654 Thompson Bridge Rd, Fifth Third Bank: No comment. Public sewer.

Items 5A/B, 2978 Athens Hwy, Mistry: 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 may be required after review of business plan.

Item 6, 2620/2634 Barrett Rd, Dowdy: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Environmental Health can only permit residential strength wastewater; therefore, non-domestic wastewater will be required to be disposed of through public sewer or an EPD permitted system. Further determination will be made during the civil plan review process.

Item 7, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

Item 8, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

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

Outlook

RE: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

From Nembhard, Nakia L <NNembhard@dot.ga.gov>
Date Thu 5/8/2025 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Good morning,

1. No coordination with GDOT.
2. Will require GDOT coordination.
3. Will require GDOT coordination.
4. Will require GDOT coordination.
5. Will require GDOT coordination.
6. Will require GDOT coordination.
7. No coordination with GDOT.
8. No coordination with GDOT.

Thanks,

Nakia Nembhard
Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 8, 2025 9:46 AM
Subject: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

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

Good Morning,

Here is the Tentative Agenda and Maps for the **June 16, 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 **Friday, May 16, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 2, 2025

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 | **Genuine Mapping & Design c/o Ben Drerup**

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, July 24, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, July 24, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Community Development and Infrastructure

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2025

Subject: June 16, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 16, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

a. **Engineering**: No comment
b. **Traffic:** No comment
c. **Utilities:** No sewer in area. Gainesville water

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 **| Genuine Mapping & Design c/o Ben Drerup**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

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

b. **Traffic:** No comment
c. **Utilities:** Sanitary sewer is available to these via a force main on the south side of Winder Hwy. A pump station will be required.

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.
b. **Traffic:** No comment
c. **Utilities:** The new Friendship Road gravity sewer line runs through this property. It is available for connection.

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, 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 sanitary sewer service area.

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

(B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
b. **Traffic:** GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards
c. **Utilities:** Sanitary sewer is only available at this site via a force main. A pump station will be required.

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, 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:** Driveways will need to meet County industrial standards
c. **Utilities:** No sanitary sewer service in area. Hall County/Gainesville shared service area.

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**
9.

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 comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 5/9/2025 9:58 AM
To Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

June 16, 2025 Hall County Planning Commission Meeting

1. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**
   The Hall County Fire Marshal's Office has no comments as proposed.

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, 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

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

Also is dangers for kids playing around bakes rd. because of more traffic coming on bakes rd.

Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Sohan Singh

SOHAN SINGH
3050 Athens Hwy
Gainesville GA 30507

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

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Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

3825 Lee Ann Dr
Gainesville GA 30507
Phone [redacted]

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

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Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

3658 chase Dr
Gainesville ga 30507
Willie Thomas

Outlook

Objection Letter

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 6/11/2025 2:43 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Pedro Madera <[redacted]
Sent: Wednesday, June 11, 2025 2:41 PM
To: Planning <planning@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Objection Letter

[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Please consider my request
Thanks
Pedro Madera
[redacted]

Sent from my iPhone

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

Also is dangers for kids playing around bakes rd. because of more traffic coming on bakes rd.

Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Pedro Hodera

[redacted]

3262 Roy Parks Rd
Gainesville GA
30507

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

Also is dangers for kids playing around bakes rd. because of more traffic coming on bakes rd.

Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Bobby
3204 Roy Park Rd
Gainesville, GA 30507
[redacted]

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ASIF MISTRY
REQUEST: REZONE FROM I-1 TO H-B AND SPECIAL USE FOR CONVENIENCE STORE WITH FUEL SALES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: JUNE 16, 2025
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: JULY 24 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MAY 09, 2025 **AND NO LATER THAN** MAY 18, 2025.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MAY 18, 2025 **ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Asif Mistry **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 5/13/2025 (Date) **for** _____ (Name application filed as).

Signature _____
(The original document is required)

Revised September 2021

AGENDA ITEM

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

REPORT TO: **Work Session (07/21/25)**

REPORT TO: **Voting Meeting (07/24/25)**

ITEM NO: 413/2025

SUBJECT: **2978 Athens Highway | Special Use |** for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

Meetings:

Work Session Date: 07/21/25 **Voting Meeting Date:** 07/24/25

Executive Summary:

Presenter: BG

Recommendation:
Approval, with conditions

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.
4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.
6. All conditions of zoning shall be made a part of any plats created for the property.

Purpose of Request: **History:**

2978 Athens Highway | Special Use | for fuel sales in the Gateway Corridors Overlay District (GCOD) on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | Commission District 3 | **Asif Mistry, applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
BG	BG	WLI	CR
Clerk			
JR			

Attachments:
Board Memo
Recommendation Report
Application
Narrative
Site Plan
Plat
Maps
Renderings
Deed
Legal Description
Water Availability
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Public Comments
Notice Sign

Hall County Government
PLANNING AND ZONING

HALL COUNTY
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GAINESVILLE, GA 30503

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

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

From: Beth Garmon, Director of Planning & Zoning

Date: July 7, 2025

Subject: **2978 Athens Highway | Special Use |** for fuel sales in GCOD | on a 1.12± acre tract | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales | Asif Mistry, applicant**

The request before you is from Asif Mistry for a special use for a convenience store with fuel sales. This item is located within Commission District 3.

At their June 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions,** as the proposed use is consistent with the employment or Business Nodes and Corridors future land use classification within the Comprehensive Plan.

There were **three (3) comments submitted** in advance of the Planning Commission meeting, and **no one spoke during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.
3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.
6. All conditions of zoning shall be made a part of any plats created for the property.

HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT

Applicant ..... Asif Mistry

Request ..... (B) **Special Use** | for fuel sales in H-B

Proposed Use ..... Convenience store with fuel sales

Size ..... 1.12± acres

Zoning ..... **Current:** Light Industrial (I-1)
Proposed: Highway Business (H-B)

Location ..... **2978 Athens Highway |** Tax Parcel 15023 000173

Commission District ..... Three

Planning Commission Date ..... June 16, 2025

Staff Recommendation ..... **(B) Approval, with conditions,** as the proposed use is consistent with the Employment or Business Nodes & Corridors future land use classification within the Comprehensive Plan

Record Number..... HZCU25-0021

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

Vote: 4-0 (Varner absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

Excerpts from the minutes of the June 16, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, presented a summary of the request.

Rick Freeland, 3522 Old Duckett Mill Road, Gainesville, presented the request. The applicant has submitted two concurrent requests as part of a proposed commercial development: (A) to rezone a 1.12+ acre tract from Light Industrial (I-1) to Highway Business (H-B) and (B) a special use for a convenience store with fuel sales. On May 11, 2022, the subject parcel was rezoned from Suburban Shopping (S-S) to Light Industrial (I-1) for a welding shop. A land disturbance permit (HDEV23-0097) was issued and a boundary survey plat (HPLT23-0272) was approved; however, the site was never developed. Hall County GIS map imagery indicates that a residence and accessory structure were demolished between 2012 and 2015.

Public Forum:

Les Johnson, 5479 Fisherman Circle, Gainesville, spoke in favor of the project as he is working with the applicant.

Three comments in opposition were received electronically.

Planning Commission Comments:

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

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

Conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for

compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

(A) & (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 16, 2025, and as described in the project narrative dated April 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the development shall be approved by Georgia Department of Transportation (GDOT) and all traffic engineering standards shall be met. The developer shall be responsible for all associated costs with improvements necessary for the development.

3. The building shall comply with the architectural standards of the Gateway Corridor Overlay District and renovations and/or modifications of the building are subject to approval by the Director of Planning and Zoning or their designee.

4. Hours of operation for the convenience store shall be 6:00 a.m. to 12:00 a.m., seven days a week.

5. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development 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.

6. All conditions of zoning shall be made a part of any plats created for the property.

Summary Analysis

The applicant has submitted two concurrent requests as part of a proposed commercial development: (A) to rezone a 1.12± acre tract from Light Industrial (I-1) to Highway Business (H-B) and (B) a special use for a convenience store with fuel sales within the H-B zoning district.

On May 11, 2022, the subject parcel was rezoned from Suburban Shopping (S-S) to Light Industrial (I-1) for a welding shop. A land disturbance permit (HDEV23-0097) was issued and a boundary survey plat (HPLT23-0272) was approved; however, the site was never developed. Hall County GIS imagery indicates that a residence and accessory structure were demolished between 2012 and 2015.

The surrounding properties are zoned and developed as outlined below:

North:	Light Industrial (I-1): Developed with a cold-storage facility (ZON2005-00066).
East:	Light Industrial (I-1): Developed with a cold storage facility (ZON2021-00066).
South:	Light Industrial (I-1): Undeveloped (HDEV24-0136); approved for an industrial park and office space (ZON2016-00059).
West:	Agricultural Residential 1 (AR-1): Developed with single-family residences.

Per the submitted narrative and site plan, the applicant is requesting to rezone the subject parcel to Highway Business (H-B) for a convenience store with fuel sales. The proposed development includes a 4,116 square foot convenience store, a fuel canopy with 6 fuel pumps and 16 parking spaces. The submitted narrative and renderings show that the proposed building elevations will feature brick and stucco finishes.

Per the submitted site plan, a stormwater management pond will be located along the property line adjacent to Athens Highway. In addition to the landscaping strip, the applicant proposes a six-foot metal privacy fence to provide further screening. Per the submitted site plan and narrative, all required building setbacks, perimeter landscaping standards, and buffers will be met.

Per the site plan, two access points are proposed; one right-turn-only entrance on Athens Highway and one full access entrance on Baker Road.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed in an email dated April 25, 2025. Sanitary sewer service will be provided by an on-site septic system.

The development standards for the project are identified in the table below compared to the GCOD requirements (6.2):

GCOD Analysis

Standard	Proposed Work	Notes	Compliance
6.2.5.A.– Transitional buffers	The developed portion of the site is approximately 25 feet from the property	A 25-foot transitional buffer is required adjacent to residential property. Buffers shall	Complies

	zoned Agricultural Residential 1 (AR-1).	comply with GCOD standards.	
6.2.5.B.1 – Additional Landscape and Screening	Foundation plantings.	Shrubs must be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 lineal feet of building facade except for sides or rear of building used for loading or service areas. Foundation plantings may be clustered to provide visual interest.	Complies
6.2.5.B.2 – Additional Landscape and Screening	10 foot wide landscape strip along street frontage	Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.	Complies
6.2.5.C.1 – Parking Lot Design -Required # of Parking Spaces	16 parking spaces	Off-street parking space calculations are governed by Sec. 8.1 of the UDC. 16 parking spaces are required.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	Parking is located along the side property line and between the fuel canopy and the front of the convenience store.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Complies
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6 - Architectural Standards	The building elevations will feature stucco and brick finishes.	Shall comply with GCOD standards	Complies
6.2.7 – Signs	A freestanding sign is identified on the site plan that meets setback requirements.	Signage shall comply with GCOD standards.	Unknown
6.2.7 - Signs	Conceptual renderings show 3 wall signs on	One wall sign is permitted along each facade	Deficient

	façade adjacent to Athens Highway.	adjacent to a public right of way.	

Based on the future land use plan, staff finds the special use request *is consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors. The intent of this future land use designation is for new development along these major road corridors and intersections to consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals, particularly natural resource protections and high-quality landscape installations, to the fullest extent possible.

(A) & (B) Zoning Analysis – Rezone and Special Use

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a. 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 Highway Business (H-B) zoning district 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; **It is not anticipated that the use would adversely affect adjacent or nearby property provided required buffers are maintained.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; ; **The proposed rezoning and special use is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service. The property is served by Hall County sewer and City of Gainesville public water.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Business Nodes & Corridors future land use designation.**

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 affected 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 values 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; **According to GIS imagery, a residence and accessory structures were removed between 2012 and 2015. A land disturbance permit (HDEV23-0097) was issued; however, no work has begun.**

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 affecting the use or development of the property.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning, Highway Business (H-B), would create an isolated district; however, the zoning and use are consistent with the Future Land Use designation of "Business Nodes & Corridors" as well as the development of nearby commercially zoned properties.**

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support highway business uses based on the Future Land Use Map; however, the development as proposed requires rezoning and special use approval by the Board of Commissioners.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal 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 may 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 May 13, 2025, Emily McGahee stated, "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil

plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan."

Georgia Department of Transportation
In an email dated May 8, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that GDOT coordination is required.

Hall County Public Works and Utilities
In a memo dated May 16, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

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

Traffic:
GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards.

Utilities:
Sanitary sewer is only available at this site via a force main. A pump station will be required.

Hall County Fire Marshal
In an email dated May 9, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

ASIF MISTRY
2045 SUGARLOAF CLUB DR.
DULUTH, GA 30097
Phone 404.241.2718
Email Address amistry@mistrysgroup.com

Property Owner (Name & Mailing Address)

G&G FABRICATORS LLC (GUSTAVO BURGOS)
1311 EUGENE DRIVE
GAINESVILLE, GA 30507
Phone 706.335.7045
Email Address gustavo@metrositellc.com

Proposed Use CONVENIENCE STORE WITH FUEL SALES

Contact Person (Name & Mailing Address)

RICK FREELAND
3522 OLD DUCKETT MILL RD.
GAINESVILLE GA 30506
Phone 678.697.1575
Email Address rsfreeland@charter.net

Tax Parcel Number 150023 000173
Location Address 2998 ATHENS HWY. GAINESVILLE GA 30507

Status of Applicant

- ☐ Owner
- ☑ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Type of Request: ☐ SU ☐ CUP
Fee:$
Receipt #:
Check #:

Zoning: I-1
Acreage 1.123 AC.

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

Sign ASIF MISTRY Date: 4-16-25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

Corrected email: amistry@mistrysgroup.com

PLANNING AND DEVELOPMENT DEPARTMENT
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P 770-531-6809 | F 770-531-6992

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) G&G FABRICATORS LLC (GUSTAVO BURCIAGO)

Address 311 EUGENE DR.
GAINESVILLE, GA 30507

Phone Number 706.335.7045

Name of applicant(s) ASIF MISTRY

Address 2050 LULLWATER PLACE
LAWRENCEVILLE, GA 30543

Phone Number 404.247.2718

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

*

Personally appeared before me

GUSTAVO BURCIAGA

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

Notary Public

3-23-2025
Date

DAVID LAMON WARNOCK

DAVID LAMON WARNOCK
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 05/09/2026

DAVID LAMON WARNOCK
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 05/09/2026

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 3/23/2023 8:52:56 AM

BUSINESS INFORMATION	
CONTROL NUMBER	19114374
BUSINESS NAME	G&G FABRICATORS, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/23/2023
ANNUAL REGISTRATION PERIOD	2023, 2024, 2025

PRINCIPAL OFFICE ADDRESS	
ADDRESS	1311 Eugene Dr, Gainesville, GA, 30507, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Sunshine Brokers Inc	4812 McEver Road, Oakwood, GA, 30566, USA	Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Gustavo
AUTHORIZER TITLE	Member

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

* **Applicant's/Owner's Signature:** _____ **Date:** 3/11/25

Applicant's/Owner's Name (Printed): ASIF MISTRY

Revised December 2019

Outlook

Zoning meeting

From Asif Mistry <amistry@mistrysgroup.com>
Date Wed 6/11/2025 1:39 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Rick had asked me to email you to inform him that no money was contributed to any political person or parties for the zoning application

B.Regards,
Asif Mistry
President
Mistrys Group
Office: 678.696.5032 ext 102
Direct: 404.247.2718
Fax: 844.656.3824

PLANNING AND DEVELOPMENT DEPARTMENT
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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 above and that:

I have**____ I have not xxx

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: G&G Fabricators _____ Date: _____

Applicant's/Owner's Name (Printed): G&G FABRICATORS LLC (GUSTAVO BURCIAGA)

Revised December 2019

Narrative Report

Athens Highway Convenience Store Rezoning, Special Use & Variances

Applicant: Wolf Creek Inc. (Asif Mistry)
2050 Lullwater Place
Lawrenceville, GA 30543

04/18/2025

Athens Highway Convenience Store

Purpose

This report explores the possibility of rezoning and obtaining a special use and 2 variances for a 1.123 acre tract at 2978 Athens Highway in Hall County. The tract is currently vacant and zoned Light Industrial (l-1). The applicant wishes to rezone to H-B and develop a convenience store with fuel sales on the property.

Current Gateway Corridor regulations require parking to be in the back and to the side of businesses. The owner and developer are also asking a variance to this requirement to allow the parking to be placed in the front and to the side of the convenience store but away from the Athens Hwy. right-of-way, as well as a variance to the minimum number of parking spaces.

This plan should be considered conceptual in nature, and certain modifications may be necessary on the design of the preliminary plat and construction documents for the project. Modifications may include specific building and parking lot alignments and other improvements to adjust for field conditions. It is understood that land uses shown herein will not change, and only one building will be constructed.

Other than the required variances, the building and development will conform to Hall Gateway Corridor Overlay District requirements. The project will be served by City of Gainesville water and an individual sewage disposal system (septic). Trash will be placed in a dumpster located within an enclosure and screened as per regulations.

Two driveways will provide access to the development. The first entrance will be a one way, right turn only driveway on Athens Highway, which will meet all GDOT requirements. The GDOT has been consulted and is recommending this type entrance here.

The second entrance will be two way and will be on Baker Road. This driveway will meet Hall County Traffic Engineering standards.

Site Characteristics

The site is 1.123 acres, mixed scrub vegetation and open area and is currently vacant. Topographically, the site drops approximately 16' in elevation from the southern property line at Baker Road to the northern most corner.

During an on-site investigation, no apparent rock or wetland areas were visible. There do not appear to be any state waters associated with the property but all County and State regulations governing state waters will be adhered to if required.

Water is provided by the City of Gainesville. The nearest fire hydrant is off Baker Road in front of the property.

Cultural Requirements

The subject acreage is in Hall County, Georgia, and is currently zoned l-1 (as confirmed by the Hall County Planning Department). The owner proposes to apply for a rezoning to H-B for the purpose of developing a convenience store with fuel sales.

The required building setbacks for H-B zoning are within the Gateway District are 30’ from the right-of-ways of Athens Highway and Baker Road or 55’ from the centerline whichever is greater for the front, 20' from the side property lines, and 10' from the rear property line. The development will conform to these existing setbacks.

A 10’ landscape strip is required along the property frontage.

Proposed Land Use

The subject property is surrounded on all sides by AR-1 zoned properties. To the northwest is property owned by Byrd. To the southwest is a tract owned by Villanueva.

The proposed rezoning will be for the purpose of building an approximately 4,116 s.f. building for use as a convenience store with fuel sales. The store will be supported by an asphalt parking lot with curb and gutter.

The facility will be open seven days a week. Hours of operation are from 6:00 a.m. to 12:00 a.m.

Street trees and shrubs will be planted within the landscape strips fronting Athens Highway and Baker Road.

Architecture -

Architectural styles shall conform to requirements of the Gateway Corridor Overlay District regulations.

The building will have a brick façade finish. All building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the Hall County Planning and Building Department staff.

Parking -

Parking spaces shown on the concept plan reflect the regulatory requirement for a convenience store dispensing fuel of 3 spaces per 1,000 s.f. plus 1 space per fuel pump. This results in 19 spaces required. Conceptual design indicates that due to the size and configuration of the tract as well as other factors affecting infrastructure the site can only accommodate 16 spaces for the 4,116 s.f. building. The 16 spaces include two handicap spaces.

Hall County's new Unified Development Ordinance calls for developments within Gateway districts have parking in the side at rear of the building. Site characteristics, the tract's status as a corner lot and storm water management considerations will not support parking in the rear or side. The owner/developer is also asking for a variance to this ordinance requirement as part of his rezoning request in order to position the parking in front of the building but away from the right-of-way, as shown on the site plan.

The driveway aprons will be paved according to Hall County and/or GDOT standards. Access for those with disabilities will meet all ADA requirements.

Landscaping -

A 25’ vegetated transitional buffer is required between residential and highway business uses in Gateway Overlay districts. The buffer will be planted according to Hall County standards.

Tree Protection and other landscaping shall adhere to applicable Hall County ordinances.

The detention pond will be screened from Athens Hwy. with trees at a minimum as per the ordinance requirements for trees in the 10’ landscape strip, plus shrubs at least 3’ tall in a number exceeding the landscape strip requirements to ensure adequate screening. A 6’ metal privacy fence is also proposed for further screening of the detention pond are.

All plantings are subject to best practices of the horticultural and landscape for grouping and spacing.

Infrastructure Improvements -

All utilities, including but not limited to water, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit before driveway or sidewalk construction. No open cuts shall be allowed in Athens Highway and/or Baker Road unless allowed by Hall County Public Works or the GDOT for tying into existing water mains. All open trenches shall be covered at the end of each work day.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All necessary Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP’s and storm water management facilities will be in place and operating as construction proceeds, and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Signage -

One monument type sign will be constructed along the Athens Highway frontage and will meet all current Hall County signage standards. The sign will be lighted as per normal convenience store development practices and will conform to Hall County lighting requirements.

All signage, hardscape materials and planting will be subject to review and approval by Hall County Planning Department staff.

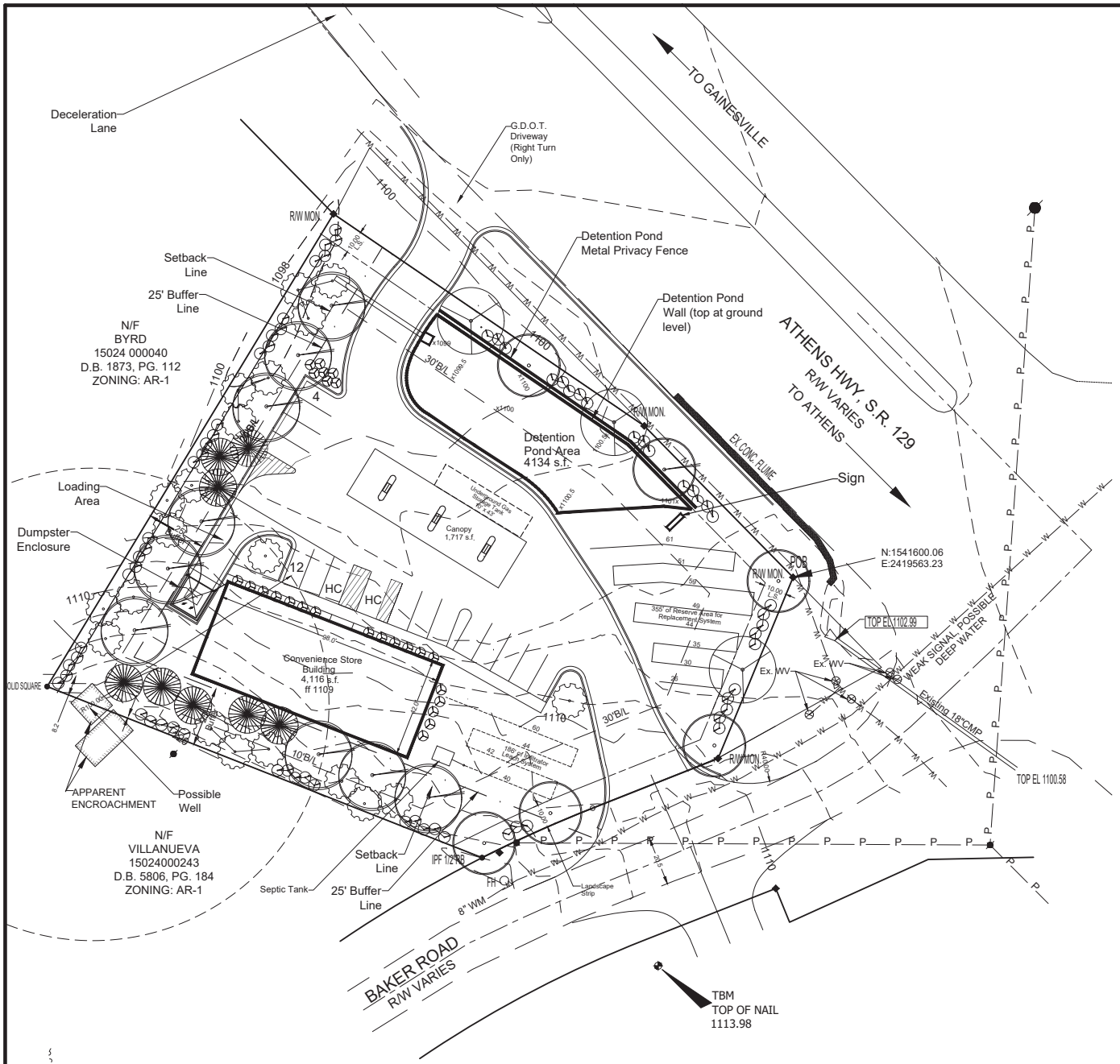
The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

Lighting –

There will be pole mounted low level non-spill lighting fixtures placed around the perimeter of the parking lot, and low level non-spill façade mounted lighting fixtures attached to the corners of the building for security purposes.

Attachments:

- Hall County Zoning, Special Use & Variance Application Package
- Concept Plan
- Plat
- Legal Description
- Representative Renderings & Elevations



DEVELOPMENT INFORMATION

OWNER/DEVELOPER & 24 HOUR CONTACT:
WOLF CREEK INC. (ASIF MISTRY)
2050 LULLWATER PLACE
LAWRENCEVILLE, GEORGIA 30543
PHONE: (404) 247-2718
EMAIL: amistry@mistrygroup.com

SITE ADDRESS:
2978 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
TAX PARCEL: 150023 000173

AREA=1.123 AC.

ZONING INFORMATION
ZONING: Currently I-I; Rezoning Request: H-B
* site is within the Gateway Overlay District

BUILDING INFORMATION
* 1-story building (98' x 42')
* Building Area: 4,116 s.f.

BUILDING SETBACKS:
* Front - 30'
* Side - 20'
* Rear - 10'

LANDSCAPE STRIP
* 10' fronting streets

REQUIRED BUFFER
* 25' vegetated transitional

MINIMUM DENSITY
* Allowed: 1 building per 15,000 s.f. lot area
* Actual: 1 building on 48,918 s.f. lot area

VEGETATIVE BUFFER:
* 25' side & rear where abutting residential zoned properties
* 10' front landscape strip

PARKING
* Required: 3 spaces per 1,000 s.f. plus 1 per pump
* 4,116 s.f. / 1,000 x 3 = 12.35 spaces + 6 = 19
* Actual spaces shown = 16
* TOTAL SPACES = 16 (Includes 2 handicap spaces)

PLANT KEY

AS	Sugar Maple	
QC	Scarlet Oak	
TD	Baldcypress	
AR	Red Maple	
VJ	Virginia Pine (species & cultivar 'Wate's Golden'	
MG	Little Gem Magnolia	
IC	Carissa Holly	

GRAPHIC SCALE - FEET
20 0 20 40 60

Rick Freeland Landscape Architecture
3522 Old Duckett Mill Road Gainesville, Georgia 30506
Phone: (678) 697-1575 Fax: (770) 532-7647

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED,OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR WORK PROVIDED BY OTHERS & USED IN THE DESIGN OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOILS INFORMATION.

Level II Cert. #: 0000000867

Conceptual Layout Plan
Convenience Store

Wolf Creek Inc. (Asif Mistry)
2050 Lullwater Place
Lawrenceville, GA 30543

DESIGNED BY:	RSF
DRAWN BY:	RSF
DATE ISSUED:	
LATEST REVISION OF THIS SHEET:	04-16-25
JOB NUMBER:	22002
SCALE:	1" = 20'
SHEET:	1 of 1

6.16.2025 Item 6

eFiled and eRecorded
DATE: 02/26/2024
TIME: 5:00 PM
PLAT BOOK: 884
PAGE: 358 - 358
FILING FEES: $10.00
PART ID: 1360930986
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13139C 0310f, DATED 09/29/2006, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA.

MAP PARCEL # 15023000173

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SURVEY ACCURACY NOTES:

1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
3.) PLAT PRECISION: 1'/965,281'.
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.

REFERENCES:
1) DEED BOOK 8444, PAGE 675.
2) RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521-525.

GRID NORTH - GA WEST ZONE

Hall County Government
BOARD OF COMMISSIONERS

May 13, 2022

G & G Fabrications LLC
Attn: Gustavo Burciaga or Lamar Warnock
1111 Eugene Dr
Gainesville, GA 30507

RE: Application to Rezone

Dear Gustavo Burciaga or Lamar Warnock:

Please be advised that it is at Meeting on May 12, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of G & G Fabrications LLC to rezone from S-Suburban Shopping (S-5) to Light Industrial (I-1) on a 1.01 acre tract located on the west side of Athens Highway at its intersection with Baker Road a.k.a. 2918 Athens Highway; Zoned S-5; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop; Commission District 3.

Conditions:

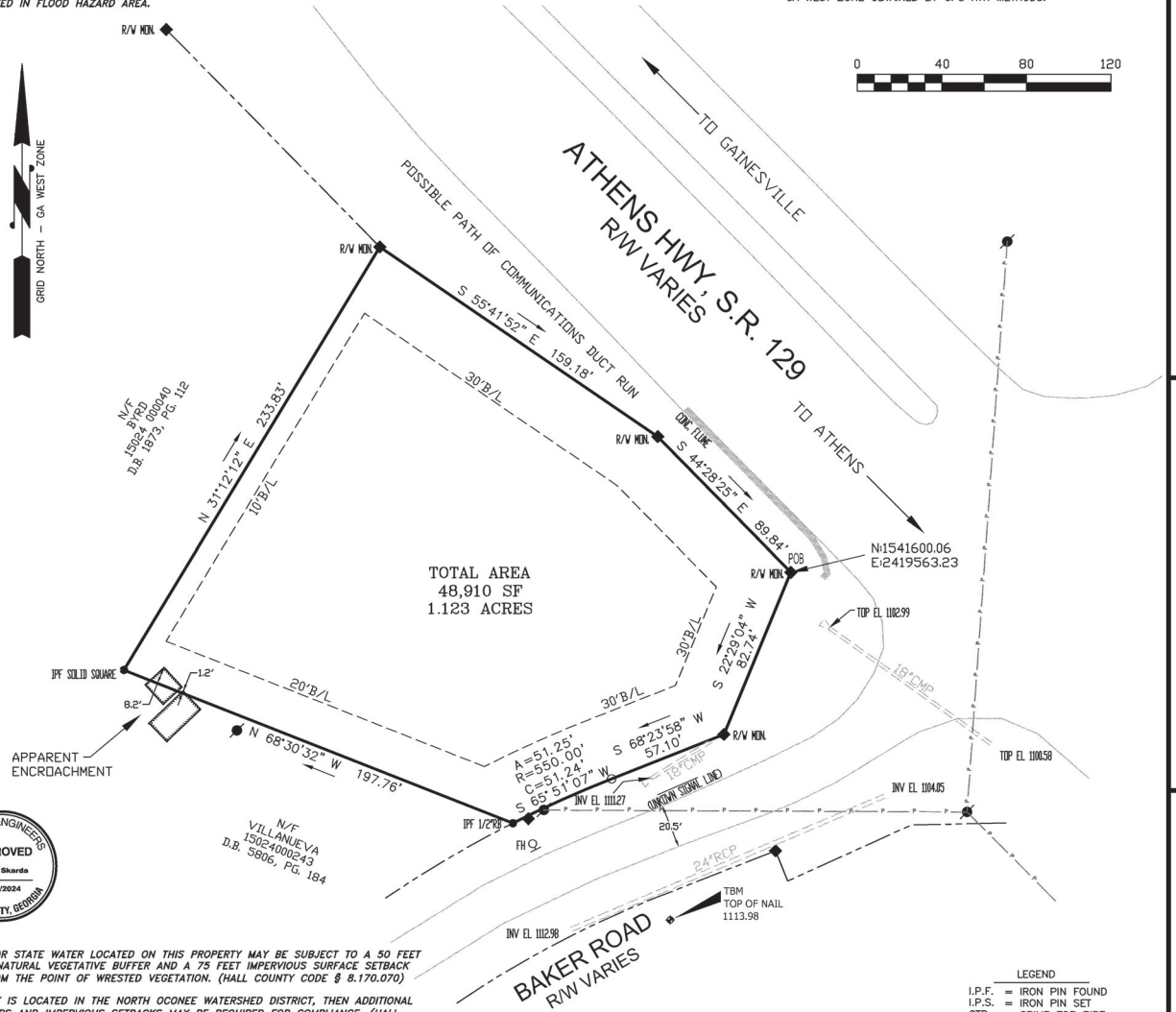
1. The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
2. The building materials and architectural design shall be consistent with §17.420.000, but variances to the building materials are approved as a part of this request.
3. Any outdoor storage shall be screened in accordance with §17.260.020 of the Official Code of Hall County.
4. All welding activities shall be conducted within the enclosed building.
5. All conditions of zoning shall be made part of any plat created for the property.
6. A 50 inch transitional buffer shall be added along the 330 feet lot line as well as the 256.3 feet lot line.
7. All site buffers shall stay as proposed on applicant's site plan.
8. All exterior colors and materials for roofing and siding shall be submitted for approval by the Director of Planning and Development.

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

Sincerely,

Jennifer Rivera
Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doverton, Planning & Development Director



ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 8.170.070)

IF A PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C 0070G, HALL COUNTY GEORGIA, DATED 04/04/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN.

COUNTY ENGINEERS APPROVED Jason Skarda 2/21/2024 HALL COUNTY, GEORGIA

HALL COUNTY DEPT. OF PUBLIC HEALTH Emily McGahee 1/31/2024

Dan Parham Soils

RECORDING PERMIT
BY Brittany Walker
HALL COUNTY PLANNING COMMISSION
DATE: 2/1/2024

LEGEND

I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
CTP	= CRIMP TOP PIPE
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
P.P.	= POWER POLE
-P-	= POWER LINE
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
25' SB	*25' STATE BUFFER*
50' UB	*50' UNDISTURBED BUFFER*
75' IS	*75'IMPERVIOUS SETBACK*

SURVEYOR'S CERTIFICATE

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by the approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

"It is hereby certified that the monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown."

RLS #2985

GEORGIA REGISTERED No. 2985 PROFESSIONAL LAND SURVEYOR JESSIE R. HENDERSON

BOUNDARY SURVEY FOR:
GUSTAVO BURCIAGA

STATE	GA	SCALE 1" = 40'	JOB # 21245
COUNTY	HALL	G.M.D. TADMORE	

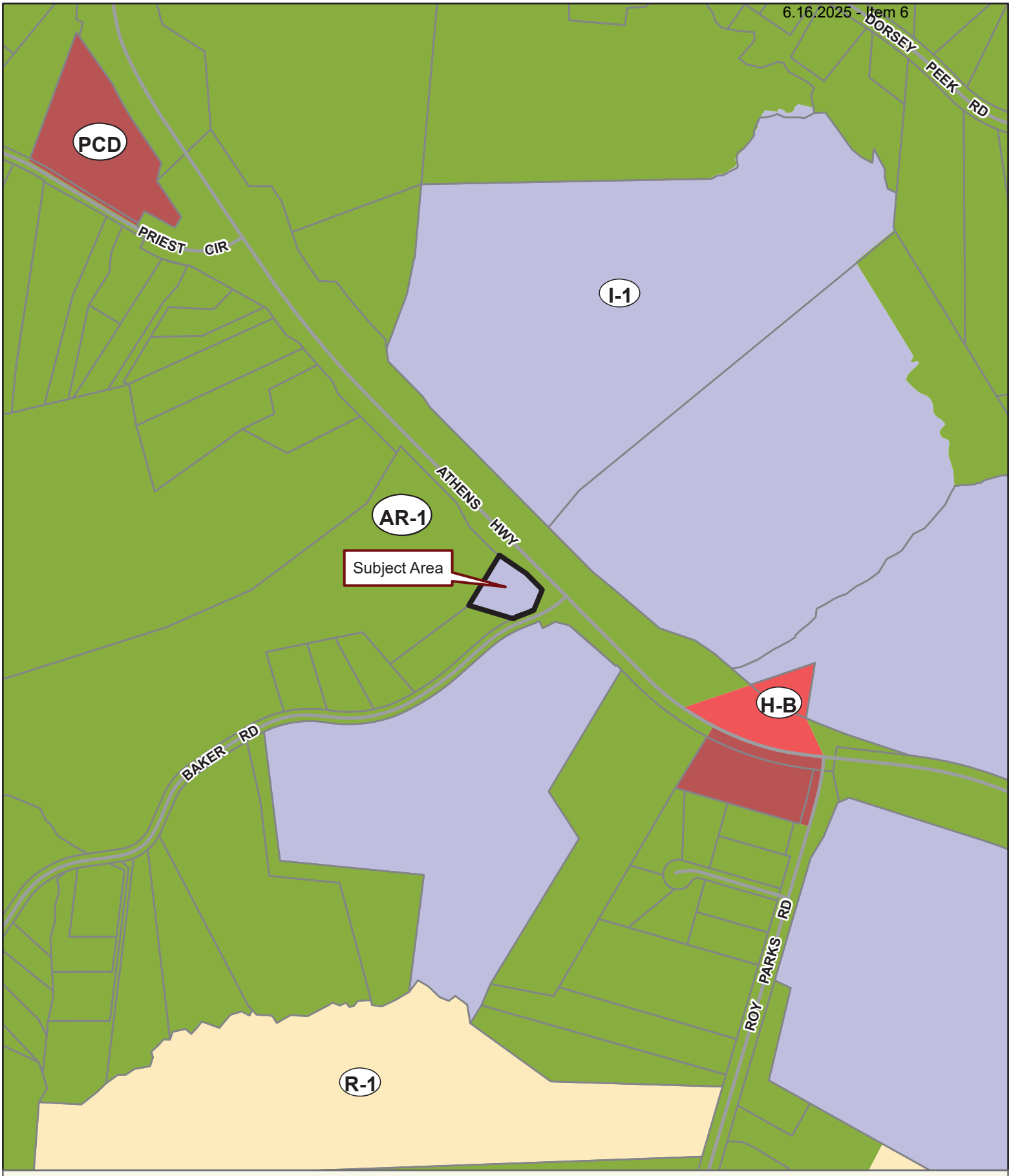
FIELD DATE: JUNE 07, 2023
PLAT DATE: NOVEMBER 17, 2023

Surveyed by:
ROBBIE HENDERSON
Surveying & Planning
2450 FREEDOM PARKWAY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.
Deuteronomy 19:14

SH.1 OF 1

6.16.2025 - Item 6



Applicant: ASIF MISTRY
Tax Parcel #: 15023 000173
Location: 2978 ATHENS HIGHWAY, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: ASIF MISTRY
Tax Parcel #: 15023 000173
Location: 2978 ATHENS HIGHWAY, GAINESVILLE GA 30507
Commission District 3 **PC Mtg. Date: 06/16/2025**

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

Applicant: ASIF MISTRY
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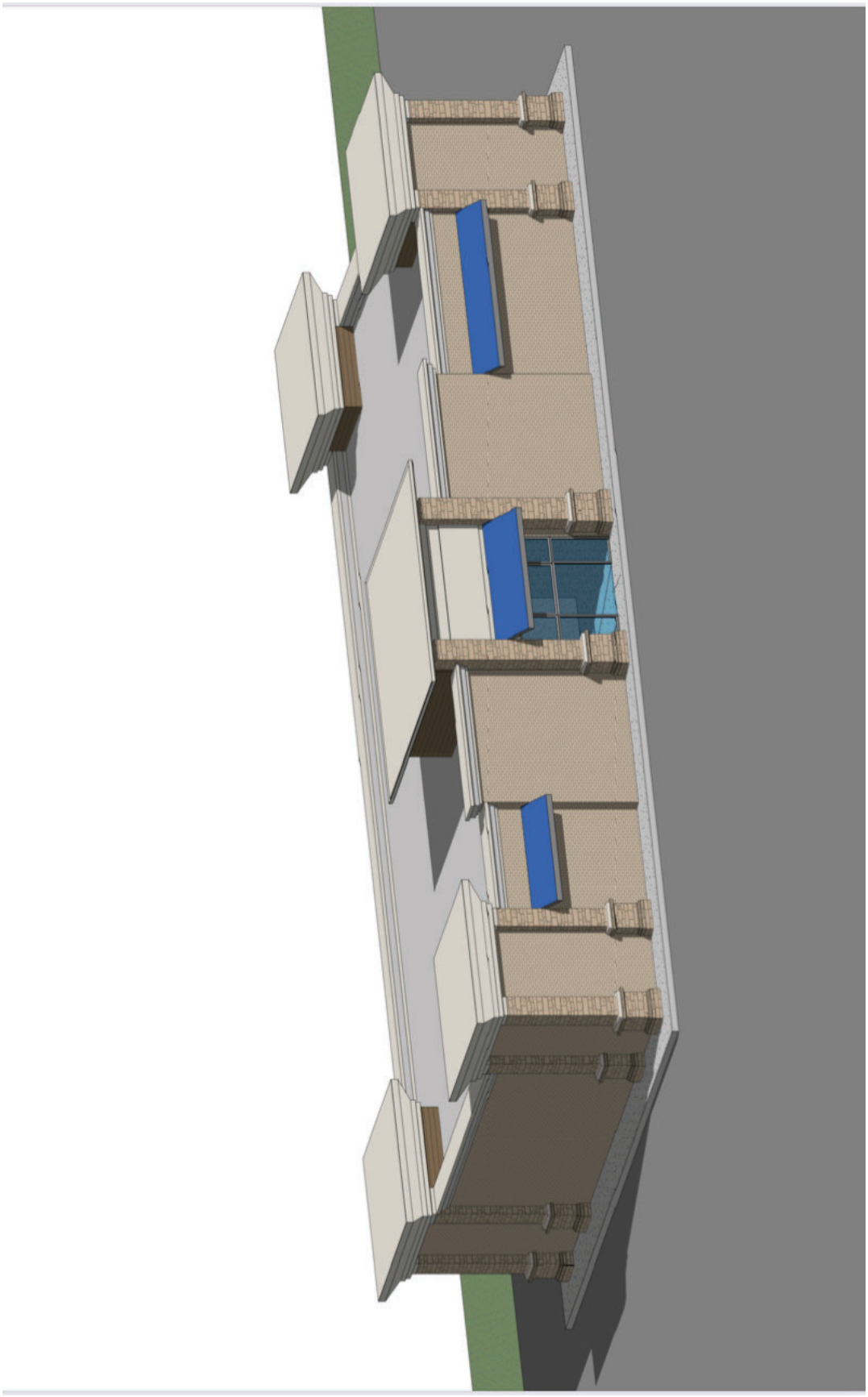
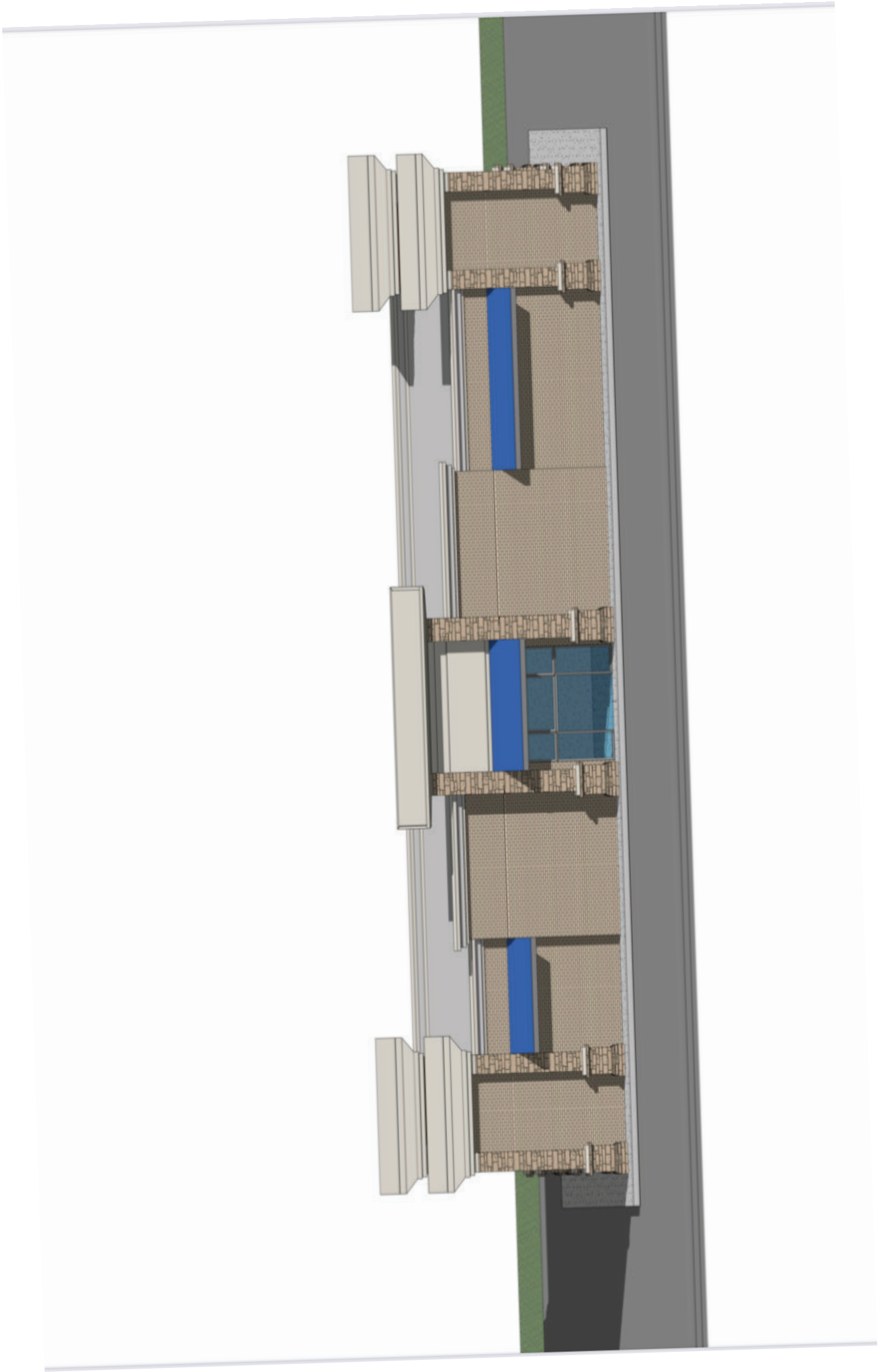
0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N





KYLE'S CORNER
MARKET
BROWN BAG DELI
BEER & WINE
the Original
SHOP

eFiled and eRecorded
DATE: 05/17/2022
TIME: 9:09 AM
DEED BOOK: 9127
PAGE: 146 - 148
FILING FEES: $25.00
TRANSFER TAX: $124.00
PARTICIPANT ID: 0419150030
PT61: 069-2022-004442
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

220518B
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **May 16th, 2022**, between **NANNO PROPERTIES, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **G&G FABRICATORS, LLC**, 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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, 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 BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of 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:

NANNO PROPERTIES, LLC

Witness

By: _____ (Seal)
GENARO MATA, MEMBER/MANAGER

Notary Public
My Commission Expires:
(NOTARY SEAL)

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2026

EXHIBIT "A"

ALL THAT TRACT or parcel of land, situate, lying and being in the Tadmore District of Hall County, Georgia, located on the West side of the Gainesville-Athens paved Highway, and more particularly described as follows:

Beginning at an iron pin on the West side of the right-of-way of said Gainesville-Athens paved highway at the Northwest intersection where Wallace Road intersects with said Gainesville-Athens Highway; thence in a northerly direction along the right-of-way of said Gainesville-Athens Highway 285 feet, more or less, to an iron pin corner common to this property and property, now or formerly of John David Adams; thence in a westerly direction along said property, now or formerly of John David Adams; 279 feet, more or less to an iron pin corner; thence in a southerly direction along property, now or formerly of Thelma Sosebee 186 feet, more or less, to an iron pin on the North side of Wallace Road; thence in an easterly direction along the North side of Wallace Road 180 feet, more or less, to an iron pin on the West side of the right-of-way of said Gainesville-Athens Highway and back to the point of beginning, containing one (1) acre, more or less, and being a part of the homeplace of J. W. Adams.

LESS AND EXCEPT ALL THAT PROPERTY CONVEYED TO THE GEORGIA DEPARTMENT OF TRANSPORTATION IN RIGHT OF WAY DEED RECORDED IN DEED BOOK 7056, PAGE 390, ET. SEQ., AND CORRECTIVE RIGHT OF WAY DEED RECORDED IN DEED BOOK 7093, PAGE 521; DEED BOOK 573, PAGE 79 AND DEED BOOK 959, PAGE 217, ET. SEQ., ALL OF THE HALL COUNTY, GEORGIA DEED RECORDS.

Outlook

2978 Athens Highway Water Availability

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 4/25/2025 10:12 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Friday, April 25, 2025 9:15:55 AM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: rsfreeland@charter.net <rsfreeland@charter.net>
Subject: 2978 Athens Highway Water Availability

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 Katie,

Please allow this email to serve as confirmation of water availability for the subject address. The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Athens Highway along the frontage of the subject property. The City currently has adequate domestic water capacity for the proposed convenience store.

Please let me know if you have any questions or need anything further.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | 770.538.2452
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

Outlook

HCPC Tentative Agenda 6.16.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 5/13/2025 9:01 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Item 1, 5183 Glen Forrest Drive, Ozoemena: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

Item 2, 5235/5241 Winder Hwy, Genuine Mapping: 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 may be required after review of business plan.

Item 3, 3654 Friendship Rd, Taylor Morrison: No comment. Public sewer.

Item 4, 3654 Thompson Bridge Rd, Fifth Third Bank: No comment. Public sewer.

Items 5A/B, 2978 Athens Hwy, Mistry: 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 may be required after review of business plan.

Item 6, 2620/2634 Barrett Rd, Dowdy: Must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Environmental Health can only permit residential strength wastewater; therefore, non-domestic wastewater will be required to be disposed of through public sewer or an EPD permitted system. Further determination will be made during the civil plan review process.

Item 7, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

Item 8, 5401 Old Winder Hwy, K2P Land Partners: No comment. Public sewer.

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

Outlook

RE: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

From Nembhard, Nakia L <NNembhard@dot.ga.gov>
Date Thu 5/8/2025 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.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.

Good morning,

1. No coordination with GDOT.
2. Will require GDOT coordination.
3. Will require GDOT coordination.
4. Will require GDOT coordination.
5. Will require GDOT coordination.
6. Will require GDOT coordination.
7. No coordination with GDOT.
8. No coordination with GDOT.

Thanks,

Nakia Nembhard
Civil Engineer 3

Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, May 8, 2025 9:46 AM
Subject: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

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

Good Morning,

Here is the Tentative Agenda and Maps for the **June 16, 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 **Friday, May 16, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 2, 2025

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 | **Genuine Mapping & Design c/o Ben Drerup**

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, July 24, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, July 24, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Community Development and Infrastructure

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2025

Subject: June 16, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 16, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5183 Glen Forrest Drive | Variance to section 4.3 |** to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 **| Proposed Use: Bring an existing residence into compliance |** * Commission District 1 | **Chinyere Ozoemena, applicant**

a. **Engineering**: No comment
b. **Traffic:** No comment
c. **Utilities:** No sewer in area. Gainesville water

2. **5235 & 5241 Winder Highway | Variance to Section 6.2 |** GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 **| Proposed use: Office/warehouse |** *Commission District 1 **| Genuine Mapping & Design c/o Ben Drerup**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

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

b. **Traffic:** No comment
c. **Utilities:** Sanitary sewer is available to these via a force main on the south side of Winder Hwy. A pump station will be required.

3. **3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use |** to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A **| Proposed use: Model homes & construction trailer |** **Commission District 1 | **Taylor Morrison of GA, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.
b. **Traffic:** No comment
c. **Utilities:** The new Friendship Road gravity sewer line runs through this property. It is available for connection.

4. **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 **| Proposed use: Financial Institution |** ** Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, 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 sanitary sewer service area.

5. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**

(B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
b. **Traffic:** GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards
c. **Utilities:** Sanitary sewer is only available at this site via a force main. A pump station will be required.

6. **2620 & 2634 Barrett Road | Rezone |** from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, 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:** Driveways will need to meet County industrial standards
c. **Utilities:** No sanitary sewer service in area. Hall County/Gainesville shared service area.

7. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream
b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

8. **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** ** Commission District 1 | **K2P Land Partners, LLC, applicant**
9.

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 comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
c. **Utilities:** Hall County sanitary sewer runs through the site.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 5/9/2025 9:58 AM
To Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

June 16, 2025 Hall County Planning Commission Meeting

1. **(A) 2978 Athens Highway | Rezone |** from Light Industrial (I-1) to Highway Business (H-B) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | **Proposed use: Convenience store with fuel sales** | ** Commission District 3 | **Asif Mistry, applicant**
   The Hall County Fire Marshal's Office has no comments as proposed.

   (B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 **| Proposed use: Convenience store with fuel sales |** ** Commission District 3 | **Asif Mistry, 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

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

Also is dangers for kids playing around bakes rd. because of more traffic coming on bakes rd.

Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Sohan Singh

SOHAN SINGH
3050 Athens Hwy
Gainesville GA 30507

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

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Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

3825 Lee Ann Dr
Gainesville GA 30507
Phone [redacted]

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

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Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

3658 chase Dr
Gainesville ga 30507
Willie Thomas

Outlook

Objection Letter

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 6/11/2025 2:43 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Pedro Madera <[redacted]
Sent: Wednesday, June 11, 2025 2:41 PM
To: Planning <planning@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Objection Letter

[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Please consider my request
Thanks
Pedro Madera
[redacted]

Sent from my iPhone

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

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Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Pedro Hodera

[redacted]

3262 Roy Parks Rd
Gainesville GA
30507

Objection Letter

Date-6/6/2025

Zoning Site address

2978 Athens Hwy

Gainesville, GA 30507

Rezoning hearing date June 16, 2025

I am writing to object to the above address Zoning I-1 to H-B by allowing convenience store with fuel sales on their piece of property the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality and the surrounding area will be littered with convenience store with fuel sales.

Also is dangers for kids playing around bakes rd. because of more traffic coming on bakes rd.

Also the proposed construction of this convenience store with fuel sales would take away business from local convenience stores.

Overall, I feel the zoning that would allow this to take place is not in the best interest of the citizens of Bakers Road and Athens Hwy and I strongly urge you to reconsider your decision.

Thank you

Sincerely

Bobby
3204 Roy Park Rd
Gainesville, GA 30507
[redacted]

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ASIF MISTRY
REQUEST: REZONE FROM I-1 TO H-B AND SPECIAL USE FOR CONVENIENCE STORE WITH FUEL SALES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: JUNE 16, 2025
Time: 5:15 P.M.
&
COUNTY COMMISSION
Date: JULY 24 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

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

HALL COUNTY
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We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MAY 09, 2025 **AND NO LATER THAN** MAY 18, 2025.

THE ORGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MAY 18, 2025 **ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Asif Mistry **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 5/13/2025 (Date) **for** _____ (Name application filed as).

Signature _____
(The original document is required)

Revised September 2021