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, February 26, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

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

Proclamation/s

3 Approve the proclamation recognizing the 25th Anniversary of Delta Sigma Theta Sorority, Inc. - Hall County Alumnae Chapter.

Consent Agenda

4 Approve the February 23, 2026 Work Session minutes.

5 Approve the February 23, 2026 Executive Session minutes.

6 Approve the February 12, 2026 Voting Meeting minutes.

7 Approve the Employment Agreement for the Assistant Director of Public Works and Utilities.

8 Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

9 Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

10 Approve the release of a $1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

11 Approve the acceptance of a $488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

12 Approve the extension of a $609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.

13 Approve the extension/reduction of a $1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.

14 Approve the release of a $1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.

15 Approve the release of $142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.

16 Approve the 2023 and 2024 Real Property refund in the amount of $1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

Other Business - Appointments for Consideration

17 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

Other Business - County Attorney

18 Public Hearing for approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

Other Business - Financial Services

19 Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

Other Business - Planning and Development

20 Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

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

21 **3608 Joe Chandler Road | Variance from Section 7.7.3 |** for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

22 **3608 Joe Chandler Road | Special Use |** for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

23 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting.

24 **7355 Tribble Gap Road | Special Use |** for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential** | Commission District 3 | **Haley Stapleton, applicant**

25 **888 & 890 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

26 **888 & 890 Gainesville Highway | Variance to Section 2.2.2 |** to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

27 **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**

28 **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, applicant**

29 **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

30 **5401 Old Winder Highway | Amend Conditions of Zoning |** 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

County Administrator

Commission Time

Adjourn

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

AGENDA ITEM

Invocation

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 706/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

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 (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 730/2025

SUBJECT: Commissioner Kathy Cooper

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

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

Proclamation/s

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 85/2026

SUBJECT: Approve the proclamation recognizing the 25th Anniversary of Delta Sigma Theta Sorority, Inc. - Hall County Alumnae Chapter.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: AO

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing the 25th Anniversary of Delta Sigma Theta Sorority, Inc. - Hall County Alumnae Chapter.

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?	2026-02-26

Approvals:

Approve	Public Information	Administration	Clerk
AD	SC	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Delta Sigma Theta Sorority, Incorporated is a sisterhood of college-educated women founded on the principles of scholarship, service, and social action, committed to promoting educational excellence, assisting vulnerable populations, and advancing civic engagement and social justice; and***

WHEREAS, ***the Hall County Alumnae Chapter of Delta Sigma Theta Sorority, Incorporated was chartered on March 31, 2001, in Gainesville, Georgia; and***

WHEREAS, ***for 25 years, the Hall County Alumnae Chapter has faithfully advanced the mission of Delta Sigma Theta by implementing innovative, relevant, and impactful programs aligned with the Sorority's Five-Point Programmatic Thrust: economic development, educational development, international awareness and involvement, physical and mental health, and political awareness and involvement; and***

WHEREAS, ***the chapter has delivered signature initiatives that have enriched and strengthened the Hall County community, including the Black History Quiz Bowl, Luggage for Foster Care, HIV/AIDS awareness efforts, financial literacy activities, voter education and registration initiatives, and participation in the Back-to-School Round Up in partnership with the Gateway Women's Shelter. The chapter has invested deeply in local youth through scholarship fundraisers that provide scholarships and book stipends to graduating high school seniors, while expanding its visibility in the Hall County School System through mentoring programs, educational workshops, and youth-centered support services; and***

NOW THEREFORE, BE IT RESOLVED ***the Hall County Board of Commissioners does hereby recognize and celebrate the 25th Anniversary of Delta Sigma Theta Sorority, Incorporated, Hall County Alumnae Chapter, and commends the chapter for its extraordinary service, leadership, and contributions to the betterment of Hall County and its residents.***

Adopted this 26th day of February 2026.

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 (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 91/2026

SUBJECT: Approve the February 23, 2026 Work Session minutes.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the February 23, 2026 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?	2026-02-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

2-23-2026 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, February 23, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Commissioner Billy Powell was absent.

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

Discussion

Commissioner Poole suggested implementing a rotating system for Commissioners to serve on various boards. Commissioner Cooper requested a detailed list indicating which Commissioners currently serve on each Board. Ms. Rivera will compile the information and present it at Thursday's Voting Meeting.

County Attorney

Mr. Lawhon addressed the Board.

2 Approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

Public Hearing and consideration to be held at the Thursday, February 26, 2026 Voting Meeting.

Financial Services

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

3 Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

Presentation and consideration to occur at the Thursday, February 26, 2026 Voting Meeting.

Human Resources

Dr. LisaRae Jones, Director of Human Resources, addressed the Board.

4 Approve the Employment Agreement for the Assistant Director of Public Works and Utilities.

Consent

Planning & Zoning

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

5 **3608 Joe Chandler Road | Special Use |** for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

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13 **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

14 **5401 Old Winder Highway | Amend Conditions of Zoning |** 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.

15 Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

Public Hearing and consideration to be held at the Thursday, February 26, 2026 Voting Meeting.

Public Works and Utilities

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

16 Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

Consent

17 Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

Consent

18 Approve the release of a $1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Consent

19 Approve the acceptance of a $488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Consent

20 Approve the extension of a $609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.

Consent

21 Approve the extension/reduction of a $1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.

Consent

22 Approve the release of a $1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.

Consent

23 Approve the release of $142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.

Consent

Tax Assessors

John Smith, Deputy Chief Appraiser, addressed the Board.

24 Approve the 2023 and 2024 Real Property refund in the amount of $1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

The following people addressed the Board:

- *Amanda McGee, 5156 Daylily Drive, Braselton*
- *Ruth Dubin, 3980 Oak Harbour Drive, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, in response to the public comments received, Commissioner Poole stated that he has addressed the matter concerning Immigration & Customs Enforcement (ICE) in Hall County.

Executive Session

Chairman Gibbs/Commissioner Stowe — to go into Executive Session at 4:08 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

25 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 Poole/Commissioner Stowe — to adjourn the Executive Session at 4:42 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:42 p.m.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 92/2026

SUBJECT: Approve the February 23, 2026 Executive Session minutes.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the February 23, 2026 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?	2026-02-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 93/2026

SUBJECT: Approve the February 12, 2026 Voting Meeting minutes.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the February 12, 2026 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?	2026-02-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

2-12-2026 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, February 12, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

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

Commissioner Gregg Poole was absent.

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve with an amendment to add a presentation following Public Comments — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Chairman David Gibbs delivered the invocation in the absence of Commissioner Poole.

Pledge

2 Commissioner Jeff Stowe

Public Comments

The following people addressed the Board:

- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Presentation

David Lee, Jackson EMC, addressed the Board.

Presentation of Jackson EMC Refund Checks.

Mr. Lee presented the Baord with annual margin refund checks in the amount of $40,303.37.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

3 Approve the proclamation recognizing February 20, 2026 as Arbor Day.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

4 Approve the proclamation recognizing February 12, 2026 as Georgia Day.

Commissioner Powell presented Terry Hughes, Helen Powell, Julie Hawk, Penny Walker, Amy Van Doorn, Kay Beaver and Amy Woodrick with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

5 Approve the February 9, 2026 Executive Session minutes.

6 Approve the February 9, 2026 Work Session minutes.

7 Approve the February 9, 2026 Meeting minutes.

8 Approve the January 22, 2026 Voting Meeting minutes.

9 Approve the January 22, 2026 Executive Session minutes.

10 Approve the January 22, 2026 Meeting minutes.

11 Approve the award of RFQ/P #46-026 Demand Services for Fabrication & Installation of Hall County Facility Signage to Miller EG Design of Acworth, GA. The estimated annual cost is $81,048.32.

12 Approve the re-appointment of Commissioner Kathy Cooper to the Avita Community Partners Board to serve a term from January 1, 2026 to December 31, 2028. Commission Districts 1, 2, 3 & 4.

13 Approve the ratification of the application and award for the Georgia County Internship Program (GCIP) Grant for Planning & Zoning to hire a Planning Intern in the amount of $2,959.50, and appoint the Grants Manager as the Program Designee; authorization for the Chairman to execute the Georgia County Internship Program Grant Agreement with the Association County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. along with all related application and award documents. No match is required.

14 Approve the Memorandum of Agreement with Lumpkin County for mowing of certain right of ways, subject to review and approval by the County Attorney.

15 Approve the subscription renewal of Cartegraph Enterprise Asset Management Software for various County departments to Carahsoft Technology Corp. of Reston, VA. The estimated annual cost is $156,704.05.

16 Approval and authorization for the Chairman to execute a resolution authorizing the adoption of the Georgia Department of Transportation (GDOT) Procurement Policy for the Procurement, Management and Administration of Engineering and Design Related Consultant Services for state and federally funded transportation projects; authorization for the Chairman and Financial Services Director to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.

17 Approval and authorization for the Chairman to execute a resolution authorizing the adoption of the Georgia Department of Transportation (GDOT) Title VI Agreement with Assurances as it relates to state and federally funded transportation projects; authorization for the Chairman and Director of Public Works & Utilities to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.

18 Approval and authorization for the Chairman to execute a resolution authorizing the execution of the Georgia Department of Transportation (GDOT) Right-of Way Agreement for the Spout Springs Road Phase II Project; authorization for the Chairman to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.

19 Approve the acceptance of a $1,555,678.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer and sidewalks in Weatherfield Phase 1A and 1B Subdivision. Commission District 1.

20 Approve the extension of a $820,761.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Magnolia Station Phase 4 Subdivision. Commission District 3.

21 Approve the ratification for the emergency purchase of water heaters under Task Order #2026-027 Replace Water Heaters at the Hall County Jail to B&W Mechanical Contractors Inc of Lawrenceville, GA, in the amount of $174,495.00.

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

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

22 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Powell/Commissioner Stowe — approve removing item 22 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item.

Commissioner Stowe/Commissioner Powell — approve tabling item 22 until the February 26, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Commission Time

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

- *Clayton Cowart (Carroll Daniel Construction Co)*
- *Chris Sanchez (Wilheit Packaging)*
- *Lina Cook (Pinnacle Bank)*

Commissioner Jeff Stowe, District 4, wished Commissioner Billy Powell a happy birthday.

Chairman David Gibbs wished Commissioner Billy Powell a happy birthday.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 6:22 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 71/2026

SUBJECT: Approve the Employment Agreement for the Assistant Director of Public Works and Utilities.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: DLJ

Recommendation:
Department recommends approval

Purpose of Request:
Purpose of this request is to seek approval of the Employment Agreement for the Assistant Director of Public Works and Utilities.

History:

Facts and Issues:

Options:

Funding Requested	$ 206,296.44
Are funds within current budget?	Yes
Source of Funds	Development 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:

Submit	Approve	Budget	Finance
LJ	LJ	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Employment Agreement
Position Cost Worksheet

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 71/2026

Funds Requested: $ 206,296.44

Request Budgeted: Yes

Proposed Source of Funding:

Development Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	511100-SALARIES	$52,307.69
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512200-FICA	$4,001.54
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512400-RETIREMENT	$7,323.08
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512100-HEALTH INSURANCE	$13,747.51
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512103-CONTRACT EE INSURANCE	$652.92
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512102-LIFE INSURANCE	$173.46
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512902-TRAVEL/CAR USE ALLOWANCE	$1,733.32
2026	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	523201-COMMUNICATIONS	$200.00
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	511100-SALARIES	$83,692.31
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512200-FICA	$6,402.46
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512400-RETIREMENT	$11,716.92
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512100-HEALTH INSURANCE	$19,286.97
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512103-CONTRACT EE INSURANCE	$914.08
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512102-LIFE INSURANCE	$277.54
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	512902-TRAVEL/CAR USE ALLOWANCE	$3,466.64
2027	272-DEVELOPMENT SERVICES FUND	4971-ENGINEERING	523201-COMMUNICATIONS	$400.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

EMPLOYMENT AGREEMENT

Assistant Director of Public Works and Utilities

THIS AGREEMENT made and entered into this 26th day of February, 2026, by and between **HALL COUNTY, STATE OF GEORGIA,** hereinafter called "the County", as party of the first part, and **Brent Cook**, herein called "Employee", as part of the second part, both of whom agree as follows:

WITNESSETH

WHEREAS, the County desires to employ the services of said **Brent Cook** as the **Assistant Director of Public Works and Utilities** of Hall County; and

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

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

WHEREAS, the Employee desires to accept employment as **Assistant Director of Public Works and Utilities** for Hall County**;**

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

SECTION 1. **Duties**

The County hereby agrees to employ **Brent Cook** as **Assistant Director of Public Works and Utilities**, to perform legally permissible functions and duties specified and assigned by the County Administrator or his or her designee.

_____Initials

SECTION 2. **Term**

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

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

SECTION 3. **Termination and Severance Pay**

A. In the event the Employee is terminated pursuant to Paragraph B hereof and the Employee is willing and able to perform the duties of the position under this agreement, upon execution of a Separation Agreement and General Release, the Employer agrees to pay the Employee a lump sum cash payment equal to three (3) months aggregate annual salary, exclusive of other forms of compensation, less standard withholdings, in addition to the continuation of medical, dental and vision insurance benefits during the three (3) month period immediately following the date of termination. However, in the event the Employee is terminated because the Employee has been convicted of a misdemeanor or a felony, or if the County determines that the Employee has engaged in unprofessional and improper practice, other than negligence, and breach of public trust, including but not limited to illegal acts involving personal gain, or moral turpitude, the County shall be entitled to terminate the Employee immediately without any severance pay, or medical, dental and vision insurance continuation aside from COBRA.

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

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

SECTION 4. Termination Due to Disability

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

SECTION 5. Salary

The County agrees to pay the Employee for his services rendered, pursuant hereto, an annual base salary of **$136,000.00,** payable in installments at the same time as other employees of the County are paid, except that the county may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the County Administrator and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

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

_____Initials

SECTION 7. Hours of Work

It is generally recognized that the position of **Assistant Director of Public Works and Utilities** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

The Employee shall devote his full time to the position described in this agreement. With the approval of the County Administrator, or his or her designee, the Employee may engage in teaching, consulting or other non-employer related activities as long as he does not interfere with the execution of the duties of this position, or present a conflict of interest. Such consent must be obtained by advance approval, in writing, detailing the specifics of such activity.

SECTION 9. Political Activity

If the Employee announces as a candidate for any elective office during the duration, of this contract, he will resign from Hall County employment immediately upon declaring candidacy as defined by state law. During the term of this contract, the Employee may not:

A. Be involved in any political activity that would constitute a conflict of interest; including participation in any aspect of any local political campaign on behalf of himself if intending to seek elected office, or other individual or in opposition to any candidate for office within Hall County; including municipal and/or county government office. This restriction includes but is not limited to displaying or distributing information, materials, or paraphernalia in support of any political candidate, party or organization.
B. Knowingly solicit, accept, or receive political contributions from any person, to be used in support of or in opposition to any political candidate for election within Hall County, including municipal and/or county government office.
C. Use, or promise to use, directly or indirectly, any official authority or influence, whether possessed or anticipated, to secure or attempt to secure for any person a job or other advantage for the purpose of influencing the vote or political action of any person.

_____Initials

SECTION 10. Vehicle and Phone

Employee's duties require the substantial use of their personal automobile during the term of employment. The County shall pay to the Employee, in addition to salary, a monthly vehicle allowance of $433.33. A cellular phone dedicated solely for business usage may be provided by the Employer. In such case, the Employer shall be responsible for paying for and maintaining regular monthly service. Should the Employee desire to use his personal cellular phone for business purposes, Employer shall reimburse the Employee the amount of $50 per month.

SECTION 11. Insurance Benefits

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

SECTION 12. Retirement Benefits

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

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

As applicable, the County will provide for Paid Time Off (PTO) or vacation and sick leave in the same manner as the accruals currently received by other County Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the **Assistant Director of Public Works and Utilities**. Accrued PTO or vacation leave, whichever is applicable, shall be paid to Employee upon termination of employment. Employee shall be credited with an additional eighty (80) hours of Paid Time Off (PTO) on March 8, 2026.

_____Initials

SECTION 14. Dues, Subscriptions and Professional Development

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

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

SECTION 15. Indemnification

The County shall defend, save harmless and indemnify the Employee against any claim or demand or legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the Employee's duties as **Assistant Director of Public Works and Utilities**. The County or its insurance carrier will pay the amount of any settlement or judgment agreed to or rendered against the Employee and the County may agree to such settlement or the payment of a judgment with or without the express consent of the Employee. Any defense and/or indemnification of the Employee by the County shall be subject to all of the terms and conditions found in the County's Defense and Indemnification ordinance/policy.

SECTION 16. General Provisions

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

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

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

_____Initials

D. This agreement will become effective on the 23rd day of February, 2026 and shall continue thereafter unless or until the agreement is terminated by either party as set forth herein.

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

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS_____DAY OF_____2026.

HALL COUNTY, GEORGIA

_____

County Administrator

ATTEST:

_____

County Commission Clerk

(Seal)

_____

Employee

APPROVAL AS TO FORM

_____

Justin Lawhon

County Attorney

_____Initials

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

REQUEST TYPE: FULL-TIME POSITION

4971	Engineering
Department #	**Department Name**
Assistant Director of Public Works & Utilities	
Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		Account
$136,000.00	Salary	**511100**
10,404.00	Taxes	**512200**
19,040.00	Retirement	**512400**
32,508.48	Health	**512100**
1,567.00	Dental & Vision	**512103**
353.00	Life	**512102**
98.00	AD&D	**512102**
526.00	Short Term Disability	**512100**
$200,496.48	**Total Additional Personnel Costs**	

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

Total yearly salary will be $136,000, $52,307.69 is the prorated amount estimated to be expended for the remainder of FY 2026. Please note taxes, retirement, and benefits are all estimates based on maximum potential cost. There will be a $50 phone reimbursement per month totaling $600, and a vehicle allowance of $433.33 per month totaling $5,199.96

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 57/2026

SUBJECT: Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

Meetings:

Work Session Date: 02/23/26

Voting Meeting Date: 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the application to the Office of Senator Jon Ossoff for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

History:

Facts and Issues:
The Upper Mulberry River W/S #08 Dam, located in southern Hall County, is currently classified as a Category I dam by the Georgia Environmental Protection Division's Safe Dams Program.

Hall County is requesting funding to conduct necessary engineering studies and implement any required corrective measures to remain in Compliance with the Georgia Safe Dams Program and ensure dam safety.

Options:

Funding Requested	$ 20,110.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Grants	Submit	Approve	Grants
PS	JG	JG	SG
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
Application
GADNR Letter to Hall County
2025 USDA Letter
Flood Risk Map

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 57/2026

Funds Requested: $ 20,110.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-80,440.00
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$80,440.00
2027	324-SPLOST VIII	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$20,110.00

Budget Transfer Items:

Additional Information/Comments:

Funds would likely be awarded between February 2027 and October 2027, but this timeline is uncertain.

Contact for Questions: JG

Phone: (770) 531-6800

Ossoff – FY27 Appropriations Requests Application

CDS Funding: Energy and Water Development

Are you a for-profit company?

No

Are you an entity based in Georgia?

Yes

Please confirm that you review the FY27 Constituent Appropriations Guide before proceeding.

Proceed: Yes

Requesting Organization Name: Hall County, Georgia

Organization Point of Contact:

Name: Sommer Green **Title:** Grant Manager

Organization Name: Hall County, Georgia **Email:** sgreen@hallcounty.org

Address: 2875 Browns Bridge Road, Gainesville, GA 30504

Phone: 770-297-5503

Organization County: Hall County, Georgia

In what counties is this project located? Hall County

Please list other counties in Georgia that will benefit, if applicable: NA

Organization's website: https:///www.hallcounty.org

Organization's Designation: Local Government Entity

Organization's EIN: 58-6000836

If this request is submitted by a lobbyist:

Lobbyist Name: NA

Lobbyist Organization: NA

Lobbyist Phone: NA

Lobbyist Email: NA

Is the request organization submitting multiple requests to Senator Ossoff's office? If so, how many submissions are total?

1

Has the requesting organization previously submitted appropriations request to Senator Ossoff?

2026

2025

2024

Has the requested organization received Federal funding before?

Hall County, Georgia has a strong track record of using federal programs to support local projects and services. In fiscal year 2025, the county invested nearly $14 million in federal funds to serve its community' needs, according to the Schedule of Expenditures of Federal Awards (SEFA). This funding is critical for meeting the needs of Hall County's growing population and delivering the services and improvements its residents rely on. For additional information and a breakdown of federal funding, Hall County's 2025 SEFA has been uploaded within the "Letters of Support" section of this application.

Project Name: Hall County, Georgia Upper Mulberry River W/S Structure #8 Category I Reclassification Permitting

What is the full cost of the project? $100,550

What is the amount you are requesting? $80,440

If the requested amount cannot be provided, what is the minimum amount needed to move the project forward?

$17,600

CDS funding of $17,600, together with $4,400 in local funds, will provide Hall County with sufficient resources to complete Task 1 (Coordination Meetings with GASDP) and Task 2 (Visual Inspection Report). The remaining tasks, Task 3 (Hydrologic & Hydraulic Analysis and Conceptual Solutions), Task 4 (Inundation Mapping Updates and Emergency Action

Plan), and Task 5 (Operations and Maintenance Manual), may be completed later, based on the findings from Tasks 1 and 2.

Budget Breakdown:

Task 1: Coordination Meetings with GASDP	$3,150
Task 2: Visual Inspection Report	$15,870
Task 3: Hydrologic & Hydraulic Analysis and Conceptual Solutions	$41,325
Task 4: Inundation Mapping Updates and Emergency Action Plan	$21,840
Task 5: Operations & Maintenance Manual	$5,250
Inflationary Increase	$13,115
Total	$100,550

Project Purpose:

To conduct an assessment that identifies the corrective actions required for Upper Mulberry River Dam W/S #08 to comply with Georgia Safe Dams Program standards and operate as a Category 1 dam.

Project Description:

Upper Mulberry River W/S #08, located in southern Hall County, Georgia, is a dam built around 1966 with a maximum storage capacity of 1,210 acre-feet. Formerly classified by the state as a Category II dam, the reclassification process began to Category I in 2024 after a 2D dam break model showed that at least five homes are within the dam's failure zone, indicating a significant risk of probable loss of life in the event of failure. In response, the county is pursuing an engineering analysis (dam assessment) to determine what corrective actions, if any, are required to meet Category I standards. The results of this assessment will guide Hall County on the steps needed to maintain compliance and obtain the necessary permit to continue operating the dam. Because loss of life is a significant concern if the dam were to fail, the benefits of this project far outweigh its costs. With a total project cost of $100,550, Hall County has committed $20,110 in local funds, underscoring that protection of life and property is a top priority for the county.

Georgia Impact:

This project benefits Georgia communities by reducing the risk of dam failure, protecting lives and property downstream, ensuring compliance with state dam safety standards, and strengthening public confidence in the safety of local infrastructure.

Additional Documents:

2024 GADNR Letter

2025 USDA UMR08 Letter

UMRD08 Flood Map

Upper River W/S Dam Reclass Quote

Hall County 2025 SEFA

Project Support:

Hall County Board Approval

Reunion Citizens Assembly

The Village at Deaton Creek

Northeast Georgia Medical Center Braselton

Have you submitted this request to another Member of the Georgia Congressional Delegation?

Yes, the same project request and amount have been made to

Georgia Senator Raphael Warnock

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1470A, East Tower
Atlanta, Georgia 30334
404-463-1511

June 3, 2024



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

SUBJECT: Upper Mulberry River W/S Str. #08
Dam
Hall County

Dear Chairman Higgins:

The Environmental Protection Division (Division) is charged with properly classifying dams based upon their hazard potential as outlined in the Georgia Safe Dams Act (Act). The Upper Mulberry River W/S Str. #8 Dam has been evaluated by the Division and based upon the information reviewed, a Category I classification is being proposed for this dam. A Category I classification means that a probable loss of life would occur in the event of a dam failure. This classification is based upon the results of a 2-D dambreak model developed by Dewberry. The results of the routing demonstrate that at least five homes are in the dam failure zone. It is important to note that the Category I classification is not based upon the condition of the dam.

The purpose of this letter is to inform you of this pending action and to determine if you have information supportive of keeping the dam classified as Category II (low hazard). Additionally, this gives you an opportunity to supply the Division with official documentation which demonstrates you are not an owner and/or operator of the dam. The requirements of the Act, including the requirement to obtain a permit, apply to owners and/or operators of Category I dams. Note that in most cases, the Division uses county tax records to determine ownership.

This prenotification letter serves to notify you of the pending reclassification. This letter is not an appealable action. The Category I classification is an action of the Director and therefore once issued can be appealed if there is information supportive of changing the classification. The classification letter outlines the process to follow should you consider an appeal.

The Division believes it would be beneficial to you to understand your options prior to the reclassification to Category I and therefore requests that you contact us to discuss this matter. If we do not hear back from you within thirty (30) days of the date of this letter, the Division will

move forward with the Category I classification and the establishment of the 180-day deadline for submittal of the permit application.

You may contact the Safe Dams Program at (404) 463-2461.

Sincerely,

Nicole Hicks
Environmental Engineer
Safe Dams Program

cc: Diane Guthrie, P.E., State Conservation Engineer, NRCS
Mitch Attaway, Executive Director, GSWCC

Georgia Department of Natural Resources
EPD Watershed Protection Branch
2 Martin Luther King, Jr. Drive, SE Suite 1052 East
Atlanta, Georgia 30334

ATLANTA GA RPDC 302
5 JUN 2024 PM 3 L

US POSTAGE PITNEY BOWES
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The Honorable Richard Higgins, Chairman
Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, Georgia 30503

30503-143535

March 3, 2025

To: Diane A. Guthrie, P.E., USDA-NRCS State Conservation Engineer, Athens, GA

From: Howard C. Sewell. P.E., USDA-NRCS Dam O&M Engineer, Athens, GA

Subject: Upper Mulberry River Watershed Structure #08

Participants: Howard Sewell, USDA-NRCS Dam O&M Engineer, Athens, GA
Justin Robinson, USDA-NRCS Civil Engineer, Athens, GA
Ralph Cavedo, Hall County Public Works, Gainesville, GA
A representative of the landowner (Braselton Development Properties, LLC)

The above participants visited the site in Hall County on February 28, 2025, to discuss issues pertaining to this structure and the Middle Oconee – Walnut Creek structures that the County co-sponsors.

Observations:

- The dam has been identified by the Georgia Safe Dams Program (SDP) as a probable Category I structure.
- Their pre-notification of the change was sent out during the summer of 2024. The development that was started adjacent to the auxiliary spillway prior to July 2023, is still unfinished.
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- There were trees on the upstream slope that have not been removed due to the elevation of the water.
- The embankment appeared to be in relatively good condition.

Summary, Conclusions and Recommendations:

I explained to the group that with the impending reclassification of the dam to Category I, a permit would be required by the SDP to operate the dam. The dam be evaluated to determine if it meets the current State criteria. If it does, a permit would be relatively straight forward. If not, then an engineering analysis (dam assessment) would be needed to guide their options.

- We discussed the general maintenance that is required by the Sponsor and the flowage easement associated with the structure. This included the assistance of NRCS in the review of developments around watershed structures.

USDA is an equal opportunity provider, employer, and lender.

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- Based on the water surface elevation (WSEL) in the pond and the low flow from the pipe, it appears that there may be a blockage at the riser or in the pipe. Mr. Cavedo and I discussed possible causes of the elevated water. He suggested slowly lowering the WSEL with a pump or siphon to get a visual observation on the orifice(s) in the riser. If it is debris that can be cleared, he will have it done. If not, further investigation will be required.
- The trees on the upstream slope should be removed while they are relatively small.
- The few remaining trees on the downstream slope should be removed before they get larger.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Howard C. Sewell, P.E.
NRCS Dam O&M Engineer, GA
Email: Howard.Sewell@USDA.gov
Phone: 706-552-2537

Attachment:

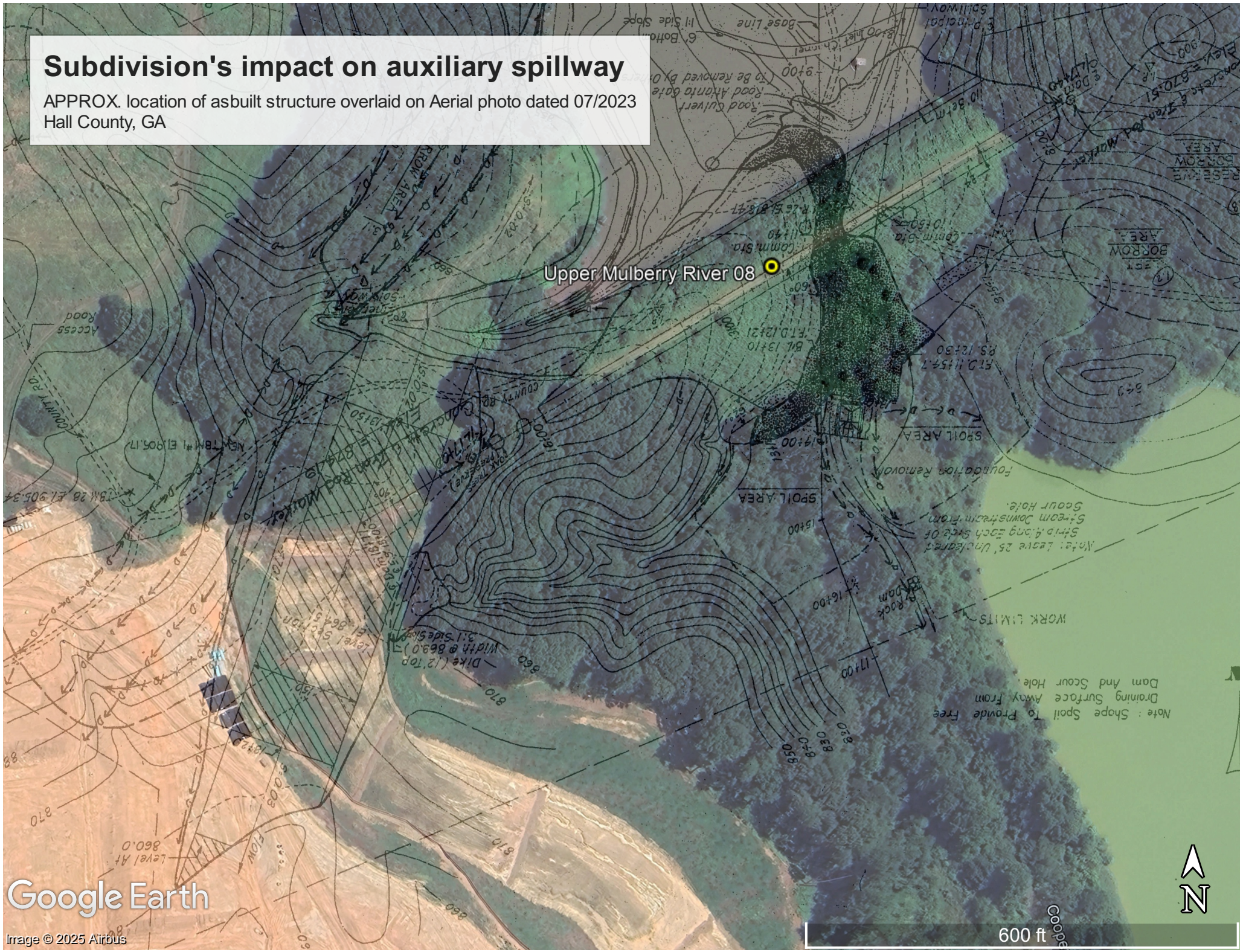
- 2023 Google Earth Aerial with 1966 as-built of the dam and spillway

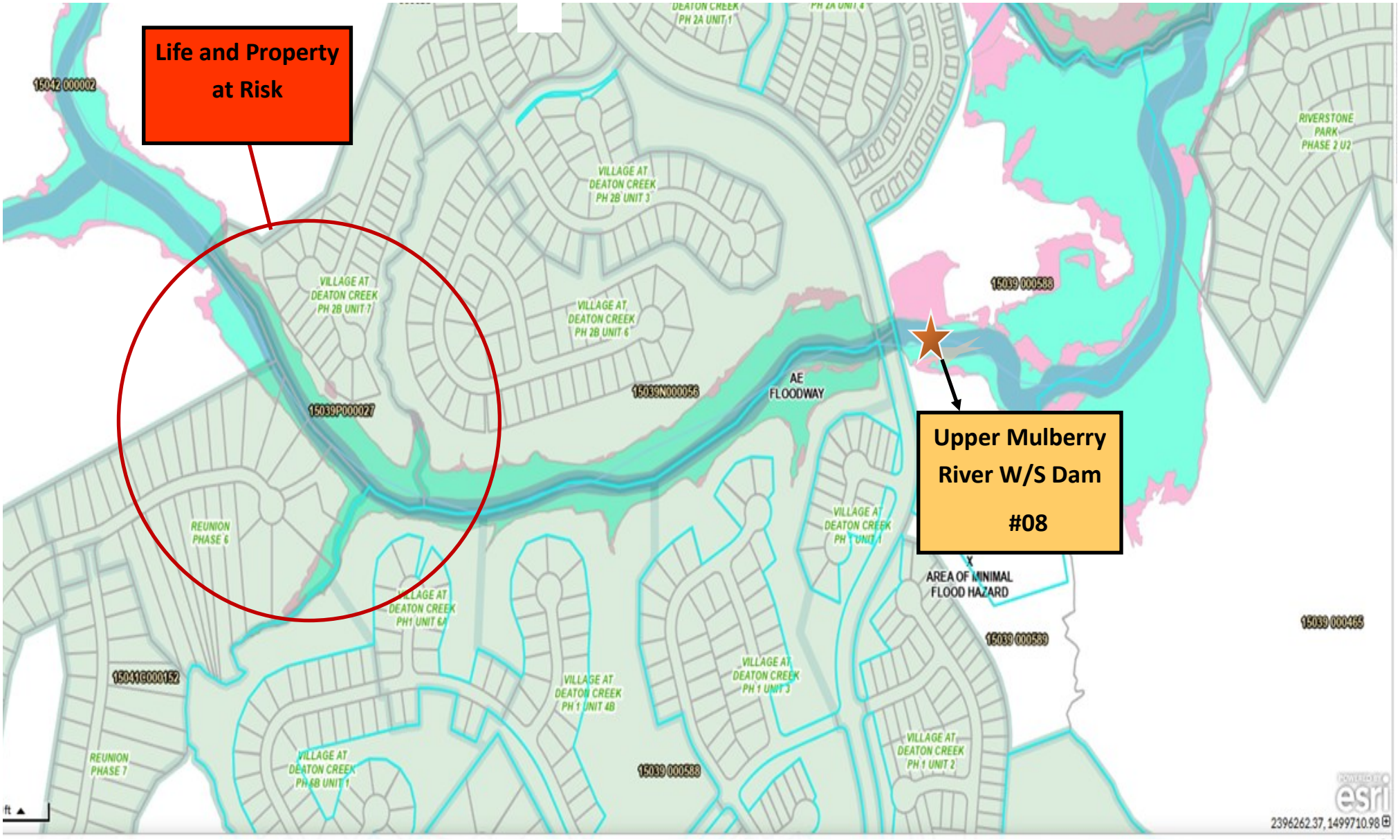
cc: Terrance Rudolph, USDA-NRCS State Conservationist, Athens, GA
Gary Hankins, USDA-NRCS Acting Assistant State Conservationist, Athens, GA
Deena Roberts, USDA-NRCS Area Engineer, Athens, GA
Eric Harris, USDA-NRCS Watershed Engineer, Athens, GA
Justin Robinson, USDA-NRCS Civil Engineer, Athens, GA
Cread Brown, USDA-NRCS District Conservationist, Gainesville, GA
David Griffin, Georgia Safe Dams Program, Program Manager, Atlanta, GA

File Code: 210-28, Dam Safety, Individual Dam Folder

Subdivision's impact on auxiliary spillway

APPROX. location of asbuilt structure overlaid on Aerial photo dated 07/2023
Hall County, GA




Life and Property at Risk
Upper Mulberry River W/S Dam #08
15042 000002
VILLAGE AT DEATON CREEK PH 2B UNIT 7
VILLAGE AT DEATON CREEK PH 2B UNIT 6
VILLAGE AT DEATON CREEK PH 2B UNIT 3
VILLAGE AT DEATON CREEK PH 2A UNIT 1
15039P000027
15039N000056
AE FLOODWAY
15039 000588
RIVERSTONE PARK PHASE 2 U2
REUNION PHASE 6
REUNION PHASE 7
VILLAGE AT DEATON CREEK PH1 UNIT 6A
VILLAGE AT DEATON CREEK PH 1 UNIT 4B
VILLAGE AT DEATON CREEK PH 1 UNIT 3
VILLAGE AT DEATON CREEK PH 1 UNIT 2
VILLAGE AT DEATON CREEK PH 5B UNIT 1
15041C000152
AREA OF MINIMAL FLOOD HAZARD
15039 000588
15039 000465
esri
239262.37, 1499710.98

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 58/2026

SUBJECT: Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the application to the Office of Senator Raphael Warnock for FY 2027 Congressionally Directed Spending (CDS) to provide funding to conduct an engineering analysis of Upper Mulberry River Watershed Structure #8 Dam in the amount of $100,550.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $20,110.00 is required.

History:

Facts and Issues:

Options:

The Upper Mulberry River W/S #08 Dam, located in southern Hall County, is currently classified as a Category I dam by the Georgia Environmental Protection Division's Safe Dams Program.

Hall County is requesting funding to conduct necessary engineering studies and implement any required corrective measures to remain in Compliance with the Georgia Safe Dams Program and ensure dam safety.

Funding Requested	$ 20,110.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Grants	Submit	Approve	Grants
PS	JG	JG	SG
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
Application
GADNR Letter to Hall County
2025 USDA Letter
Flood Risk Map

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 58/2026

Funds Requested: $ 20,110.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	331110-FEDERALâ€OPERATING DIRECT	$-80,440.00
2027	250-MULTIPLE GRANT FUND	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$80,440.00
2027	324-SPLOST VIII	4971-ENGINEERING	521000-PROFESSIONAL SERVICES	$20,110.00

Budget Transfer Items:

Additional Information/Comments:

Funds would likely be awarded between February 2027 and October 2027, but this timeline is uncertain.

Contact for Questions: JG

Phone:

Warnock – FY27 Appropriations Requests Application

CDS Funding: Energy and Water Development

Part 1) Requesting Entity Information

Entity Name: Hall County, Georgia

Entity EIN: 58-6000836

County: Hall

Entity Mailing Address: 2875 Browns Bridge Road, Gainesville, GA 30504

Entity Website: https:///www.hallcounty.org

Point ff Contact: Sommer Green, Grant Manager

Email: sgreen@hallcounty.org

Phone: 770-297-5503

Is the Requesting Entity a nonprofit or public entity? Government Entity

Letter of Certification: Attached to be signed by Chairman upon board approval.

Head of the Requesting Entity Point of Contact:

Name: Zachary Propes, County Administrator

Email: zpropes@hallcounty.org

Phone: 770-535-8288

Lobbyist or Government Affiliation Contact Information: NA

Previous Federal Funding:

Option 2- Green) Applied for, have received federal funding

Previously Applied for or Received CDS or CPF funding:

Option 1- Red) Applied for, have NOT received CDS of CPF

Previous Applied for CDS or CPF Funding:

Hall County applied for FY26 CDS funding to assist with acquisition of right-of-way for Safely Connecting Communities in South Hall. This project was also submitted

to Senator Ossoff, Representative Clyde, and Representative McCormick. Unfortunately, this project was not awarded, and Hall County did not receive any CDS funding.

Part 2) Project Summary

Title: Hall County, Georgia Upper Mulberry River W/S Structure #8 Category I Reclassification Permitting

Summary: To assess Upper Mulberry River Dam W/S #08, identify corrective actions for Georgia Safe Dams compliance and Category 1 operation.

Project Ranking: 1

Have you previously submitted this CDS request to the Office of Warnock before?

Green) No, have not previously submitted

Part 3) Subcommittee Specific Information

Appropriations Subcommittee:

Energy and Water Development, and Related Agencies

Part 4) Project Information

Amount of Funding Sought: $80,440

Total Funding Required for Project: $100,550

Is the amount requested through CDS request scalable to a lower amount?

CDS funding of $17,600, together with $4,400 in local funds, will provide Hall County with sufficient resources to complete Task 1 (Coordination Meetings with GASDP) and Task 2 (Visual Inspection Report). The remaining tasks, Task 3 (Hydrologic & Hydraulic Analysis and Conceptual Solutions), Task 4 (Inundation Mapping Updates and Emergency Action Plan), and Task 5 (Operations and Maintenance Manual), may be completed later, based on the findings from Tasks 1 and 2.

Project Summary Expanded:

Upper Mulberry River W/S #08 in southern Hall County, Georgia, was built around 1966 with a maximum storage capacity of 1,210 acre-feet. It was previously classified as a Category II

structure, but a 2D dam break analysis completed in 2024 showed that at least five homes lie within the potential failure inundation zone, indicating a significant risk of probable loss of life. This triggered its reclassification process to Category 1 under the Georgia Safe Dams Program (GASDP).

A Category 1 designation reflects the potential for loss of life and substantial downstream damage in the event of failure and therefore requires a higher standard of inspection, documentation, and risk evaluation. To meet these requirements, Hall County seeks professional engineering services to prepare a formal Visual Inspection Report and provide Dam Safety Services supporting the Category 1 reclassification.

Licensed engineers will perform a systematic, documented assessment of the dam's structural condition, appurtenant structures, spillway capacity, and any signs of erosion, seepage, distress, or maintenance deficiencies. The resulting report will furnish Hall County and state regulators with the technical basis needed to confirm the dam's classification, prioritize remedial measures, and plan future capital improvements.

Project success will be measured by the report's compliance with GASDP technical criteria, its acceptance by regulators as sufficient for Category 1 review, and the production of a clear, actionable list of recommended maintenance, monitoring, and design-level investigations. Additional benefits include better-informed county decision makers, integration of findings into emergency planning, and enhanced competitiveness for future design and construction funding.

Including this work in a Community Project Funding/Community Development (CDS) appropriation is appropriate because local funds are inadequate to cover specialized dam safety evaluations that directly affect life safety, emergency management, and protection of downstream homes, infrastructure, and natural resources. The Visual Inspection Report is a discrete task with immediate public-safety benefits and will form the technical foundation for subsequent hydrologic and hydraulic studies, inundation mapping, emergency action planning, and operations and maintenance improvements. Federal investment at this stage enables proactive risk reduction and strengthened compliance with state dam safety standards.

How many Georgians would this project save per year if applicable, how many jobs for Georgians would this project create?

Based on the presence of at least five homes in the modeled failure zone, and accounting for nearby residents, local road users, and utility and emergency service customers, a rough estimate is between 500-1,500 Georgians would directly or indirectly benefit from the reduced risk and improved emergency planning supported by this effort.

Because this is primarily an engineering and technical service project, it will generate a small but meaningful number of short-term positions. This project is expected to support approximately 3-6 jobs during the project period.

Location of Project:

Counties: Hall County

Address of Project: 34°07'25.8"N, 83°50'35.9"W

Project Budget:

Task 1: Coordination Meetings with GASDP	$3,150
Task 2: Visual Inspection Report	$15,870
Task 3: Hydrologic & Hydraulic Analysis and Conceptual Solutions	$41,325
Task 4: Inundation Mapping Updates and Emergency Action Plan	$21,840
Task 5: Operations & Maintenance Manual	$5,250
Inflationary Increase	$13,115
Total	$100,550

Additional Source of Funding

Local: SPLOST

Additional Documents: PDF

Hall County 2025 SEFA

Upper River W/S Dam Reclass Quote

2024 GADNR Letter

2025 USDA UMR08 Letter

UMRD08 Flood Map

Letters of Support:

Hall County Board Approval

Reunion Citizens Assembly

The Village at Deaton Creek

Northeast Georgia Medical Center Braselton

Members of Warnock staff interacted: None

Have you submitted this request to another Member of the Georgia Congressional Delegation?

Yes, the same project request and amount have been made to Georgia Senator Jon Ossoff

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

Watershed Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1470A, East Tower
Atlanta, Georgia 30334
404-463-1511

June 3, 2024



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

SUBJECT: Upper Mulberry River W/S Str. #08
Dam
Hall County

Dear Chairman Higgins:

The Environmental Protection Division (Division) is charged with properly classifying dams based upon their hazard potential as outlined in the Georgia Safe Dams Act (Act). The Upper Mulberry River W/S Str. #8 Dam has been evaluated by the Division and based upon the information reviewed, a Category I classification is being proposed for this dam. A Category I classification means that a probable loss of life would occur in the event of a dam failure. This classification is based upon the results of a 2-D dambreak model developed by Dewberry. The results of the routing demonstrate that at least five homes are in the dam failure zone. It is important to note that the Category I classification is not based upon the condition of the dam.

The purpose of this letter is to inform you of this pending action and to determine if you have information supportive of keeping the dam classified as Category II (low hazard). Additionally, this gives you an opportunity to supply the Division with official documentation which demonstrates you are not an owner and/or operator of the dam. The requirements of the Act, including the requirement to obtain a permit, apply to owners and/or operators of Category I dams. Note that in most cases, the Division uses county tax records to determine ownership.

This prenotification letter serves to notify you of the pending reclassification. This letter is not an appealable action. The Category I classification is an action of the Director and therefore once issued can be appealed if there is information supportive of changing the classification. The classification letter outlines the process to follow should you consider an appeal.

The Division believes it would be beneficial to you to understand your options prior to the reclassification to Category I and therefore requests that you contact us to discuss this matter. If we do not hear back from you within thirty (30) days of the date of this letter, the Division will

move forward with the Category I classification and the establishment of the 180-day deadline for submittal of the permit application.

You may contact the Safe Dams Program at (404) 463-2461.

Sincerely,

Nicole Hicks
Environmental Engineer
Safe Dams Program

cc: Diane Guthrie, P.E., State Conservation Engineer, NRCS
Mitch Attaway, Executive Director, GSWCC

Georgia Department of Natural Resources
EPD Watershed Protection Branch
2 Martin Luther King, Jr. Drive, SE Suite 1052 East
Atlanta, Georgia 30334

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

30503-143535

March 3, 2025

To: Diane A. Guthrie, P.E., USDA-NRCS State Conservation Engineer, Athens, GA

From: Howard C. Sewell. P.E., USDA-NRCS Dam O&M Engineer, Athens, GA

Subject: Upper Mulberry River Watershed Structure #08

Participants: Howard Sewell, USDA-NRCS Dam O&M Engineer, Athens, GA
Justin Robinson, USDA-NRCS Civil Engineer, Athens, GA
Ralph Cavedo, Hall County Public Works, Gainesville, GA
A representative of the landowner (Braselton Development Properties, LLC)

The above participants visited the site in Hall County on February 28, 2025, to discuss issues pertaining to this structure and the Middle Oconee – Walnut Creek structures that the County co-sponsors.

Observations:

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- Their pre-notification of the change was sent out during the summer of 2024. The development that was started adjacent to the auxiliary spillway prior to July 2023, is still unfinished.
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Sincerely,



Howard C. Sewell, P.E.
NRCS Dam O&M Engineer, GA
Email: Howard.Sewell@USDA.gov
Phone: 706-552-2537

Attachment:

- 2023 Google Earth Aerial with 1966 as-built of the dam and spillway

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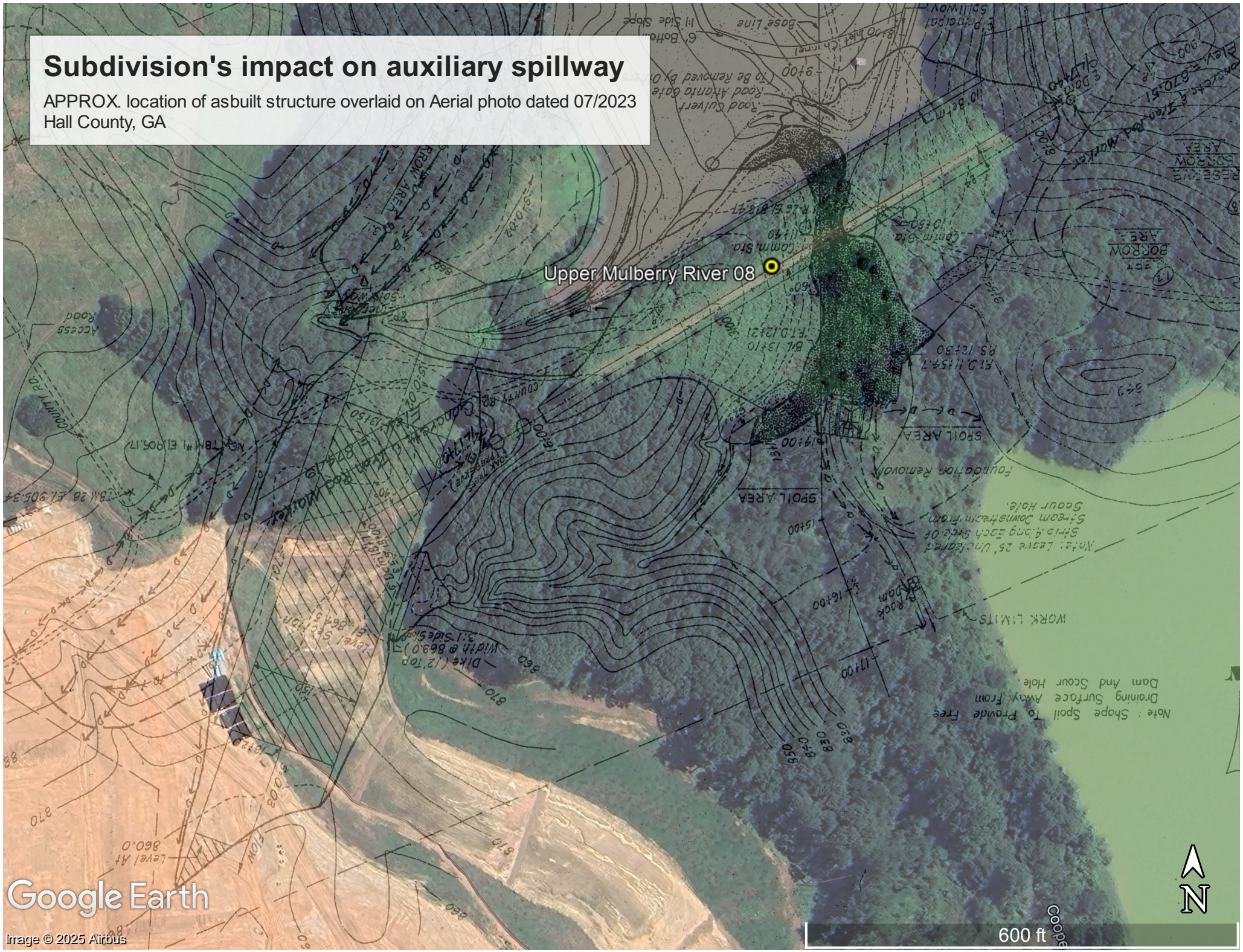
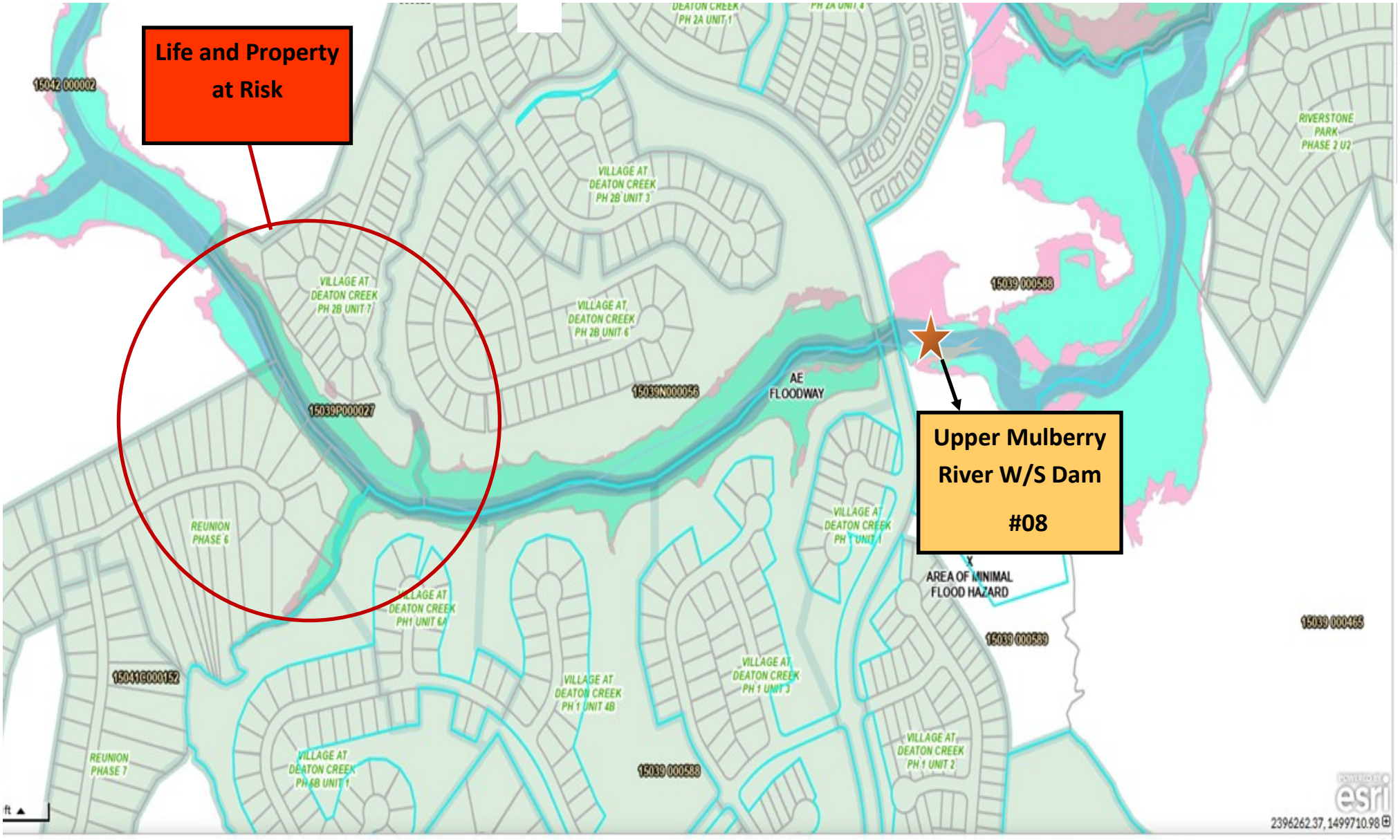
Gary Hankins, USDA-NRCS Acting Assistant State Conservationist, Athens, GA
Deena Roberts, USDA-NRCS Area Engineer, Athens, GA
Eric Harris, USDA-NRCS Watershed Engineer, Athens, GA
Justin Robinson, USDA-NRCS Civil Engineer, Athens, GA
Cread Brown, USDA-NRCS District Conservationist, Gainesville, GA
David Griffin, Georgia Safe Dams Program, Program Manager, Atlanta, GA

File Code: 210-28, Dam Safety, Individual Dam Folder

Subdivision's impact on auxiliary spillway

APPROX. location of asbuilt structure overlaid on Aerial photo dated 07/2023
Hall County, GA

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AREA OF MINIMAL FLOOD HAZARD
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HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 54/2026

SUBJECT: Approve the release of a $1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the release of a $1,536,277.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat Information

STATE OF GEORGIA,
COUNTY OF HALL

Bond Number: 47SUR300214010892

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Clayton Properties Group, Inc. dba Chafin Land Development (owner/principal, hereinafter referred to as "Principal"), and Berkshire Hathaway Specialty Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of One Million Five Hundred Thirty Six Thousand Two Hundred Twenty Seven and 00/100 Dollars ($1,536,227.00) * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Clayton Properties Group, Inc. dba Chafin Land Development (principal) is owner of the Subdivision known as Ponderosa Farm Unit 1 Subdivision, which subdivision is shown on a plat prepared by Thomas & Hutton, Georgia Registered Surveyor Number 3121, and

WHEREAS, Clayton Properties Group, Inc. dba Chafin Land Development (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Ponderosa Farm Unit 1 Subdivision for recording purposes, and

WHEREAS, Clayton Properties Group, Inc. dba Chafin Land Development (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Ponderosa Farm Unit 1 Subdivision for public maintenance (not applicable to private developments); Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Clayton Properties Group, Inc. dba Chafin Land Development (principal) agrees that all construction of the street system of Ponderosa Farm Unit 1 Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Clayton Properties Group, Inc. dba Chafin Land Development (principal), and Berkshire Hathaway Specialty Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Ponderosa Farm Unit 1 Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Berkshire Hathaway Specialty Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Berkshire Hathaway Specialty Insurance Company (surety) from Hall County authorizing release of Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on March 26, 2024 (Date) and expires on March 26, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 26th day of March, 2024.

- Clayton Properties Group, Inc. dba Chafin Land Development
PRINCIPAL

By: _____ V.P.
(Corporate Officer or other authorized representative)

Principal's Address:
5230 Belle Wood Court
Buford, GA 30518

- Berkshire Hathaway Specialty Insurancer Company
SURETY

By: _____
Matthew Labno (Authorized Representative) Attorney-in-Fact

Surety's Address:
1314 Douglas Street, Suite 1400
Omaha, NE 68102-1944

- Approved:
Hall County
By: _____
(Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

47-SUR-300214-01-0892

Berkshire Hathaway Specialty Insurance

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Josefina Rojo, John P. Harney, Jacquelyn Norstrom, Haley Anderson, Matthew Labno, 353 N. Clark Street of the city of Chicago, State of Illinois,** their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

By: _____
David Fields, Executive Vice President

NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By: _____
David Fields, Vice President

NOTARY
State of Massachusetts, County of Suffolk, ss:
On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.
[Notary Seal]

JOHN C. SKINNER
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 22, 2027

_____
Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this March 26, 2024.

_____
Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com *THIS POWER OF ATTORNEY IS VOID IF ALTERED*

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

. . . .

EXECUTION OF DOCUMENTS:

. . . .

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

(1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and

(2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

Final Plat Information

Consider Release of $1,536,227.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Ponderosa Farm Unit 1 Subdivision

Subject Subdivision is located off Ponderosa Farm Road

NAME OF SUBDIVISION:	Ponderosa Farm Unit 1
NAME OF OWNER/DEVELOPER:	Clayton Properties Group, Inc.
ADDRESS:	5230 Belle Wood Court Buford, GA 30518
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 26, 2024
AMOUNT OF BOND:	$1,536,227.00
FINANCIAL INSTITUTION:	Berkshire Hathaway Specialty Insurance Company
AND ADDRESS:	1314 Douglas Street, Suite 1400 Omaha, NE 68102-1944
Account No.:	47SUR300214010892

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Windridge Parkway	50	1361.81	20	P.M.	----
1	Bancroft Lane	50	423.08	20	P.M.	----
1	Milford Drive	50	1108.35	20	P.M.	----
1	Baymont Drive	50	1006.58	20	P.M.	----

NOTES:

NUMBER OF LOTS:	89
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	30.31 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 53/2026

SUBJECT: Approve the acceptance of a $488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of a $488,984.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Ponderosa Farm Unit 1 Subdivision. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat Information

Docusign Envelope ID: 0360F2FE-0E03-4E57-9C46-4E8F32A620F9

Bond No. 47SUR300214011520

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Clayton Properties Group, Inc. dba Chafin Land Development (owner/principal, hereinafter referred to as "Principal"), and

Berkshire Hathaway Specialty Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $488,984.00* (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, , Clayton Properties Group, Inc. dba Chafin Land Development (principal) is owner of the Subdivision known as Ponderosa Farm Unit 1 Subdivision, which subdivision is shown on a plat prepared by Thomas & Hutton , Georgia Registered Surveyor Number 3121, and

WHEREAS, , Clayton Properties Group, Inc. dba Chafin Land Development (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Ponderosa Farm Unit 1 Subdivision for recording purposes, and

WHEREAS, , Clayton Properties Group, Inc. dba Chafin Land Development (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Ponderosa Farm Unit 1 Subdivision for public maintenance, Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, , Clayton Properties Group, Inc. dba Chafin Land Development (principal) agrees that all construction of the street system of Ponderosa Farm Unit 1 Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

, Clayton Properties Group, Inc. dba Chafin Land Development (principal), and

Berkshire Hathaway Specialty Insurance Company (surety) agree to the following:

Docusign Envelope ID: 0360F2FE-0E03-4E57-9C46-4E8F32A620F9

Sidewalks will be completed throughout entire subdivision as shown on the recorded final plat within three (3) years of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, sewer or traffic signs in Ponderosa Farm Unit 1 Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Berkshire Hathaway Specialty Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Berkshire Hathaway Specialty Insurance Company (surety) from Hall County authorizing release of, Clayton Properties Group, Inc. dba Chafin Land Development (principal) and Berkshire Hathaway Specialty Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on January 29, 2026 (Date) and expires on January 29, 2028 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

Docusign Envelope ID: 0360F2FE-0E03-4E57-9C46-4E8F32A620F9

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this

29th day of January, 2026.

- Clayton Properties Group, Inc.
PRINCIPAL

By: _____
(Corporate Officer or other authorized representative)

Principal's Address:
5230 Belle Wood Court
Buford, GA 30518

- Berkshire Hathaway Specialty Insurance Company
SURETY

By: _____
Jessica Hernandez, Attorney-in-Fact (Authorized Representative)

Surety's Address:
1314 Douglas Street, Suite 1400
Omaha, NE 68102 - 1944

- Approved:
Hall County
By: _____
(Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

Berkshire Hathaway Specialty Insurance

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Jessica Hernandez, Kimberly Bragg, Sarah E. Green, Saykham Chanthasone, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois,** their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

By: _____
David Fields, Executive Vice President

NATIONAL INDEMNITY COMPANY, NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By: _____
David Fields, Vice President

NOTARY
State of Massachusetts, County of Suffolk, ss:
On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.
[Notary Seal]

JOHN C. SKINNER
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 22, 2027

_____
Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this January 29, 2026.

_____
Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com *THIS POWER OF ATTORNEY IS VOID IF ALTERED*

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

. . . .

EXECUTION OF DOCUMENTS:

. . . .

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

(1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and

(2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

Final Plat Information

Consider Acceptance of $488,984.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Ponderosa Farm Unit 1 Subdivision

Subject Subdivision is located off Ponderosa Farm Road

NAME OF SUBDIVISION:	Ponderosa Farm Unit 1
NAME OF OWNER/DEVELOPER:	Clayton Properties Group, Inc.
ADDRESS:	5230 Belle Wood Court Buford, GA 30518
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	January 29, 2026
AMOUNT OF BOND:	$488,984.00
FINANCIAL INSTITUTION:	Berkshire Hathaway Specialty Insurance Company
AND ADDRESS:	1314 Douglas Street, Suite 1400 Omaha, NE 68102-1944
Account No.:	47SUR300214011520

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Windridge Parkway	50	1361.81	20	P.M.	----
1	Bancroft Lane	50	423.08	20	P.M.	----
1	Milford Drive	50	1108.35	20	P.M.	----
1	Baymont Drive	50	1006.58	20	P.M.	----

NOTES:

NUMBER OF LOTS:	89
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	30.31 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 46/2026

SUBJECT: Approve the extension of a $609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the extension of a $609,086.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, and sidewalks in Falcon Landing Phase I Subdivision. Commission District 2.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Guaranty Performance-Maintenance Agreement
Final Plat Information

Bond No. 4473580

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Forestar (USA) Real Estate Group Inc. (owner/principal, hereinafter referred to as "Principal"), and Markel Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $609,086.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) is owner of the Subdivision known as Falcon Landing Phase 1 Subdivision, which subdivision is shown on a plat prepared by Patton Land Surveying, LLC, Georgia Registered Surveyor Number 3647, and

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Falcon Landing Phase 1 Subdivision for recording purposes, and

WHEREAS, Forestar (USA) Real Estate Group Inc. (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Falcon Landing Phase 1 Subdivision for public maintenance (not applicable to private developments); Forestar (USA) Real Estate Group Inc. (principal) and Markel Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Forestar (USA) Real Estate Group Inc. (principal) agrees that all construction of the street system of Falcon Landing Phase 1 Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Forestar (USA) Real Estate Group Inc. (principal), and Markel Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Falcon Landing Phase 1 Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, Markel Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Forestar (USA) Real Estate Group Inc. (principal) and Markel Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by Markel Insurance Company (surety) from Hall County authorizing release of Forestar (USA) Real Estate Group Inc. (principal) and Markel Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 3/25/24 (Date) and expires on 3/25/26

(Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 25th day of March, 2024.



- Forestar (USA) Real Estate Group Inc.
  PRINCIPAL

By: _____
(Corporate Officer or other authorized representative)

Principal's Address:
2221 E Lamar Blvd, Suite 790
Arlington, TX 76006

- Markel Insurance Company
  SURETY

  By: _____
  Noah William Pierce, Attorney-In-Fact
  Surety's Address:
  4521 Highwoods Parkway
  Glen Allen, VA 23060

- Approved:
  Hall County
  By: _____
  (Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

POA# 3310020

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Catherine Thompson, Amy R. Waugh, Jynell Marie Whitehead, Noah William Pierce, Bryan M. Caneschi, Gentry Stewart, Kyle Williams

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars ($50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 1st day of September, 2023.

SureTec Insurance Company

By: _____
Michael C. Keimig, President

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 1st day of September, 2023 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said Instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

XENIA RIVAS
Notary Public State of Texas
Commission # 129117659
Commission Expires 9/10/24

By: _____
Xenia Rivas, Notary Public
My commission expires 9/10/2024

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 25th day of March, 2024.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument issued in excess of the penalty stated above is totally void and without any validity. 3310020
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

Hall County

2875 Browns Bridge Road
Gainesville, GA 30504

P.O. Box 1435
Gainesville, GA 30503

Receipt No.: **262694**
Receipt Date: **03/27/2024**

RECEIPT

RECORD & PAYOR INFORMATION

Record ID:	HSUB24-0002
Record Type:	H - Subdivision - Final Plat
Property Address:	4038 CHESTATEE ROAD, GAINESVILLE, GA 30506
Record Name:	Falcon Landing Subdivision
Description:	Final Plat
Payor:	
Primary Contact:	Patton Land Surveying

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
03/27/2024	Check	49749	WSUTTON		$1,000.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Unit	Fee Amount	Current Paid
Bond Deposit	45859	1		$1,000.00	$1,000.00
				$1,000.00	$1,000.00

CONTINUATION CERTIFICATE

The Markel Insurance Company (hereinafter called the Surety) hereby continues in force its Bond No. 4473580 in the sum of Six Hundred Nine Thousand Eighty Six Dollars and 00/100 ($609,086.00) Dollars,

on behalf of Forestar (USA) Real Estate Group Inc.

in favor of Hall County, Georgia

subject to all the conditions and terms thereof through March 20, 2028 at location of risk.

This Continuation is executed upon the express condition that the Surety's liability shall not be cumulative and shall be limited at all times by the amount of the penalty stated in the bond.

IN WITNESS WHEREOF, the Surety has caused this instrument to be signed by its duly authorized Attorney-in-Fact and its corporate seal to be hereto affixed this 23rd day of January, 2026.

Markel Insurance Company
Surety

By: _____
Noah William Pierce Attorney-in-Fact

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That MARKEL INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint

Noah William Pierce

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings of other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Principal: Forestar (USA) Real Estate Group Inc.
Obligee: Hall County, Georgia
Amounts: See Bond Form

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution of the Board of Directors of Markel Insurance Company:

RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for on behalf of the Company, subject to the following provisions:
Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Secretary.
FURTHER RESOLVED, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

In Witness Whereof, MARKEL INSURANCE COMPANY has caused these presents to be signed by its Vice President, and its corporate seal to be hereto affixed this 13th day of January , 2023.

MARKEL INSURANCE COMPANY

By: _____
Lindey Jennings, Vice President

State of Texas
County of Travis:

MARKEL INSURANCE CORPORATE SEAL COMPANY ILLINOIS

On this 13th day of January , 2023 before me personally came Lindey Jennings, to me known, who being by me duly sworn, did depose and say that he resides in Travis County, Texas, where he is Vice President of MARKEL INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.

JULIE E. MCCLARY
Notary Public State of Texas
Commission # 12947680-5
Commission Expires March 29, 2026

By: _____
Julie E. McClary, Notary Public
My commission expires 3/29/2026

I, Andrew Marquis, Assistant Secretary of MARKEL INSURANCE COMPANY, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and, furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Austin, Texas this 23rd day of January, 2026.

By: _____
Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this Power you may call (713) 812-0800 on any business day between 8:30 AM and 5:00 PM CST.

Final Plat Information

Approve the extension of a $609,086.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Falcon Landing Phase 1 Subdivision

Subject Subdivision is located off Chestatee Road

NAME OF SUBDIVISION:	Falcon Landing Phase 1
NAME OF OWNER/DEVELOPER:	Forestar (USA) Real Estate Group, Inc.
ADDRESS:	2221 E. Lamar Blvd, Suite 790 Arlington, TX 76006
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 25, 2024
AMOUNT OF BOND:	$609,086.00
FINANCIAL INSTITUTION: AND ADDRESS:	Market Insurance Company 4521 Highwoods Parkway Glen Allen, VA 23060
Account No.:	4473580

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
2	Peregrine Way	50	2252.06	20	P.M.	----
2	Kestrel Court	50	732.76	20	P.M.	----
2	Merlin Pass	50	1143.30	20	P.M.	----

NOTES:

NUMBER OF LOTS:	148
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	70.04 AC

Final Plat Information

Consider Acceptance of $609,086.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Falcon Landing Phase 1 Subdivision

Subject Subdivision is located off Chestatee Road

NAME OF SUBDIVISION:	Falcon Landing Phase 1
NAME OF OWNER/DEVELOPER:	Forestar (USA) Real Estate Group, Inc.
ADDRESS:	2221 E. Lamar Blvd, Suite 790 Arlington, TX 76006
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 25, 2024
AMOUNT OF BOND:	$609,086.00
FINANCIAL INSTITUTION: AND ADDRESS:	Market Insurance Company 4521 Highwoods Parkway Glen Allen, VA 23060
Account No.:	4473580

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
2	Peregrine Way	50	2252.06	20	P.M.	----
2	Kestrel Court	50	732.76	20	P.M.	----
2	Merlin Pass	50	1143.30	20	P.M.	----

NOTES:

NUMBER OF LOTS:	148
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	70.04 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 45/2026

SUBJECT: Approve the extension/reduction of a $1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the extension/reduction of a $1,430,783.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sidewalks and sewer in Clark Farms Phase I Subdivision. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Guaranty Performance/Maintenance Agreement
Final Plat Information

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Clark Farm Investment, LLC (owner/principal, hereinafter referred to as "Principal"), and Arch Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $ 2,347,716.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Clark Farm Investment, LLC (principal) is owner of the Subdivision known as CLARK FARMS PHASE 1 Subdivision, which subdivision is shown on a plat prepared by ACRE PROFESSIONAL SURVEYOR, Georgia Registered Surveyor Number 3209, and

WHEREAS, Clark Farm Investment, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of CLARK FARMS PHASE 1 Subdivision for recording purposes, and

WHEREAS, Clark Farm Investment, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of CLARK FARMS PHASE 1 Subdivision for public maintenance (not applicable to private developments);

Clark Farm Investment, LLC (principal) and

Arch Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Clark Farm Investment, LLC (principal) agrees that all construction of the street system of CLARK FARMS PHASE 1

*Two Million Three Hundred Forty Seven Thousand Seven Hundred Sixteen Dollars and 00/100

Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Clark Farm Investment, LLC (principal), and

Arch Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in CLARK FARMS PHASE 1 Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County,

Arch Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Clark Farm Investment, LLC (principal) and

Arch Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by

Arch Insurance Company (surety) from Hall County authorizing release of

Clark Farm Investment, LLC (principal) and

Arch Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 3/29/2024 (Date) and expires on 3/28/2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When

the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 29th day of March, 2024.

- Clark Farm Investment, LLC
  PRINCIPAL
  By: _____
  (Corporate Officer or other authorized representative)

  Principal's Address:
  655 Engineering Drive, Suite 208
  Peachtree Corners , GA 30092

- Arch Insurance Company
  SURETY
  By: _____
  (Authorized Representative) Charles J. Nielson
  Attorney-in-Fact

  Surety's Address:
  Harborside 3, 210 Hudson Street, Suite 300
  JERSEY CITY, NJ 07311 - 1107

- Approved:
  Hall County
  By: _____
  (Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Brett Rosenhaus of Delray Beach, FL
Charles D. Nielson, Charles J. Nielson, David R. Hoover and Jarrett Merlucci of Miami Lakes, FL (EACH)
F. Danny Gann, Edward T. Ward and Audria R. Ward of Atlanta, GA (EACH)
John R. Neu and Kevin Wojtowicz of St. Petersburg, FL (EACH)
Laura D. Mosholder of Orlando, FL

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars ($90,000,000.00).
This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof,** the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 22nd day of October, 2021.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — Corporate Seal 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi,** a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION

I, **Regan A. Shulman,** Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney** dated October 22, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 29th day of March, 20 24.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company — Corporate Seal 1971 — Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

Arch | Insurance

ARCH SURETY

CONTINUATION CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS, THAT:

In consideration for the payment of a renewal premium, **ARCH INSURANCE COMPANY**, as **SURETY**, does hereby continue

Bond Number:	SU1200641		
Effective Date:	3/29/2024		
Amount of bond:	$1,430,783.14		
Continued from:	3/29/2026	to	3/28/2028
On behalf of:	Clark Farm Investment, LLC		
In favor of:	Hall County, Georgia		

Provided, however, that this Continuation Certificate does not create a new obligation and is executed upon the express condition and provision that the Surety's liability under said bond and this and all Continuation Certificates issued in connection therewith shall not be cumulative and that said Surety's aggregate liability under said bond and this and all such Continuation Certificates on account of all defaults committed during the period (regardless of the number of years) said bond has been and shall be in force, shall not in any event exceed the amount of said bond as hereinbefore set forth.

Dated this 22nd day of January, 2026

ARCH INSURANCE COMPANY

By: _____

Charles J. Nielson, Attorney-in-Fact

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Brett Rosenhaus of Delray Beach, FL, Charles D. Nielson, Charles J. Nielson, David R. Hoover and Jarrett Merlucci of Miami Lakes, FL (EACH) F. Danny Gann, Edward T. Ward and Audria R. Ward of Atlanta, GA (EACH), John R. Neu and Kevin Wojtowicz of St. Petersburg, FL (EACH) Laura D. Mosholder of Orlando, FL

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: for all obligees including any and all consents required by the Department of Transportation, State of Florida, incident to the release of retained percentages and/or final estimates on engineering and construction contracts.
Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00).
This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **15th day of July, 2025**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION
I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated July 15, 2025** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 22nd day of January, 20 26.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

Final Plat Information

Approve the extension/ reduction of a $1,430,783.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sidewalks and Sewer in Clark Farms Phase 1 Subdivision.

Subject Subdivision is located off of Spout Springs Road.

NAME OF SUBDIVISION:	Clark Farms Phase 1
NAME OF OWNER/DEVELOPER:	Clark Farm Investment, LLC
ADDRESS:	655 Engineering Drive Suite 208 Peachtree Corners, GA 30092
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 29 2024
AMOUNT OF BOND:	$2,347,716.00 Maintenance Agreement
FINANCIAL INSTITUTION: AND ADDRESS:	Arch Insurance Company Harborside 3, 210 Hudson Street, Suite 300 Jersey City, NJ 07311-1107
Account No.:	SU1200641

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Loma View	50	1805.15	20	P.M.	----
1	Millbrae Walk	50	922.66	20	P.M.	----
1	Nipton Crossing	50	2497.38	20	P.M.	----
1	Rocklin Lane	50	3079.71	20	P.M.	----
1	Eaveswell Street	50	407.39	20	P.M.	----
1	Yewtree Drive	50	496.41	20	P.M.	----

NOTES:

NUMBER OF LOTS:	185
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	89.082 AC

Final Plat Information

Consider Acceptance of $2,347,716.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sidewalks and Sewer in Clark Farms Phase 1 Subdivision.

Subject Subdivision is located off of Spout Springs Road.

NAME OF SUBDIVISION:	Clark Farms Phase 1
NAME OF OWNER/DEVELOPER:	Clark Farm Investment, LLC
ADDRESS:	655 Engineering Drive Suite 208 Peachtree Corners, GA 30092
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	March 29 2024
AMOUNT OF BOND:	$2,347,716.00 Maintenance Agreement
FINANCIAL INSTITUTION: AND ADDRESS:	Arch Insurance Company Harborside 3, 210 Hudson Street, Suite 300 Jersey City, NJ 07311-1107
Account No.:	N/A

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Loma View	50	1805.15	20	P.M.	----
1	Millbrae Walk	50	922.66	20	P.M.	----
1	Nipton Crossing	50	2497.38	20	P.M.	----
1	Rocklin Lane	50	3079.71	20	P.M.	----
1	Eaveswell Street	50	407.39	20	P.M.	----
1	Yewtree Drive	50	496.41	20	P.M.	----

NOTES:

NUMBER OF LOTS:	185
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	89.082 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 55/2026

SUBJECT: Approve the release of a $1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the release of a $1,271,558.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Union Heights Subdivision into Hall County maintenance. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Final Plat Information and Guaranty Performance/Maintenance Agreement

Final Plat Information

Consider Release of $1,271,558.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Union Heights Subdivision. All sidewalks are in and roads are complete.

Subject Subdivision is located off Union Church Road

NAME OF SUBDIVISION:	Union Heights
NAME OF OWNER/DEVELOPER:	Century Communities of Georgia, LLC.
ADDRESS:	2325 Lakeview Parkway, Suite 600 Alpharetta, GA 30009
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	April 24, 2024
AMOUNT OF BOND:	$1,271,558.00
FINANCIAL INSTITUTION: AND ADDRESS:	The Continental Insurance Company 151 N. Franklin Street Chicago, IL 60606
Account No.:	30190422

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Union Heights Way	50	1517	20	P.M.	----
1	Mulberry Creek Way	50	1872	20	P.M.	----
1	Sussex Drive	50	288	20	P.M.	----
1	Orpington Drive	50	572	20	P.M.	----

NOTES:

NUMBER OF LOTS:	125
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	79.81 AC

Final Plat Information

Consider Acceptance of $1,271,588.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Heights Subdivision

Subject Subdivision is located off Union Church Road

NAME OF SUBDIVISION:	Union Heights
NAME OF OWNER/DEVELOPER:	Century Communities of Georgia, LLC.
ADDRESS:	2325 Lakeview Parkway, Suite 600 Alpharetta, GA 30009
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	April 24, 2024
AMOUNT OF BOND:	$1,271,588.00
FINANCIAL INSTITUTION: AND ADDRESS:	The Continental Insurance Company 151 N. Franklin Street Chicago, IL 60606
Account No.:	30190422

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Union Heights Way	50	1517	20	P.M.	----
1	Mulberry Creek Way	50	1872	20	P.M.	----
1	Sussex Drive	50	288	20	P.M.	----
1	Orpington Drive	50	572	20	P.M.	----

NOTES:

NUMBER OF LOTS:	125
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	79.81 AC

Bond No. 30190422

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Century Communities of Georgia, LLC (owner/principal, hereinafter referred to as "Principal"), and The Continental Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $ 1,271,558.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Century Communities of Georgia, LLC (principal) is owner of the Subdivision known as Union Heights Subdivision, which subdivision is shown on a plat prepared by _____, Georgia Registered Surveyor Number _____, and

WHEREAS, Century Communities of Georgia, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Union Heights Subdivision for recording purposes, and

WHEREAS, Century Communities of Georgia, LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Union Heights Subdivision for public maintenance (not applicable to private developments);

Century Communities of Georgia, LLC (principal) and The Continental Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Century Communities of Georgia, LLC (principal) agrees that all construction of the street system of Union Heights

Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia.

Century Communities of Georgia, LLC (principal), and

The Continental Insurance Company (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in Union Heights Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County,

The Continental Insurance Company (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Century Communities of Georgia, LLC (principal) and

The Continental Insurance Company (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by

The Continental Insurance Company (surety) from Hall County authorizing release of

Century Communities of Georgia, LLC (principal) and

The Continental Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on April 24, 2024 (Date) and expires on April 24, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When

the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 24th day of April, 2024.

- Century Communities of Georgia, LLC
PRINCIPAL
By: _____
(Corporate Officer or other authorized representative)

Principal's Address:
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

- The Continental Insurance Company
SURETY
By: _____ Kathleen K. Freund, Attorney-in-Fact
(Authorized Representative)

Surety's Address:
151 N. Franklin Street
Chicago, IL 60606

- Approved:
Hall County
By: _____
(Chairman)

* The amount of the bond equals 30 percent of all completed infrastructure including base, paving, grassing, stormwater management facilities, and sidewalks plus 100 percent of the cost of all incomplete infrastructure such as remaining sidewalks and asphalt topping. The unit cost data used in the calculations will be based upon the latest Georgia Department of Transportation (GADOT) Item Mean Summary, or the latest Hall County contract data, whichever is higher.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Kathleen K. Freund **, Individually**

of Denver, Colorado, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond Number: 30190422
Principal: Century Communities of Georgia, LLC
Obligee: Hall County Planning and Development

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Laws and Resolutions, printed below, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 13th day of March, 2024.

The Continental Insurance Company

Larry Kasten — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 13th day of March, 2024, before me personally came Larry Kasten to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

M. BENT NOTARY PUBLIC SOUTH DAKOTA

My Commission Expires March 2, 2026

M. Bent — Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Laws and Resolutions of the Board of Directors of the insurance company printed below are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 24th day of April, 2024.

The Continental Insurance Company

Paula Kolsrud — Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

> "RESOLVED: That any Senior or Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Senior or Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above resolution to execute power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

> "Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and
>
> Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

> "RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 56/2026

SUBJECT: Approve the release of $142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the release of $142,375.00 Irrevocable Letter of Credit and acceptance of streets in Westchester Subdivision into Hall County maintenance. Commission District 4.

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Final Plat Information and Irrevocable Letter of Credit

Final Plat Information

Consider release of $142,375.00 Irrevocable Letter of Credit and Acceptance of Streets Westchester into Hall County maintenance. All streets and stormwater are complete.

Subject Subdivision is located off of Gaines Mill Road.

NAME OF SUBDIVISION:	Westchester
NAME OF OWNER/DEVELOPER:	Breedlove Residential, LLC.
ADDRESS:	4651 Strickland Road Flowery Branch, GA 30542
TYPE OF MAINTENANCE BOND:	Irrevocable Letter of Credit
DATE OF BOND:	April 12, 2024
AMOUNT OF BOND:	$142,375.00
FINANCIAL INSTITUTION: AND ADDRESS:	United Community Bank P.O. Box 2537 Gainesville, GA 30503
Account No.:	3321410

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
4	Windermere Lane	50	1214	20	P.M.	----

NOTES:

NUMBER OF LOTS:	17
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	22.59 AC

HALL COUNTY
GEORGIA
We have it all in Hall

Hall County Government
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
Richard P. Higgins

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

May 24, 2024

United Community Bank
PO Box 2537
Gainesville, GA 30503

RE: Acceptance of Irrevocable Letter of Credit Account No. 3321410

Dear Sir or Madam:

Please be advised that in its Voting Meeting on May 23, 2024, the Hall County Board of Commissioners voted to approve the acceptance of a $142,375.00 Irrevocable Letter of Credit for streets and stormwater management facilities in Westchester Subdivision.

As such, I will retain the original Irrevocable Letter of Credit in my files until such time its release has been duly authorized by the Hall County Board of Commissioners.

Please contact me if you have any questions or if any additional information is necessary.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Bill Nash, Director of Public Works & Utilities

Breedlove Residential, LLC
4651 Strickland Road
Flowery Branch, GA 30542

Final Plat Information

Consider acceptance of $142,375.00 Irrevocable Letter of Credit for Streets and Stormwater Management Facilities in Westchester Subdivision.

Subject Subdivision is located off of Gaines Mill Road.

NAME OF SUBDIVISION:	Westchester
NAME OF OWNER/DEVELOPER:	Breedlove Residential, LLC.
ADDRESS:	4651 Strickland Road Flowery Branch, GA 30542
TYPE OF MAINTENANCE BOND:	Irrevocable Letter of Credit
DATE OF BOND:	April 12, 2024
AMOUNT OF BOND:	$142,375.00
FINANCIAL INSTITUTION: AND ADDRESS:	United Community Bank P.O. Box 2537 Gainesville, GA 30503
Account No.:	3321410

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
4	Windermere Lane	50	1214	20	P.M.	----

NOTES:

NUMBER OF LOTS:	17
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	22.59 AC

approved 5|23|24

United Community

IRREVOCABLE LETTER OF CREDIT

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

RE: (Project name, owner/developer, Address, City, State, and Zip)

Chairman _____

The purpose of this Irrevocable Letter of Credit is one of the following:

- Public subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat, to induce the Hall County Board of Commissioners to accept the streets as shown on the final plat for public maintenance, and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.
- Private subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.

United Community Bank (Banking institution hereinafter referred to as "Issuer") hereby establishes its Irrevocable Letter of Credit No. 6000410396P in favor of Hall County, Georgia, for the account of Breedlove Residential LLC (Owner/developer) up to the aggregate amount of $142,375.00 dollars effective immediately and available by your draft(s) drawn at sight on the Issuer when accompanied by this Irrevocable Letter of Credit. This Irrevocable Letter of Credit is to cover the value of materials and work associated with the construction of Westchester Subdivision (Name of project).

The owner/developer responsibilities are as follows:

All construction of the street system of Westchester Subdivision (Name of project) will be maintained for fifteen (15) months according to the terms and requirements as shown on the recorded final plat and of the Subdivision Regulations in force in Hall County, Georgia. Sidewalks will be completed throughout entire subdivision as shown on the recorded final plat within fifteen (15) months of the signing of said plat. The sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, and traffic signs in Westchester Subdivision (Name of project) must be properly maintained and free from faults in design, materials, and workmanship as shown on the recorded final plat and as set out in the Subdivision Regulations in force in Hall County, Georgia.

Hall County will pursue the collection of funds for deficiencies upon the elapsing of one (1) year from final platting *and* after the compliance date given in the 45-day written notice.

The Issuer hereby agrees that all drafts drawn under and in compliance with the terms of this Irrevocable Letter of Credit will be duly honored if drawn and presented for payment to the Issuer's office at 351 Jesse Jewell Parkway, Gainesville, Hall County, GA on or before the expiration date along with a written statement that indicates that the Owner has failed to comply with its responsibilities related to the Westchester Subdivision (Name of project)

Member FDIC. © 2023 United Community Bank | ucbi.com

This Irrevocable Letter of Credit is hereby issued on April 12,2024 and expires on April 12, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day.

This Letter of Credit is issued subject to the Uniform Customs and Practices for Documentary Credits, 2007 Revision, ICC Publication no. 600. This Letter of Credit is governed by the laws of the State of Georgia.

IN WITNESS WHEREOF the Issuer has set its hand and affixed its seal on this day of April 15, , 20 24 .

Witness

Notary Public

United Community Bank

By:

Rick Frazier
Senior Vice President

My Commission Expires: 2/26/26

[Seal]

DEBRA P DALE NOTARY PUBLIC COMMISSION EXPIRES FEB. 26, 2026 BANKS COUNTY GA

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 61/2026

SUBJECT: Approve the 2023 and 2024 Real Property refund in the amount of $1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

Meetings:

Work Session Date: 02/23/26

Voting Meeting Date: 02/26/26

Executive Summary:

Presenter: JS

Recommendation:

Purpose of Request:
Approve the 2023 and 2024 Real Property refund in the amount of $1,346.92 for overpayment of Hall County taxes regarding property located at 3601 Baker Road, Gainesville, GA 30507 to Julio C. Madrigal Manzo.

History:

Facts and Issues:
Tax Parcel # 15024A000018

Julio C. Manzo emailed a refund request for his property at 3601 Baker Rd, Gainesville, GA 30507 due to a duplicate tract of land. He was billed for 3.16 acres instead of 1.58 acres. The Tax Assessors Office reviewed parcel 15024A000018 and determined the acreage of the parcel was in fact 1.58 acres. After correcting the property record card and removing the duplicated land tract, the value of the property has decreased, and it is recommended to refund for the last 2 years (2023 & 2024). 2025 has been issued a 45-day corrective notice.

Options:

Funding Requested $ 1,346.92

Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-02-27

Approvals:

Submit	Approve	Budget	Finance
JS	JS	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Supporting Information

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 61/2026

Funds Requested: $ 1,346.92

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	$1,346.92

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 770-531-6722

Date: 1/15/2026

Parcel:	15024A000018
Owner:	Julio C. Madrigal Manzo
Date of Request:	1/15/2026
Prepared By:	Trey Bowers

Julio C. Manzo emailed a refund request for his property at 3601 Baker Rd, Gainesville, GA 30507 due to a duplicate tract of land. He was billed for 3.16 acres instead of 1.58 acres. We reviewed parcel 15024A000018 and determined the acreage of the parcel was in fact 1.58 acres. After correcting the property record card and removing the duplicated land tract, the value of the property has decreased, and I recommend a refund for the last 2 years (2023 & 2024). 2025 has been issued a 45-day corrective notice.

Refund Recommended?	YES
If yes, for year(s):	2023 & 2024

Parcel 15024A000018

Year	Original Value	Corrected Value	Difference	Estimated County Refund *
2024	$143,300	$74,100	$69,200	$659.13
2023	$144,400	$74,700	$69,700	$687.79

* Estimated County Refund provided by Tax Commissioners office.

Hello Good Morning,

I am writing to request a refund of my property tax payments for the years 2023 and 2024 because my property at 3601 Baker Rd, Gainesville, GA 30507 was measured incorrectly. Thank you for your attention.

Sincerely, Julio C Manzo

Haa Buenos dias Disculpe nada
mas para Pedir mi devolucion de Pago
de taxas del aros anteriores
2023 y 2024 Porque midieron mal
de mi Propiedad 3601 Baker RD
Gainesville GA 30507.

Sin mas Por el momento agradezco
Sus atenciones.

Att. Julio C MANZO

JAN 05 2026

qPublic.net™ Hall County, GA



Overview



Legend

- Parcels
- Roads
- Interstate
- Arterial
- Collector
- Local

Parcel ID	15024A000018	**Owner**	JULIO C MADRIGAL MANZO	**Last 2 Sales**			
Class Code	Residential		MADRIGAL CRISTAL MANZO	**Date**	**Price**	**Reason**	**Qual**
Taxing District	COUNTY		3609 BAKER RD	8/12/2019	0	99	U
Acres	1.58		GAINESVILLE, GA 30507	1/6/2015	0	98	U
		Physical Address	3601 BAKER RD				
		Assessed Value	Value $201100				

(Note: Not to be used on legal documents)

Date created: 1/15/2026
Last Data Uploaded: 1/15/2026 1:05:09 AM

Developed by SCHNEIDER GEOSPATIAL



1/16/26, 3:36:26 PM 48223


1/16/26, 3:37:23 PM
48223


1/16/26, 3:37:40 PM
48223



1/16/26, 3:47:32 PM 48223

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 27/2026

SUBJECT: Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Lanier Joint Development Authority to serve a term from March 2, 2026 to March 1, 2030. Commission Districts 1, 2, 3 & 4.

History:
Commissioner Billy Powell is the current appointment.

Facts and Issues:
- Purpose of Authority: Encouraging cooperation among the participating counties (Hall & Forsyth) in the promotion of quality economic development including the retention and expansion of business investment and employment opportunities for the citizens of the participating counties, and for related purposes.
- Commissioner Billy Powell is eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-02

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Other Business - County Attorney

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 87/2026

SUBJECT: Public Hearing for approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JL

Recommendation:
Approve.

Purpose of Request:
Public Hearing for approval and authorization for the Chairman to execute a resolution imposing a new suspension on the acceptance of applications seeking to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined, and a suspension on the acceptance of applications seeking a special use for a data center, as defined, for a period of 180 days, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-02-26

Approvals:

Submit	Attorney	Administration	Clerk
JL	JL	CR	JR

Attachments:

Resolution

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF HALL COUNTY, GEORGIA IMPOSING A NEW SUSPENSION ON THE ACCEPTANCE OF APPLICATIONS SEEKING TO REZONE PROPERTY TO ANY ZONING CATEGORY THAT AUTHORIZES HIGH-DENSITY RESIDENTIAL AND/OR PLANNED DEVELOPMENT USES, AS DEFINED HEREIN, AND A SUSPENSION ON THE ACCEPTANCE OF APPLICATIONS SEEKING A SPECIAL USE FOR A DATA CENTER, AS DEFINED HEREIN, FOR A PERIOD OF ONE HUNDRED AND EIGHTY (180) DAYS, COMMENCING UPON THE EFFECTIVE DATE OF THIS RESOLUTION, FOR THE PURPOSE OF ALLOWING THE COUNTY TIME TO REVIEW AND ADOPT AMENDMENTS TO ITS UNIFIED DEVELOPMENT CODE RELATING TO HIGH-DENSITY RESIDENTIAL ZONING AND PLANNED DEVELOPMENT DISTRICTS, DATA CENTER USE PROVISIONS, AND THE COUNTY'S ABILITY TO MANAGE ITS HIGH-DENISTY RESIDENTIAL ZONING DECISIONS; AND FOR OTHER RELATED PURPOSES.

WITNESSETH

WHEREAS, in accordance with Article IX, Section II, Paragraph 1 of the Constitution of the State of Georgia, the Hall County Board of Commissioners (the "Board") is vested with substantial powers, rights, duties, and functions to generally regulate the practice, conduct, and use of property within its jurisdiction in order to promote the health, morals, safety, security, peace, and general welfare of Hall County and its citizens; and

WHEREAS, the Unified Development Code of Hall County, Georgia, (the "UDC"), adopted on November 14, 2024, regulates zoning and land use within the unincorporated areas of Hall County; and

WHEREAS, the Board is the governing body of Hall County and is therefore responsible for providing appropriate regulation of current and future development within the County so as to best serve the public interest; and

WHEREAS, on August 28, 2025, Hall County, Georgia passed a Resolution for the suspension of the acceptance of high-density residential rezoning applications, as defined therein, for a period of 180 days due to unprecedented residential population growth and high-density residential development in Hall County; and

WHEREAS, Hall County's current suspension is set to expire at midnight on February 25, 2026; and

WHEREAS, Hall County continues to experience increasing strain on its service and infrastructure demands due to the ongoing rapid residential population growth that continues unabated; and

WHEREAS, the Board has determined that as a result of the rapid residential population growth and development throughout the County portions of the UDC are no longer an effective means of regulating future high-density residential and development growth; and

WHEREAS, the Board acknowledges that data centers can be a valuable economic resource, but their anticipated exponential growth in Hall County will create an unprecedented and immediate strain on its natural resources, environment, and essential public resources, including, but not limited to, the electrical power grid, finite water supply, and local infrastructure such that a study on their effects is warranted to fully understand their impact; and

WHEREAS, the Board has determined that the County's ability under its existing regulations and zoning ordinances to regulate high-density residential and planned developments and data center uses is insufficient and requires amendment to enable the County to provide adequate infrastructure, including roads, sewer, fire protection, police protection, and other public services for the protection of the health, safety, and welfare of the County and its citizens; and

WHEREAS, the Board has identified needed changes to its UDC including, but not limited to, potential changes to the regulation of Planned Development Districts to limit their availability, potential creation of a new single-family zoning district to accommodate developments proposing detached homes on lots smaller than 20,000 square feet that are served by public sewer and water to transition this type of development away from the "Planned Residential Development" classification and instead establish a defined set of standards for these developments, and potential creation of a Starter Home Overlay District to address the growing need for housing attainable for first-time homebuyers; and

WHEREAS, Georgia law recognizes that local governments such as counties may impose moratoria on rezoning and data center use applications and other permits and licenses when exigent circumstances warrant the imposition of such moratoria; and

WHEREAS, Georgia and federal courts generally take judicial notice of a local government's inherent power to impose moratoria on an emergency basis; and

WHEREAS, the Georgia Supreme Court in DeKalb County v. Townsend Associates, Inc., 243 Ga. 80 (1979), has held that moratoria are justified where it appears that the interest of the public generally requires the imposition of a moratorium provided that the means are reasonably necessary for the accomplishment of the purpose for which the moratorium was imposed; and

WHEREAS, the Board believes it is in the best interest of the citizens and residents of Hall County to impose a new suspension on the acceptance of high-density residential and planned development rezoning applications, as defined herein, as well as a suspension on the acceptance of data center use applications, as defined herein, in order to afford the Board, staff, and the County's legal team time to review and consider substantial changes to the UDC with respect to its current high-density residential and planned development zoning districts and standards, use standards for data centers, and to explore ways in which the Board can better manage its high-density residential zoning decisions through a periodic and regular review of those decisions, in

order to maintain the County's policy objectives of promoting the health, morals, safety, security, peace, and general welfare of its citizens by means which are reasonable and not unduly oppressive; and

WHEREAS, a full review of the County's UDC with respect to the standards contained in its high-density residential and planned development zoning districts, use standards for data centers, and the ability to impose review standards for high-density residential rezonings, and potential changes, amendments, or modifications thereto, could take up to an additional 180 days to complete and approve; and

WHEREAS, due to the time required to review, consider, deliberate, and implement potential changes, amendments, or modifications to the UDC with respect to high-density residential and planned development zoning standards and data center use standards, a suspension on the acceptance of all high-density residential and planned development rezoning applications and data center use applications, as defined herein, is warranted during that time; and

WHEREAS, absent a suspension on the acceptance of said applications, the Board will be unable to review and make potential changes to its UDC, as described herein, to address and regulate the rapid growth in high-density residential and planned development rezonings together with the increasing burden on public resources from new data centers, as property owners would be able to institute rezoning actions to high-density residential and planned development uses or data center uses that will lock in performance and use standards or density allowances that are or may be changed; and

WHEREAS, were that to occur, the will of the Board will have been thwarted as newly adopted performance and use standards, density allowances, and zoning review procedures under the UDC, as amended, would have no impact on high-density residential and planned development rezoning applications and data center use applications that were in process prior to those changes; and

WHEREAS, the Georgia Supreme Court has further held in City of Roswell v. Outdoor Sys., 274 Ga. 130 (2001), that a temporary moratorium with respect to application of a zoning ordinance may be put in place for a reasonable period of time without the necessity of complying with the notice and public hearing requirements of the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., as it is not a zoning decision; and

WHEREAS, the Board finds that implementing a suspension (lasting 180 days) on the acceptance of high-density residential and planned development rezoning applications and data center special use applications to be (i) necessary to allow sufficient time to inquire, deliberate, and implement changes to the County's UDC to address the rapid, unprecedented growth and burden on public resources identified above, and (ii) appropriate, reasonably necessary, the least restrictive means available, and a reasonable and proper exercise of the County's police powers, which is in the best interests of the public health, safety, and welfare of the citizens of Hall County;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY, GEORGIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1.

DEFINITIONS

1. The term "high-density residential and(/or) planned development" shall be defined for the purposes of this Resolution as including and encompassing the following residential and planned development zoning districts and uses therein under the UDC with certain limitations: Residential Mixed (R-X), Residential Multi-Family (R-MF), Mixed-Use (MU), Planned Residential Development (PRD), Planned Office Development (POD), Planned Commercial Development (PCD), and Planned Industrial Development (PID); notwithstanding the foregoing, this definition shall not apply to nor suspend the acceptance of any application for rezoning to the above-listed zoning districts that would result in a density of 30 or fewer residential units located in the "urban area," as defined by the U.S. Census Bureau in the 2020 Census, which will be served by public sewer and water; and

2. The term "data center" shall be defined as a facility, campus of facilities, or array of interconnected facilities dedicated to the housing of telecommunications exchanges, working servers, or computer or data processing, management, storage, equipment or systems, and that is developed to cool, secure, and connect data associated with applications and services. It may also include accessory utility infrastructure such as air handler, power generator, water cooling and storage facilities, and similar infrastructure necessary to the operations at a data center.

SECTION 2.

FINDINGS OF FACT

The Board of Commissioners of Hall County, Georgia hereby makes the following findings of fact:

(a) The findings, statements, and declarations in the preamble are adopted and made a part of this Resolution as if fully set forth verbatim; and
(b) It appears that the County's ordinances, as contained in its UDC, relating to high-density residential and planned development zoning district standards, its ability to review its high-density residential zoning decisions, and the use provisions relating to data centers require review and possible comprehensive amendment by the County; and
(c) The Board finds that the adoption for a period of one-hundred and eighty (180) days from the effective date of this Resolution through and including August 26, 2026, of a suspension on the acceptance of all high-density residential and/or planned development rezoning applications, as defined above, and data center special use applications, as defined above, are appropriate; and
(d) The Board further finds this suspension is necessary in order to maintain the status quo and allow the County time to review and consider necessary changes, amendments, or modifications to its UDC to address the rapid, unprecedent growth and burden on public resources identified above, without which the County will become inundated with high-

density residential and planned development rezoning applications and data center use applications that will lock in performance, density, and use standards that are otherwise subject to change.

SECTION 3.

IMPOSITION OF NEW TIME-LIMITED SUSPENSION

1. The suspension on the acceptance of high-density residential rezoning applications for 180 days imposed by the Board through its Resolution dated August 28, 2025, is set to expire at midnight on February 25, 2026; and

2. There is hereby imposed a new suspension on the acceptance of all applications to rezone property to any zoning category that authorizes high-density residential and/or planned development uses, as defined above, and all special use applications for data centers, as defined above, for a period of one-hundred and eighty (180) days commencing immediately upon adoption of this Resolution; and

3. The suspension imposed by this Resolution shall terminate upon the earlier of (1) 11:59:59 p.m. on August 26, 2026; (2) an affirmative act by a majority of the Board terminating the suspension; or (3) the effective date for the adoption of changes, modifications, or amendments to the County's UDC relating to its high-density residential and planned development zoning districts, data center use provisions, and review of its high-density residential zoning decisions, which are necessary to address the current rapid, unprecedented population growth and burden on public resources identified and recognized above; and

4. This suspension shall be effective immediately upon adoption of this Resolution by a majority vote of the Board; and

5. All applications for rezoning to high-density residential and/or planned development zoning districts, as defined above, or special use applications for a data center, as defined above, which have been submitted or accepted anytime within the preceding en (7) days of the effective date of this new suspension, as provided above, shall be deemed withdrawn as of the effective date of the suspension and all application fees previously paid will be refunded to the applicants; and

6. This suspension shall not prevent the on-going development of high-density residential and planned development properties where the Board has previously approved the high-density residential and planned development rezoning on or before the effective date of the suspension; and

7. This suspension shall not prevent the continued operation of any existing data center in Hall County that is operating lawfully as of the date of enactment of the suspension, nor

shall this suspension prevent any data center use otherwise allowed without application for a special use under the current UDC; and

8. As of the effective date of the suspension set forth in this Resolution, no applications requesting a rezoning to a high-density residential and/or planned development zoning district or special use application for a data center will be accepted by any agent, employee, or officer of Hall County, and any application so accepted for filing will be deemed in error, null, and void and of no effect whatsoever, and shall constitute no assurance whatsoever of any right to engage in any act applied for or requested, and any action in reliance on any such application for high-density residential and/or planned development rezoning or data center use shall therefore be unreasonable; and

9. This suspension shall have no effect upon any applications for high-density residential and/or planned development preliminary plat approvals or requests for high-density residential and/or planned development land disturbance permits (not to include clearing or grubbing permits that are not tied to a specific residential or planned development improvement plan or project, which shall be issued without limitation and do not serve to establish a vested right in completion of the development or project), which are made within twelve (12) months from the effective date of the Board's prior suspension on high-density residential rezonings (August 29, 2025), relating to any properties that were previously approved by the Board for high-density residential and/or planned development rezoning; and

10. This suspension shall have no effect upon applications requesting the amending of conditions of previously approved high-density residential rezonings, planned development rezonings, or data center uses, unless the amending of conditions requests a higher density or more intense use than previously approved in which case the application will not be accepted.

SECTION 4.

SEVERABILITY

To the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Resolution is severable from every other section, paragraph, sentence, clause, or phrase herein. In the event that any section, paragraph, sentence, clause, or phrase of this Resolution is, for any reason whatsoever, declared invalid, unconstitutional, or unenforceable by the valid judgment or decree of any court of competent jurisdiction, such judgment or decree shall not render invalid, unconstitutional, or unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases herein, which as a result will remain in full force and effect.

SECTION 5.

NATURE

This Resolution is of a temporary nature and shall expire on its terms as described herein.

SECTION 6.

INCORPORATION

The preamble to this Resolution set forth above shall be considered to be and is hereby incorporated by reference as if fully set out herein.

SECTION 7.

EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption by a majority vote of the Board of Commissioners of Hall County, Georgia.

SO RESOLVED, this 26th day of February, 2026, the public's health, safety, and welfare demanding it.

HALL COUNTY BOARD OF COMMISSIONERS

_____

Chairman, David Gibbs

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

AGENDA ITEM

Other Business - Financial Services

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 42/2026

SUBJECT: Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: TS

Recommendation:
Approve

Purpose of Request:
Approve the Fiscal Year 2026 Mid-Year Budget Reconciliation Resolution.

History:
This is the annual financial status review / reconciliation of the County.

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-02-26

Approvals:

Submit	Budget	Finance	Attorney
TS	JM	TS	JL
Administration		**Clerk**	
CR		JR	

Attachments:

FY 2026 Mid-Year Budget Reconciliation Presentation
FY 2026 Mid-Year Budget Reconciliation Resolution

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 42/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

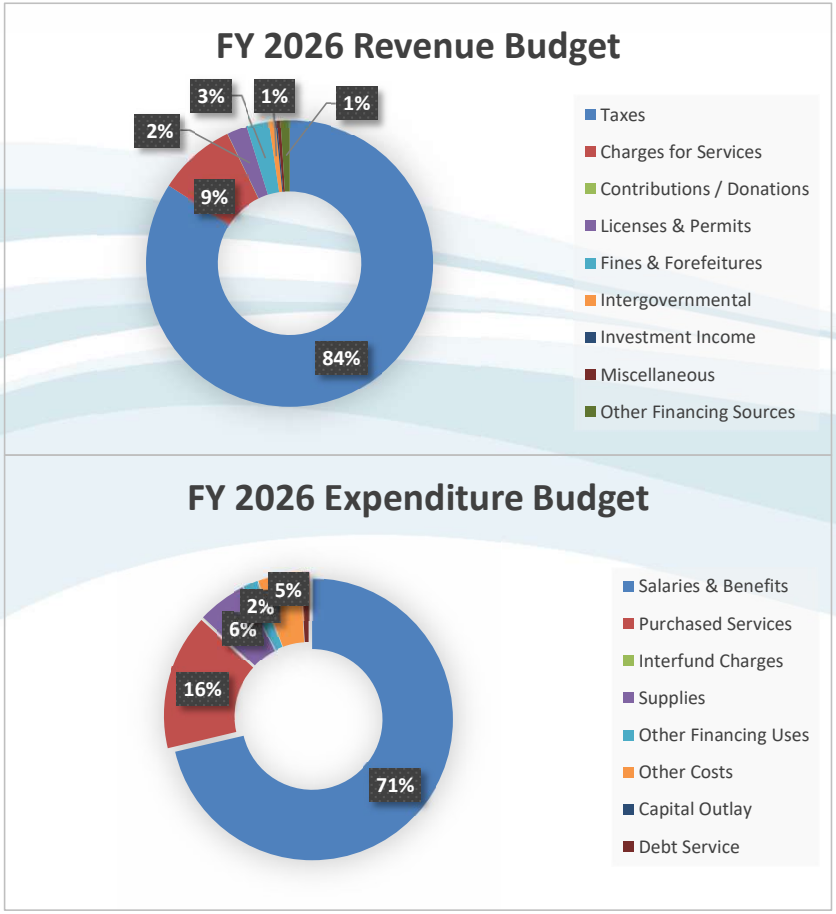
Phone: 770-531-3900

HALL COUNTY

Six Month Financial Status Update and Mid-Year Budget Reconciliation

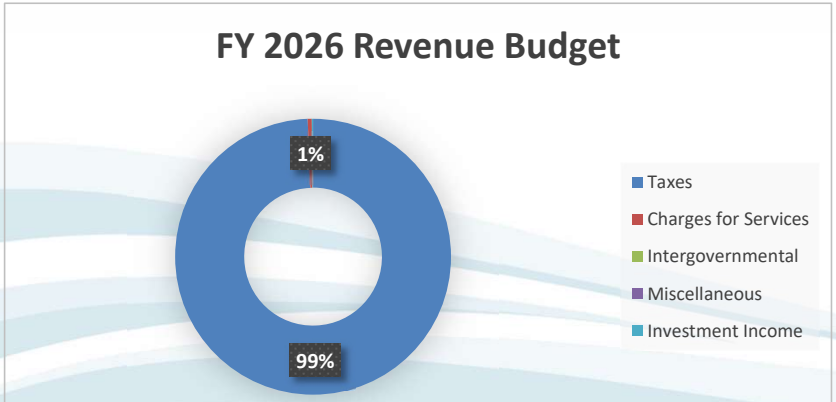
Taylor F. Samples, CPA, MBA
Director of Financial Services
February 26, 2026

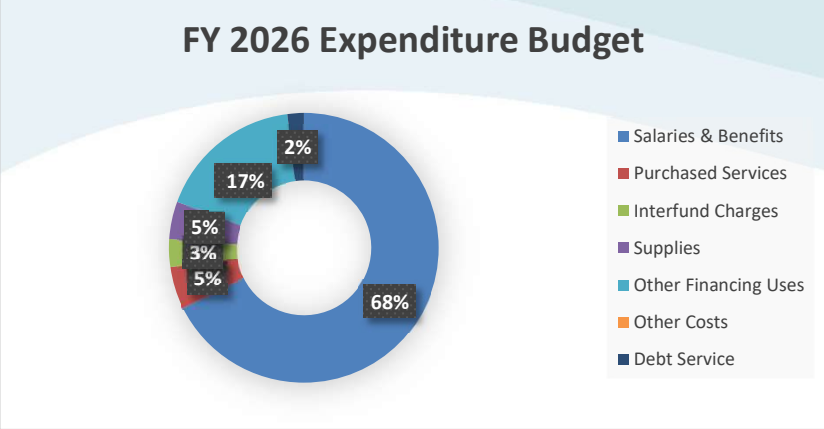
General Fund – FY 2026 Budget to Actual



	FY26 Budget	FY26 Actual
Revenues		
Taxes	$ 113,610,683	$ 33,259,754
Charges for Services	11,871,012	4,218,221
Contributions / Donations	29,000	12,556
Licenses & Permits	3,069,200	1,497,957
Fines & Forefeitures	3,383,870	2,402,952
Intergovernmental	1,029,402	484,948
Investment Income	250,000	160,446
Miscellaneous	500,850	294,924
Other Financing Sources	1,374,101	401,688
Revenue Totals	**$ 135,118,118**	**$ 42,733,448**
Expenditures		
Salaries & Benefits	$ 96,313,319	$ 45,195,033
Purchased Services	21,115,200	9,718,353
Interfund Charges	16,000	688
Supplies	7,681,960	3,356,954
Other Financing Uses	2,236,247	926,803
Other Costs	6,587,834	3,131,853
Capital Outlay	-	-
Debt Service	1,167,558	612,146
Expenditure Totals	**$ 135,118,118**	**$ 62,941,830**

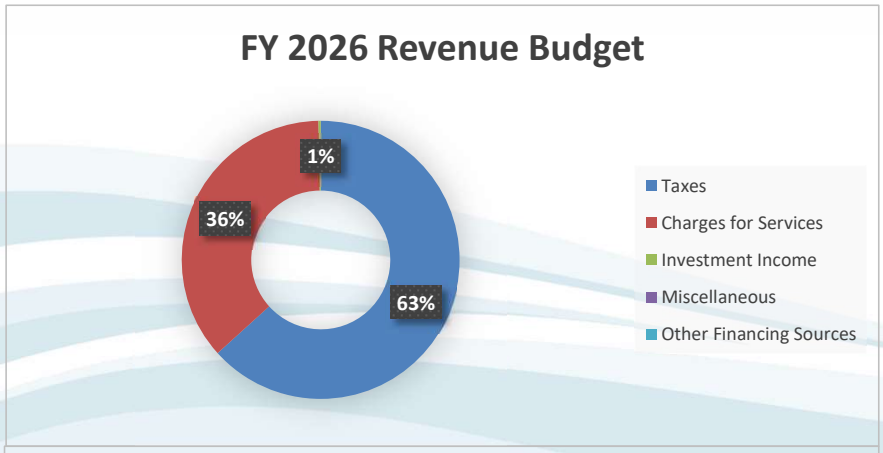
Fire Fund – FY 2026 Budget to Actual

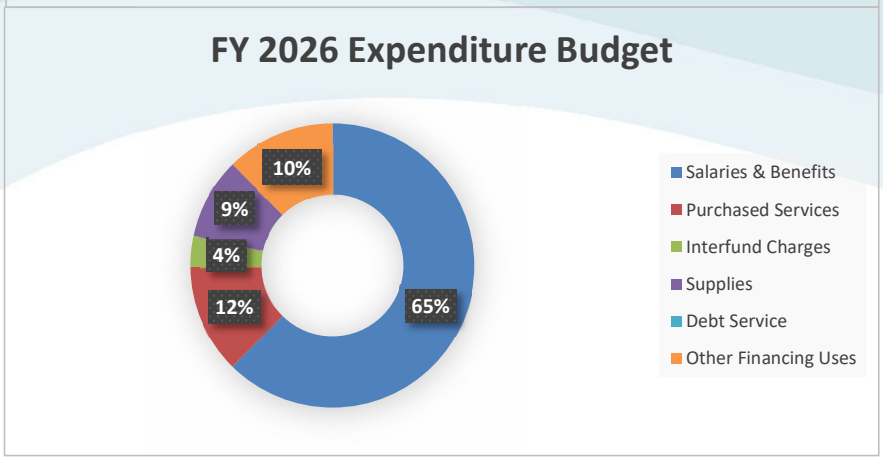




	FY26 Budget	FY26 Actual
Revenues		
Taxes	$ 43,873,449	$ 19,248,026
Charges for Services	200,000	78,314
Intergovernmental	4,000	2,586
Miscellaneous	-	100
Investment Income	67,000	46,224
Revenue Totals	**$ 44,144,449**	**$ 19,375,250**
Expenditures		
Salaries & Benefits	$ 29,898,225	$ 14,133,692
Purchased Services	2,200,367	938,911
Interfund Charges	1,471,680	543,909
Supplies	1,992,291	499,237
Other Financing Uses	7,714,447	3,857,224
Other Costs	-	-
Debt Service	867,439	852,605
Expenditure Totals	**$ 44,144,449**	**$ 20,825,577**

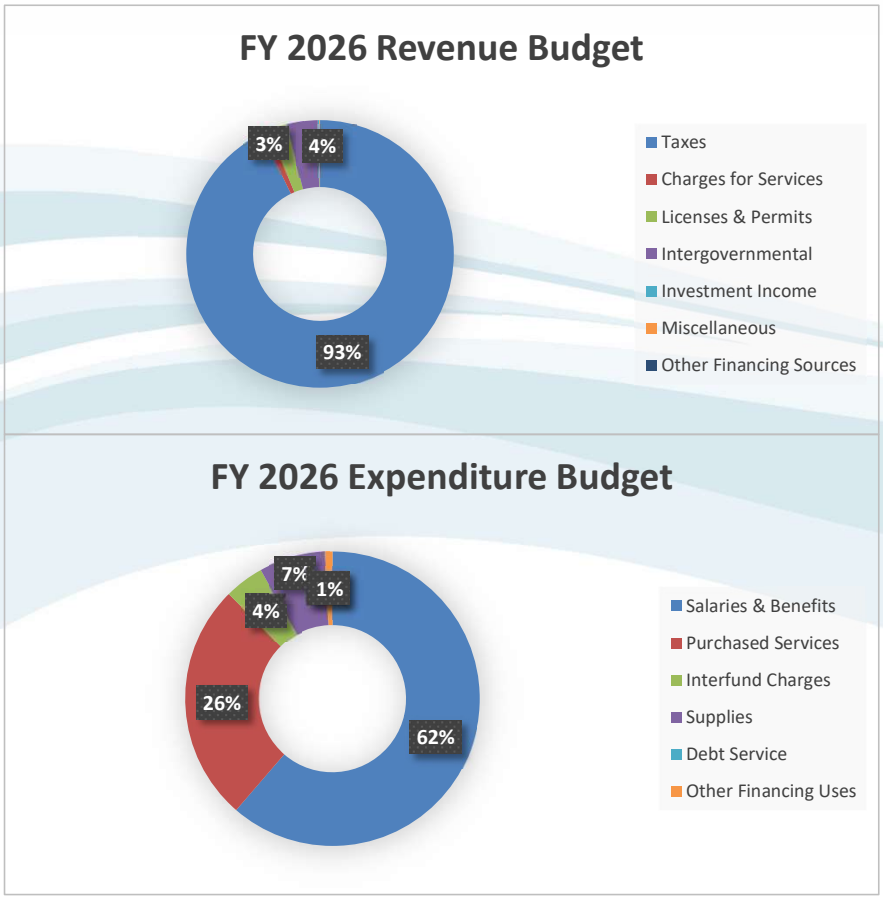
Emergency Services Fund – FY 2026 Budget to Actual





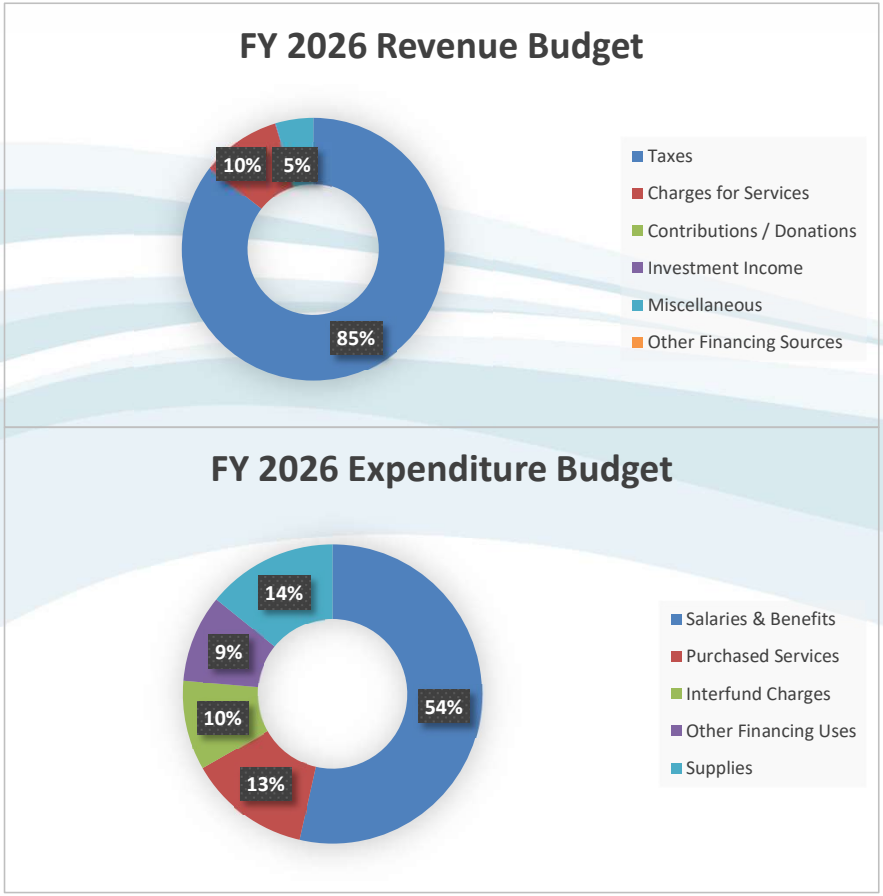
	FY26 Budget	FY26 Actual
Revenues		
Taxes	$ 9,776,408	$ 1,527,273
Charges for Services	5,628,813	4,318,950
Investment Income	35,000	25,010
Miscellaneous	3,600	7,050
Other Financing Sources	-	-
Revenue Totals	**$ 15,443,821**	**$ 5,878,284**
Expenditures		
Salaries & Benefits	$ 9,639,754	$ 4,554,227
Purchased Services	1,917,696	934,347
Interfund Charges	547,739	237,493
Supplies	1,425,430	397,249
Debt Service	-	-
Other Financing Uses	1,913,202	956,601
Expenditure Totals	**$ 15,443,821**	**$ 7,079,917**

Development Services Fund – FY 2026 Budget to Actual



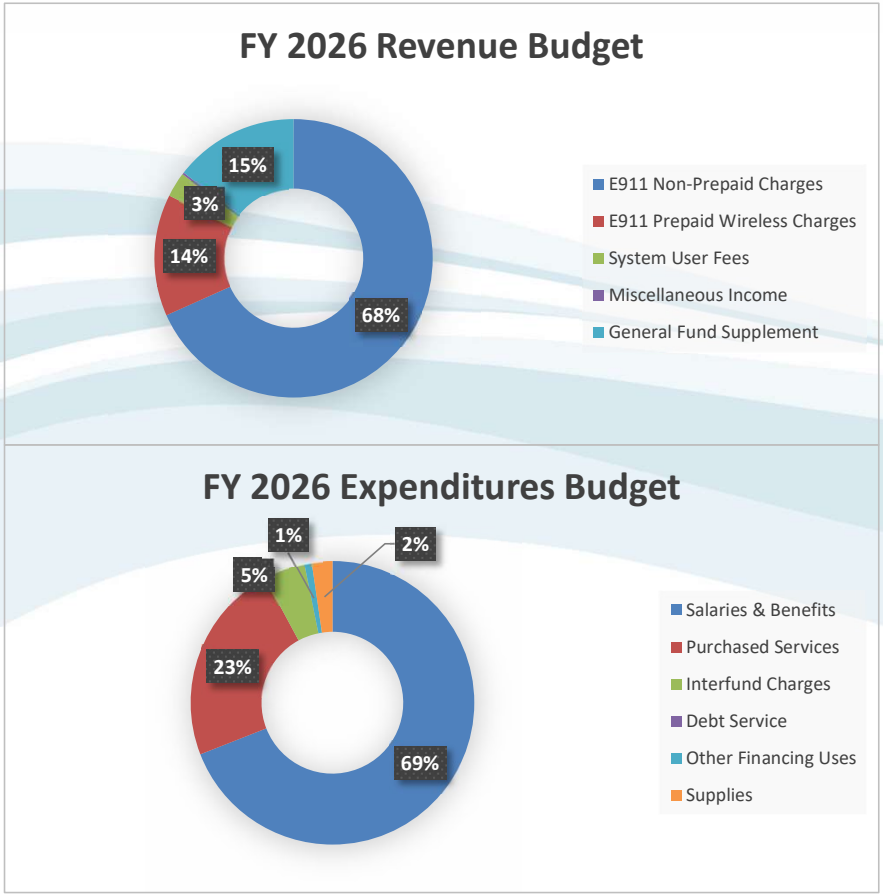
	FY26 Budget	FY26 Actual
Revenues		
Taxes	$ 11,011,626	$ 1,783,505
Charges for Services	110,840	61,035
Licenses & Permits	260,000	141,204
Intergovernmental	448,584	540,561
Investment Income	20,000	14,368
Miscellaneous	10,100	4,057
Other Financing Sources	-	-
Revenue Totals	**$ 11,861,150**	**$ 2,544,729**
Expenditures		
Salaries & Benefits	$ 7,276,548	$ 3,078,751
Purchased Services	3,110,659	1,132,720
Interfund Charges	514,549	212,402
Supplies	864,075	294,477
Debt Service	-	-
Other Financing Uses	95,319	47,660
Expenditure Totals	**$ 11,861,150**	**$ 4,766,010**

Parks & Leisure Services Fund – FY 2026 Budget to Actual



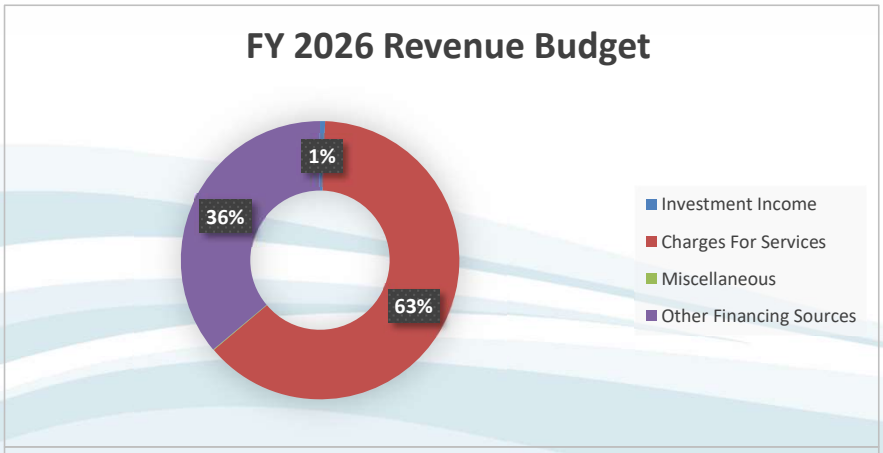
	FY26 Budget	FY26 Actual
Revenues		
Taxes	$ 5,662,875	$ 894,528
Charges for Services	641,725	421,983
Contributions / Donations	300	-
Investment Income	6,500	5,612
Miscellaneous	305,623	138,484
Other Financing Sources	-	-
Revenue Totals	**$ 6,617,023**	**$ 1,460,608**
Expenditures		
Salaries & Benefits	$ 3,542,727	$ 1,662,766
Purchased Services	872,804	346,803
Interfund Charges	641,064	287,712
Other Financing Uses	627,042	313,521
Supplies	933,386	448,462
Expenditure Totals	**$ 6,617,023**	**$ 3,059,264**

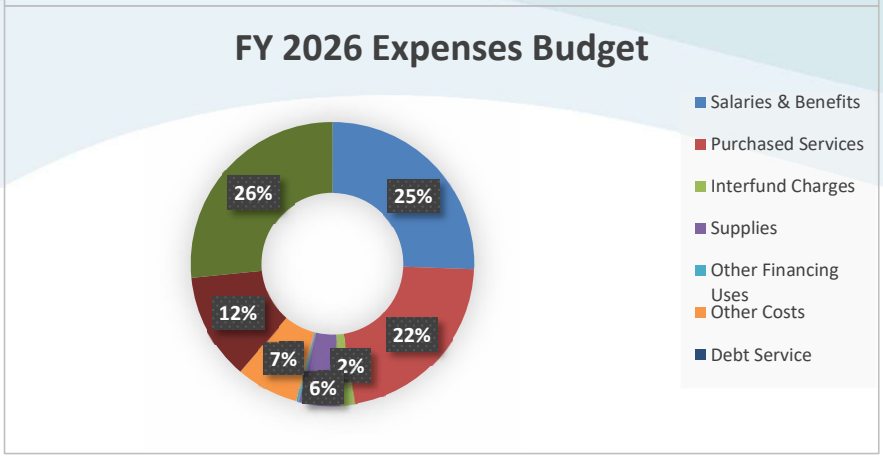
E911 Fund – FY 2026 Budget to Actual



	FY26 Budget	FY26 Actual
Revenues		
Investment Income	$ -	$ 6,078
E911 Non-Prepaid Charges	3,814,737	1,299,045
E911 Prepaid Wireless Charges	788,726	257,632
System User Fees	161,027	43,420
Miscellaneous Income	14,532	5,843
General Fund Supplement	806,969	403,485
Revenue Totals	**$ 5,585,991**	**$ 2,015,502**
Expenditures		
Salaries & Benefits	$ 3,858,963	$ 1,706,974
Purchased Services	1,285,716	681,207
Interfund Charges	263,855	131,928
Debt Service	-	-
Other Financing Uses	46,822	23,411
Supplies	130,635	43,145
Expenditure Totals	**$ 5,585,991**	**$ 2,586,665**

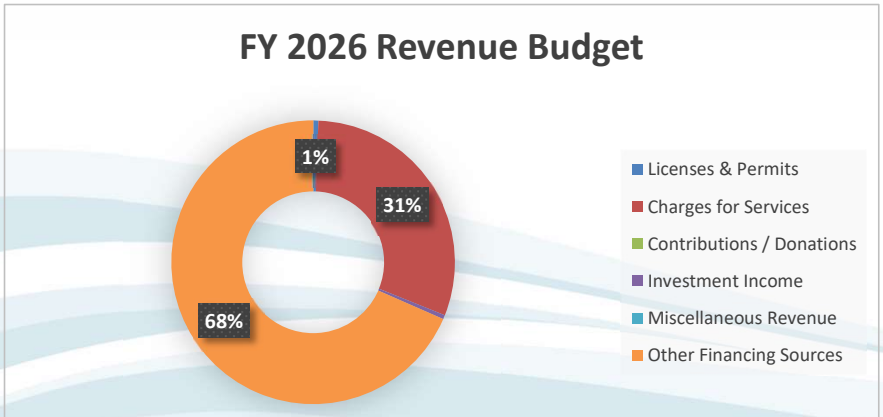
Landfill Fund – FY 2026 Budget to Actual

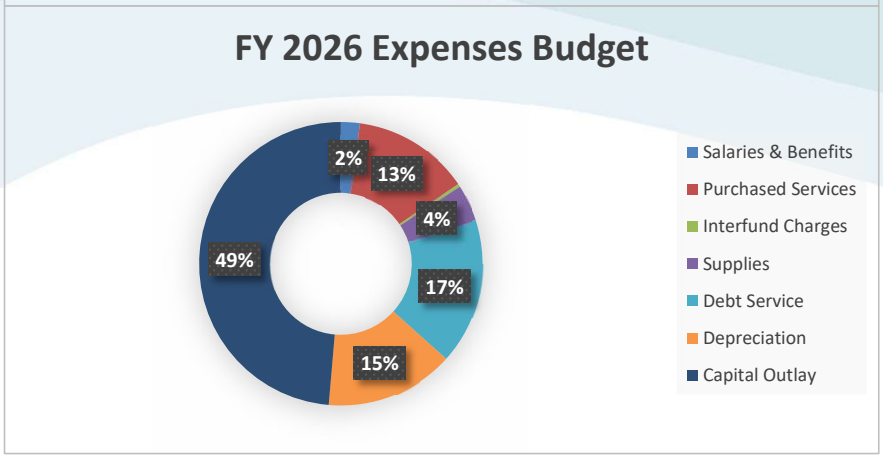




	FY26 Budget	FY26 Actual
Revenues		
Investment Income	$ 100,000	$ 79,366
Charges For Services	10,843,436	3,894,859
Miscellaneous	15,000	-
Other Financing Sources	6,183,797	-
Revenue Totals	**$ 17,142,233**	**$ 3,974,225**
Expenses		
Salaries & Benefits	$ 4,390,400	$ 1,986,294
Purchased Services	3,745,574	1,324,673
Interfund Charges	283,034	141,516
Supplies	796,532	317,950
Other Financing Uses	54,415	54,415
Other Costs	1,229,063	136,725
Debt Service	-	-
Depreciation	2,088,215	1,004,761
Capital Outlay	4,555,000	1,438,530
Expense Totals	**$ 17,142,233**	**$ 6,404,864**

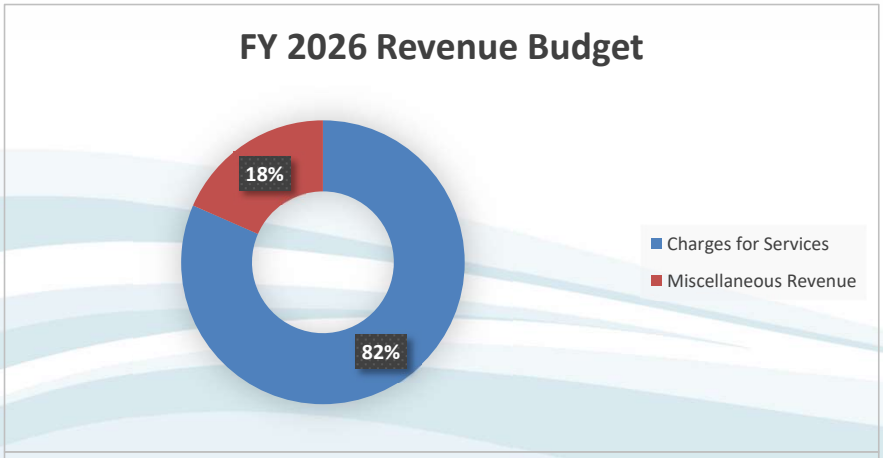
Water & Sewer Fund – FY 2026 Budget to Actual

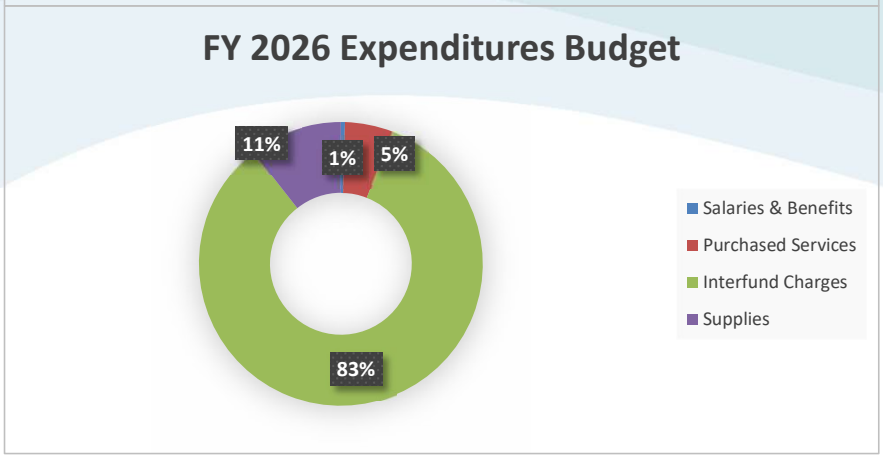




	FY26 Budget	FY26 Actual
Revenues		
Licenses & Permits	$ 100,000	$ 1,600
Charges for Services	5,240,000	3,168,872
Contributions / Donations	-	-
Investment Income	80,000	54,400
Miscellaneous Revenue	-	-
Other Financing Sources	11,763,848	1,051,660
Revenue Totals	**$ 17,183,848**	**$ 4,276,532**
Expenses		
Salaries & Benefits	$ 374,515	$ 135,343
Purchased Services	2,291,928	1,002,251
Interfund Charges	56,651	28,326
Supplies	714,329	138,187
Debt Service	2,869,072	1,189,535
Depreciation	2,521,185	1,337,555
Capital Outlay	8,356,168	3,449,690
Expense Totals	**$ 17,183,848**	**$ 7,280,887**

Group Insurance Fund – FY 2026 Budget to Actual





	FY26 Budget	FY26 Actual
Revenues		
Charges for Services	$ 28,941,488	$ 13,464,870
Miscellaneous Revenue	6,537,639	1,825,574
Revenue Totals	**$ 35,479,127**	**$ 15,290,444**
Expenses		
Salaries & Benefits	$ 165,777	$ 114,466
Purchased Services	1,941,645	614,576
Interfund Charges	29,624,405	15,478,700
Supplies	3,747,300	1,724,342
Expense Totals	**$ 35,479,127**	**$ 17,932,083**

HALL COUNTY

Mid-Year Budget Reconciliation

FY 2026 Budget Reconciliation Highlights

- Overall decrease of $ 656 thousand to the County-wide budget.
- Strategic use of contingency within the General Fund totaling $ 242 thousand to fund some additional needed services.
- Capital Project Adjustments:
  - Reduction in SPLOST VIII of $ 2.8M due to the expected timing of expenditures primarily in the roads category.
  - Increase in the capital projects fund of $ 723 thousand to true-up costs for debt service, renovation of the 3rd Floor of the Government Center, and program management services for a judicial complex expansion.

FY 2026 Budget Reconciliation Highlights

- Other Fund Adjustments:
  - Reduction of the Solid Waste Fund due to the Entrance Improvements at the Candler Road Landfill being a FY 2027 Project.
  - Increase in the Multiple Grant Fund to account for grant awards from CJCC and the Federal Railroad Administration

FY 2026 Budget Reconciliation Operating Funds

	FY 2026 Adopted Budget	FY 2026 Mid-Year Proposed Budget	Mid Year Budget Reconciliation Increase (Decrease)	Adopted to Proposed Change
General Fund	$ 135,118,118	$ 135,118,118	$ -	0.00%
Fire Services Fund	44,144,449	44,144,449	-	0.00%
Developmental Services	11,861,150	11,861,150	-	0.00%
Emergency Services	15,443,821	15,443,821	-	0.00%
Parks & Marina	2,278,952	2,371,952	93,000	4.08%
Grants Fund	7,878,383	8,973,342	1,094,959	13.90%
Restricted Funds	4,260,557	4,468,879	208,322	4.89%
Solid Waste Fund	17,142,233	15,582,233	(1,560,000)	-9.10%
Water & Sewer Fund	17,183,848	17,011,124	(172,724)	-1.01%
American Rescue Plan	5,838,157	6,524,304	686,147	11.75%
All Other Operating Funds	57,920,108	58,373,868	453,760	0.78%
Total Operating Funds	**$ 319,069,776**	**$ 319,873,240**	**$ 803,464**	**0.25%**

FY 2026 Budget Reconciliation Capital Funds

	FY 2026 Adopted Budget	FY 2026 Mid-Year Proposed Budget	Mid Year Budget Reconciliation Increase (Decrease)	Adopted to Proposed Change
SPLOST VII	1,425,230	2,003,330	578,100	40.56%
Capital Projects Fund	13,892,254	14,615,372	723,118	5.21%
SPLOST VIII	53,499,872	50,738,915	(2,760,957)	-5.16%
All Other Capital Funds	10,693,096	10,693,096	-	0.00%
Total Capital Funds	**$ 79,510,452**	**$ 78,050,713**	**$ (1,459,739)**	**-1.84%**
Total County Budget	**$ 398,580,228**	**$ 397,923,953**	**$ (656,275)**	**-0.16%**

HALL COUNTY

QUESTIONS/FURTHER DISCUSSION

HALL COUNTY

FY 2026 Mid-Year Budget Reconciliation Adoption

HALL COUNTY FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2026 BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026, FOR EACH FUND OF HALL COUNTY, APPROPRIATING THE AMOUNTS SHOWN IN THE FOLLOWING SCHEDULES FOR THE VARIOUS FUNDS AND DEPARTMENTS; ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES BASED ON THE ESTIMATED 2025 TAX DIGEST AND AFFIRMING THAT EXPENDITURES IN EACH DEPARTMENT MAY NOT EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES FROM EXCEEDING ACTUAL FUNDING SOURCES:

WHEREAS, the Hall County Board of Commissioners ("Board") is the governing authority of said County; and

WHEREAS, the Board has been presented a Proposed Budget which is the County's financial plan for said fiscal year and includes all projected revenues and allowable expenditures; and

WHEREAS, an advertised public hearing has been held on the 2026 Proposed Budget, as required by State and Local Laws and regulations; and

WHEREAS, the Board resolves that the Proposed 2026 Budget shall in all cases apply to and control the financial affairs of County departments and all other agencies subject to the budgetary and fiscal control of the governing authority; and

WHEREAS, each of the Funds has a balanced budget, such that anticipated funding sources equal proposed expenditures; and

NOW, THEREFORE, BE IT RESOLVED that this 2026 Budget is hereby adopted specifying the anticipated funding sources for each Fund and making appropriations for proposed expenditures to the departments or organizational units named in each fund.

BE IT FURTHER RESOLVED that expenditures of any Operating Budget Fund or Capital Budget Fund shall not exceed the appropriations authorized by this budget and amendments thereto or actual funding sources, whichever is less.

BE IT FURTHER RESOLVED that all expenditures of any Operating Budget Fund or Capital Budget Fund are subject to the policies as established by the Board of Commissioners and the County Administrator; and

BE IT FURTHER RESOLVED that certain Capital Project Budgets are adopted as specified herein, as multiple-year project budgets as provided for in O.C.G.A. § 36-81-3(b)(2); and

BE IT FURTHER RESOLVED that Direct and Indirect Cost Allocations and Contributions as appropriated in any Fund within the various accounts of a Department or Agency are restricted for the express purpose as designated; and

BE IT FURTHER RESOLVED that transfers of appropriations in any Fund among the various accounts within a Department or Agency shall require only the approval of the Director of Financial Services so long as the total budget for each Department or Agency is not increased.

BE IT FURTHER RESOLVED that the 2026 Budget shall be amended so as to adapt to changing governmental needs during the fiscal year as follows: Any increase in appropriations in any Fund for a Department or Agency, whether through a change in anticipated revenues in any Fund or through a

transfer of appropriations among Departments or Agencies, shall require the approval of the Board of Commissioners, except in the following cases where authority is granted to:

1. The Director of Financial Services to:

    a. Allocate funds to appropriate Departments from insurance proceeds for the replacement or repair of damaged equipment items;
    b. Allocate funds from the established Capital Trials Reserve to appropriate Departments within the Judicial System for Capital Cases;
    c. Allocate funds from the established Elections Reserve to appropriate Departments for unexpected election expenses;
    d. Authorize preparation and submission of applications for grant funding; however, acceptance of all grant awards is subject to the approval of the Board of Commissioners;
    e. Adjust revenue and appropriation budgets within capital projects and / or operational needs as necessary to incorporate grant awards approved by the Board;
    f. Approve transfers of appropriations within capital projects and allocate funds previously approved, or, as appropriate, transfer appropriations among fiscal years for projects as necessary to allow completion of each project and cover existing obligations/expenses in accordance with the intent and actions of the Board; however, in no case shall appropriations exceed actual available funding sources;
    g. Adjust revenue and appropriation budgets to incorporate collected revenue at the capital fund contingency project level and project specific levels in accordance with the intent and actions of the Board; however, in no case shall appropriations exceed actual available funding sources;
    h. Allocate allowable costs of services provided by a governmental unit on a centralized basis to its Departments and Agencies as defined by the Hall County Cost Allocation Plan;
    i. Allocate funds from Non-Departmental Operating Contingencies for amounts up to $50,000 in accordance with the intent and actions of the Board of Commissioners; however, in no case shall appropriations exceed actual available funding sources; allocate funds from established reserves for leave balances at retirement, salary adjustments and reclassification to Department and Agency as necessary to provide funding for compensation actions, reductions in force and retirement incentives; transfer funds resulting from salary savings or transfer balances resulting from under expenditures in operating accounts to Non-Departmental reserves to fund accrued liabilities and expend funds within Non-Departmental reserve to reduce said accrued liabilities.
    j. Review and consider approval of requests for budget transfers between personnel and normal operating accounts, if necessary, to effectuate a budget objective in accordance with the intent and actions of the Board; however, in no case shall an appropriation exceed actual available funding sources.

2. The County Administrator to:

    a. Allocate funds from Non-Departmental Operating Contingencies for amounts over $50,000 in accordance with the intent and actions of the Board of Commissioners; however, in no case shall appropriations exceed actual available funding sources;
    b. Transfer funds from Department or Agency budgets to Contribution to Capital Projects for amounts up to $50,000;
    c. Transfer funds within a capital fund from fund or program contingencies and/or savings in existing projects to establish new projects for amounts up to $100,000;
    d. Transfer funds to establish new projects related to economic development within a capital fund from fund or program contingencies and/or savings in existing projects;

e. Approve additional appropriations for and / or transfers within capital projects and / or operational needs as it relates to items approved for funding within The American Rescue Plan federal allocation for Hall County Government.
f. Allocate funds from Non-Departmental Contingencies to Department or Agency budgets to provide funding for approved compensation actions;
g. Reallocate funding among projects approved by the Board as allowed by authorizing documents.

BE IT FURTHER RESOLVED that such amendments shall be recognized as approved changes to this resolution in accordance with O.C.G.A. 36-81-3. These authorities for transfers of appropriations shall not be used as an alternative to the normal budget process and are intended to be used only when necessary to facilitate the orderly management of projects and/or programs; transfers approved under these authorities may not be used to change the approved scope or the objective of any capital project.

BE IT FURTHER RESOLVED that the 2026 Budget contains 1,863 authorized positions. The Board shall approve increases in authorized positions. Vacant authorized positions may be reallocated within the same department or reassigned to another department and filled authorized positions may be reassigned at the same grade level between departments with the authorization of the County Administrator. The following compensation policies remain in effect for the 2025 Budget:

1. All vacant authorized positions require the approval of the Human Resources Director and Financial Services Director to recruit and hire;
2. County's Retirement Contributions of 3% to the 401A shall be included and up to an additional 6% match to the 401A account depending upon the employee's participation in the 457 account;
3. BE IT FURTHER RESOLVED that the Board authorizes and directs any and all actions necessary to amend the County's Retirement Plan documents to appropriately reflect the contributions as stated above in item 2; and to modify the auto escalation increase as stated in the 457 plan documents;
4. BE IT FURTHER RESOLVED that the Board shall, for the current budget year reserve a portion of the General Fund and the Special Revenue Funds' Fund Balance at a level equal to the accrued vacation liabilities of the County.
5. BE IT FURTHER RESOLVED that a reclassification of an existing position shall not be considered for approval unless the applicable Department adjusts an existing budgetary item within their existing personnel budget and/or position control to make the reclassification budget neutral overall.

BE IT FURTHER RESOLVED that authority and authorization is delegated to the County Administrator and Human Resources Director to review, establish, modify, change, maintain, and implement policies, rules, structure, criteria, etc. to benefit plans, which shall include, but is not limited to, health premiums and retiree contributions for staff (both active and retiree status) and Board of Commissioners.

BE IT FURTHER RESOLVED that the Board shall maintain the General Fund, Fire Services Fund, Emergency Services Fund, Development Services Fund, and Parks & Leisure Services Fund; unreserved, undesignated fund balance at a level of at least fifteen to twenty-five percent and/or three months of the operating expenditures of each of the respective funds. The level of unreserved, undesignated fund balance in each fund will be reviewed by the Administrative Staff annually to ensure the appropriateness of reserve amounts and may be changed by the Board of Commissioners by written Resolution. Excess funds in the fund balance above the noted threshold may, with the approval of the Board, be transferred to the Capital Projects Fund to fund capital projects, or appropriated for other non-recurring purposes.

BE IT FURTHER RESOLVED that budgets for all Operating Funds of the County are presented as Operating Budgets and/or funds expected to be expended during the current fiscal year. These budgets are the maintenance and operations of each of the Departments and Agencies within those funds.

BE IT FURTHER RESOLVED that the Board is adopting a Fiscal Year 2026 Capital Budget and five year Capital Improvement Plan with a total project length budget (see attached schedule.) There are separate funds maintaining line item budgets for Capital Outlay, representing large asset purchases that have a useful life of two (2) years or more and a value of greater than $5,000. The various Capital Budgets represent the expected fiscal year 2026 expenditures and five subsequent fiscal years for the projects approved by the Board of Commissioners and/or voter referendum.

HALL COUNTY BOARD OF COMMISSIONERS

_____
Chairman

_____
Commissioner – District 1

_____
Commissioner – District 2

_____
Commissioner – District 3

_____
Commissioner – District 4

_____
Date

Attest:

_____
County Clerk

(Seal)

Approved as to form:

_____
Hall County Attorney

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

GENERAL FUND

Revenues:		
Taxes	$	113,610,683
Licenses and permits		3,069,200
Intergovernmental		1,029,402
Fines and forfeitures		3,383,870
Charges for services		11,871,012
Miscellaneous		500,850
Contributions / Donations		29,000
Investment Income		250,000
Operating Transfer In		1,374,101
Subtotal Revenues		135,118,118
Use of Assigned Fund Balance		-
TOTAL REVENUES GENERAL FUND	**$**	**135,118,118**
Appropriations:		
Administration	$	1,984,771
Board of Commissioners		465,484
Financial Services		2,690,457
Human Resources		1,123,927
MIS		5,817,927
Building Inspection		940,105
Business License		263,688
Tax Assessor		3,490,548
Animal Services		2,921,924
Agricultural Center		455,537
Legal Services		984,444
Correctional Institution		4,598,680
Central Services		4,748,800
Sheriff		53,765,500
Coroner		637,341
Solicitor		2,488,047
Superior Court		3,994,396
State Court		3,133,482
Clerk of Court		3,905,231
BOE Appeals		135,126
Probate Court		1,402,201
Juvenile Court		4,460,530
District Attorney		3,130,277
Magistrate Court		1,976,375
Court Administration		5,642,998

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

Public Defender		2,234,146
Soil Conservation Service		148,712
Extension Office		248,763
Elections		2,120,068
Tax Commissioner		4,111,677
GENERAL FUND (cont.)		
Agencies:		
Health Department	$ 901,777	
Hall County Library System	3,919,672	
Community Service Center	857,180	
Legacy Link	16,000	
Lake Lanier Association	63,000	
Avita Community Partners	65,000	
Hall-Dawson CASA	54,848	
Soil Conservation	8,000	
Gateway House	42,000	
Edmondson-Telford	28,500	
Elachee	16,500	
Greater Hall Chamber of Commerce	185,000	
Georgia Mountains Regional Commission	184,989	
Rape Response	12,000	
Forest Service	8,904	
Supporting Adoption and Foster Families Together	12,500	
Family Ties - Gainesville	8,500	
Department of Family and Children Services	250,000	
Total:		6,634,370
Non Departmental:		
Retiree Health Insurance (County Share)	1,800,000	
OPEB Trust Contribution	311,768	
Enhanced 911 Communications Supplement	806,969	
Contribution to the Capital Projects Fund	668,657	
Debt Service	169,500	
Other General Service Items	705,692	
Total:		4,462,586
TOTAL APPROPRIATIONS GENERAL FUND		**$ 135,118,118**

FIRE SERVICES FUND

Revenues:	
Taxes	$ 43,873,449
Charges for Services	200,000
Intergovernmental	4,000
Investment Income	67,000
TOTAL REVENUES FIRE SERVICES FUND	**$ 44,144,449**
Appropriations:	
Operations	$ 44,144,449
TOTAL APPROPRIATIONS FIRE SERVICES FUND	**$ 44,144,449**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

EMERGENCY SERVICES FUND

Revenues:		
Taxes	$	9,776,408
Charges for Services		5,628,813
Miscellaneous		3,600
Investment Income		35,000
Operating Transfer In (General Fund Supplement)		-
TOTAL REVENUES EMERGENCY SERVICES FUND	**$**	**15,443,821**
Appropriations:		
Operations	$	15,443,821
TOTAL APPROPRIATIONS EMERGENCY SERVICES FUND	**$**	**15,443,821**

DEVELOPMENT SERVICES FUND

Revenues:		
Taxes	$	11,011,626
Licenses and Permits		260,000
Charges for Services		110,840
Intergovernmental		448,584
Investment Income		20,000
Miscellaneous		10,100
Operating Transfer In (General Fund Supplement)		-
TOTAL REVENUES DEVELOPMENT SERVICES FUND	**$**	**11,861,150**
Appropriations:		
Operations	$	11,861,150
TOTAL APPROPRIATIONS DEVELOPMENT SERVICES FUND	**$**	**11,861,150**

PARKS & LEISURE SERVICES FUND

Revenues:		
Taxes	$	5,662,875
Charges for Services		641,725
Contributions / Donations		300
Investment Income		6,500
Miscellaneous		305,623
Operating Transfer In (General Fund Supplement)		-
TOTAL REVENUES PARKS & LEISURE SERVICES FUND	**$**	**6,617,023**
Appropriations:		
Operations	$	6,617,023
TOTAL APPROPRIATIONS PARKS & LEISURE SERVICES FUND	**$**	**6,617,023**

E911 FUND

Revenues:		
Charges for Services	$	4,764,490
Investment Income		-
Miscellaneous		14,532
Operating Transfer In (General Fund Supplement)		806,969
TOTAL REVENUES E911 FUND	**$**	**5,585,991**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

Appropriations:		
Operations	$	5,585,991
TOTAL APPROPRIATIONS E911 FUND	**$**	**5,585,991**

PARKS MARINA FUND

Revenues:		
Charges for Services	$	744,423
Investment Income		7,540
Miscellaneous		1,207,650
Prior Year Reserves - for Capital Projects		412,339
TOTAL REVENUES PARKS MARINA FUND	**$**	**2,371,952**
Appropriations:		
Operations	$	2,371,952
TOTAL APPROPRIATIONS PARKS MARINA FUND	**$**	**2,371,952**

MULTIPLE GRANTS FUND

Revenues:		
Intergovernmental	$	8,950,698
Contributions / Donations		22,644
TOTAL REVENUES MULTIPLE GRANTS FUND	**$**	**8,973,342**
Appropriations:		
Miscellaneous Grant Programs	$	8,973,342
TOTAL APPROPRIATIONS MULTIPLE GRANTS FUND	**$**	**8,973,342**

AMERICAN RESCUE PLAN FUND

Revenues:		
Intergovernmental	$	6,524,304
TOTAL REVENUES AMERICAN RESCUE PLAN FUND	**$**	**6,524,304**
Appropriations:		
Miscellaneous Programs and Projects - American Rescue Plan	$	6,524,304
TOTAL APPROPRIATIONS AMERICAN RESCUE PLAN FUND	**$**	**6,524,304**

SPECIAL ASSESSMENTS (STREET LIGHTING DISTRICTS) FUND

Revenues:		
Charges for Services	$	1,275,000
TOTAL REVENUES SPECIAL ASSESSMENTS FUND	**$**	**1,275,000**
Appropriations:		
Operations	$	1,275,000
TOTAL APPROPRIATIONS SPECIAL ASSESSMENTS FUND	**$**	**1,275,000**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

RESTRICTED PROGRAMS FUND

Revenues:		
Intergovernmental	$	1,982,614
Fines and Forfeitures		342,579
Charges for Services		816,381
Contributions / Donations		-
Miscellaneous		142,000
Prior year reserves		1,185,305
TOTAL REVENUES RESTRICTED PROGRAMS FUND	**$**	**4,468,879**
Appropriations:		
Operations	$	4,468,879
TOTAL APPROPRIATIONS RESTRICTED PROGRAMS FUND	**$**	**4,468,879**

CONFISCATED ASSETS FUND

Revenues:		
Fines and Forfeitures	$	37,448
Prior Year Reserves		-
TOTAL REVENUES CONFISCATED ASSETS FUND	**$**	**37,448**
Appropriations:		
Operations	$	37,448
TOTAL APPROPRIATIONS CONFISCATED ASSETS FUND	**$**	**37,448**

DATE FUND

Revenues:		
Charges for Services	$	40,800
Fines and Forfeitures		140,772
Prior Year Reserves		15,242
TOTAL REVENUES DATE FUND	**$**	**196,814**
Appropriations:		
Operations	$	196,814
TOTAL APPROPRIATIONS DATE FUND	**$**	**196,814**

LOCAL GOVT SHARE OF OPIOID FUND

Revenues:		
Miscellaneous	$	415,000
Prior Year Reserves		355,000
TOTAL REVENUES LOCAL GOVT SHARE OF OPIOID FUND	**$**	**770,000**
Appropriations:		
Operations	$	770,000
TOTAL APPROPRIATIONS LOCAL GOVT SHARE OF OPIOID FUND	**$**	**770,000**

HOTEL MOTEL TAX FUND

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

Revenues:		
Taxes	$	550,000
Prior Year Reserves		400,000
TOTAL REVENUES HOTEL MOTEL TAX FUND	**$**	**950,000**
Appropriations:		
Agency Allocation	$	950,000
TOTAL APPROPRIATIONS HOTEL MOTEL TAX FUND	**$**	**950,000**

LAW LIBRARY FUND

Revenues:		
Fines and Forfeitures	$	156,320
TOTAL REVENUES LAW LIBRARY FUND	**$**	**156,320**
Appropriations:		
Operations	$	156,320
TOTAL APPROPRIATIONS LAW LIBRARY FUND	**$**	**156,320**

RISK MANAGEMENT FUND

Revenues:		
Charges for Services	$	4,981,589
TOTAL REVENUES RISK MANAGEMENT FUND	**$**	**4,981,589**
Appropriations:		
Operations	$	4,981,589
TOTAL APPROPRIATIONS RISK MANAGEMENT FUND	**$**	**4,981,589**

GROUP INSURANCE FUND

Revenues:		
Charges for Services	$	29,031,800
Miscellaneous		6,537,639
TOTAL REVENUES GROUP INSURANCE FUND	**$**	**35,569,439**
Appropriations:		
Employee Services, Claims, and Operations	$	35,569,439
TOTAL APPROPRIATIONS GROUP INSURANCE FUND	**$**	**35,569,439**

FLEET MAINTENANCE FUND

Revenues:		
Charges for Services	$	1,995,671
TOTAL REVENUES FLEET MAINTENANCE FUND	**$**	**1,995,671**
Appropriations:		
Operations	$	1,995,671
TOTAL APPROPRIATIONS FLEET MAINTENANCE FUND	**$**	**1,995,671**

SOLID WASTE ENTERPRISE FUND

Revenues:		
Assessment Fees	$	3,699,470

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

Charges for Services		7,158,966
Investment Income		100,000
Prior year reserves		4,623,797
TOTAL REVENUES SOLID WASTE ENTERPRISE FUND	**$**	**15,582,233**
Appropriations:		
Operations	$	15,582,233
TOTAL APPROPRIATIONS SOLID WASTE ENTERPRISE FUND	**$**	**15,582,233**

STORMWATER FUND

Revenues:		
Charges for Services	$	238,573
TOTAL REVENUES STORMWATER FUND	**$**	**238,573**
Appropriations:		
Stormwater Operations	$	238,573
TOTAL APPROPRIATIONS STORMWATER FUND	**$**	**238,573**

WATER AND SEWER ENTERPRISE FUND

Revenues:		
Charges for Services	$	5,306,000
Prior year reserves		9,660,527
Licenses and Permits		100,000
Investment Income		80,000
Operating Transfer In (SPLOST)		1,864,597
TOTAL REVENUES WATER AND SEWER ENTERPRISE FUND	**$**	**17,011,124**
Appropriations:		
Sewer/Wastewater Operations	$	17,011,124
TOTAL APPROPRIATIONS WATER AND SEWER ENTERPRISE FUND	**$**	**17,011,124**

CAPITAL PROJECTS FUND

Revenues:		
Capital Contributions - Other Funds	$	11,285,372
Prior year reserves		3,330,000
TOTAL REVENUES CAPITAL PROJECTS FUND	**$**	**14,615,372**
Appropriations:		
Capital Programs	$	14,615,372
TOTAL APPROPRIATIONS CAPITAL PROJECTS FUND	**$**	**14,615,372**

STATE ROADS FUND

Revenues:		
Intergovernmental	$	9,210,249
TOTAL REVENUES STATE ROADS FUND	**$**	**9,210,249**
Appropriations:		
Roads and Related Improvements	$	9,210,249
TOTAL APPROPRIATIONS STATE ROADS FUND	**$**	**9,210,249**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
BUDGET SUMMARY
HALL COUNTY, GEORGIA

IMPACT FEES FUND		
Revenues:		
Charges for Services	$	1,470,415
Prior year reserves		12,432
TOTAL REVENUES IMPACT FEES FUND	**$**	**1,482,847**
Appropriations:		
Parks, Library, Fire, Public Safety, and Sheriff Patrol	$	1,482,847
TOTAL APPROPRIATIONS IMPACT FEES FUND	**$**	**1,482,847**
SPLOST VII FUND		
Revenues:		
Funds Carried Forward	$	2,003,330
TOTAL REVENUES SPLOST VII FUND	**$**	**2,003,330**
Appropriations:		
Roads, Parks, Public Safety, Sewer, Buildings, Municipalities, etc.	$	2,003,330
TOTAL APPROPRIATIONS SPLOST VII FUND	**$**	**2,003,330**
SPLOST VIII FUND		
Revenues:		
Taxes	$	49,984,073
Funds Carried Forward		754,842
TOTAL REVENUES SPLOST VIII FUND	**$**	**50,738,915**
Appropriations:		
Roads, Parks, Public Safety, Sewer, Buildings, Municipalities, etc.	$	50,738,915
TOTAL APPROPRIATIONS SPLOST VIII FUND	**$**	**50,738,915**
TOTAL COUNTY-WIDE OPERATING AND CAPITAL BUDGET	**$**	**397,923,953**
Less Interfund Transfers		**(15,607,266)**
Less Internal Services (Risk & Fleet)		**(6,977,260)**
Group Insurance Interfund Charges		**(29,031,800)**
Net Total County Budget		**346,307,627**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
(FISCAL YEAR 2027-2031 CAPITAL IMPROVEMENT PLAN)
HALL COUNTY, GEORGIA

CAPITAL PROJECTS FUND		
Revenues:		
Capital Contributions from Operating Funds	$	74,477,286
Prior Year Reserves		91,027,795
TOTAL REVENUES - CAPITAL PROJECTS FUND	**$**	**165,505,081**
Appropriations:		
Construction / Equipment and Related Costs	$	165,505,081
TOTAL APPROPRIATIONS - CAPITAL PROJECTS FUND	**$**	**165,505,081**
PARKS MARINA FUND		
Revenues:		
Ordinary Revenues - Parks Marina Fund		1,308,000
TOTAL REVENUES - PARKS MARINA FUND	**$**	**1,308,000**
Appropriations:		
Park Enhancements and Improvements	$	1,308,000
TOTAL APPROPRIATIONS - PARKS MARINA FUND	**$**	**1,308,000**
WATER AND SEWER ENTERPRISE FUND		
Revenues:		
Prior Year Reserves	$	18,050,447
Ordinary Revenues - Sewer Fund		18,050,447
TOTAL REVENUES - WATER AND SEWER ENTERPRISE FUND	**$**	**36,100,894**
Appropriations:		
Sewer Infrastructure Improvements	$	36,100,894
TOTAL APPROPRIATIONS - WATER AND SEWER ENTERPRISE FUND	**$**	**36,100,894**
SOLID WASTE ENTERPRISE FUND		
Revenues:		
Prior Year Reserves	$	34,023,050
Ordinary Revenues - Solid Waste Enterprise Fund		34,048,050
TOTAL REVENUES - SOLID WASTE ENTERPRISE FUND	**$**	**68,071,100**
Appropriations:		
Heavy Equipment, Vehicles, and Infrastructure Improvements	$	68,071,100
TOTAL APPROPRIATIONS - SOLID WASTE ENTERPRISE FUND	**$**	**68,071,100**
IMPACT FEES FUND		
Revenues:		
Charges for Services	$	268,099
Prior year reserves		1,044,791
TOTAL REVENUES - IMPACT FEES FUND	**$**	**1,312,889**
Appropriations:		
Parks, Library, Fire, Public Safety, and Sheriff Patrol	$	1,312,889
TOTAL APPROPRIATIONS - IMPACT FEES FUND	**$**	**1,312,889**

FISCAL YEAR 2026 MID-YEAR BUDGET RECONCILIATION RESOLUTION
(FISCAL YEAR 2027-2031 CAPITAL IMPROVEMENT PLAN)
HALL COUNTY, GEORGIA

SPLOST VII FUND		
Revenues:		
Prior Year Reserves	$	4,230,388
TOTAL REVENUES - SPLOST VII FUND	**$**	**4,230,388**
Appropriations:		
Roads and related improvements, Parks, Water and Sewer, Buildings, Heavy Equipment, Vehicles, etc.	$	4,230,388
TOTAL APPROPRIATIONS - SPLOST VII FUND	**$**	**4,230,388**
SPLOST VIII FUND		
Revenues:		
Taxes	$	28,776,333
Prior Year Reserves		28,776,333
TOTAL REVENUES - SPLOST VIII FUND	**$**	**57,552,666**
Appropriations:		
Roads and related improvements, Parks, Water and Sewer, Buildings, Heavy Equipment, Vehicles, Municipalities, etc.	$	57,552,666
TOTAL APPROPRIATIONS - SPLOST VIII FUND	**$**	**57,552,666**
OTHER CAPITAL FUNDING SOURCES		
Revenues:		
Other Capital Funding Sources	$	268,876,228
TOTAL REVENUES - OTHER CAPITAL FUNDING SOURCES	**$**	**268,876,228**
Appropriations:		
Roads and related improvements, Parks, Public Safety Apparatus, Water and Sewer, Buildings, Heavy Equipment, Vehicles, etc.	$	268,876,228
TOTAL APPROPRIATIONS - OTHER CAPITAL FUNDING SOURCES	**$**	**268,876,228**
TOTAL PROPOSED BUDGET - FY 2027-2031 CAPITAL IMPROVEMENT PLAN	**$**	**602,957,246**

AGENDA ITEM

Other Business - Planning and Development

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 52/2026

SUBJECT: Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with West Dennis Drive approximately 825 feet to the termination point. Commission District 3.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			

Clerk
JR

Attachments:
Staff Memo
Application
Plat
Survey
Maps
Notice Sign
Public Comment - from Lela Brawner

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Thursday January 29, 2026

Subject: Williams Drive – Road Acceptance Application

Please be advised that our office has reviewed the Road Acceptance Application for Williams Drive. This application was submitted by Lela Brawner and the other residents along Williams Drive. The portion of the road being considered for acceptance is approximately 825 feet in length beginning at West Dennis Drive and continuing to its termination. Based on the deeds and several plats, Williams Drive has 50 feet of right-of-way which is adequate for acceptance into Hall County maintenance. The Hall County Engineer and staff have reviewed the road and recommend that it be accepted into Hall County Maintenance.

HALL COUNTY PUBLIC WORKS & UTILITIES
2875 Browns Bridge Road
Gainesville, Georgia 30504
Phone: (770) 531-6800

HALL COUNTY
GEORGIA

HALL COUNTY, GEORGIA
ROAD ACCEPTANCE APPLICATION

1. Name of road, if known: Williams Drive
2. Location and condition of road: Off West Dennise Drive, Gainesville Ga. 30507
   Resident maintain by Putting gravel base - re used Asphalt, Not smooth but keep the mud + dust down
3. Length: 825 +/- Is any Right-of-Way existing by deed or by plat? ☑ Yes ☐ No How Much? 50 FT
   Plat Book _____ Page _____ Date _____
   Deed Book _____ Page _____ Date _____
4. G.M.D. 268 County Map Number: — Tax Map —
5. How many years has the road been in existence? 50 years
6. How many residences are served by this road? 8
7. Is proof of an average of one house per five hundred linear feet of road attached? ☑ Yes ☐ No
8. Has the County ever maintained this road? ☒ Yes ☐ No If so, how many years? 1979-2010
   a) Did the County maintain the road on a regular basis? ☒ Yes ☐ No
   b) When was the last time the County worked on the road? 2010 the green Road sign was replaced with brown road sign - the maint dep
   c) If known, was a County Employee working on the road? they kept the grass cut
   d) If so, is proof of the County Maintenance attached? _____
   e) If no, is payment or proposal of payment to defray cost to allow for maintenance attached?
      ☐ Yes ☑ No
      Amount Needed $ — Amount Enclosed $ —
9. Has the road ever been closed, chained off or abandoned? ☐ Yes ☒ No When _____ Until _____
10. Is proof that the road is open to vehicular traffic and serves a public purpose attached:
    Photo of mail delivery Van, Taxis, Fire trucks, officers, medical patient transport, school bus turn around and pick
11. Are recordable right-of-way dees attached for required additional right-of-way or copy of recorded plat with adequate existing right-of-way attached? ☐ Yes ☑ No ADDITIONAL R/W IS NOT REQ'D. JHS
12. Has the road been determined to be a public road by means of a public Road Determination, or is proof the road is a public way? YES
13. Other Comments or statements regarding this road:
    working to get road paved for over 50 years - the road has Fire hydrant, water meter's mail boxes, AT&T lines, city water lines and meter's at Each home
    Easement was signed in 2009 and turned in to county but some Resident's has passed waiting on this improvement.
    we have worked and put A lot of money to keep the road to A standard to have Access for public use and keep our home's beautiful

HALL COUNTY
GEORGIA

HALL COUNTY PUBLIC WORKS & UTILITIES
2875 Browns Bridge Road
Gainesville, Georgia 30504
Phone: (770) 531-6800

Print Name	Signature	Address	Phone Number
1. Lela M. Brawner	Lela M. Brawner	2508 Williams Drive, Gainesville GA. 30507	[redacted]
2. Troy Willis	Troy Willis	2512 Williams DR Gainesville Ga	
3. Kimberly Lee	Kimberly Lee	2520 Williams Dr. Gainesville GA	
4. Kenny Heaton	Kenny Heaton	2524 Williams Dr. Gainesville GA 30507	
5.			
6. Lizbeth Guillen	Lizbeth Guillen	2532 Williams dr.	
7. Felicia Banks	Felicia Banks	2844 Shady Lane DR. Gainesville GA.	
8. Rafee Hammonds	Rafee Hammonds	2525 Williams DR 2521 Gainesville GA.	
9. Gloria Goss	Gloria Goss	2405 Williams Dr	
10. Leroy Goss	Leroy Goss Jr	2405 Williams Dr.	
11.	L. C. Teasley	2529 Williams drive	
12. Mae Vaner	Mae Vaner	P.O. Box 284 Gainesville Ga	
13. Walter L Render	Walter L Render Jr	5233 Turney Rd Apt 204 Garfield Heights, Ohio 44125	
14.			
15. Alicia J. Wright	Alicia J Wright	4907 Cottonwood Trail Gainesville. Ga. 30504	
16.			
17. Torrey Williams Mia Latmore	Torrey Williams	1607 Blue Heron CT Lawrenceville, GA 30043	
18.			
19.			
20.			
21.			
22.			

All Signature from the start of Williams Drive to Last Residents on both sides connecting

To: Jason Skarda

From: Lela Brawner

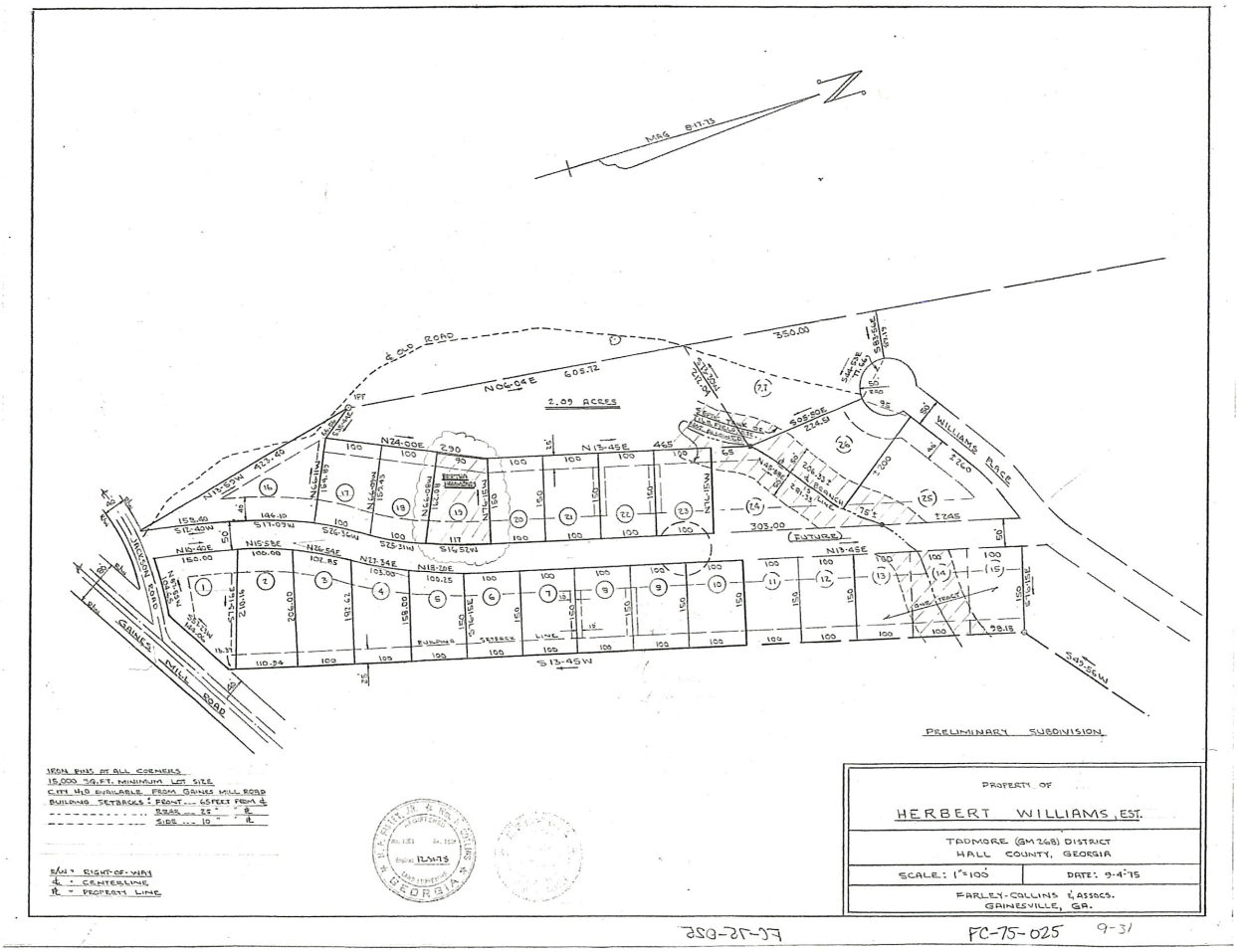
From: Will Head WHead@pattonsurveying.com
Subject: Herbert Williams Estate
Date: Aug 13, 2025 at 3:26:58 PM
To: [redacted]

Hey Lela,

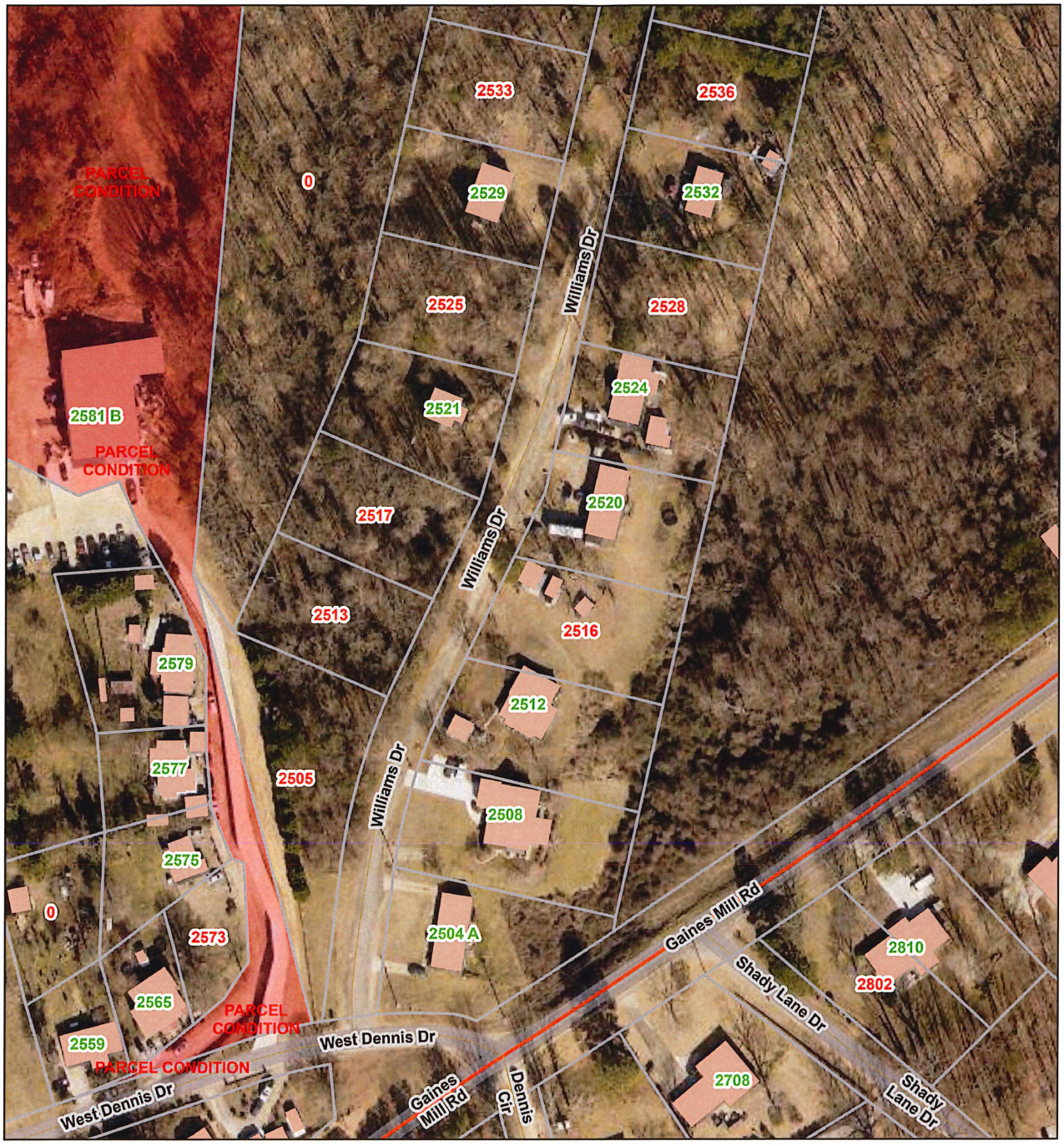
Attached is a copy of the Herbert Williams Estate Subdivision plat. As stated in the lower left corner, the front building setback is 65' from the centerline of the road. If there is anything else we can help with please let us know.

William Head

Crew Chief
Patton Land Surveying
419 Bradford Street NW
Gainesville, GA 30501
770-532-6492
WHead@pattonsurveying.com



Houses Per Linear Feet



1/27/2026, 12:49:20 PM

1:1,881

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Parcel Boundary

Accela Parcel Conditions

Street Addresses

Buildings

Roads

Collector

Local

Counties

Hall Co Maintained Roads

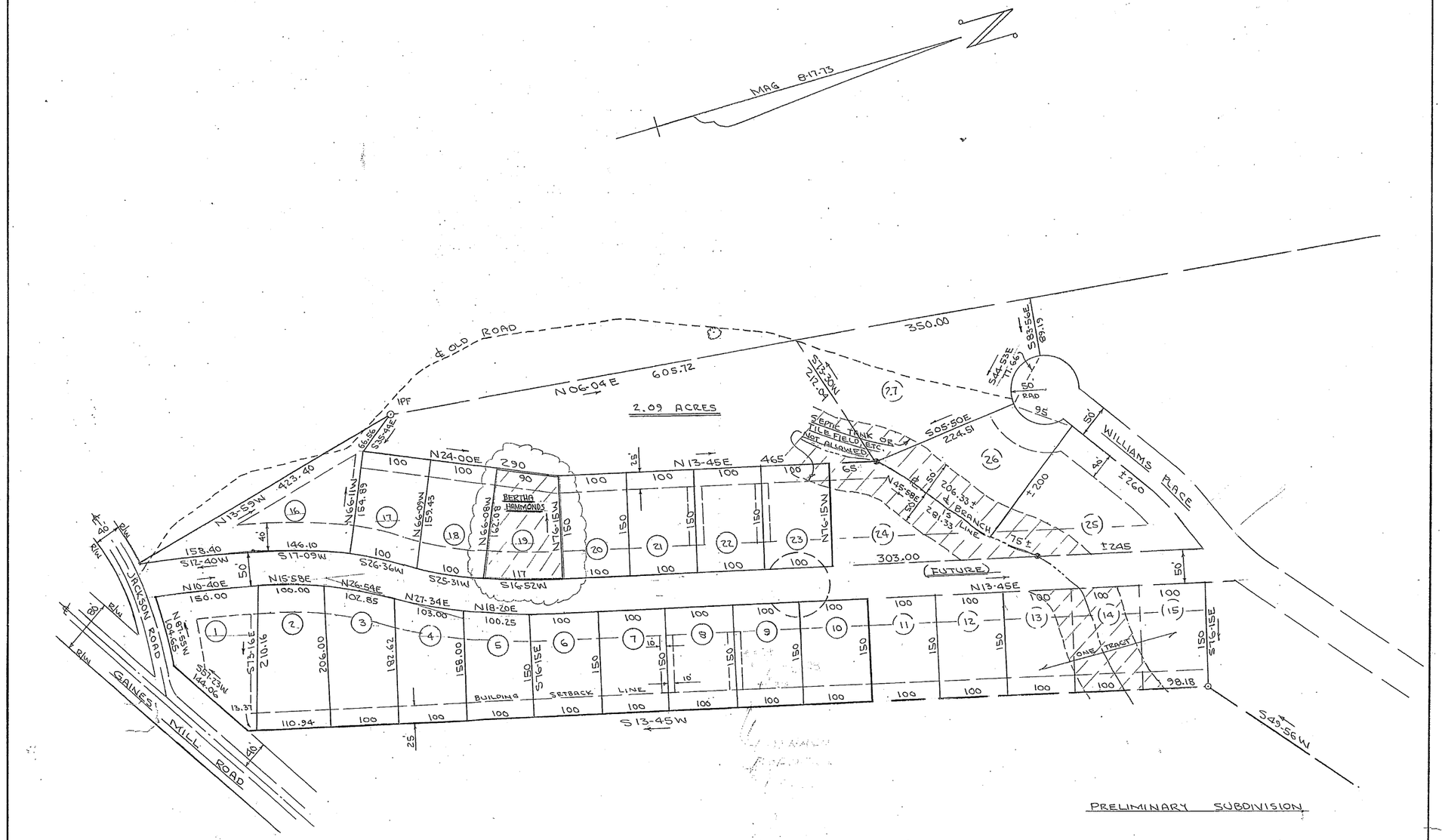
Paved

World_Hillshade

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Hall County GIS



Lela Front Porch Rail before stained 2000 / Aug. 26



PRELIMINARY SUBDIVISION

IRON PINS AT ALL CORNERS
15,000 SQ.FT. MINIMUM LOT SIZE
CITY H2O AVAILABLE FROM GAINES MILL ROAD
BUILDING SETBACKS: FRONT --- 65 FEET FROM ℄
REAR --- 25 " " ℄
SIDE --- 10 " " ℞

R/W = RIGHT-OF-WAY
℄ = CENTERLINE
℞ = PROPERTY LINE

H. C. FARLEY, JR. ☆ WM. N. COLLINS
REGISTERED
No. 1301 No. 1688
Expires 12-31-75
LAND SURVEYORS
GEORGIA

PROPERTY OF
HERBERT WILLIAMS, EST.

TADMORE (GM 268) DISTRICT
HALL COUNTY, GEORGIA

SCALE: 1"=100'	DATE: 9-4-75

FARLEY-COLLINS & ASSOCS.
GAINESVILLE, GA.

DSG-27-77

FC-75-025 9-31

REFERENCE:

1 PLATS BY FARLEY-COLLINS ASSO. G.R.L.S. FOR:

A HERBERT WILLIAMS ESTATE (27 LOT SUBDIVISION)-DATED: 9-4-75

B BETTY C. HOPKINS (LOT-2- +0.17 ACRE) DATED: 6-10-80.

FIELD SURVEY ERROR OF CLOSURE 1:18743
ANGULAR ERROR PER ANGLE POINT 00°-00-04"
INSTRUMENT USED NIKON TOPGUN-DATA COL.
ADJUSTED BY CRANDALL'S RULE
PLAT ERROR OF CLOSURE 1:84695

NOTES:

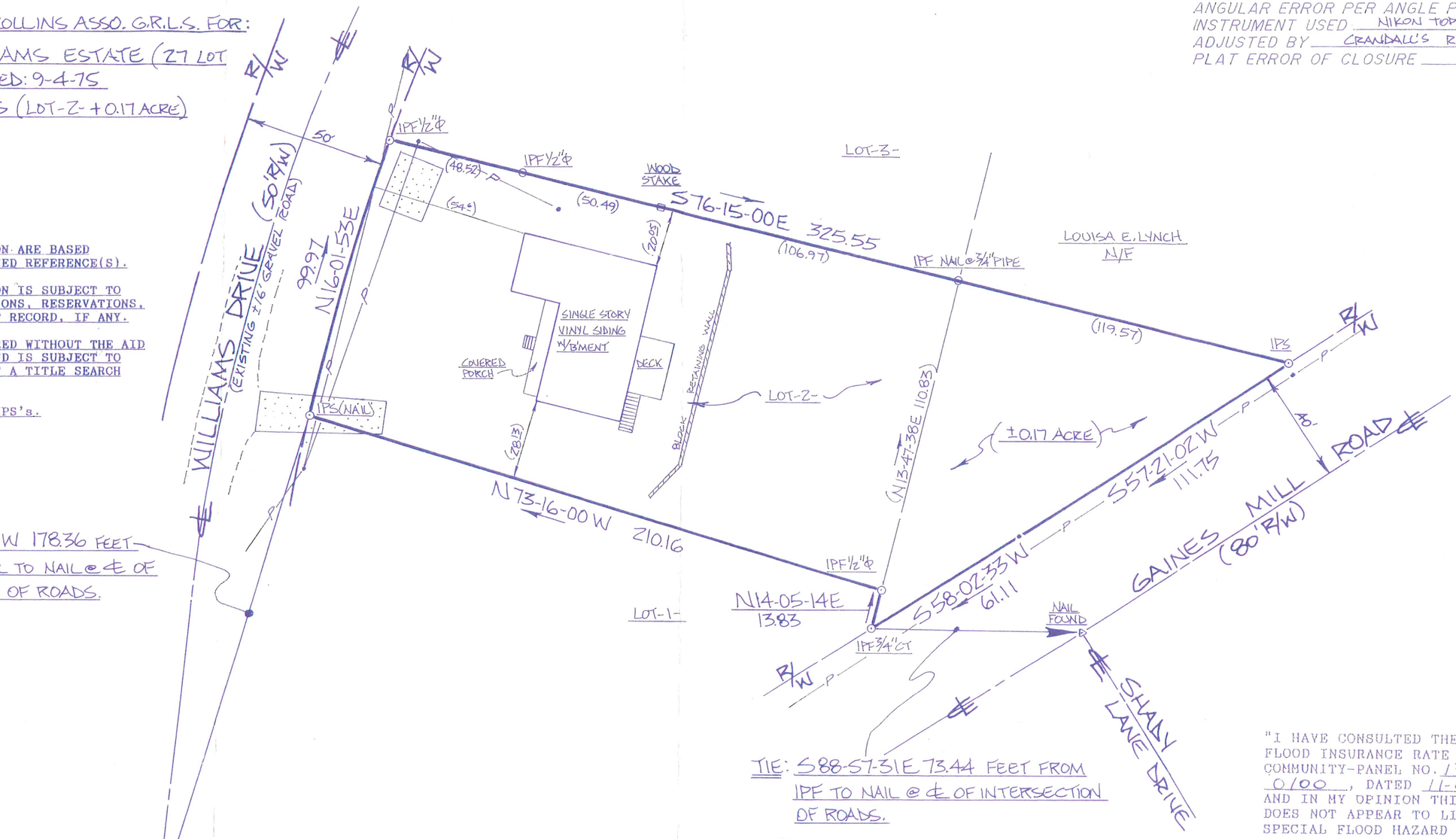
1) BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE-MENTIONED REFERENCE(S).

2) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

3) THIS PLAT WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES THAT A TITLE SEARCH COULD PRODUCE.

4) 1/2" RE-BAR AT ALL IPS's.

MAG NORTH: 9-4-75



TIE: S 17-08-43 W 178.36 FEET FROM IPS NAIL TO NAIL @ ℄ OF INTERSECTION OF ROADS.

TIE: S 88-57-31 E 73.44 FEET FROM IPF TO NAIL @ ℄ OF INTERSECTION OF ROADS.

ϕ = RE-BAR
AKA = ALSO KNOWN AS
℄ = CENTERLINE
CM = CONCRETE MONUMENT
CT = CRIMP TOP IRON PIPE
DE = DRAINAGE EASEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
PL = PROPERTY LINE
R/W = RIGHT-OF-WAY
SS = SANITARY SEWER
S/B = SETBACK LINE
-X- = FENCE
-G- = GAS
-P- = POWER
-T- = TELEPHONE
-W- = WATER

GEORGIA REGISTERED NO. 1435 LAND SURVEYOR WILLIAM E. COLLINS

GEORGIA REGISTERED No. 2632 LAND SURVEYOR WILLIAM E. WHIDDEN

0' 20' 40' 80' 120'
GRAPHIC SCALE 1" = 40'

"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 130466 0100, DATED 11-02-83 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA.

LOT-2- (ADJOINING ±0.17 ACRE-SEE REF. 1-B)
"HERBERT WILLIAMS ESTATE SUBDIVISION"
0.675 ACRE

REVISED: 11-8-2000 (LOCATE HOUSE, WALL, ETC.)

JOB NO. 10128

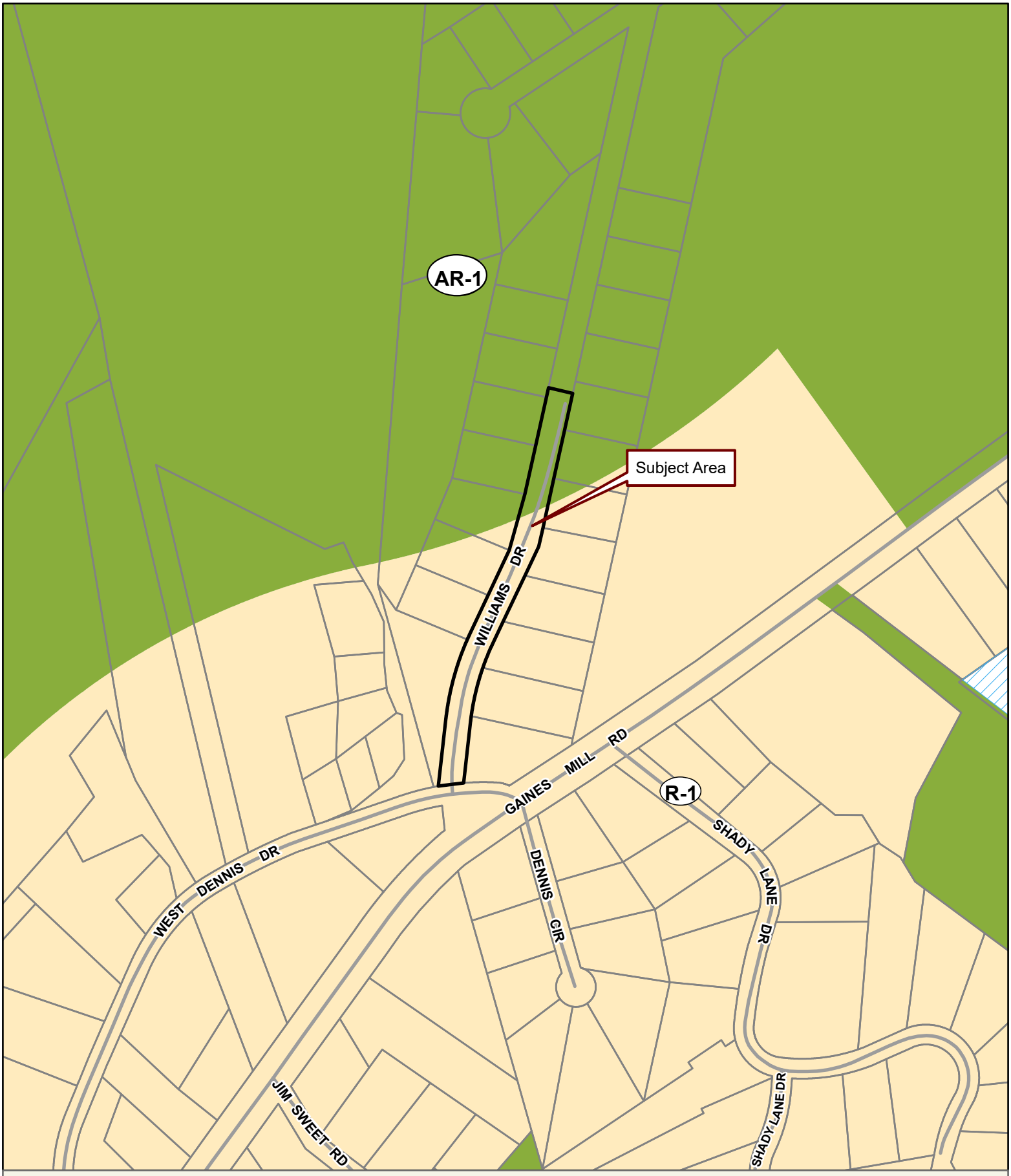
DATE: 4-17-2000

FARLEY-COLLINS ASSOCIATES
P.O. BOX 731 770-532-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GEORGIA
30503

SURVEY FOR

LELA MAE HOPKINS BRAWNER

TADMORE (G.M. 268) DISTRICT
HALL COUNTY, GA. F-7B



Applicant: COUNTY STAFF
Tax Parcel #: ROW
Location: WILLIAMS DRIVE, GAINESVILLE, GA 30507
Commission District 3

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: COUNTY STAFF
Tax Parcel #: ROW
Location: WILLIAMS DRIVE, GAINESVILLE, GA 30507
Commission District 3

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: COUNTY STAFF

Tax Parcel #: ROW

Location: WILLIAMS DRIVE, GAINESVILLE, GA 30507

Commission District 3

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N

Outlook

Re: Notice Sign to go out

From Colton Brown (Marshals) <cabrown@hallcounty.org>
Date Wed 2/4/2026 9:53 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Richard Ellis (Marshals) <rellis@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>

4 attachments (8 MB)
IMG_1953.jpeg; IMG_1954.jpeg; IMG_1955.jpeg; IMG_1956.jpeg;

Good Morning,

I posted 4 signs at specified locations on Williams Dr. Please see photos attached.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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

Please note, as of January 20, Community Development and Infrastructure departments, including the Marshal's Office
have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 3, 2026 1:42:31 PM
To: Colton Brown (Marshals) <cabrown@hallcounty.org>
Cc: Richard Ellis (Marshals) <rellis@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Subject: Notice Sign to go out

Good Afternoon,

We have 4 notice signs to go out at 1 location. I have attached the map, and I will have a paper copy with the signs. One important note is this application is for Hall County to accept the roadway into Hall County maintenance which means the signs need to be placed on the right of way and not private property.

Please let me know if you have any questions.

Thank you!

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.




ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALL COUNTY
REQUEST: ACCEPT PORTION OF WILLIAMS DRIVE INTO HALL COUNTY MAINTENANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


SLOW
CHILDREN AT PLAY
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALL COUNTY
REQUEST: ACCEPT PORTION OF WILLIAMS DRIVE INTO HALL COUNTY MAINTENANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALL COUNTY
REQUEST: ACCEPT PORTION OF WILLIAMS DRIVE INTO HALL COUNTY MAINTENANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALL COUNTY
REQUEST: ACCEPT PORTION OF WILLIAMS DRIVE INTO HALL COUNTY MAINTENANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Print

Board of Commissioners Voting Meeting Comments - February 26, 2026 - Submission #134936

Date Submitted: 2/14/2026

Comments completed in the form below will be submitted into the record for the February 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Lela (Sue)

Last Name*

Brawner

Address1*

2508 Williams Drive

Address2

City*

Gainesville

State*

Ga

Zip*

30507

Item for Comment*

Public Hearing to accept a portion of Williams Drive into Hall County Maintenance starting from its intersection with Wes

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Please VOTE YES !! Our families have maintained Williams Drive for over 40 plus years,that has been very costly for us and paying taxes that haven't supported our need for the road to be safe for EMT's, Postal Service, Fire Dept. Sheriff /Police officer, not to mention the wear and tear on our car and the children walking on the muddy road to get on the school bus and it backs onto Williams Drive and turn on West Denise drive for the safety when turn on Gaines Mill Road ,Bus driver best choice due to heavy traffic and speed . VOTE YES - if you need any more input we will be attending the meeting. Thank You

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

brawnerlela@bellsouth.net

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 781/2025

SUBJECT: **3608 Joe Chandler Road | Variance from Section 7.7.3 |** for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends approval of the withdrawal request.

Purpose of Request:
3608 Joe Chandler Road | Variance from Section 7.7.3 | for the agri-entertainment event use standards | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Withdrawal Memo
Withdrawal Form
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Request to Table

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: Katie Ahmed, Planning & Zoning Administrator

Date: February 6, 2026

Subject: **(A) 3608 Joe Chandler Road** | **Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road an Cedar Creek Road | Zoned AR-1; Tax Parcel 15017 000041 | **Proposed Use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant**

(B) 3608 Joe Chandler Road | **Variance from Section 7.7.3** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road an Cedar Creek Road | Zoned AR-1; Tax Parcel 15017 000041 | **Proposed Use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant**

Dear Commissioners,

This application was tabled at the December 11, 2025, Board of Commissioners meeting to February 26, 2026, at the request of the applicant.

The applicant has requested withdrawal of this application.

Amy Wright
3608 Joe Chandler Rd
Gainesville, GA 30507
Phone 678 677 6999
Email Address bawright33@gmail.com

Brett Wright
3608 Joe Chandler Rd
Gainesville GA 30507
Phone 678 [redacted] 3164204
Email Address _____

Location of Property 3608 Joe Chandler Rd Gainesville, GA 30507
Present Zoning AR-1 Existing Structures Barn, metal shop building, parking area

Type of Appeal:

X Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
_____ Other: _____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: X Plat of Property, X Deed of Property, X Hardship Statement, X Site Plan, ___ Floor Plans, ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Amy L Wright Date 9/2/25
Sign [signature] Date 9/2/25

I hereby withdraw this application.

Sign [signature] Date 2/3/26

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

1

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Amy Wright

Request ..... (A) **Special Use** |agri-entertainment venue
(B) **Variance** |from section 7.7.3

Proposed Use ..... (A) & (B) Agri-entertainment business

Size ..... 23.01± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3608 Joe Chandler Road** | Tax Parcel 15017 000041

Commission District ..... Three

Commission Date ..... December 11, 2025

Staff Recommendation ..... (A) **Approval, with conditions,** as the proposed use is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.
(B) **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number..... (A) HZCU25-0049
(B) HVAR25-0053

(A) Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated September 23, 2025, and the project narrative dated September 23, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.

3. Prior to being utilized for any agri-entertainment activities, the barns shall be brought into compliance with all applicable building and fire code requirements.

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the 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. Where there may be discrepancies

between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

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

(B) Staff recommends <u>DENIAL</u> of the applicant's request.

The following should be considered as a variance 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. **7.7.3.B.3 – Agri-entertainment Events –** The agri-entertainment primary event structure must be located at least 300 feet from any property line under separate ownership.
   - The primary event structure, Barn A, is approximately 100 feet from the nearest property line under separate ownership. The other primary event structure, Barn B, is approximately 65 feet from the nearest property line under separate ownership. **This does not meet the standard.**

<u>Summary Analysis</u>

The applicant is requesting approval of a special use to allow an agri-entertainment venue focused on agri-tourism activities centered around Highland Cattle on a 23.01± acre tract zoned Agricultural Residential 1 (AR-1). In conjunction with this request, the applicant is also seeking a variance from the agri-entertainment use standards to reduce the minimum required setback for primary event structures from adjacent properties under separate ownership, from 300 feet to 65 feet and 100 feet, for two existing barns located on the property.

The subject property is currently developed with a single-family residence, two barns, fenced pastures with run-in sheds, and several accessory structures.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and are developed with single-family residences and agricultural uses.

Per the narrative, the applicant is requesting special use approval for an agri-entertainment venue focused on an agritourism program that invites visitors to experience Highland Cattle in a safe, educational, and family-friendly setting. In addition to small-group farm tours and educational activities, the applicant proposes hosting a limited number of private events on the property such as weddings.

Proposed activities include:

- Meet the Highland Cattle: Guided introductions to the cattle, including supervised feeding, petting, and brushing.
- Educational Sessions: Short talks about the history, care, and role of Highland Cattle in farming
- Coffee with Cows: A morning social gathering where guests enjoy coffee and pastries while spending time near the herd.

- Crafts and Cow Creations: Hands-on craft activities for children and adults, such as cow-themed art projects, painting, and seasonal decorations.
- Yoga with Cattle: Outdoor yoga sessions in the pasture or overlooking cattle for relaxation and wellness
- Picnic with the Herd: Designated picnic areas near the cows for families and small groups.
- Farm Tours: Guided walking tours explaining sustainable farming practices, pasture management, and livestock care.
- School Field Trips: Providing students with a unique hands-on learning opportunity outside the classroom. Children can experience Highland Cattle up close, learn about animal care, farming practices, and the importance of agriculture in daily life.
- Small-scale private events that may include weddings, family gatherings and community celebrations.
- Seasonal activities could include: pumpkin patch with cows, holiday photos with decorated barn and cows, calf watch and planting activities, ice cream social and cow cooling demonstrations.
- Small farm store for local goods, crafts and refreshments**.**

Per the submitted narrative, visitation will be by appointment only, Monday through Sunday 9:00am to 10:00pm. The Highland Cattle experience and photo sessions will be limited to groups of no more than six participants. Yoga classes will be limited to 20 people and offered up to three times per week, with each session lasting one hour. Barn A is designated for smaller gatherings and will house the farm store. An outdoor wedding and event area is proposed to the west of Barn A. Barn B is intended to accommodate larger events.

The submitted site plan identifies the locations of the Highland Cattle pastures, the outdoor event location, both barns and the parking area. Barn A, constructed in 2016, is situated approximately 100 feet from the eastern property line. Barn B, constructed in 2023, is approximately 65 feet from the same boundary. The applicant has requested a variance to section 7.7.3.B.3 to allow these structures to be closer than the required distance of 300 feet from any property line under separate ownership. Visitor parking, shown near Barn A, is 200 feet from the nearest property line under separate ownership in compliance with Section 7.7.3.B.5.

Based on the future land-use plan, staff finds the requested special use *is consistent* with the Hall County Comprehensive Plan future land use designation of "Rural Agriculture". The intent of this future land use designation is that these areas should consist of active farms and agricultural enterprises and very low-density, large-lot single-family residential use with density of up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

Zoning Analysis – Special Use

When considering a use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use is suitable in view of the use, agricultural zoning, 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 special use of an agri-entertainment venue, operating under the specified parameters, would 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 Agricultural Residential 1 (AR-1); however, a special use for an agri-entertainment venue requires Board of Commissioner approval.**

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; **It is not anticipated that the proposed special use will 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 proposed special use aligns with the goals and policies outlined in the Comprehensive Plan and Rural Residential future land use designation. It complements the existing residential and agricultural character of surrounding properties and supports the intended physical development pattern for 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 zoned Agricultural Residential 1 (AR-1). The site is currently developed with a single-family residence, constructed in 1989, as well as two barns and other accessory structures, as reflected in county tax records. Historically, there were two poultry houses on the property.**

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; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

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; **An agri-entertainment venue is classified as a special use requiring 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 for a special use 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.**

Zoning Analysis - <u>Variance</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, as the existing barns (Barn A constructed in 2016 and Barn B constructed in 2023) were built in accordance with setback requirements applicable to general agricultural uses and do not meet the standards specific to agri-entertainment operations.**

2. The application of the requirements of this Unified Development Code to this particular piece of property would create an unusual hardship; **The application of setback requirements to this property would result in a hardship, as it would preclude the use of the existing barns, constructed in compliance with general agricultural use standards, as a functional component of the proposed agri-entertainment venue.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions affecting the subject property are not unique and are generally consistent with those of neighboring parcels. However, the placement and**

development of the existing barns by the applicant has created limitations in meeting current setback requirements specific to agri-entertainment use.

4. Such conditions are not the result of any actions of the property owner**; The barns were constructed by the applicant in 2016 in compliance with standards applicable to general agricultural uses.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited or for a conditional use which has been denied by the county Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11.**

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 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 October 2, 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/modification may be required after review of business plan.

Georgia Department of Transportation
In an email dated September 30, 2025, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, coordination not needed.".

Hall County Public Works and Utilities
In a memo dated October 3, 2025, Jason Skarda, Assistant 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:
Driveway must conform to minimum 20' width.

Utilities:
No sewer in area. Hall County sewer service area.

Hall County Fire Marshal
In an email dated September 29, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.
2. Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.
3. Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.

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
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Amy Wright
3608 Joe Chandler Rd
Gainesville, GA 30507

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Brett Wright
3608 Joe Chandler Rd
Gainesville GA 30507

Phone [redacted]

Email Address _____

Location of Property 3608 Joe Chandler Rd Gainesville, GA 30507

Present Zoning AR-1 Existing Structures Barn, ~~aba~~ metal shop building, parking area

Type of Appeal:

X Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
___ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
___ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
___ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
___ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
___ Other: _____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
- X Plat of Property
- X Deed of Property
- X Hardship Statement
- X Site Plan
- ___ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Amy L Wright Date 9/2/25

Sign [signature] Date 9/2/25

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Brett Wright

Address 3608 Joe Chandler Rd
Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Amy Wright

Address 3608 Joe Chandler Rd Gainesville GA 30507

Phone Number [redacted]

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)

Brett Wright

Personally appeared before me

Brett Wright
Clara Marchbanks

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

Clara Marchbanks
Notary Public

9-2-2025
Date

CLARA MARCHBANKS
Notary Public - State of Georgia
Hall County
My Commission Expires Mar 8, 2026

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

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Amy Wright Brett Wright **Date:** 8/29/25

Applicant's/Owner's Name (Printed): AMY L WRIGHT Brett Wright

CLARA MARCHBANKS
Notary Public - State of Georgia
Hall County
My Commission Expires Mar 8, 2026

NARRATIVE
3608 Joe Chandler Road, Gainesville, GA
September 23, 2025

Existing Use & Description: Wright Land & Cattle Co is a small family owned and operated facility, and a picturesque refuge for those who cherish the outdoors. As a family that once lived in a neighborhood, we spent countless hours searching for outdoor activities that we could participate in as a family. We have always believed that having the ability to be in touch with nature and learn from outside experiences is a crucial part of child development as well as family bonding. After parting ways with the suburban lifestyle and moving to land, we quickly discovered that our children became more responsible, independent, and stimulated. These traits resulted from daily tasks on the farm which included upkeep, animal care, and being outdoors as much as possible. Our farm has always been for personal use prior to this request. For much of this period, we used our farm as an equestrian facility for our children to train and compete eventing horses. Once our daughters left for college, we parted ways with the equestrian lifestyle. However, with the love of animals, farming, and nature in our blood, we realized we were lost without animals on the farm. Due to their gentle temperament, hardiness, and suitability for small scale farming, we decided to begin raising Highland Cattle. Their unique appearance and calm nature make them well-loved by the community and visitors, while their ability to thrive on pasture with minimal intervention supports sustainable land use. The highland breed adapts well to different climates, are easier to handle than many other cattle, and provide both quality beef and educational opportunities. Raising Highland Cattle allows us to preserve an iconic breed, practice responsible land stewardship, and share the beauty of these animals with others. We love the day-to-day work on the farm and the privacy that our farm has to offer. With a deep-rooted pride in animal care, we have always ensured that our animal health and facilities are held to the highest standards. We are proud of our beautiful landscape and our restful, peaceful area to relax and unwind. We strive to continue to work for ourselves and build something for our children, grandchildren, and future generations to come.

Proposed Use: With our convenient location right at the edge of town, we would like to provide a place of entertainment and education for families and people of all ages by providing a community oriented agritourism program that invites residents and visitors to experience Highland Cattle in a safe, educational, and family-friendly setting. We would like to promote agricultural awareness, support local tourism, and encourage outdoor recreation while highlighting the unique heritage and charm of Highland Cattle. We want Wright Land & Cattle Co to be a place where people can be removed from the grind of daily life and the city.

In addition to small-group farm tours and educational activities, we propose hosting a limited number of private events on the property. These will primarily include small gatherings such as celebrations and weddings.

To maintain the agricultural character of the farm and minimize any community impact, we will restrict weddings to no more than six per year. Events will be carefully scheduled and managed to avoid excess noise, traffic, or disruption to neighbors.

Goals and Benefits

1. **Educational Value**: Teach visitors about Highland Cattle, farming practices, and animal care. Field trips support Georgia's educational goals in science, agriculture, and environmental stewardship.
2. **Community Engagement**: Provide family-friendly activities that strengthen community connections.
3. **Tourism Growth**: Position Hall County as a destination for authentic agritourism experiences.
4. **Wellness and Recreation**: Offer activities like yoga, games, and picnics to promote outdoor health and wellness.
5. **Economic Development:** Support local vendors through craft workshops and seasonal events.

Proposed Activities:

- Meet the Highland Cattle: Guided introductions to the cattle, including supervised feeding, petting, and brushing.
- Educational Sessions: Short talks about the history, care, and role of Highland Cattle in farming
- Coffee with Cows: A morning social gathering where guests enjoy coffee and pastries while spending time near the herd.
- Crafts and Cow Creations: Hands-on craft activities for children and adults, such as cow-themed art projects, painting, and seasonal decorations.
- Yoga with Cattle: Outdoor yoga sessions in the pasture or overlooking cattle for relaxation and wellness
- Picnic with the Herd: Designated picnic areas near the cows for families and small groups.
- Farm Tours: Guided walking tours explaining sustainable farming practices, pasture management, and livestock care.
- School Field Trips: Providing students with a unique hands-on learning opportunity outside the classroom. Children are able to experience Highland Cows up close, learn about animal care, farming practices, and the importance of agriculture in daily life.

- Small-scale private events, that may include weddings, family gatherings, and community celebrations.

Seasonal Activities:

- Fall: Pumpkin patch with cows
- Winter: Holiday photos with decorated barn and cows
- Spring: Calf watch and planting activities
- Summer: Ice cream social and cow cooling demos

Safety and Animal Welfare

- Supervised interactions with animals at all times.
- Restricted access to barns and sensitive areas
- Regular veterinary care and proper handling to ensure animal well-being.
- Liability waivers required for participation in activities.

Facilities and Infrastructure

- Designated parking area for guests that is at least 200 feet from property line.
- Restroom facilities are available inside the barn and are handicapped accessible.
- Tables, chairs, and shaded seating areas are available for guests.
- Handwashing/sanitizing is available near animal contact areas.
- Small farm store space for local goods, crafts, and refreshments.
- Barn A (which is the smaller barn) will host smaller gatherings such as painting and craft activities and farm store which may include Wright Land and Cattle Co merchandise. This barn includes an open aisle way and 2 open covered porches/sheds.
- Barn B will host larger events such as receptions, family gatherings, or private parties. This Barn exhibits 4 large garage doors on the front, one large garage door on each side (with 1 side also containing an exit door) , as well as one garage door and exit door on the back. This area can be entirely open or closed depending on weather conditions.
- There will be an outdoor wedding/event area in front of Barn A. This area is perfect for outdoor weddings or events offering breathtaking sunsets and picturesque views of the farm.

Buffers

- Although Barn A, at 100 feet, and Barn B at 65 feet from the property line is less than the required 300 feet, the bordering property is undeveloped land consisting of timber and a large ravine. The closest house to the barn is 1,023 feet. The areas where the cattle visits will be is 371 feet from one property line and 326 feet from the other property line and bordered by timber and a ravine.

Scheduling and Operations

- Operating Days: Open by reservation only, 9:00 AM – 10:00 PM Monday - Sunday
- Group size: Groups will be limited to 1-6 people for Highland Cow experience and photo sessions. Visits will be from 30 minutes up to 2 hours and only 1 group at a time.
- Yoga classes will be limited to 20 people and will not be held more than three times weekly for 1 hour/ session.
- To maintain the agricultural character of the farm and minimize any community impact, we will restrict weddings to no more than 6 per year. Events will be carefully scheduled and managed to avoid excess noise, traffic, or disruption to neighbors.

Compliance and Community Impact

- All activities will comply with Hall County agritourism and zoning regulations.
- Traffic and parking will be managed to minimize disruption to neighbors
- Noise and lighting kept at a minimum to preserve rural character.
- All events will conclude by 10:00 p.m. to maintain the quiet rural character of the area.
- Farm will maintain required insurance and business licenses.

Conclusion

This proposed Highland Cattle Agritourism Experience will enrich Hall County by combining education, recreation, and wellness in a safe farm setting. It supports agricultural literacy, promotes tourism, and provides unique, family-friendly attractions that aligns with the county's vision for community growth and rural heritage preservation

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

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application: *see attached narrative

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).
The proposed barn is an existing barn. The barn is located 139 feet from property line however the property line is buffered by timber and crevice land. Closest house is 1000 ft.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
We are utilizing existing structures on our property
See attached narrative

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
See attached narrative

4. Such conditions are not the result of any actions of the property owner.
They are not

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
See attached narrative

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

Applicant [signature] **Date** 9/2/25

I am requesting a variance from the required 300 foot setback for my barn in support of my agritourism business offering Highland Cow visits and experiences, educational tours, and photo opportunities.

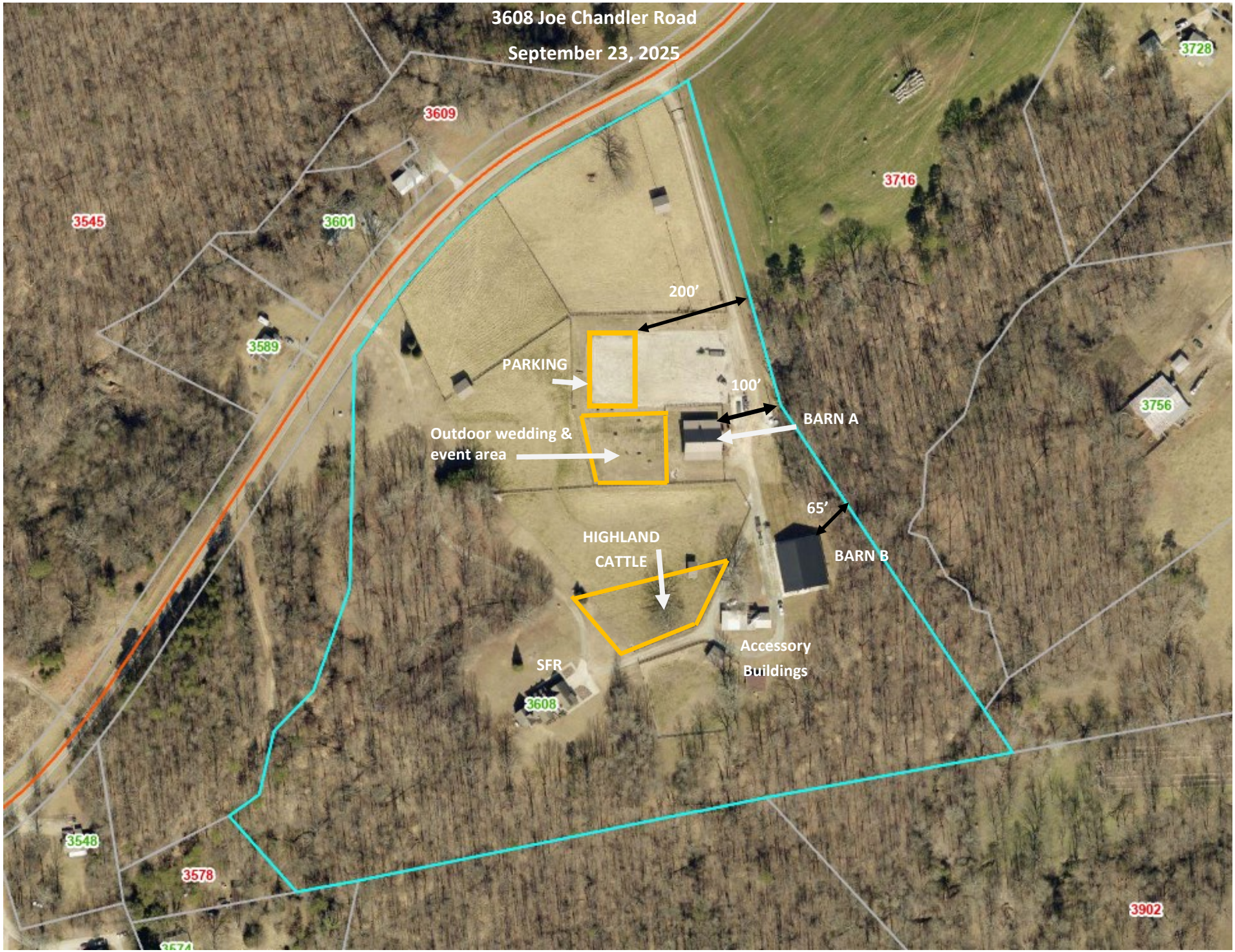
The barn is located 139 feet from the property line, however, the closest neighboring residence is more than 1,000 feet away. In addition, the property line is naturally buffered by dense tree growth and a ravine, which provide both visual and sound barriers. This natural landscape greatly minimizes any potential impact to surrounding properties.

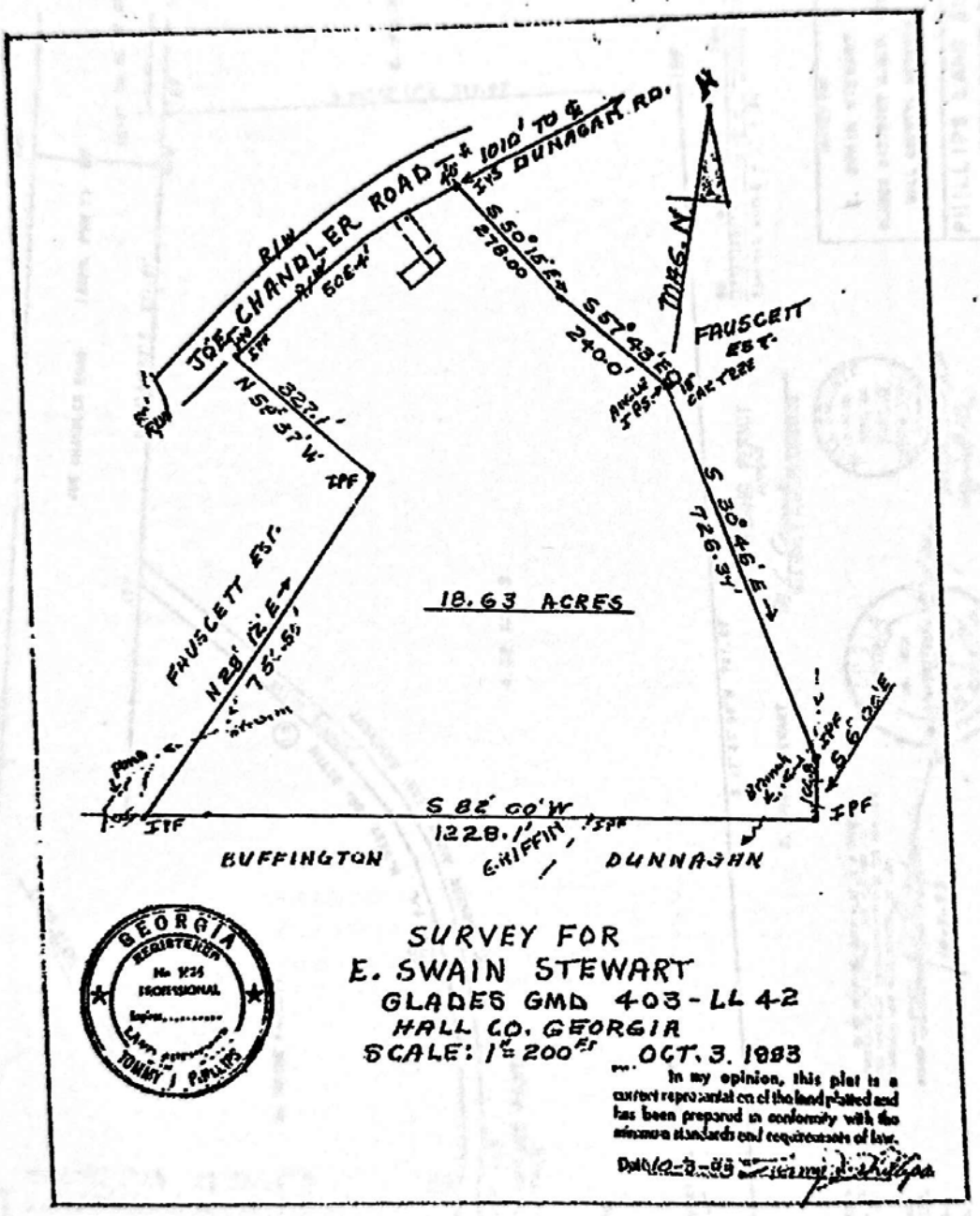
The majority of the visitor activities, including guided tours, cow interactions, photo opportunities, and educational experiences, will take place in the pasture areas which are set back more than 300 feet from the property line. Visitor groups will remain small, ensuring minimal noise and activity levels.

We are proposing to use our existing barn. Relocating or reconstructing the barn would cause an undue hardship, as it is an existing agricultural structure that is integral to the care and management of the livestock. The current placement is essential to the farm's safe and efficient operation.

For these reasons, I respectfully request approval of this variance. The farm will continue to operate in a way that preserves the quiet rural character of the community while providing a unique educational and agritourism benefit to Hall County.

SITE PLAN—Agri-Entertainment Venue





GEORGIA REGISTERED No. 1935 PROFESSIONAL Expires..... TOMMY J. PHILLIPS

SURVEY FOR
E. SWAIN STEWART
GLADES GMD 403 - LL 42
HALL CO. GEORGIA
SCALE: 1" = 200' OCT. 3. 1983

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Date 10-3-83

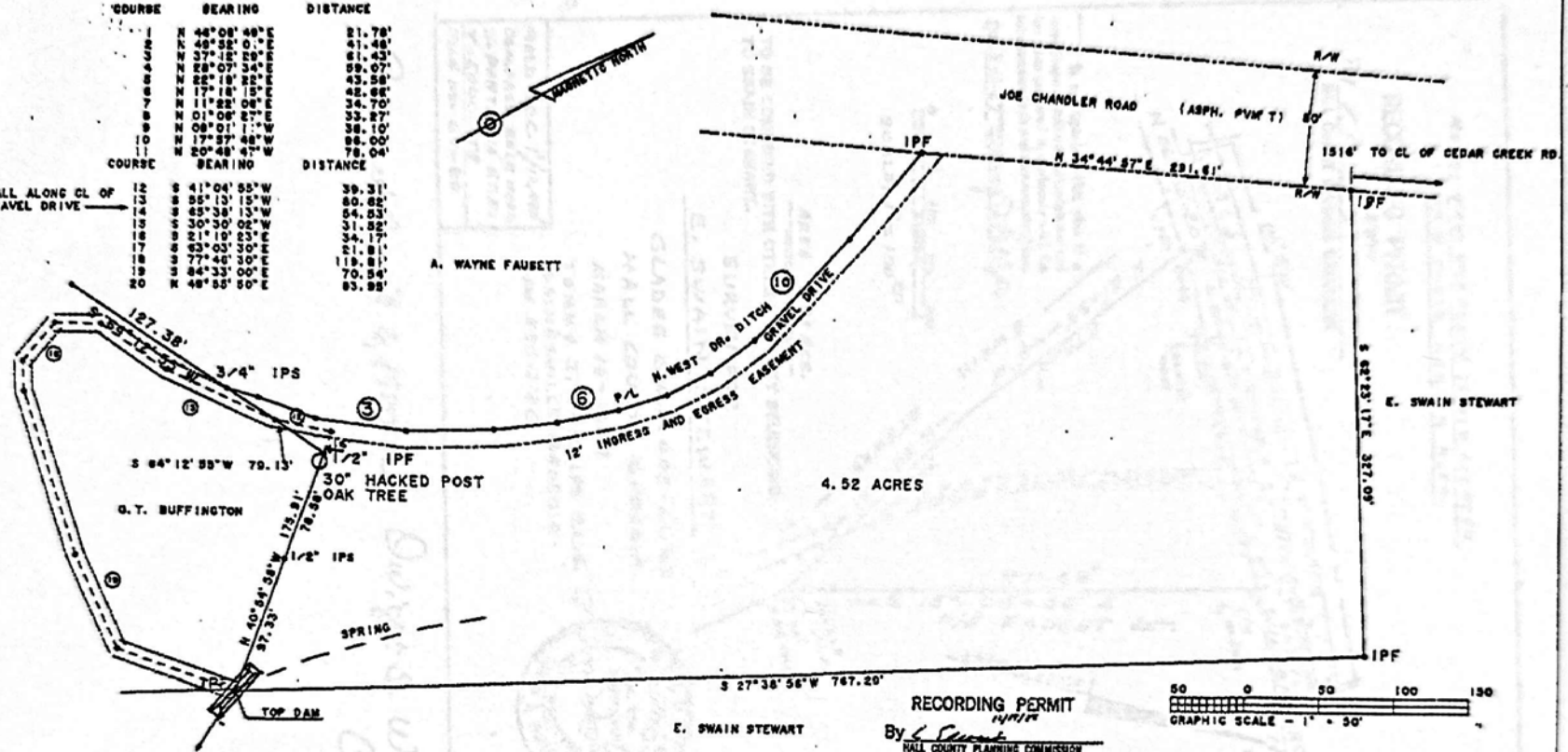
Recorded October 11, 1983 H Grady Watson, Clerk

CALLS ALONG N.W. DRIVEWAY DITCH

COURSE	BEARING	DISTANCE
1	N 46°08' 49" E	21.78'
2	N 49°52' 0[illegible]" E	41.48'
3	N 37°12' 29" E	61.43'
4	N 28°07' 34" E	59.07'
5	N 22°19' 22" E	43.58'
6	N 17°18' 15" E	42.66'
7	N 11°22' 06" E	34.70'
8	N 01°06' 27" E	33.27'
9	N 08°01' 1[illegible]" W	38.10'
10	N 17°57' 48" W	96.00'
11	N 20°48' 47" W	78.04'

COURSE	BEARING	DISTANCE
12	S 41°04' 55" W	39.31'
13	S 55°13' 15" W	80.62'
14	S 65°38' 13" W	54.53'
15	S 30°30' 02" W	31.52'
16	S 21°19' 23" E	34.17'
17	S 63°03' 30" E	21.81'
18	S 77°46' 30" E	119.81'
19	S 84°33' 00" E	70.54'
20	N 48°55' 50" E	83.95'

CALL ALONG CL OF GRAVEL DRIVE →



RECORDING PERMIT
By [signature]
HALL COUNTY PLANNING COMMISSION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1723 FEET AND AN ANGULAR ERROR OF 16" PER ANGLE POINT AND WAS ADJUSTED USING CHANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500000 FT.

ANGULAR MEASUREMENTS MADE WITH A WILD T1000.

LINEAR MEASUREMENTS MADE WITH A WILD D11000.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SIGNED [signature] 10-4-88

GEORGIA REGISTERED NO. 1626 PROFESSIONAL LAND SURVEYOR TOMMY J. PHILLIPS

HALL COUNTY 12-11-88 DEPT. OF PUBLIC HEALTH

Percolation test required

SURVEY FOR	DATE:
E. SWAIN STEWART	10/04/88
GLADES DISTRICT G.M.D. 403	FILE NO.
HALL COUNTY, GEORGIA	55-88

PHILLIPS LAND SURVEYING
TOMMY J. PHILLIPS, R.L.S.
1161 LAKESHORE CIRCLE
GAINESVILLE, GA. 30501
(404) 536-3126

Recorded December 22, 1988

Dwight S. Wood Clerk

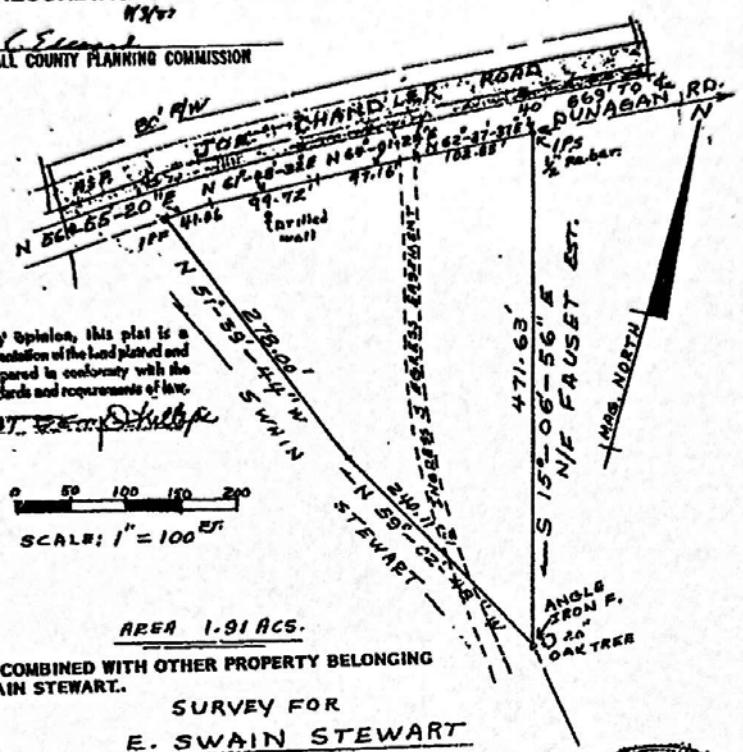
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=00133&key2=158&county=69&countyname=HALL&userid=891638&appid=28

NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

RECORDING PERMIT

4/3/87

By C. Elwood
HALL COUNTY PLANNING COMMISSION



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Date 3-16-87 [signature]

0 50 100 150 200

SCALE: 1" = 100 FT.

AREA 1.91 ACS.

TO BE COMBINED WITH OTHER PROPERTY BELONGING TO SWAIN STEWART.

SURVEY FOR

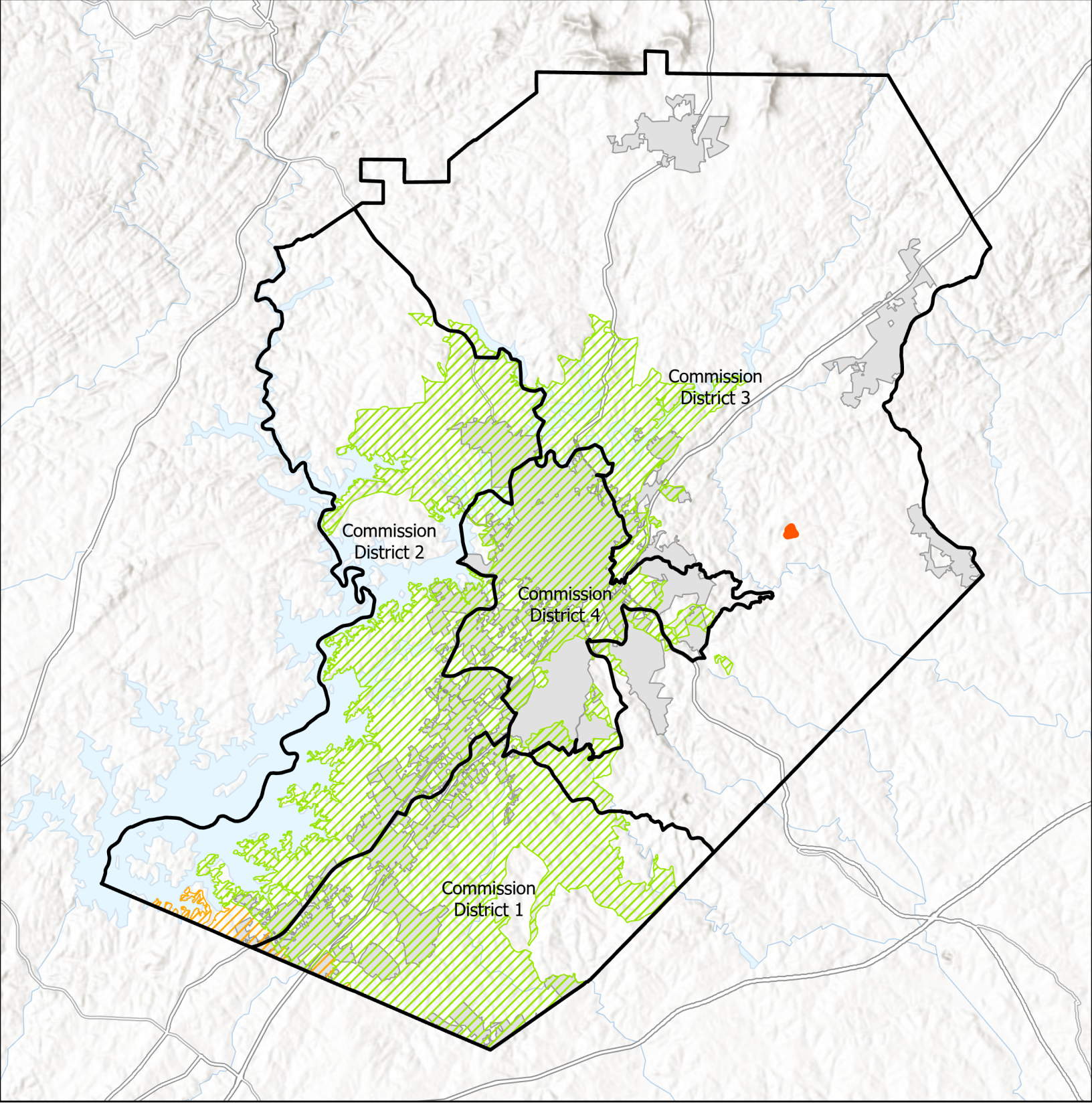
E. SWAIN STEWART

GLADES G.M.D. 403 - L.L 42
HALL COUNTY, GEORGIA
MARCH 16 - 1987
TOMMY J. PHILLIPS R.L.S.
GAINESVILLE, GEORGIA
PH 536-3126

GEORGIA REGISTERED No. 1626 LAND SURVEYOR TOMMY J. PHILLIPS

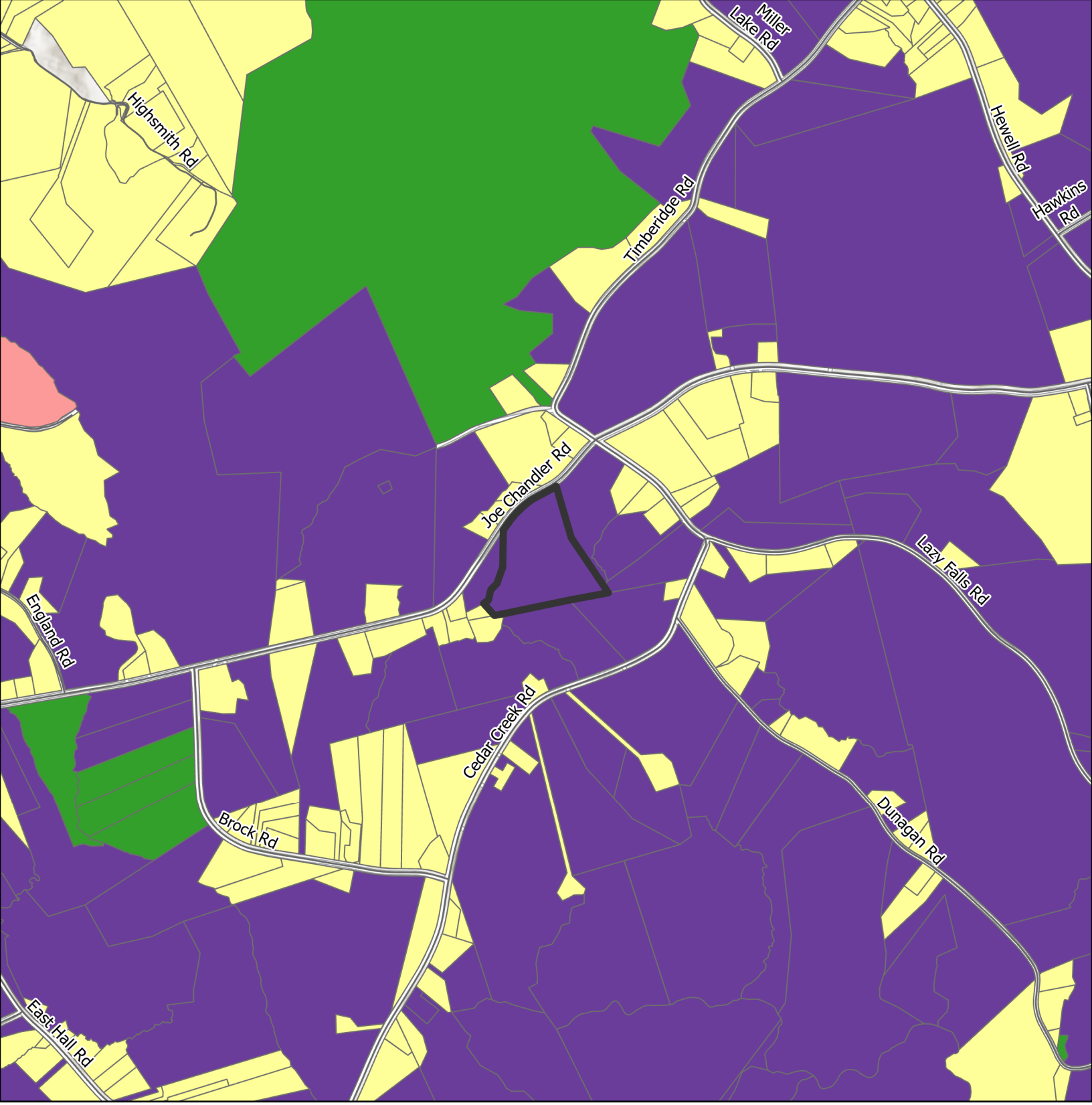
FIELD E.O.C. 1'/12,480'
COMPASS RULE USED
π-PENTAX 10" E.D.M.
THEODOLITE
FILE NO. 87-20

Recorded April 6, 1987 w Dwight S. Wood, Clerk



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3

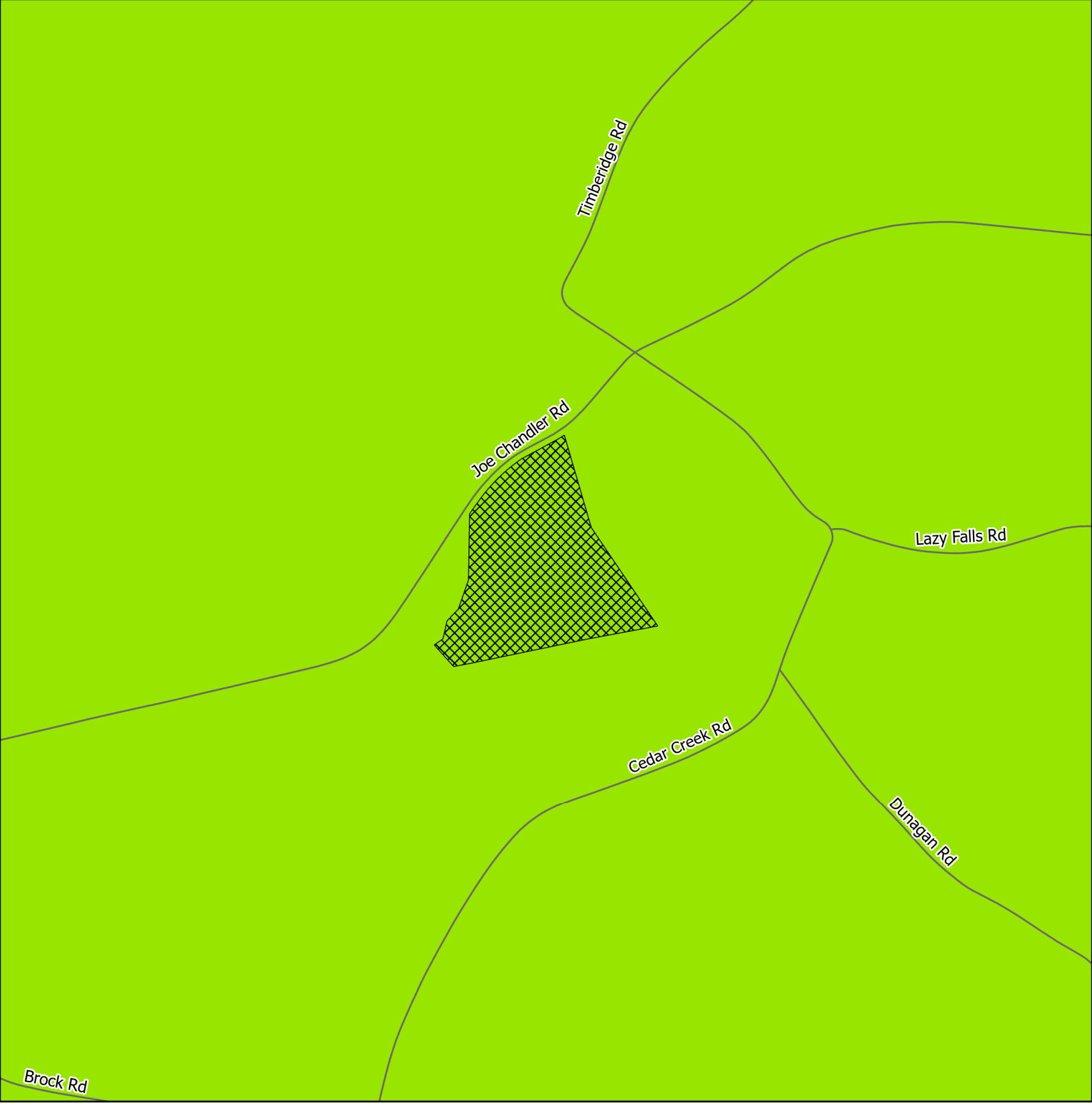


Subject Area
City Limits

FLU

Greenspace - Conservation
Greenspace - Parks
Rural Agriculture
Rural Neighborhood

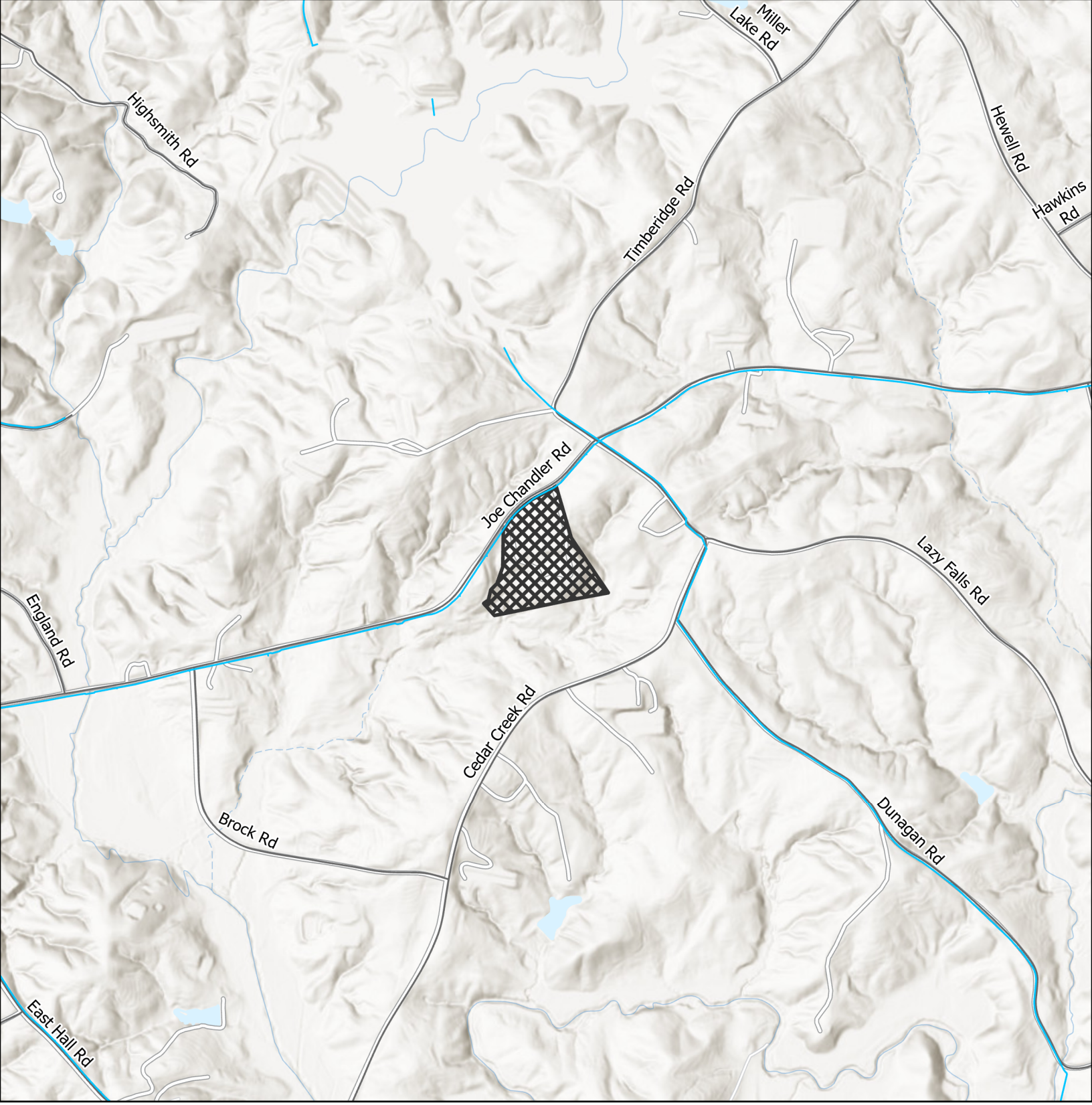
Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Subject Area
centerline
City Limits

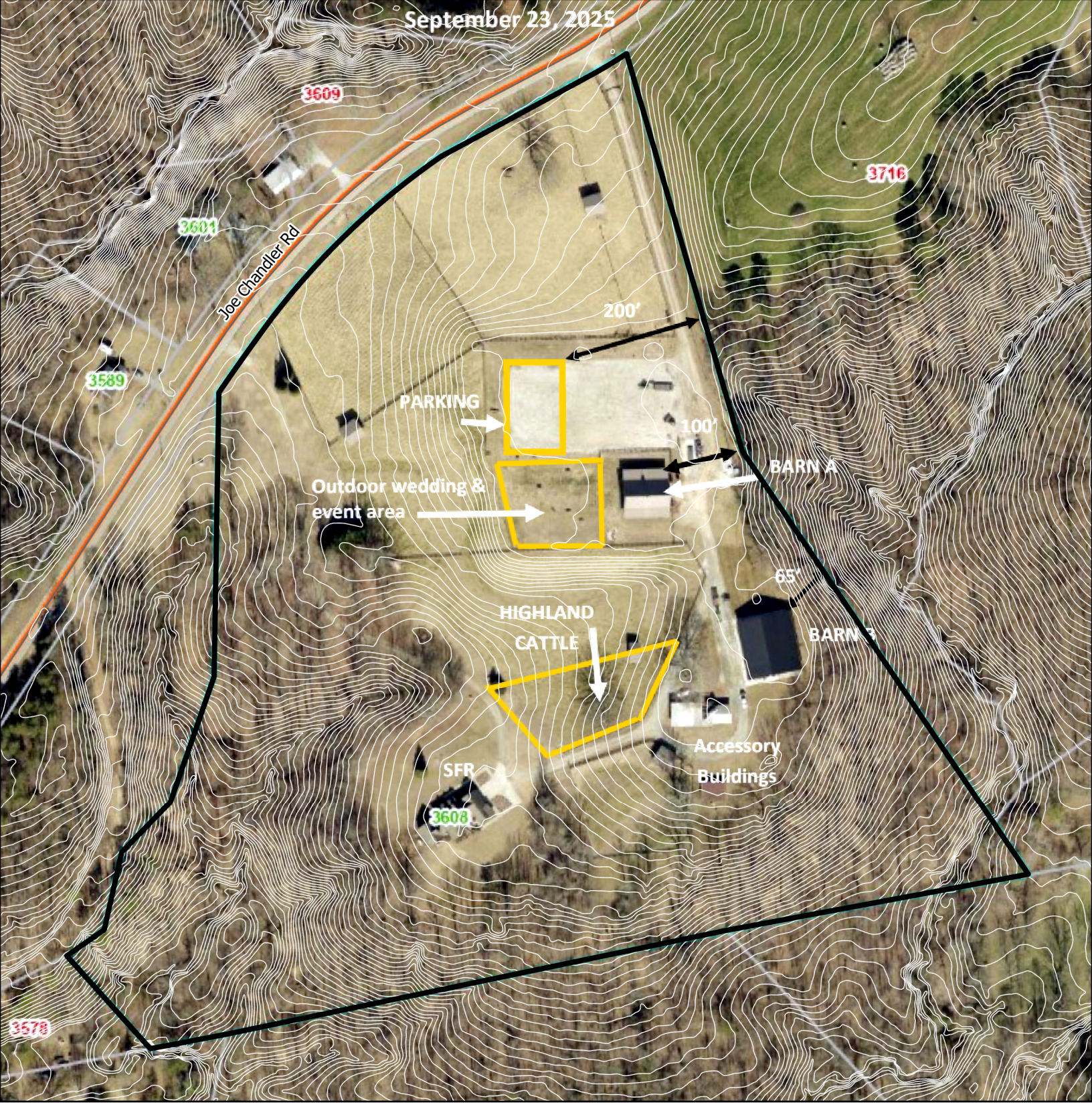
ZONING
AR-1

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Gainesville Waterlines
Subject Area
City Limits

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Subject Area

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3

07122
00358,

000688

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 10 day of Jan
20 13 at 11:41 AM. Recorded in Deed
Book 7122 Page(s) 358-359
Charles Baker, Clerk By

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 539.00
Date 1-10-13
Charles Baker
Superior Court Clerk
By

PT61 069-2013 000177

000358

after recording, return to
Scott A. Ball
Stewart, Melvin & Frost LLP
P.O. Box 3280
Gainesville, GA 30503

File

WARRANTY DEED

THIS INDENTURE is made this 9th day of January, 2013, between

WILEY S. BLACK
(hereinafter referred to as "Grantor")

and

BRETT A. WRIGHT
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS ($10 00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

SANDRA KRITIKOS
NOTARY PUBLIC
DAWSON COUNTY, GA
COMMISSION EXPIRES
August 6 2015

Wiley S Black (Seal)
WILEY S. BLACK

SAB FILE# 72684

https://search.osccca.org/Imaging/HTML5Viewer.aspx?id=61794618&key1=7122&key2=358&county=69&countyname=HALL&userid=891638&appid=4 1/1

EXHIBIT A

Description of Property

000359

TRACT ONE:

All that tract or parcel of land lying and being in the Glades District, GMD 403, Hall County, Georgia, consisting of **18.63 acres** as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor, dated October 3, 1983, recorded in Plat Book 93, Page 8, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

TRACT TWO:

All that tract or parcel of land lying and being in Glades District, GMD 403, Hall County, Georgia, consisting of **4.52 acres**, as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor, dated October 4, 1988, recorded in Plat Book 133, Page 158, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

TOGETHER WITH a perpetual non-exclusive easement for ingress and egress over and across the property of O. T. Buffington as is more fully described in a Grant of Easement from O. T. Buffington to E. Swain Stewart dated January 31, 1989, recorded in Deed Book 1309, Page 164, Hall County, Georgia Deed Records.

TRACT THREE:

All that tract or parcel of land lying and being in the Glades District, GMD 403, Hall County, Georgia, consisting of **1.91 acres**, as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor dated March 16, 1987, recorded in Plat Book 119, Page 240, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

The properties referenced above are also together commonly known as **3608 Joe Chandler Road** according to the present system of numbering properties in Hall County, Georgia.

Said property is subject to all easements, covenants and restrictions of record, if any.

72684 Description

Outlook

HCPC Tentative Agenda 11.3.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 10/2/2025 3:59 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

Item 1, 1604/1608 Whiting Drive/1790 Browns Bridge Rd: Vargas: No comment. Public sewer.

Item 2, 7365 Bill Wilson Rd, Riddle: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Item 3, 3424 Davis Bridge Rd, Aguilar: Proposed structural additions were found to meet setbacks to the existing septic system on August 11, 2025.

Item 4, 5 Ray Street, McNair: Environmental Health issued a septic modification permit on June 16, 2025 for the construction of a 1 bedroom accessory dwelling. The proposed dwelling must meet required setbacks to the existing/proposed septic system.

Item 5A/B, 3608 Joe Chandler, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 6, 5742 Bethel Road, Foudy: No comment.

Item 7A-D, 2632 Sardis Road, Rochester: The entire development must be developed on public sewer or EPD permitted sewage treatment system. No onsite sewage management systems to be permitted by Environmental Health.

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: Tentative Agenda November 3, 2025 Hall County Planning Commission Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 9/30/2025 8:39 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 Kaitlyn,

Please see the below comments in red.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, September 26, 2025 3:06 PM
Subject: Tentative Agenda November 3, 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 afternoon,

Here is the Tentative Agenda and Maps for the **November 3, 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, October 3, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 20, 2025

OLD BUSINESS

1. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | * Commission District 4 | **Gerardo Vargas, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

2. **7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards |** on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 **| Proposed Use: Accessory dwelling unit |** * Commission District 3 **| Nedra Riddle, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

NEW BUSINESS

3. **3424 Davis Bridge Road | Variance to section 3.2 |** to reduce minimum yards **|** on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition** | * Commission District 2 | **Marcos Aguilar, applicant**

   Off system, coordination not needed.

4. **5 Ray Street | Conditional Use |** expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | * Commission District 4 | **Jay McNair, applicant**

   Off system, coordination not needed.

5. **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

   (B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | * Commission District 3 | **Amy Wright, applicant**

   Off system, coordination not needed.

6. **5742 Bethel Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | ** Commission District 3 | **Shaun Foudy, applicant**

   Off system, coordination not needed.

7. **(A) 2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (C) 2632 Sardis Road | Variance to section 5.4 | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (D) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   The proposed access does not meet GDOT Driveway Spacing requirements. Sight Distance appears to be limited to the east and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 11, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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: Jason Skarda, Assistant Director of Public Works and Utilities

Date: October 3, 2025

Subject: November 3, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 3, 2025, meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | * Commission District 4 | **Gerardo Vargas, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

a. **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   Show FEMA and Hall County studied Flood plains that are present on site.
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
   North Oconee Reservoir Watershed District requires 100-foot stream buffers with a 150-foot no impervious set back on both sides of the stream as measured from the stream banks.
b. **Traffic:** No comment
c. **Utilities:** Gainesville Sewer. Sewer is available along Browns Bridge Rd.

2. **7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards |** on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 **| Proposed Use: Accessory dwelling unit |** * Commission District 3 **| Nedra Riddle, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

a. **Engineering:** No Comment
b. Traffic: No comment

c. **Utilities:** No sewer in area. Hall County sewer service area,

NEW BUSINESS

3. **3424 Davis Bridge Road | Variance to section 3.2 |** to reduce minimum yards **|** on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition** | * Commission District 2 | **Marcos Aguilar, applicant**

    a. **Engineering**: No comment
    b. **Traffic**: No comment
    c. **Utilities:** No sewer in area. Hall County service area

4. **5 Ray Street | Conditional Use |** expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | * Commission District 4 | **Jay McNair, applicant**

    a. **Engineering**: No Comment
    b. **Traffic:** No comment
    c. **Utilities:** Gainesville sewer service area. 12" sewer main on Atlanta Hwy (SR 13)

5. **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

    a. **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    b. **Traffic:** Driveway must conform to minimum 20' width
    c. **Utilities:** No sewer in area. Hall County sewer service area

6. **5742 Bethel Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | ** Commission District 3 | **Shaun Foudy, applicant**

    a. **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    b. **Traffic:** No comment
    c. **Utilities:** No sewer in area. Hall County sewer area

7. **(A) 2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(C) 2632 Sardis Road | Variance to section 5.4 | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(D) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, 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:** Trip generation memo is needed to determine if a traffic impact study will be required.
   G-DOT access permit is required before Hall County traffic can approve
c. **Utilities:** No sewer in area
   Nearest sewer is 0.5 mile northeast in the City of Gainesville
   Area is joint territory between Gainesville & Hall County.
   Hall County has no sewer nearby

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 9/29/2025 9:00 AM
To Beth Garmon (Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>

November 3, 2025 Hall County Planning Commission Meeting

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

1. **Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.**
2. **Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.**
3. **Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.**

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri- entertainment business** | * Commission District 3 | **Amy Wright, applicant**

1. **Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.**
2. **Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.**
3. **Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org


HALL COUNTY
GEORGIA
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HALL COUNTY
HIGHLANDS
EST.
1970
ISLANDS
FIRE
RESCUE

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 thirty (30) 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 thirty (30) 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 thirty (30) 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 SEPTEMBER 26 AND NO LATER THAN OCTOBER 05.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN OCTOBER 05 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, Amy Wright (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 10/5/25 (Date) **for** Amy Wright (Name application filed as).

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMY WRIGHT
REQUEST: SPECIAL USE FOR AN AGRI-ENTERTAINMENT VENUE WITH A VARIANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: DEC 11, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

Re: Thursday, December 11, 2025 Board of Commissioners meeting

From Amy Wright <bawright33@gmail.com>
Date Mon 12/8/2025 9:37 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.

We would like you to move our meeting to the 2/26/26 date.

Thank you,
Amy
Sent from my iPhone

> On Dec 5, 2025, at 4:13 PM, Amy Wright <bawright33@gmail.com> wrote:
>
> Good afternoon. I need to table the December 11th meeting in which I am currently scheduled to go before the Board of Commissioners regarding a special use and variance request at 3608 Joe Chandler Road, Gainesville 30507.
> Please let me know the process for rescheduling this item to a future agenda date.
>
> Thank you for your assistance,
>
> Sincerely,
> Amy Wright
> 678-677-6999
> bawright33@gmail.com
>
> On Tue, Nov 18, 2025 at 8:57 AM Kaitlyn Elliott (Planning) <kelliott@hallcounty.org> wrote:
>
> > Good Morning,
> >
> > Please use the link below to review your staff report packet. Your item will be heard at the Thursday, December 11, 2025, Board of Commissioners meeting at 6pm. This meeting will be located at the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, GA 30504. Please note that you or a representative **must** be present at the meeting.
> >
> > **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 780/2025

SUBJECT: **3608 Joe Chandler Road | Special Use |** for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends approval of the withdrawal request.

Purpose of Request:
3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041| **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Withdrawal Memo
Withdrawal Form
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Request to Table

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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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: Katie Ahmed, Planning & Zoning Administrator

Date: February 6, 2026

Subject: **(A) 3608 Joe Chandler Road** | **Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road an Cedar Creek Road | Zoned AR-1; Tax Parcel 15017 000041 | **Proposed Use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant**

(B) 3608 Joe Chandler Road | **Variance from Section 7.7.3** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road an Cedar Creek Road | Zoned AR-1; Tax Parcel 15017 000041 | **Proposed Use: Agri-entertainment business |** Commission District 3 | **Amy Wright, applicant**

Dear Commissioners,

This application was tabled at the December 11, 2025, Board of Commissioners meeting to February 26, 2026, at the request of the applicant.

The applicant has requested withdrawal of this application.

Amy Wright
3608 Joe Chandler Rd
Gainesville, GA 30507
Phone 678 677 6999
Email Address bawright33@gmail.com

Brett Wright
3608 Joe Chandler Rd
Gainesville GA 30507
Phone 678 [redacted] 3164204
Email Address _____

Location of Property 3608 Joe Chandler Rd Gainesville, GA 30507
Present Zoning AR-1 Existing Structures Barn, metal shop building, parking area

Type of Appeal:

X Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
_____ Other: _____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: X Plat of Property, X Deed of Property, X Hardship Statement, X Site Plan, ___ Floor Plans, ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Amy L Wright Date 9/2/25
Sign [signature] Date 9/2/25

I hereby withdraw this application.

Sign [signature] Date 2/3/26

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

1

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Amy Wright

Request ..... (A) **Special Use** |agri-entertainment venue
(B) **Variance** |from section 7.7.3

Proposed Use ..... (A) & (B) Agri-entertainment business

Size ..... 23.01± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3608 Joe Chandler Road** | Tax Parcel 15017 000041

Commission District ..... Three

Commission Date ..... December 11, 2025

Staff Recommendation ..... (A) **Approval, with conditions,** as the proposed use is consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.
(B) **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number..... (A) HZCU25-0049
(B) HVAR25-0053

(A) Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated September 23, 2025, and the project narrative dated September 23, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.

3. Prior to being utilized for any agri-entertainment activities, the barns shall be brought into compliance with all applicable building and fire code requirements.

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the 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. Where there may be discrepancies

between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

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

(B) Staff recommends <u>DENIAL</u> of the applicant's request.

The following should be considered as a variance 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. **7.7.3.B.3 – Agri-entertainment Events –** The agri-entertainment primary event structure must be located at least 300 feet from any property line under separate ownership.
   - The primary event structure, Barn A, is approximately 100 feet from the nearest property line under separate ownership. The other primary event structure, Barn B, is approximately 65 feet from the nearest property line under separate ownership. **This does not meet the standard.**

<u>Summary Analysis</u>

The applicant is requesting approval of a special use to allow an agri-entertainment venue focused on agri-tourism activities centered around Highland Cattle on a 23.01± acre tract zoned Agricultural Residential 1 (AR-1). In conjunction with this request, the applicant is also seeking a variance from the agri-entertainment use standards to reduce the minimum required setback for primary event structures from adjacent properties under separate ownership, from 300 feet to 65 feet and 100 feet, for two existing barns located on the property.

The subject property is currently developed with a single-family residence, two barns, fenced pastures with run-in sheds, and several accessory structures.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and are developed with single-family residences and agricultural uses.

Per the narrative, the applicant is requesting special use approval for an agri-entertainment venue focused on an agritourism program that invites visitors to experience Highland Cattle in a safe, educational, and family-friendly setting. In addition to small-group farm tours and educational activities, the applicant proposes hosting a limited number of private events on the property such as weddings.

Proposed activities include:

- Meet the Highland Cattle: Guided introductions to the cattle, including supervised feeding, petting, and brushing.
- Educational Sessions: Short talks about the history, care, and role of Highland Cattle in farming
- Coffee with Cows: A morning social gathering where guests enjoy coffee and pastries while spending time near the herd.

- Crafts and Cow Creations: Hands-on craft activities for children and adults, such as cow-themed art projects, painting, and seasonal decorations.
- Yoga with Cattle: Outdoor yoga sessions in the pasture or overlooking cattle for relaxation and wellness
- Picnic with the Herd: Designated picnic areas near the cows for families and small groups.
- Farm Tours: Guided walking tours explaining sustainable farming practices, pasture management, and livestock care.
- School Field Trips: Providing students with a unique hands-on learning opportunity outside the classroom. Children can experience Highland Cattle up close, learn about animal care, farming practices, and the importance of agriculture in daily life.
- Small-scale private events that may include weddings, family gatherings and community celebrations.
- Seasonal activities could include: pumpkin patch with cows, holiday photos with decorated barn and cows, calf watch and planting activities, ice cream social and cow cooling demonstrations.
- Small farm store for local goods, crafts and refreshments**.**

Per the submitted narrative, visitation will be by appointment only, Monday through Sunday 9:00am to 10:00pm. The Highland Cattle experience and photo sessions will be limited to groups of no more than six participants. Yoga classes will be limited to 20 people and offered up to three times per week, with each session lasting one hour. Barn A is designated for smaller gatherings and will house the farm store. An outdoor wedding and event area is proposed to the west of Barn A. Barn B is intended to accommodate larger events.

The submitted site plan identifies the locations of the Highland Cattle pastures, the outdoor event location, both barns and the parking area. Barn A, constructed in 2016, is situated approximately 100 feet from the eastern property line. Barn B, constructed in 2023, is approximately 65 feet from the same boundary. The applicant has requested a variance to section 7.7.3.B.3 to allow these structures to be closer than the required distance of 300 feet from any property line under separate ownership. Visitor parking, shown near Barn A, is 200 feet from the nearest property line under separate ownership in compliance with Section 7.7.3.B.5.

Based on the future land-use plan, staff finds the requested special use *is consistent* with the Hall County Comprehensive Plan future land use designation of "Rural Agriculture". The intent of this future land use designation is that these areas should consist of active farms and agricultural enterprises and very low-density, large-lot single-family residential use with density of up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

Zoning Analysis – Special Use

When considering a use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use is suitable in view of the use, agricultural zoning, 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 special use of an agri-entertainment venue, operating under the specified parameters, would 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 Agricultural Residential 1 (AR-1); however, a special use for an agri-entertainment venue requires Board of Commissioner approval.**

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; **It is not anticipated that the proposed special use will 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 proposed special use aligns with the goals and policies outlined in the Comprehensive Plan and Rural Residential future land use designation. It complements the existing residential and agricultural character of surrounding properties and supports the intended physical development pattern for 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 zoned Agricultural Residential 1 (AR-1). The site is currently developed with a single-family residence, constructed in 1989, as well as two barns and other accessory structures, as reflected in county tax records. Historically, there were two poultry houses on the property.**

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; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

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; **An agri-entertainment venue is classified as a special use requiring 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 for a special use 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.**

Zoning Analysis - <u>Variance</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, as the existing barns (Barn A constructed in 2016 and Barn B constructed in 2023) were built in accordance with setback requirements applicable to general agricultural uses and do not meet the standards specific to agri-entertainment operations.**

2. The application of the requirements of this Unified Development Code to this particular piece of property would create an unusual hardship; **The application of setback requirements to this property would result in a hardship, as it would preclude the use of the existing barns, constructed in compliance with general agricultural use standards, as a functional component of the proposed agri-entertainment venue.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions affecting the subject property are not unique and are generally consistent with those of neighboring parcels. However, the placement and**

development of the existing barns by the applicant has created limitations in meeting current setback requirements specific to agri-entertainment use.

4. Such conditions are not the result of any actions of the property owner**; The barns were constructed by the applicant in 2016 in compliance with standards applicable to general agricultural uses.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited or for a conditional use which has been denied by the county Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of Article 11.**

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 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 October 2, 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/modification may be required after review of business plan.

Georgia Department of Transportation
In an email dated September 30, 2025, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, coordination not needed.".

Hall County Public Works and Utilities
In a memo dated October 3, 2025, Jason Skarda, Assistant 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:
Driveway must conform to minimum 20' width.

Utilities:
No sewer in area. Hall County sewer service area.

Hall County Fire Marshal
In an email dated September 29, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.
2. Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.
3. Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.

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

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Amy Wright
3608 Joe Chandler Rd
Gainesville, GA 30507

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)
Brett Wright
3608 Joe Chandler Rd
Gainesville, GA 30507

Phone [redacted]

Email Address

Proposed Use

Contact Person (Name & Mailing Address)
Amy Wright
3608 Joe Chandler Rd
Gainesville, GA 30507

Phone [redacted]

Email Address [redacted]

Tax Parcel Number 150 17 000041

Location Address 3608 Joe Chandler Rd Gainesville, GA 30507

Status of Applicant
- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Zoning: AR-1
Acreage 25

Requested Action
Type of Request:
☐ SU ☐ CUP
Fee:$
Receipt #:
Check #:

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

Print Amy Wright Date: 8/29/25

Sign Amy Wright Date: 8/29/25

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:

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

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Brett Wright

Address 3608 Joe Chandler Rd
Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Amy Wright

Address 3608 Joe Chandler Rd Gainesville GA 30507

Phone Number [redacted]

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)

Brett Wright

Personally appeared before me

Brett Wright
Clara Marchbanks

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

Clara Marchbanks
Notary Public

9-2-2025
Date

CLARA MARCHBANKS
Notary Public - State of Georgia
Hall County
My Commission Expires Mar 8, 2026

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

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: Amy Wright Brett Wright **Date:** 8/29/25

Applicant's/Owner's Name (Printed): AMY L WRIGHT Brett Wright

CLARA MARCHBANKS
Notary Public - State of Georgia
Hall County
My Commission Expires Mar 8, 2026

NARRATIVE
3608 Joe Chandler Road, Gainesville, GA
September 23, 2025

Existing Use & Description: Wright Land & Cattle Co is a small family owned and operated facility, and a picturesque refuge for those who cherish the outdoors. As a family that once lived in a neighborhood, we spent countless hours searching for outdoor activities that we could participate in as a family. We have always believed that having the ability to be in touch with nature and learn from outside experiences is a crucial part of child development as well as family bonding. After parting ways with the suburban lifestyle and moving to land, we quickly discovered that our children became more responsible, independent, and stimulated. These traits resulted from daily tasks on the farm which included upkeep, animal care, and being outdoors as much as possible. Our farm has always been for personal use prior to this request. For much of this period, we used our farm as an equestrian facility for our children to train and compete eventing horses. Once our daughters left for college, we parted ways with the equestrian lifestyle. However, with the love of animals, farming, and nature in our blood, we realized we were lost without animals on the farm. Due to their gentle temperament, hardiness, and suitability for small scale farming, we decided to begin raising Highland Cattle. Their unique appearance and calm nature make them well-loved by the community and visitors, while their ability to thrive on pasture with minimal intervention supports sustainable land use. The highland breed adapts well to different climates, are easier to handle than many other cattle, and provide both quality beef and educational opportunities. Raising Highland Cattle allows us to preserve an iconic breed, practice responsible land stewardship, and share the beauty of these animals with others. We love the day-to-day work on the farm and the privacy that our farm has to offer. With a deep-rooted pride in animal care, we have always ensured that our animal health and facilities are held to the highest standards. We are proud of our beautiful landscape and our restful, peaceful area to relax and unwind. We strive to continue to work for ourselves and build something for our children, grandchildren, and future generations to come.

Proposed Use: With our convenient location right at the edge of town, we would like to provide a place of entertainment and education for families and people of all ages by providing a community oriented agritourism program that invites residents and visitors to experience Highland Cattle in a safe, educational, and family-friendly setting. We would like to promote agricultural awareness, support local tourism, and encourage outdoor recreation while highlighting the unique heritage and charm of Highland Cattle. We want Wright Land & Cattle Co to be a place where people can be removed from the grind of daily life and the city.

In addition to small-group farm tours and educational activities, we propose hosting a limited number of private events on the property. These will primarily include small gatherings such as celebrations and weddings.

To maintain the agricultural character of the farm and minimize any community impact, we will restrict weddings to no more than six per year. Events will be carefully scheduled and managed to avoid excess noise, traffic, or disruption to neighbors.

Goals and Benefits

1. **Educational Value**: Teach visitors about Highland Cattle, farming practices, and animal care. Field trips support Georgia's educational goals in science, agriculture, and environmental stewardship.
2. **Community Engagement**: Provide family-friendly activities that strengthen community connections.
3. **Tourism Growth**: Position Hall County as a destination for authentic agritourism experiences.
4. **Wellness and Recreation**: Offer activities like yoga, games, and picnics to promote outdoor health and wellness.
5. **Economic Development:** Support local vendors through craft workshops and seasonal events.

Proposed Activities:

- Meet the Highland Cattle: Guided introductions to the cattle, including supervised feeding, petting, and brushing.
- Educational Sessions: Short talks about the history, care, and role of Highland Cattle in farming
- Coffee with Cows: A morning social gathering where guests enjoy coffee and pastries while spending time near the herd.
- Crafts and Cow Creations: Hands-on craft activities for children and adults, such as cow-themed art projects, painting, and seasonal decorations.
- Yoga with Cattle: Outdoor yoga sessions in the pasture or overlooking cattle for relaxation and wellness
- Picnic with the Herd: Designated picnic areas near the cows for families and small groups.
- Farm Tours: Guided walking tours explaining sustainable farming practices, pasture management, and livestock care.
- School Field Trips: Providing students with a unique hands-on learning opportunity outside the classroom. Children are able to experience Highland Cows up close, learn about animal care, farming practices, and the importance of agriculture in daily life.

- Small-scale private events, that may include weddings, family gatherings, and community celebrations.

Seasonal Activities:

- Fall: Pumpkin patch with cows
- Winter: Holiday photos with decorated barn and cows
- Spring: Calf watch and planting activities
- Summer: Ice cream social and cow cooling demos

Safety and Animal Welfare

- Supervised interactions with animals at all times.
- Restricted access to barns and sensitive areas
- Regular veterinary care and proper handling to ensure animal well-being.
- Liability waivers required for participation in activities.

Facilities and Infrastructure

- Designated parking area for guests that is at least 200 feet from property line.
- Restroom facilities are available inside the barn and are handicapped accessible.
- Tables, chairs, and shaded seating areas are available for guests.
- Handwashing/sanitizing is available near animal contact areas.
- Small farm store space for local goods, crafts, and refreshments.
- Barn A (which is the smaller barn) will host smaller gatherings such as painting and craft activities and farm store which may include Wright Land and Cattle Co merchandise. This barn includes an open aisle way and 2 open covered porches/sheds.
- Barn B will host larger events such as receptions, family gatherings, or private parties. This Barn exhibits 4 large garage doors on the front, one large garage door on each side (with 1 side also containing an exit door) , as well as one garage door and exit door on the back. This area can be entirely open or closed depending on weather conditions.
- There will be an outdoor wedding/event area in front of Barn A. This area is perfect for outdoor weddings or events offering breathtaking sunsets and picturesque views of the farm.

Buffers

- Although Barn A, at 100 feet, and Barn B at 65 feet from the property line is less than the required 300 feet, the bordering property is undeveloped land consisting of timber and a large ravine. The closest house to the barn is 1,023 feet. The areas where the cattle visits will be is 371 feet from one property line and 326 feet from the other property line and bordered by timber and a ravine.

Scheduling and Operations

- Operating Days: Open by reservation only, 9:00 AM – 10:00 PM Monday - Sunday
- Group size: Groups will be limited to 1-6 people for Highland Cow experience and photo sessions. Visits will be from 30 minutes up to 2 hours and only 1 group at a time.
- Yoga classes will be limited to 20 people and will not be held more than three times weekly for 1 hour/ session.
- To maintain the agricultural character of the farm and minimize any community impact, we will restrict weddings to no more than 6 per year. Events will be carefully scheduled and managed to avoid excess noise, traffic, or disruption to neighbors.

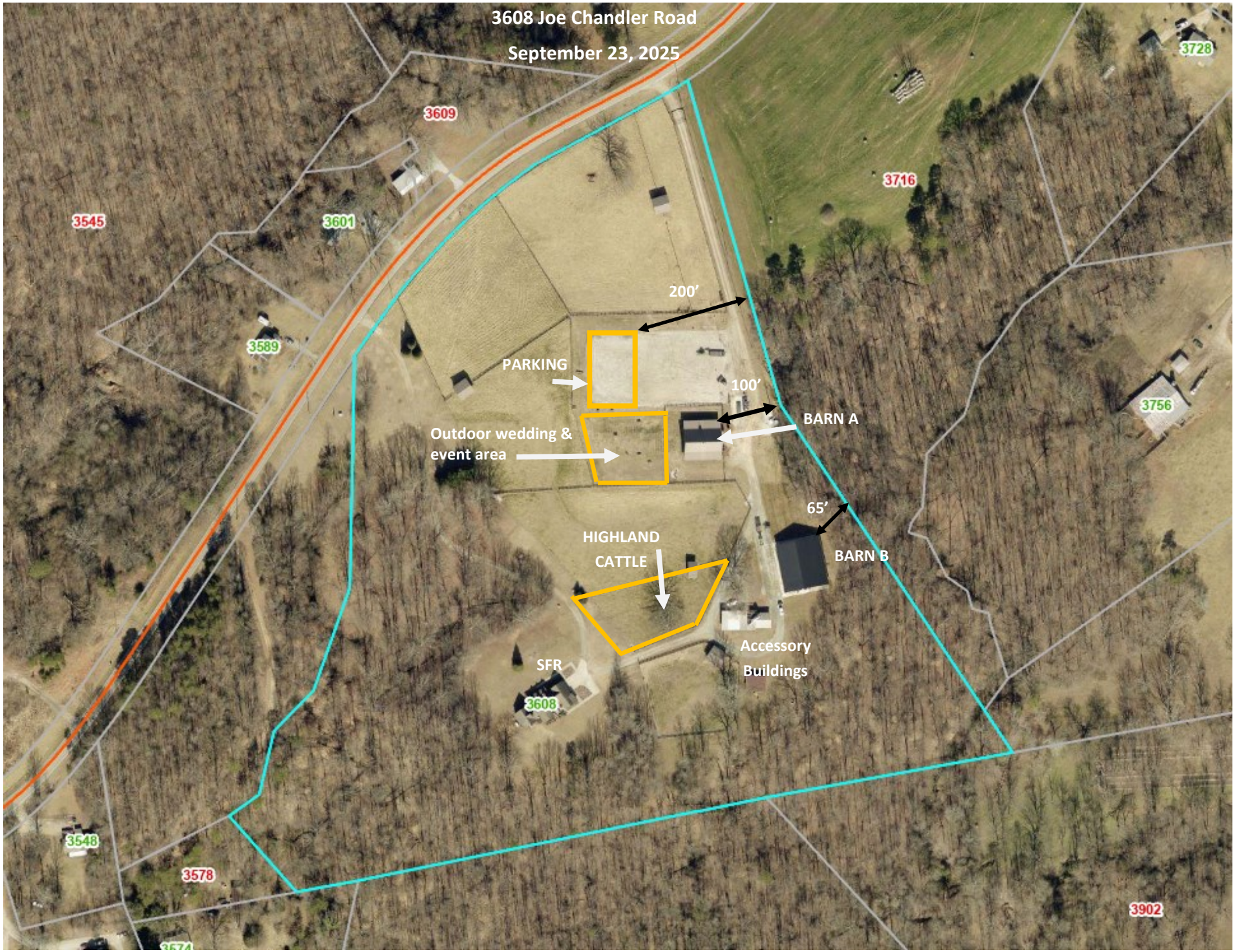
Compliance and Community Impact

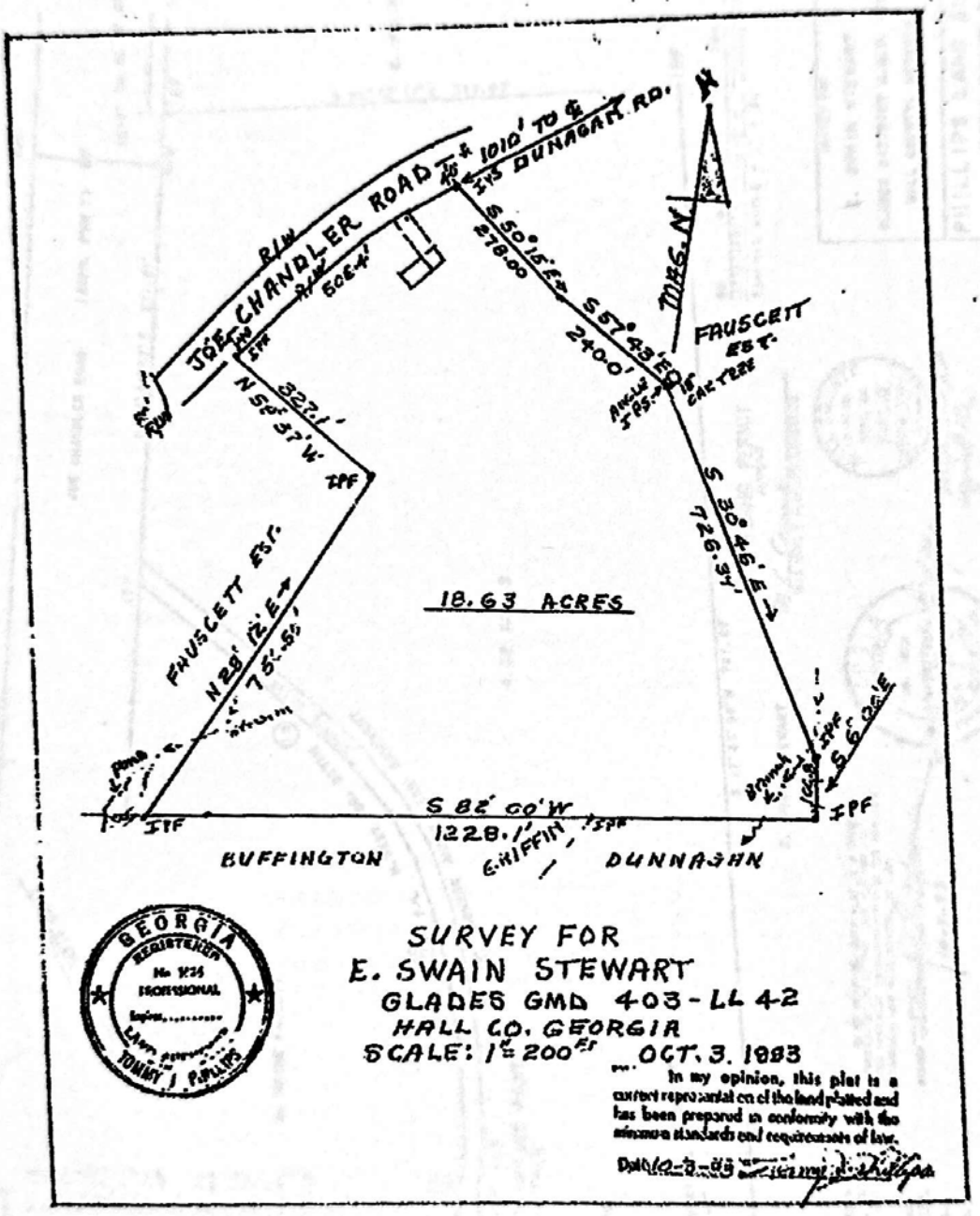
- All activities will comply with Hall County agritourism and zoning regulations.
- Traffic and parking will be managed to minimize disruption to neighbors
- Noise and lighting kept at a minimum to preserve rural character.
- All events will conclude by 10:00 p.m. to maintain the quiet rural character of the area.
- Farm will maintain required insurance and business licenses.

Conclusion

This proposed Highland Cattle Agritourism Experience will enrich Hall County by combining education, recreation, and wellness in a safe farm setting. It supports agricultural literacy, promotes tourism, and provides unique, family-friendly attractions that aligns with the county's vision for community growth and rural heritage preservation

SITE PLAN—Agri-Entertainment Venue





GEORGIA REGISTERED No. 1935 PROFESSIONAL Expires..... TOMMY J. PHILLIPS

SURVEY FOR
E. SWAIN STEWART
GLADES GMD 403 - LL 42
HALL CO. GEORGIA
SCALE: 1" = 200' OCT. 3. 1983

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Date 10-3-83

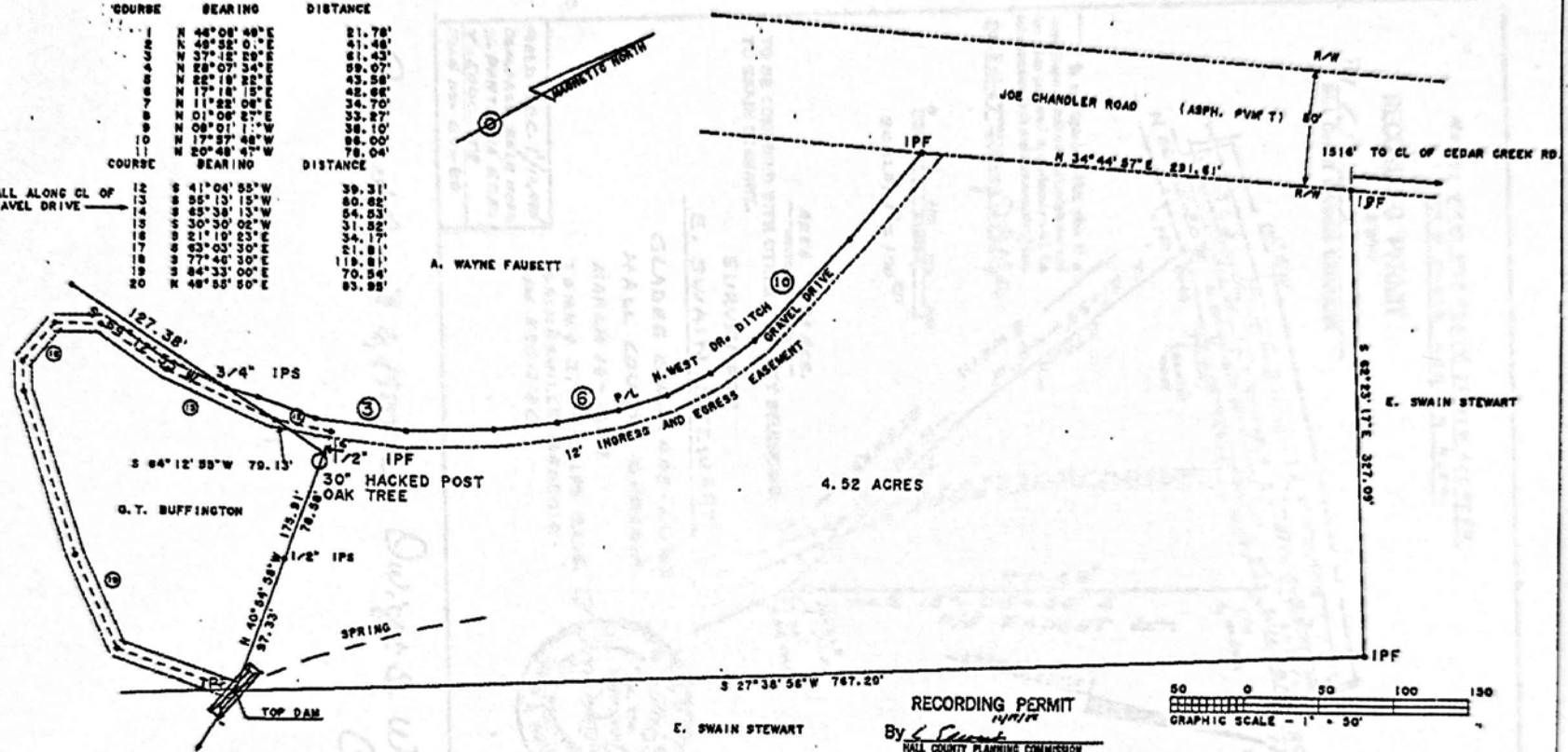
Recorded October 11, 1983 H Grady Watson, Clerk

CALLS ALONG N.W. DRIVEWAY DITCH

COURSE	BEARING	DISTANCE
1	N 46°08' 49" E	21.78'
2	N 49°52' 0[illegible]" E	41.48'
3	N 37°12' 29" E	61.43'
4	N 28°07' 34" E	59.07'
5	N 22°19' 22" E	43.58'
6	N 17°18' 15" E	42.66'
7	N 11°22' 06" E	34.70'
8	N 01°06' 27" E	33.27'
9	N 08°01' 1[illegible]" W	38.10'
10	N 17°57' 48" W	96.00'
11	N 20°48' 47" W	78.04'

COURSE	BEARING	DISTANCE
12	S 41°04' 55" W	39.31'
13	S 55°13' 15" W	80.62'
14	S 65°38' 13" W	54.53'
15	S 30°30' 02" W	31.52'
16	S 21°19' 23" E	34.17'
17	S 63°03' 30" E	21.81'
18	S 77°46' 30" E	119.81'
19	S 84°33' 00" E	70.54'
20	N 48°55' 50" E	83.95'

CALL ALONG CL OF GRAVEL DRIVE →



RECORDING PERMIT
By [signature]
HALL COUNTY PLANNING COMMISSION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1723 FEET AND AN ANGULAR ERROR OF 16" PER ANGLE POINT AND WAS ADJUSTED USING CHANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500000 FT.

ANGULAR MEASUREMENTS MADE WITH A WILD T1000.

LINEAR MEASUREMENTS MADE WITH A WILD D11000.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SIGNED [signature] 10-4-88

GEORGIA REGISTERED NO. 1626 PROFESSIONAL LAND SURVEYOR TOMMY J. PHILLIPS

HALL COUNTY 12-11-88 DEPT. OF PUBLIC HEALTH

Percolation test required

SURVEY FOR	DATE:
E. SWAIN STEWART	10/04/88
GLADES DISTRICT G.M.D. 403	FILE NO.
HALL COUNTY, GEORGIA	55-88

PHILLIPS LAND SURVEYING
TOMMY J. PHILLIPS, R.L.S.
1161 LAKESHORE CIRCLE
GAINESVILLE, GA. 30501
(404) 536-3126

Recorded December 22, 1988

Dwight S. Wood Clerk

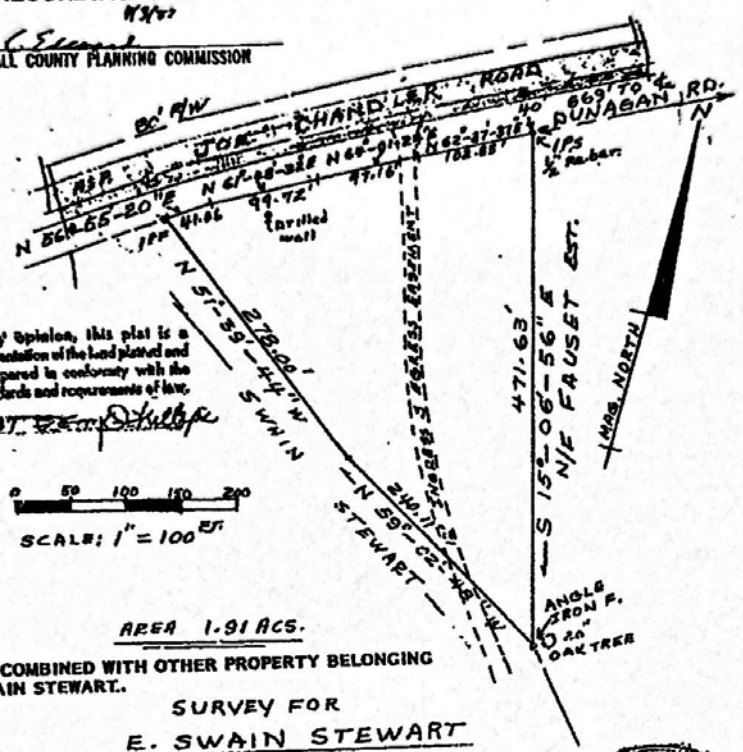
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=00133&key2=158&county=69&countyname=HALL&userid=891638&appid=28

NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

RECORDING PERMIT

4/3/87

By C. Elwood
HALL COUNTY PLANNING COMMISSION



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Date 3-16-87 [signature]

0 50 100 150 200

SCALE: 1" = 100 FT.

AREA 1.91 ACS.

TO BE COMBINED WITH OTHER PROPERTY BELONGING TO SWAIN STEWART.

SURVEY FOR

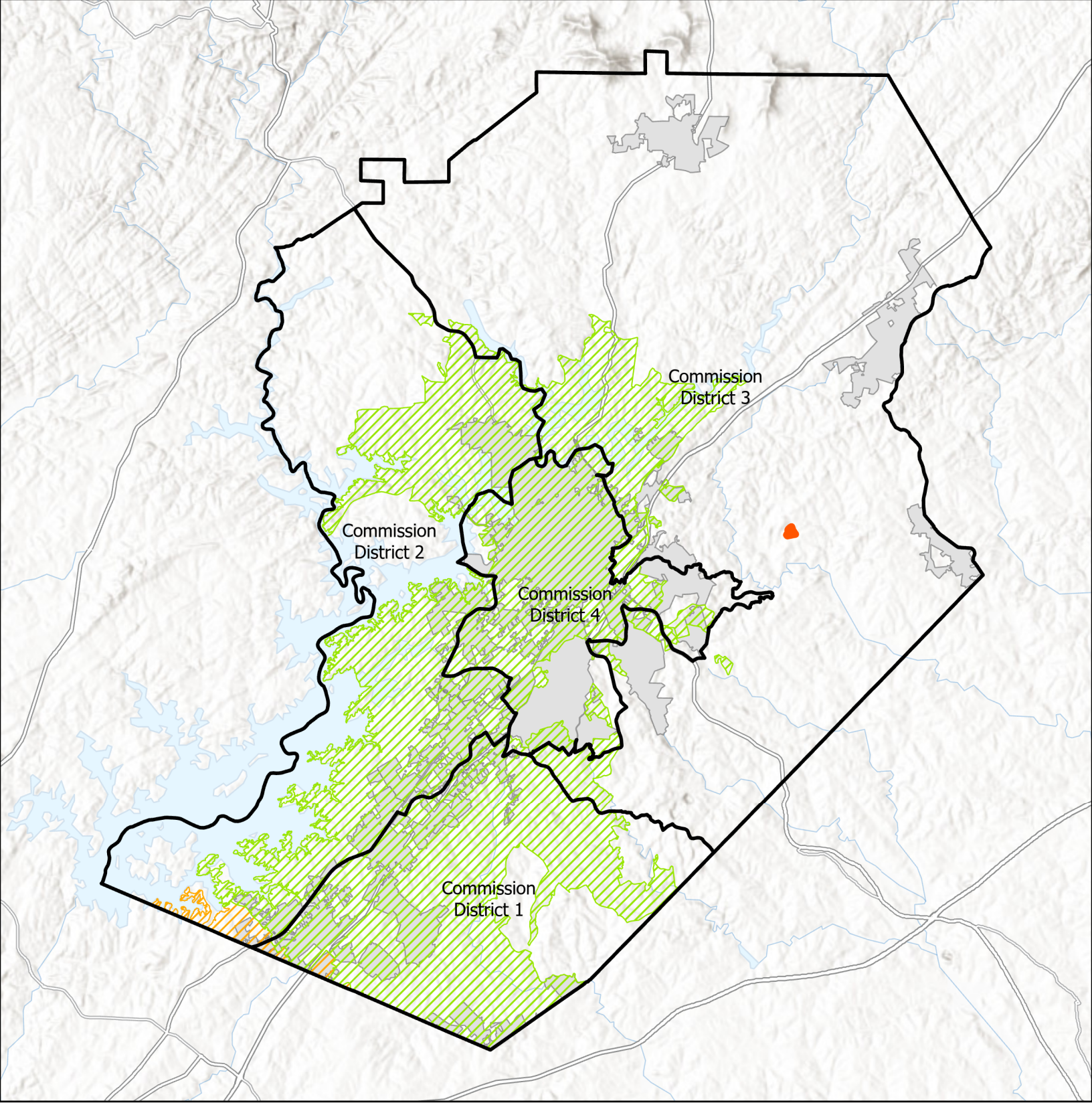
E. SWAIN STEWART

GLADES G.M.D. 403 - L.L 42
HALL COUNTY, GEORGIA
MARCH 16 - 1987
TOMMY J. PHILLIPS R.L.S.
GAINESVILLE, GEORGIA
PH 536-3126

GEORGIA REGISTERED No. 1626 LAND SURVEYOR TOMMY J. PHILLIPS

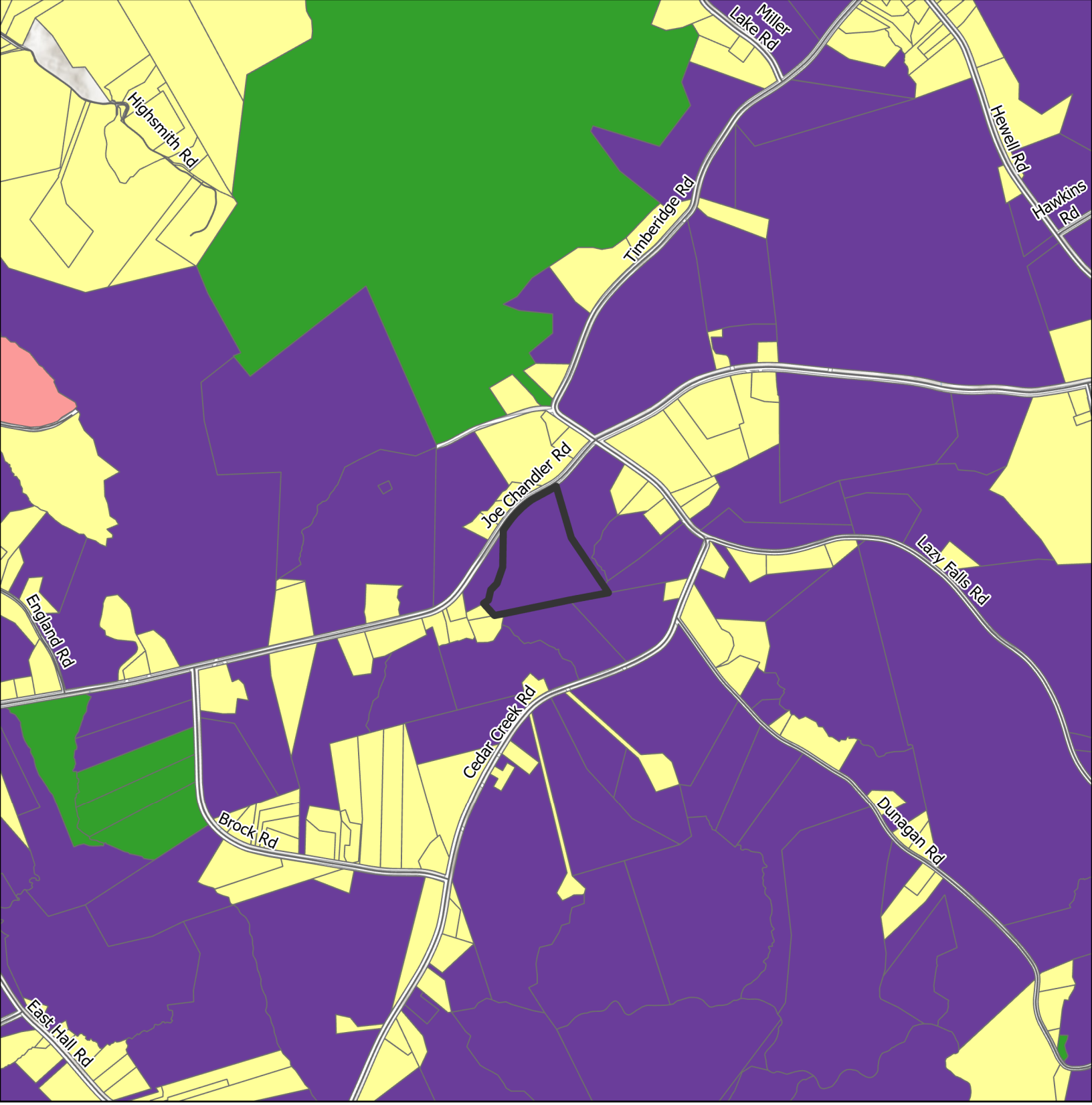
FIELD E.O.C. 1'/12,480'
COMPASS RULE USED
π-PENTAX 10" E.D.M.
THEODOLITE
FILE NO. 87-20

Recorded April 6, 1987 w Dwight S. Wood, Clerk



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3

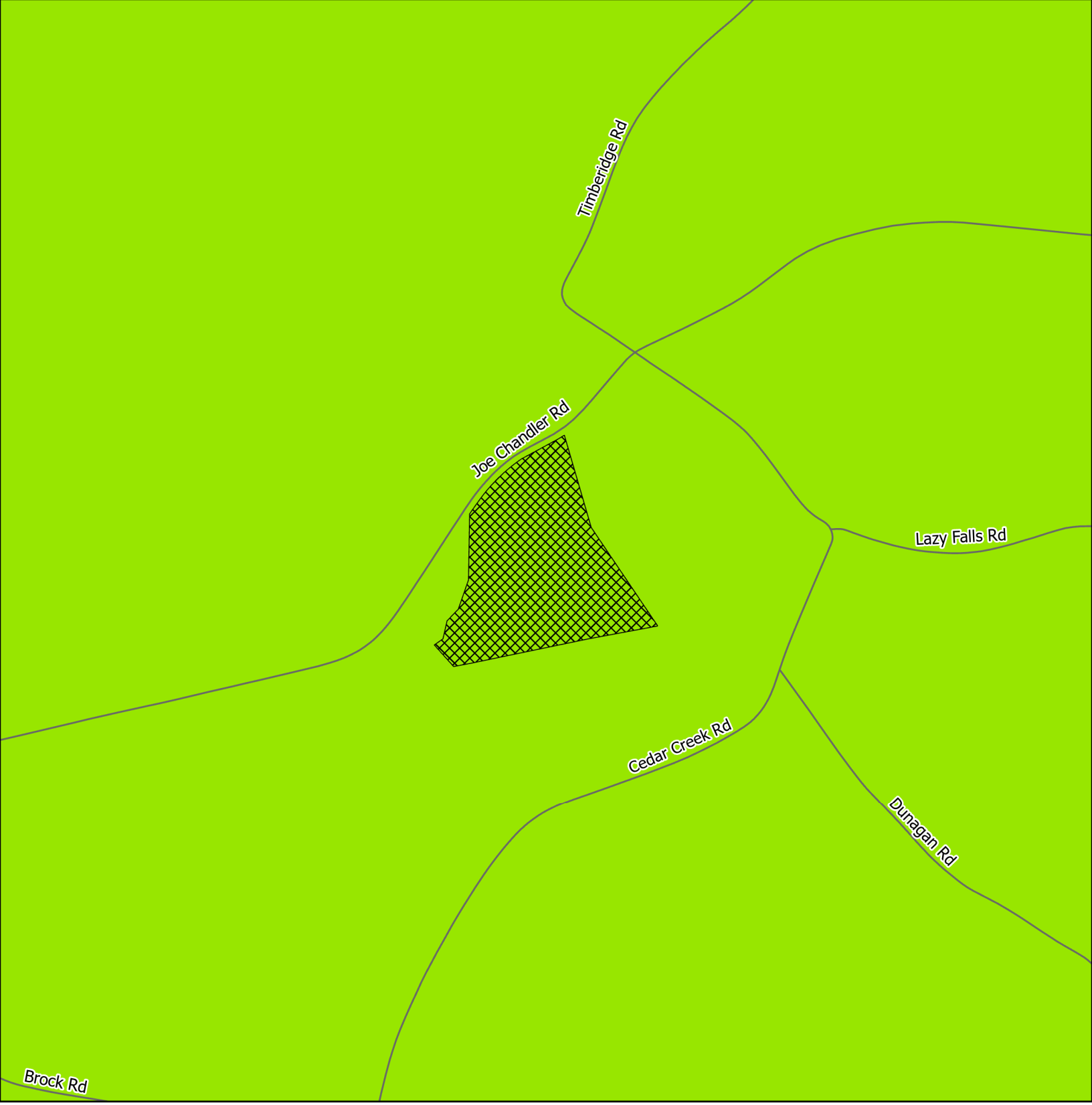


Subject Area
City Limits

FLU

Greenspace - Conservation
Greenspace - Parks
Rural Agriculture
Rural Neighborhood

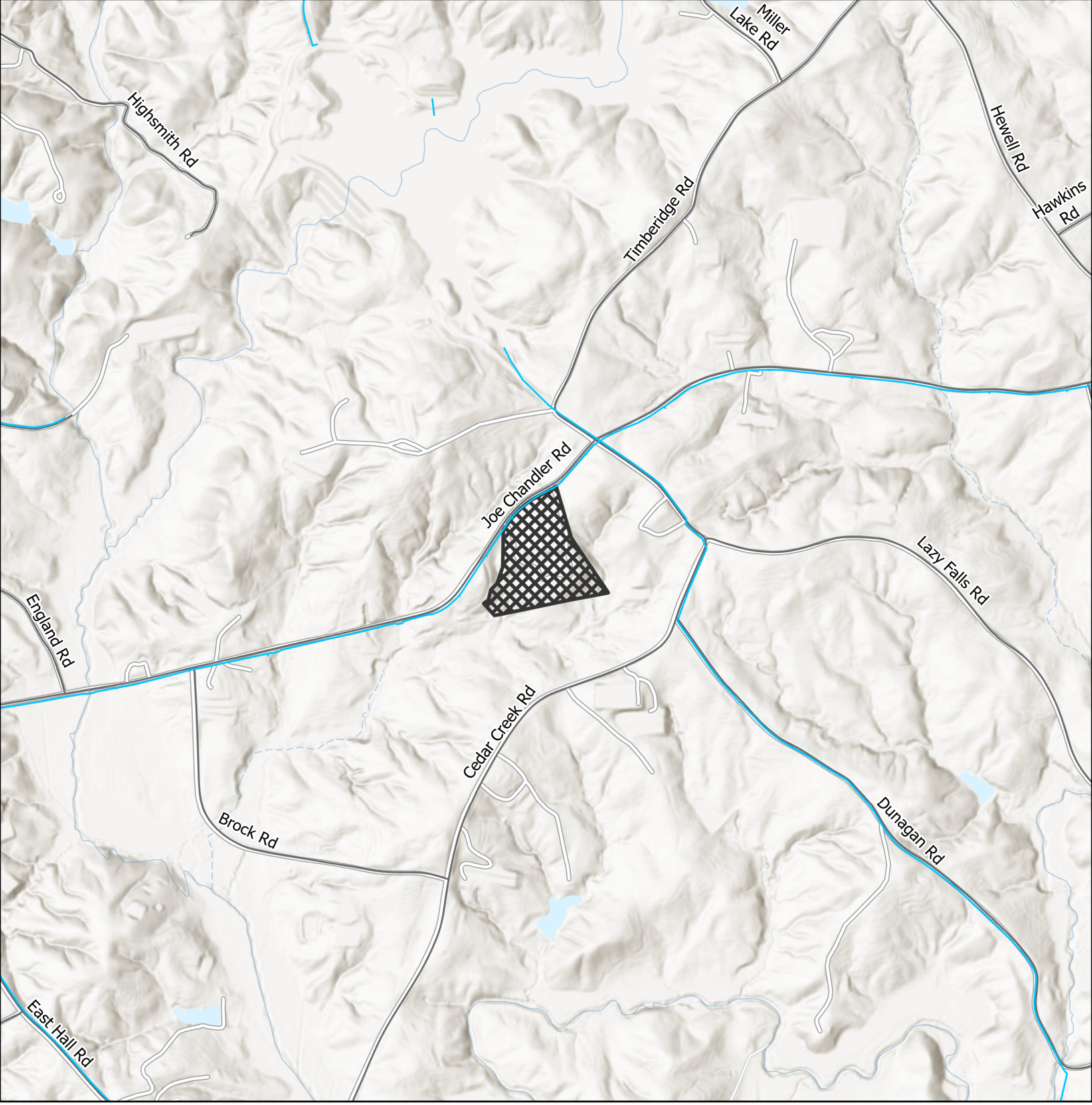
Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Subject Area
centerline
City Limits

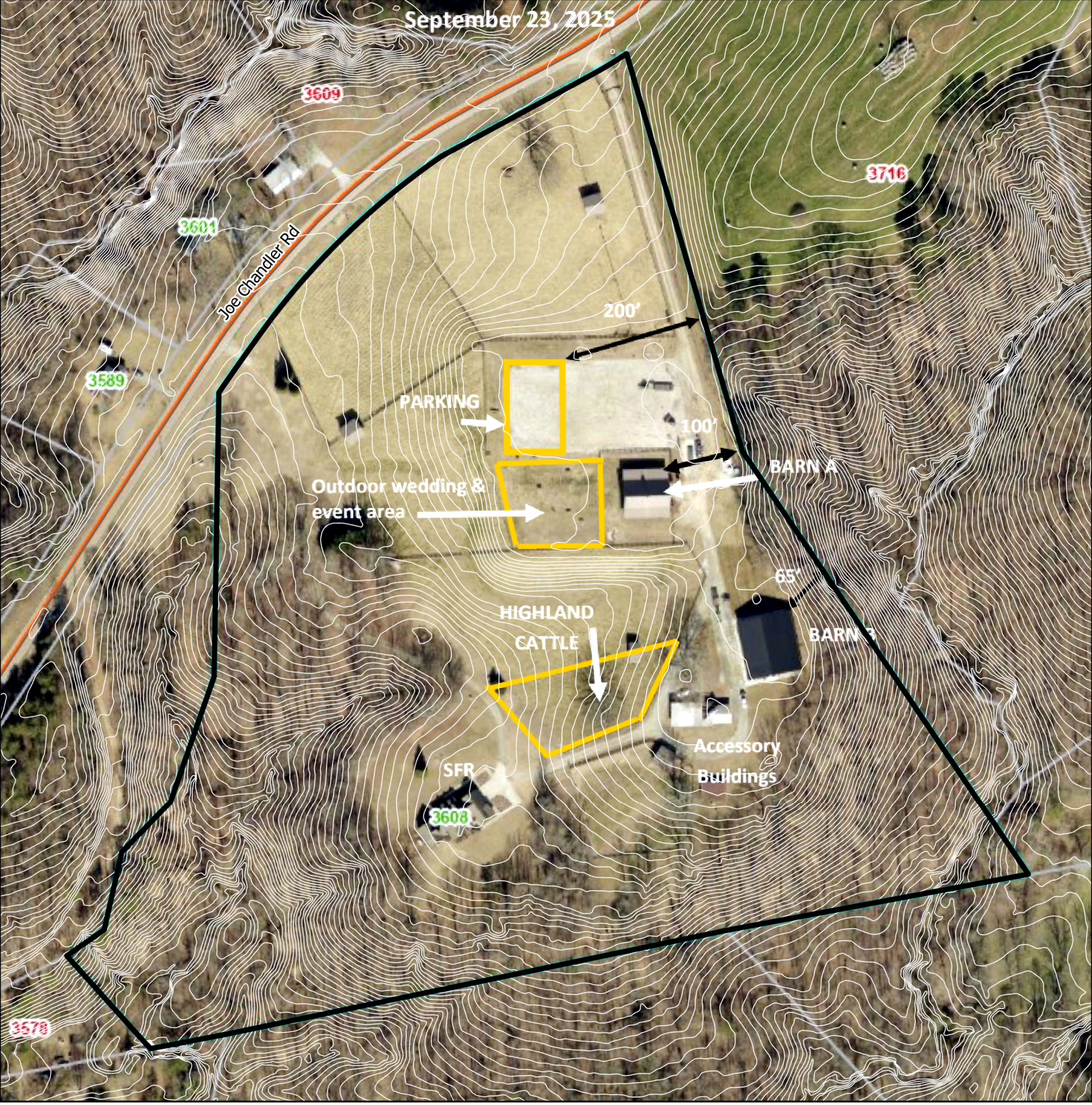
ZONING
AR-1

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Gainesville Waterlines
Subject Area
City Limits

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3



Subject Area

Applicant: Amy Wright
Tax Parcel #: 15017 000041
Location: 3608 Joe Chandler Road
Commission District 3

07122
00358,

000688

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 10 day of Jan
20 13 at 11:41 AM. Recorded in Deed
Book 7122 Page(s) 358-359
Charles Baker, Clerk By

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 539.00
Date 1-10-13
Charles Baker
Superior Court Clerk
By

PT61 069-2013 000177

000358

after recording, return to
Scott A. Ball
Stewart, Melvin & Frost LLP
P.O. Box 3280
Gainesville, GA 30503

File

WARRANTY DEED

THIS INDENTURE is made this 9th day of January, 2013, between

WILEY S. BLACK
(hereinafter referred to as "Grantor")

and

BRETT A. WRIGHT
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS ($10 00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantees forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

SANDRA KRITIKOS
NOTARY PUBLIC
DAWSON COUNTY, GA
COMMISSION EXPIRES
August 6 2015

Wiley S Black (Seal)
WILEY S. BLACK

SAB FILE# 72684

https://search.osccca.org/Imaging/HTML5Viewer.aspx?id=61794618&key1=7122&key2=358&county=69&countyname=HALL&userid=891638&appid=4 1/1

EXHIBIT A

Description of Property

000359

TRACT ONE:

All that tract or parcel of land lying and being in the Glades District, GMD 403, Hall County, Georgia, consisting of **18.63 acres** as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor, dated October 3, 1983, recorded in Plat Book 93, Page 8, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

TRACT TWO:

All that tract or parcel of land lying and being in Glades District, GMD 403, Hall County, Georgia, consisting of **4.52 acres**, as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor, dated October 4, 1988, recorded in Plat Book 133, Page 158, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

TOGETHER WITH a perpetual non-exclusive easement for ingress and egress over and across the property of O. T. Buffington as is more fully described in a Grant of Easement from O. T. Buffington to E. Swain Stewart dated January 31, 1989, recorded in Deed Book 1309, Page 164, Hall County, Georgia Deed Records.

TRACT THREE:

All that tract or parcel of land lying and being in the Glades District, GMD 403, Hall County, Georgia, consisting of **1.91 acres**, as shown on a plat prepared for E. Swain Stewart by Tommy J. Phillips, Georgia Registered Land Surveyor dated March 16, 1987, recorded in Plat Book 119, Page 240, Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of the subject property.

The properties referenced above are also together commonly known as **3608 Joe Chandler Road** according to the present system of numbering properties in Hall County, Georgia.

Said property is subject to all easements, covenants and restrictions of record, if any.

72684 Description

Outlook

HCPC Tentative Agenda 11.3.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 10/2/2025 3:59 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

Item 1, 1604/1608 Whiting Drive/1790 Browns Bridge Rd: Vargas: No comment. Public sewer.

Item 2, 7365 Bill Wilson Rd, Riddle: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Item 3, 3424 Davis Bridge Rd, Aguilar: Proposed structural additions were found to meet setbacks to the existing septic system on August 11, 2025.

Item 4, 5 Ray Street, McNair: Environmental Health issued a septic modification permit on June 16, 2025 for the construction of a 1 bedroom accessory dwelling. The proposed dwelling must meet required setbacks to the existing/proposed septic system.

Item 5A/B, 3608 Joe Chandler, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

Item 6, 5742 Bethel Road, Foudy: No comment.

Item 7A-D, 2632 Sardis Road, Rochester: The entire development must be developed on public sewer or EPD permitted sewage treatment system. No onsite sewage management systems to be permitted by Environmental Health.

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: Tentative Agenda November 3, 2025 Hall County Planning Commission Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 9/30/2025 8:39 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 Kaitlyn,

Please see the below comments in red.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, September 26, 2025 3:06 PM
Subject: Tentative Agenda November 3, 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 afternoon,

Here is the Tentative Agenda and Maps for the **November 3, 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, October 3, 2025.** Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 20, 2025

OLD BUSINESS

1. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | * Commission District 4 | **Gerardo Vargas, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

2. **7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards |** on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 **| Proposed Use: Accessory dwelling unit |** * Commission District 3 **| Nedra Riddle, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

NEW BUSINESS

3. **3424 Davis Bridge Road | Variance to section 3.2 |** to reduce minimum yards **|** on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition** | * Commission District 2 | **Marcos Aguilar, applicant**

   Off system, coordination not needed.

4. **5 Ray Street | Conditional Use |** expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | * Commission District 4 | **Jay McNair, applicant**

   Off system, coordination not needed.

5. **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

   (B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | * Commission District 3 | **Amy Wright, applicant**

   Off system, coordination not needed.

6. **5742 Bethel Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | ** Commission District 3 | **Shaun Foudy, applicant**

   Off system, coordination not needed.

7. **(A) 2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (C) 2632 Sardis Road | Variance to section 5.4 | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   (D) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

   The proposed access does not meet GDOT Driveway Spacing requirements. Sight Distance appears to be limited to the east and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 11, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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: Jason Skarda, Assistant Director of Public Works and Utilities

Date: October 3, 2025

Subject: November 3, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 3, 2025, meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | * Commission District 4 | **Gerardo Vargas, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

a. **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
   Show FEMA and Hall County studied Flood plains that are present on site.
   Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
   North Oconee Reservoir Watershed District requires 100-foot stream buffers with a 150-foot no impervious set back on both sides of the stream as measured from the stream banks.
b. **Traffic:** No comment
c. **Utilities:** Gainesville Sewer. Sewer is available along Browns Bridge Rd.

2. **7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards |** on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 **| Proposed Use: Accessory dwelling unit |** * Commission District 3 **| Nedra Riddle, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

a. **Engineering:** No Comment
b. Traffic: No comment

c. **Utilities:** No sewer in area. Hall County sewer service area,

NEW BUSINESS

3. **3424 Davis Bridge Road | Variance to section 3.2 |** to reduce minimum yards **|** on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | **Proposed use: Residential addition** | * Commission District 2 | **Marcos Aguilar, applicant**

    a. **Engineering**: No comment
    b. **Traffic**: No comment
    c. **Utilities:** No sewer in area. Hall County service area

4. **5 Ray Street | Conditional Use |** expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | * Commission District 4 | **Jay McNair, applicant**

    a. **Engineering**: No Comment
    b. **Traffic:** No comment
    c. **Utilities:** Gainesville sewer service area. 12" sewer main on Atlanta Hwy (SR 13)

5. **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

    a. **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    b. **Traffic:** Driveway must conform to minimum 20' width
    c. **Utilities:** No sewer in area. Hall County sewer service area

6. **5742 Bethel Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | **Proposed use: Uses permitted in AR-1** | ** Commission District 3 | **Shaun Foudy, applicant**

    a. **Engineering**: Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    b. **Traffic:** No comment
    c. **Utilities:** No sewer in area. Hall County sewer area

7. **(A) 2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(C) 2632 Sardis Road | Variance to section 5.4 | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(D) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, 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:** Trip generation memo is needed to determine if a traffic impact study will be required.
   G-DOT access permit is required before Hall County traffic can approve
c. **Utilities:** No sewer in area
   Nearest sewer is 0.5 mile northeast in the City of Gainesville
   Area is joint territory between Gainesville & Hall County.
   Hall County has no sewer nearby

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 9/29/2025 9:00 AM
To Beth Garmon (Planning) <bgarmon@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>

November 3, 2025 Hall County Planning Commission Meeting

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | ** Commission District 3 | **Amy Wright, applicant**

1. **Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.**
2. **Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.**
3. **Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.**

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri- entertainment business** | * Commission District 3 | **Amy Wright, applicant**

1. **Any building to be used for commercial purposes must be within 500 feet from a fire hydrant as the truck travels.**
2. **Fire access from Joe Chandler Road to any commercial building must be 20' wide and include an approved turn around.**
3. **Engineered site development plans will be required for fire review and approval if the site does not meet the above fire code requirements.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org


HALL COUNTY
GEORGIA
We have it all in Hall


HALL COUNTY
HIGHLANDS
EST.
1970
ISLANDS
FIRE
RESCUE

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 thirty (30) 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 thirty (30) 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 thirty (30) 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 SEPTEMBER 26 AND NO LATER THAN OCTOBER 05.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN OCTOBER 05 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, Amy Wright (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 10/5/25 (Date) **for** Amy Wright (Name application filed as).

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMY WRIGHT
REQUEST: SPECIAL USE FOR AN AGRI-ENTERTAINMENT VENUE WITH A VARIANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: DEC 11, 2025
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

Re: Thursday, December 11, 2025 Board of Commissioners meeting

From Amy Wright <bawright33@gmail.com>
Date Mon 12/8/2025 9:37 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.

We would like you to move our meeting to the 2/26/26 date.

Thank you,
Amy
Sent from my iPhone

> On Dec 5, 2025, at 4:13 PM, Amy Wright <bawright33@gmail.com> wrote:
>
> Good afternoon. I need to table the December 11th meeting in which I am currently scheduled to go before the Board of Commissioners regarding a special use and variance request at 3608 Joe Chandler Road, Gainesville 30507.
> Please let me know the process for rescheduling this item to a future agenda date.
>
> Thank you for your assistance,
>
> Sincerely,
> Amy Wright
> 678-677-6999
> bawright33@gmail.com
>
> On Tue, Nov 18, 2025 at 8:57 AM Kaitlyn Elliott (Planning) <kelliott@hallcounty.org> wrote:
>
> > Good Morning,
> >
> > Please use the link below to review your staff report packet. Your item will be heard at the Thursday, December 11, 2025, Board of Commissioners meeting at 6pm. This meeting will be located at the Hall County Government Center located at 2875 Browns Bridge Road, Gainesville, GA 30504. Please note that you or a representative **must** be present at the meeting.
> >
> > **(A) 3608 Joe Chandler Road | Special Use** | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 75/2026

SUBJECT: **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting.

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant's request. However, if the County Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request: **History:**

3294 & 3290 Athens Highway | Rezone | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1 |** Commission District 3 | **Jim Rizqallah, applicant**

Facts and Issues: **Options:**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Updated Narrative
Narrative
Site Plan
Updated Site Plan
Updated Site Plan - rec'd 2/11/2026
Plat
Maps
Map Depicting Public Comments Rec'd (2/13/2026)
Map Depicting Public Comments Rec'd (2/25/2026)
Renderings
Gravesite Photos
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comments
Notice Sign
Updated Notice Sign - February 12, 2026
Update Notice Sign - February 26, 2026
8-1-2008 BOC Action Letter
Constitutional Objection - from Hulsey, Oliver & Mahar
Public Comment - from Kevin Shockley
Public Comment - from Karen Shore (2/5/2026)
Public Comment - from Karen Shore (2/9/2026)

Public Comment - from Danielle Roberts
Public Comment - from Steve Klacik
Public Comment - from Leah Sexton
Public Comment - from Teresa Kinsey
Public Comment - from Nancy Gavitt
Public Comment - from Leah Sexton (2/23/2026)
Public Comment - from Leah Sexton (2/24/2026)

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jim Rizqallah

Request ..... **Rezone** |from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)

Proposed Use ..... Uses permitted in I-1

Size ..... 14.11 acres

Zoning ..... **Current:** Agricultural Residential (AR-1) & Planned Industrial Development (PID) | **Proposed:** Light Industrial (I-1)

Location ..... **3294 & 3290 Athens Highway |** Tax parcel 15014 000192

Commission District ..... Three

County Commission Date ..... January 22, 2026

Staff Recommendation ..... **Denial,** as the proposed zoning is not consistent with the "Suburban Neighborhood, Low-Density" future land use designation in the Comprehensive Plan.

Record Number..... HZON25-0054

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

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.

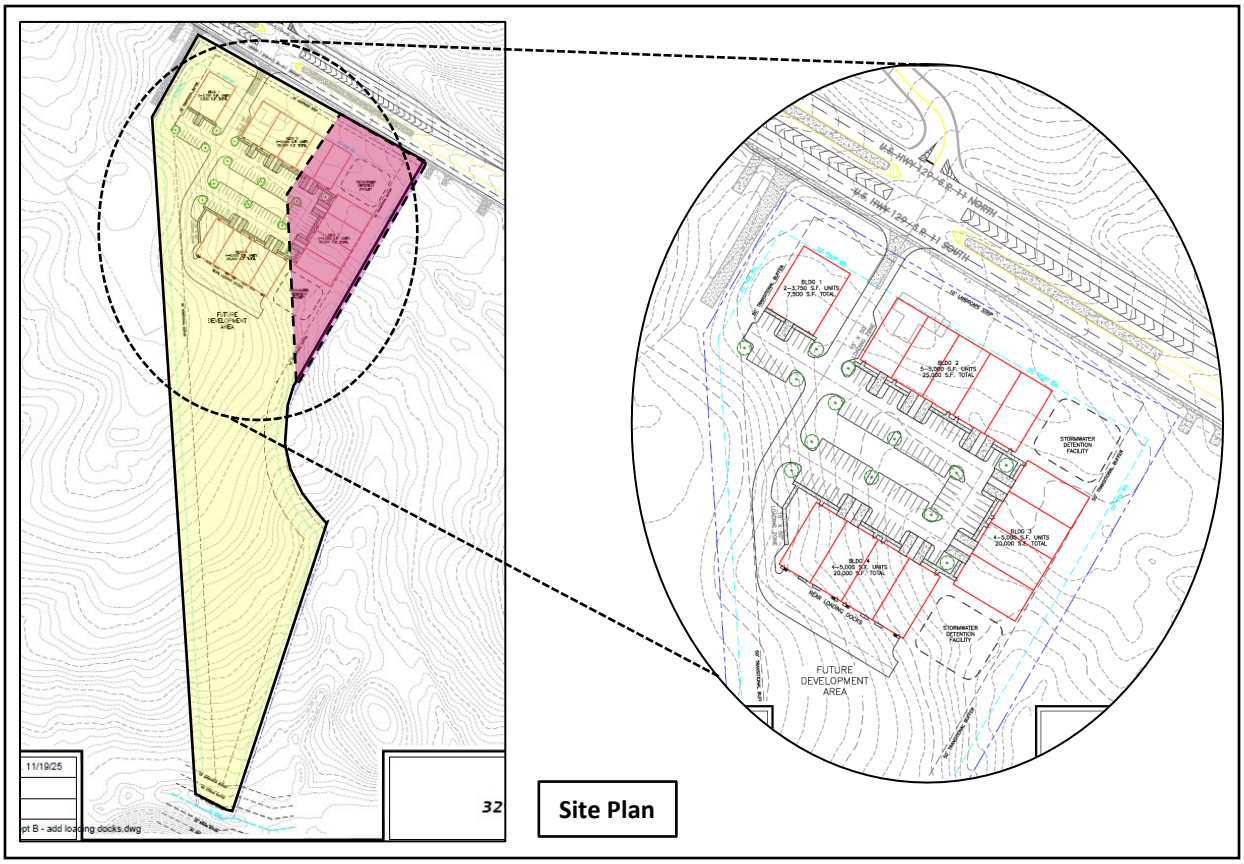
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments,

including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

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

Summary Analysis

The applicant is requesting to rezone a 14.11± acre portion of a tract from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) to allow for uses permitted in the I-1 zoning district. Currently, the subject property is developed with one single-family residence, and two accessory structures used as a storage building and a pole barn.



A part of the subject property (shown in pink highlight) was approved by the Board of Commissioners to be rezoned to Planned Industrial Development (PID) on July 24, 2008, to allow mixed use commercial and manufacturing with the following conditions (ZON2008-00070):

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.

2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sq. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

The surrounding properties are zoned and developed as outlined below:

North: Planned Industrial Development (PID) – Truck Terminal
Agricultural Residential 1 (AR-1) – Sugar Hill Elementary School
East: Agricultural Residential 1 (AR-1) – Vacant
South: Agricultural Residential 1 (AR-1) – Developed with single-family residences
West: Agricultural Residential 1 (AR-1) – Developed with single-family residences



Per the submitted narrative, the applicant is requesting to rezone the subject property from Agricultural Residential (AR-1) and Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted within the I-1 zoning district. The applicant specifically proposes the development of warehouse buildings with associated office space. The property also falls within the Gateway Corridor Overlay District (GCOD).

The proposed development consist of multiple warehouse buildings totaling approximately 72,500 square feet across 4 buildings/15 units. The proposal includes one 7,500-square-foot building with the potential to be divided into two units; one 25,000-square-foot building containing five units; and two 20,000-square-foot buildings containing four units each. The associated site plan shows approximately 85 to 90 parking spaces.

Per the submitted narrative, the applicant states that each unit will be accessed by individual roll-up doors, which will also function as loading areas. Additional designated loading zones are also proposed throughout the site. The applicant also states, all GCOD standards will be met and no variances are being requested as part of this application.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated October 27, 2025, and sanitary sewer services will be provided by private on site septic.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	The submitted site plan indicates 50-foot buffers along the perimeter	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.B.5.d – Screening of storage and accessory equipment	No screening is proposed	Outdoor storage or sales displays must be screened from view from public streets and adjacent property by a solid fence or wall at least 8 feet in height	Unknown
6.2.5.C.1 – Parking Lot Design - Required number of Parking Spaces	85-90 parking spaces are proposed per site plan	1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor area. The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of parking spaces	Unknown
6.2.5.C.2.d – Parking Lot Design - Surface	Paved with asphalt	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	The proposed parking is located between buildings.	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
6.2.6.A.4 – Architectural Standards	Unknown	Shall comply with GCOD standards.	Unknown
6.2.7 – Signs	Unknown	Signage shall comply with GCOD standards.	Unknown

Based on the future land use plan, staff finds the requested rezoning *is not consistent* with the Hall County Comprehensive Plan and the future land use designation of "Suburban Neighborhood, Low-Density". These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2 dwellings per acre or up to 8 dwellings per acre.

(A) Zoning Analysis

When considering a zoning amendment to the zoning maps, the 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 rezoning is not consistent with the future land use designation identified in the Comprehensive Plan. However, the surrounding area contains a mix of residential, agricultural, industrial, and commercial uses, reflecting a diverse development pattern in the vicinity.**

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 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.**

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 not consistent with the Comprehensive Plan future land use designation of Suburban Neighborhood, Low-Density.**

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**; A portion of the subject property is zoned Planned Industrial Development (PID); however, the site was never developed in accordance with the approved zoning. The property is currently developed with a single-family residence and a pole barn constructed in 1957, as well as a storage building constructed in 2018.**

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 Light Industrial (I-1) zoning would not create an isolated district, as portions of the subject parcel and adjacent properties are already zoned for similar industrial uses.**

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 Light Industrial uses based on the Future Land Use Map and the current zoning map; however, the development as proposed requires rezoning 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 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 December 16, 2025, Emily McGahee stated "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied flood plains that are present on site.

Traffic:
GDOT access Permit is required.

Utilities:
Hall County Sewer Service area – No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 16, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code."

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

Jim Rizqallah
P. O. Box 6766
Gainesville, GA 30504
Phone [redacted]
Email Address jim.rizqallah@choicefsc.com

Property Owner (Name & Mailing Address)

Johnny Walker
3294 Athens Hwy
Gainesville, GA 30507
Phone [redacted]
Email Address [redacted]

Proposed Use light industrial- warehouse

Contact Person (Name & Mailing Address)

Wesley Robinson
Hulsey, Oliver and Mahar, LLP
P. O. Box 1457, Gainesville, GA 30503
Phone (770)532-6312
Email Address twr@homlaw.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: PID/AR-1
Rezone to: LI
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15014 000192
Acreage 14.11
Location Address 3294 Athens Hwy, Gainesville, GA 30507

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

Sign Jim Rizqallah Date: 10-23-2025

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) Johnny Walker

Address 3294 Athens Hwy

Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Jim Rizqallah

Address P.O. Box 6766

Gainesville, GA 30504

Phone Number [redacted]

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)

Johnny Walker

Personally appeared before me

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

Ashley Lynn Wilson

Notary Public

770-654-0314
P.O. Box 346
DEMOREST, GA 30535

COMMISSION EXPIRES
JULY 10, 2028

ASHLEY LYNN WILSON NOTARY PUBLIC HABERSHAM COUNTY GEORGIA EXPIRES July 10, 2028

10/24/2025

Date

Revised December 2019

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jim Rizgallah **Date:** 10-23-2025

Applicant's/Owner's Name (Printed): Jim Rizqallah

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Jim Rizqallah

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Johnny Walker

RECEIVED
February 19, 2026
Planning & Zoning Department

Zoning Narrative (revised)

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

The second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Sugar Hill Baptist Church Cemetery. A screen of evergreen trees will be planted along the northwestern boundary line of the property so as to screen the view from the adjoining Sugar Hill Baptist Church cemetery.

Private Cemetery. There is an unnamed private cemetery located on the southeastern boundary of the property. The cemetery will not be disturbed. A fence, with a gate, will be installed to separate and protect this cemetery. An easement for access by any family members to the private cemetery, allowing access at any time will be provided. The cemetery will be preserved and protected in accordance with all State law requirements.

Zoning Narrative (revised) 11/20/2025

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Zoning Narrative

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

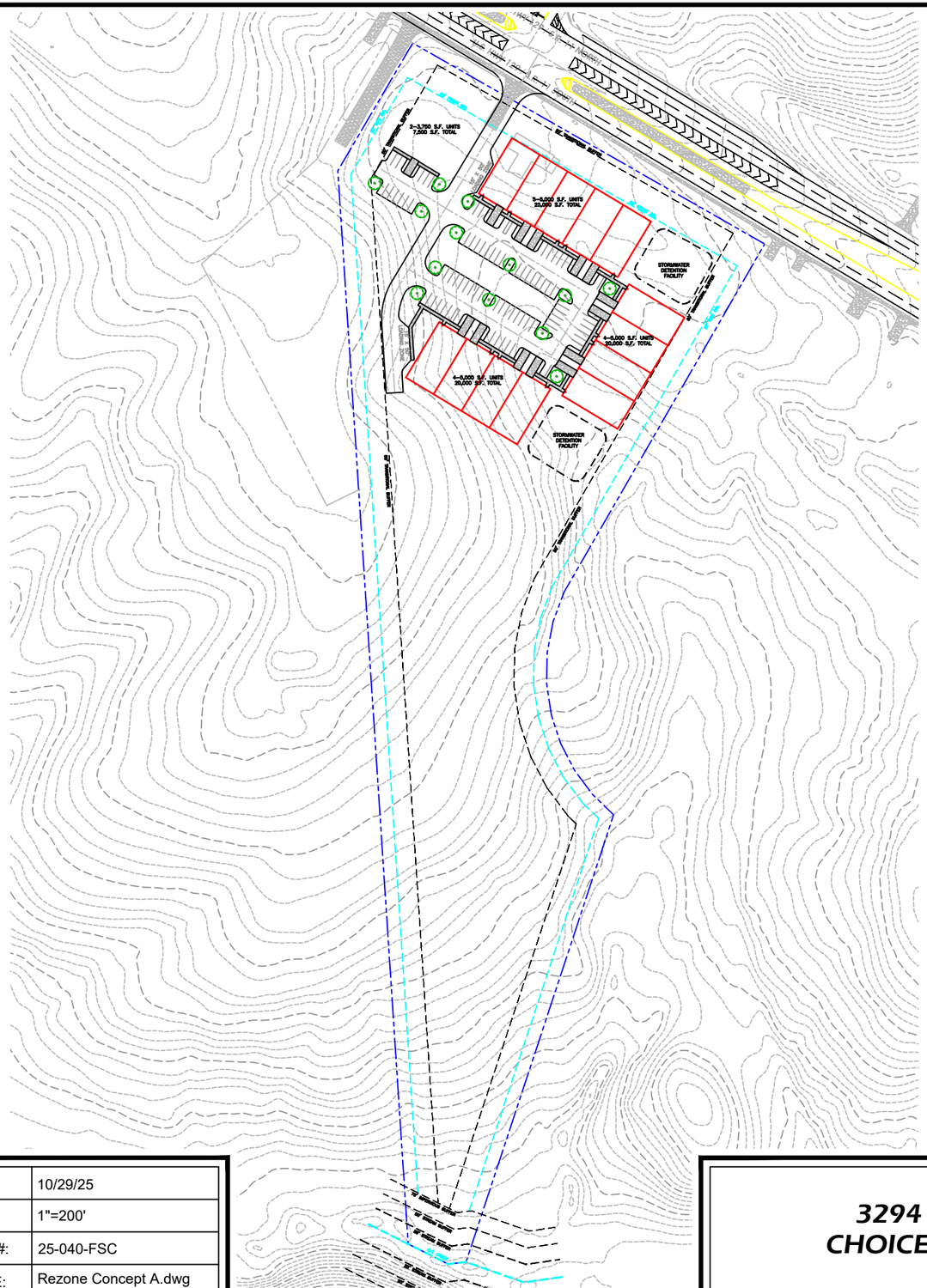
Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.



1. EXISTING ZONING:
   AR–1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I–1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FACILITY SERVICES AND CONSTRUCTION
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (???)???–????
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
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   15014 000192
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10. PROPOSED USE:
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11. UTILITIES:
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    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER – GEORGIA POWER
    ON–SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.

N

1" = 200'

0 200 400 600

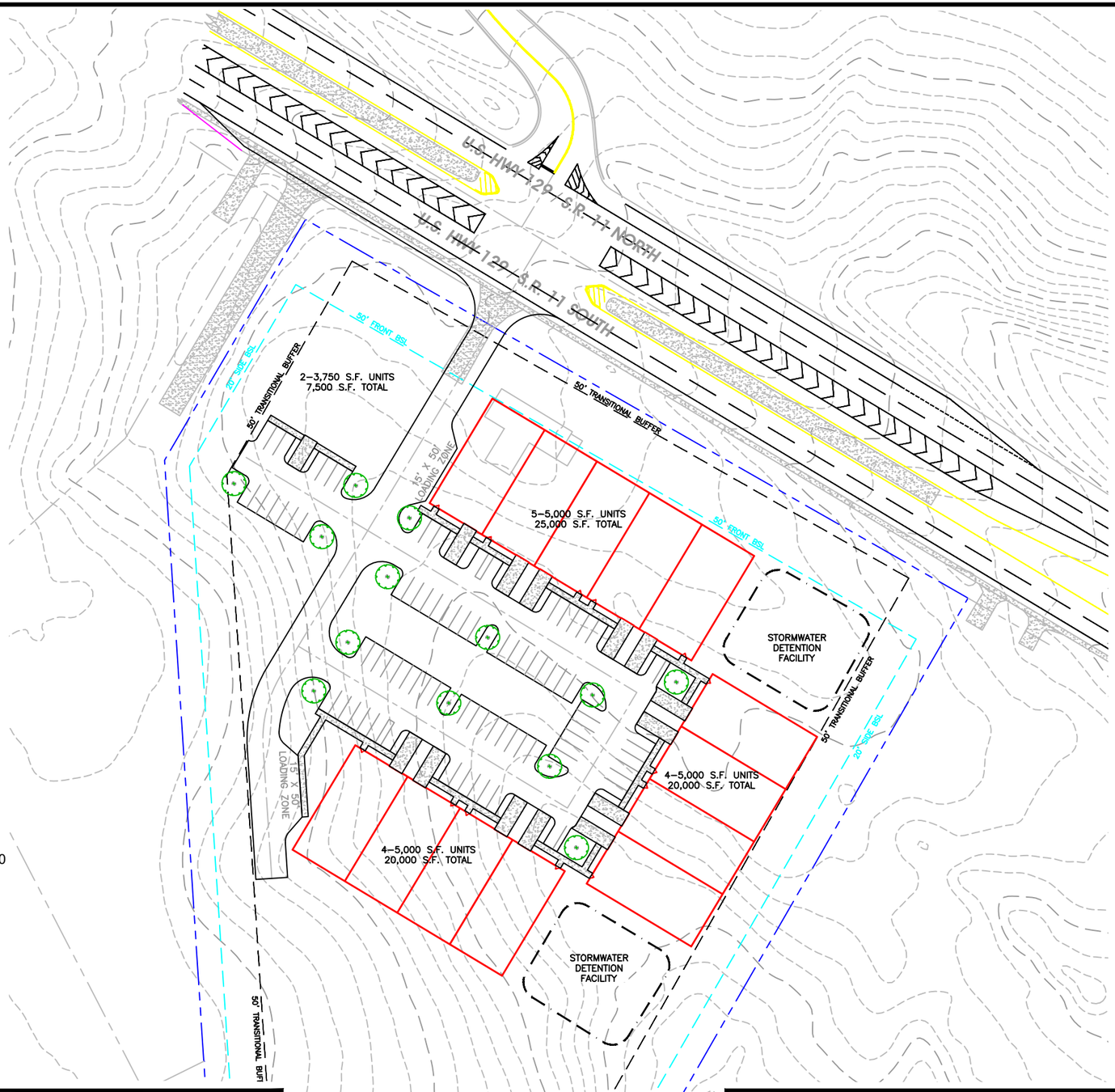
SCALE IN FEET

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept A.dwg

CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
c/o MR. JIM RIZQALLAH



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3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
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   C/O MR. JIM RIZQALLAH
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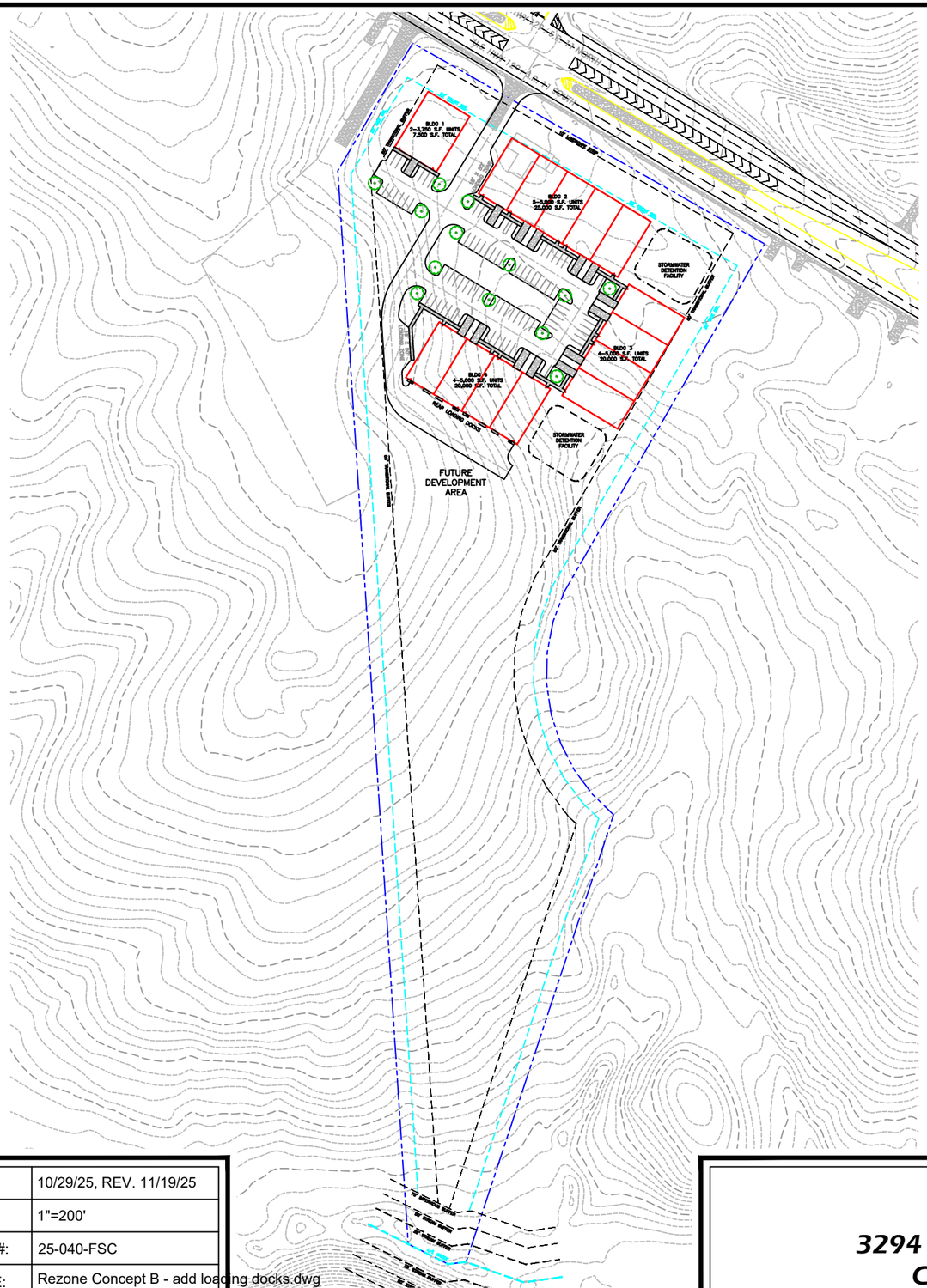

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   johnnywalker4276@aol.com
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    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
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    BLDG 2 25,000 S.F.
    BLDG 3 20,000 S.F.
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1" = 200'

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SCALE IN FEET

REVISIONS	DATE

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SCALE:	1"=200'
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FILE NAME:	Rezone Concept B - add loading docks.dwg

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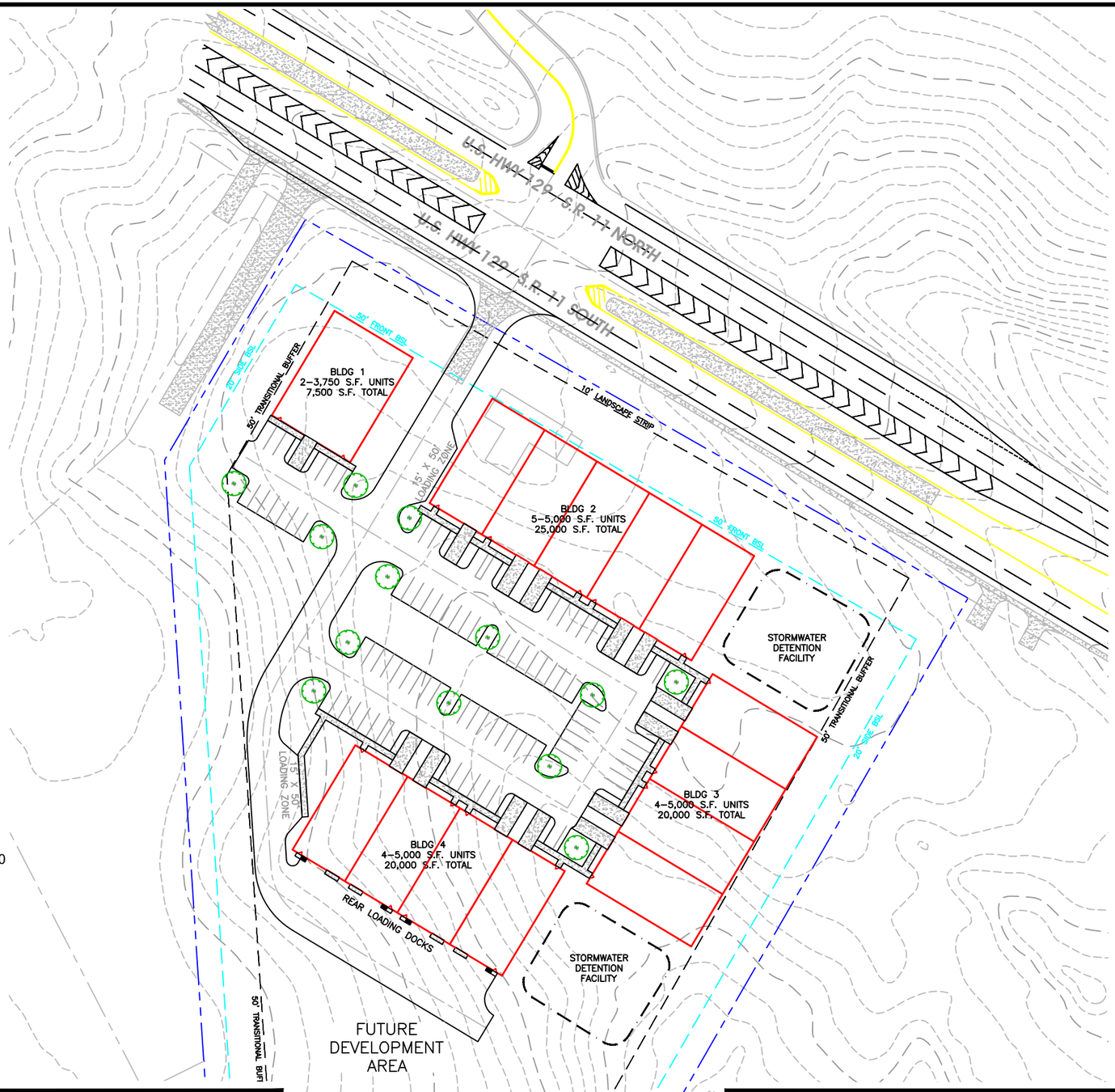
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH



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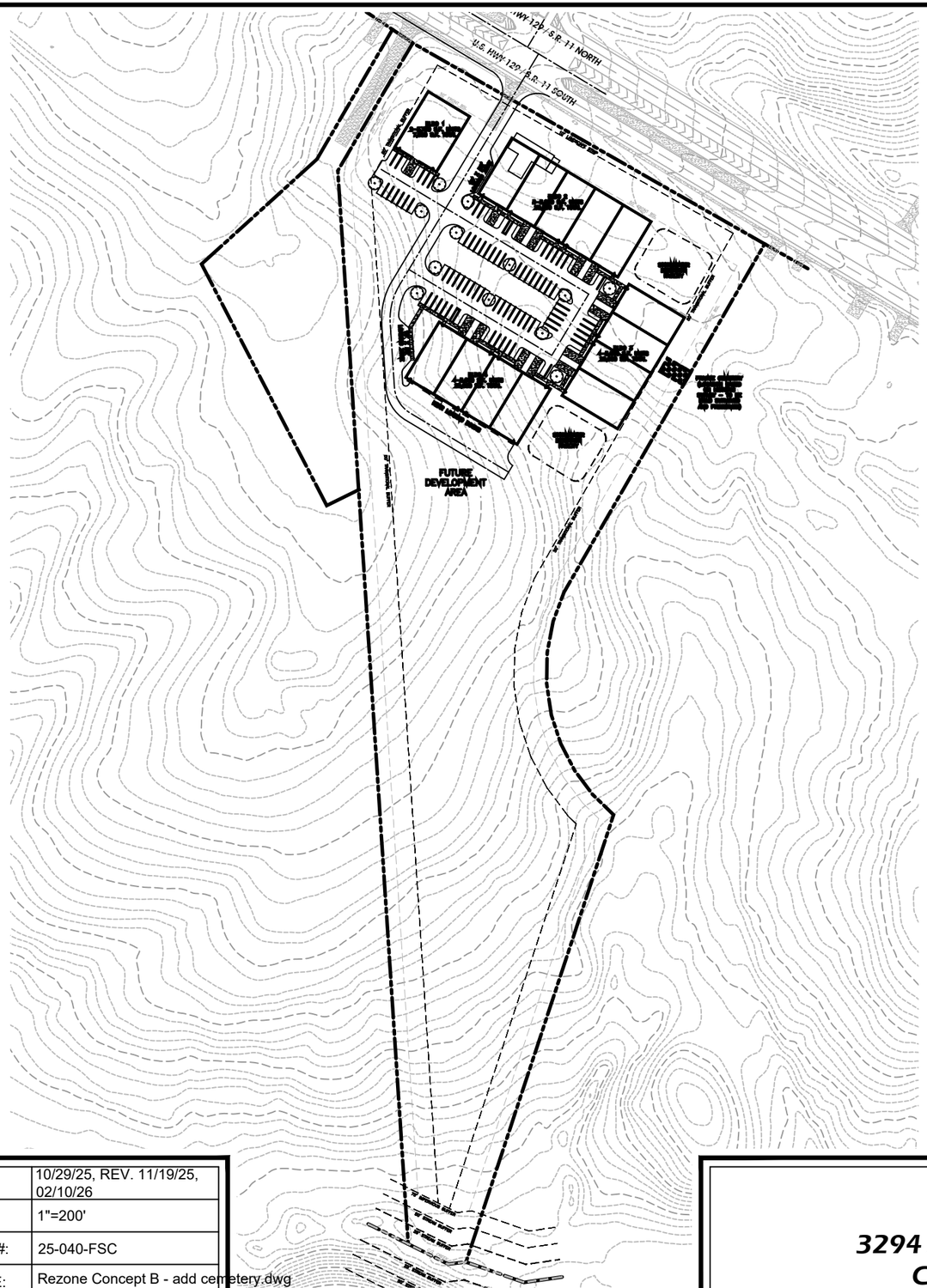

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PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add cemetery.dwg

REZONE PLAN FOR:
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CHOICE FSC c/o MR. JIM RIZQALLAH

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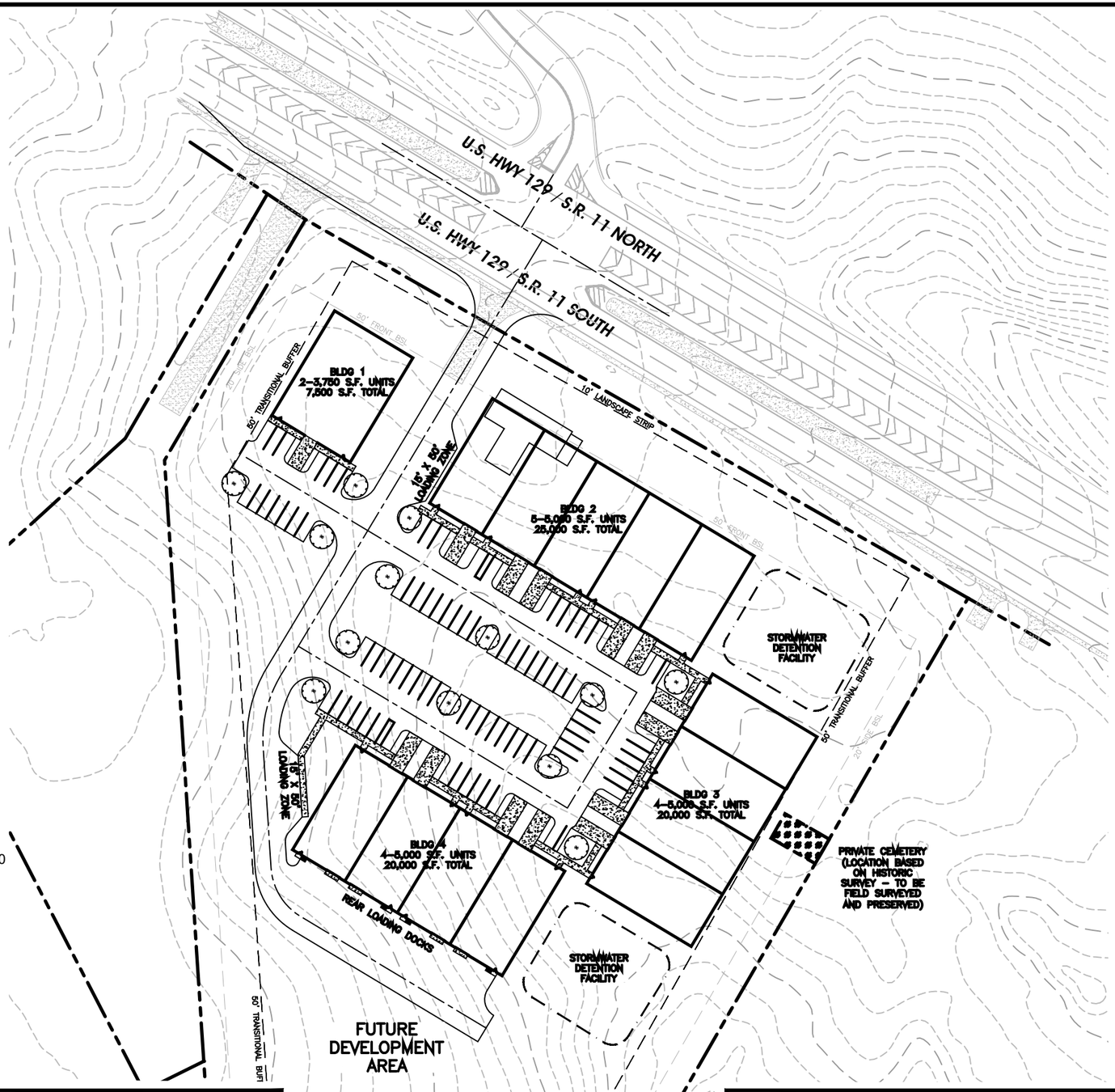

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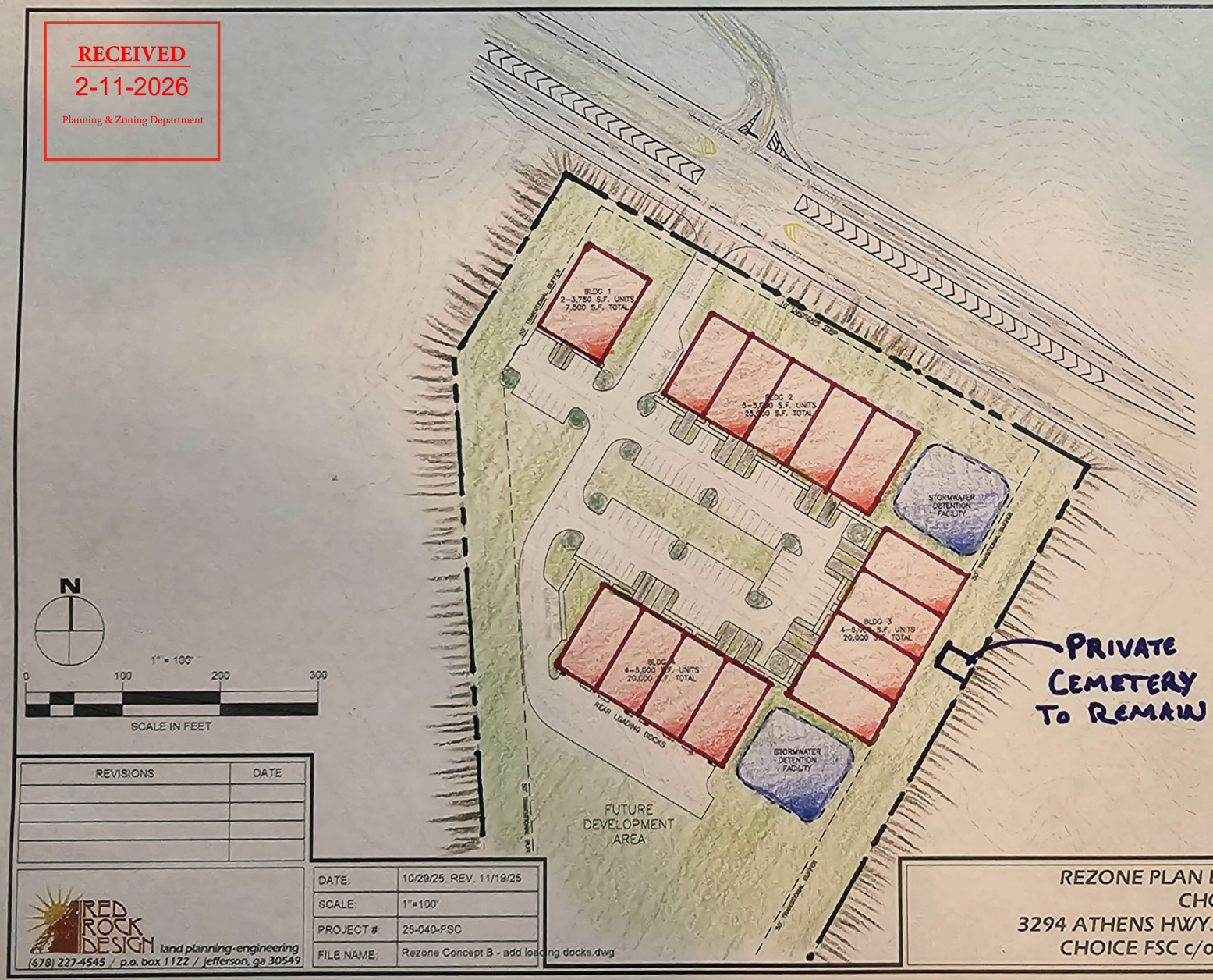

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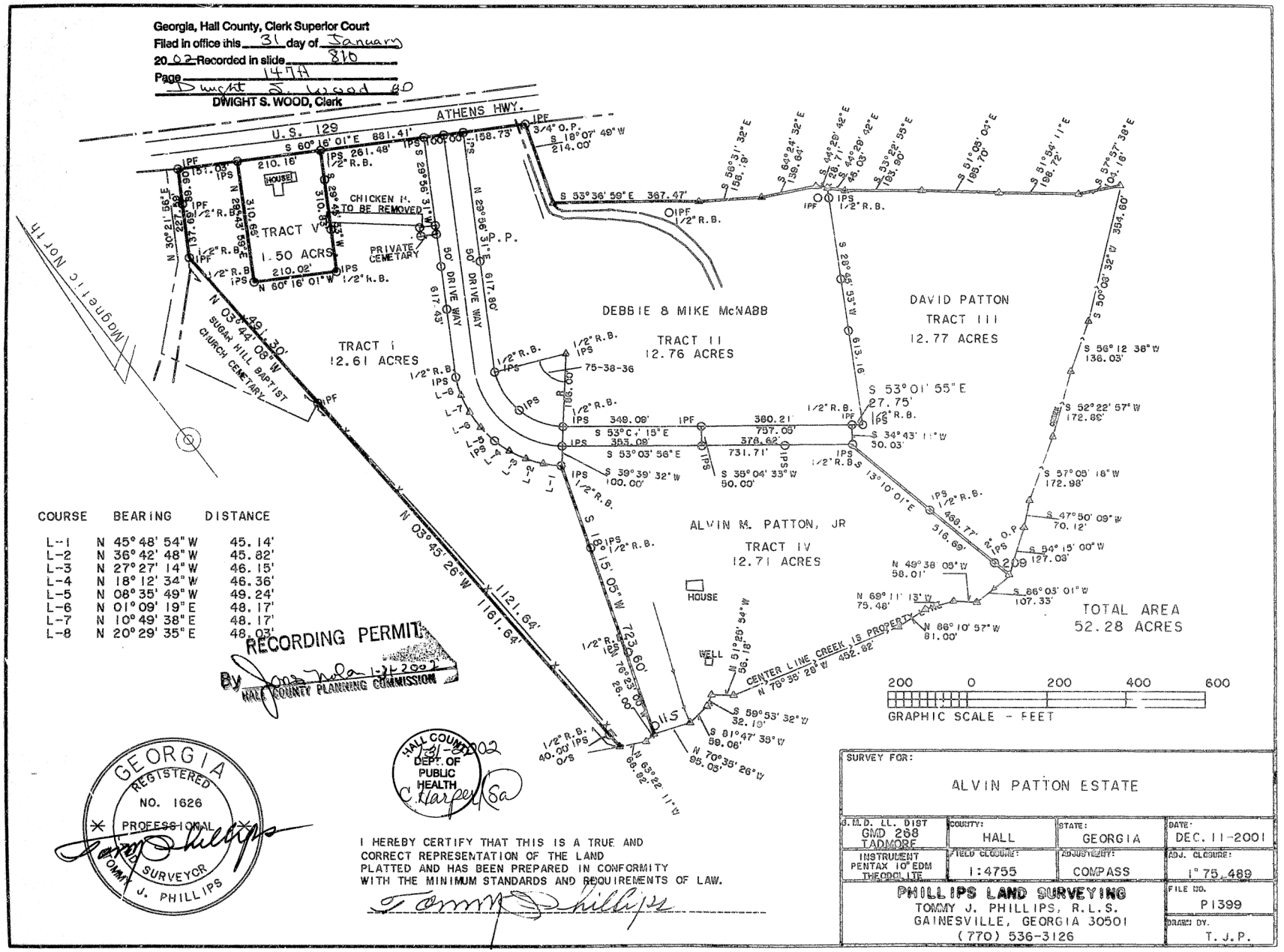
GSCCCA.org - Image Index
10/16/2025, 3:09 PM
1 of 1

Georgia, Hall County, Clerk Superior Court
Filed in office this 31 day of January
20 02 Recorded in slide 810
Page 1477
Dwight S. Wood
DWIGHT S. WOOD, Clerk



COURSE	BEARING	DISTANCE
L-1	N 45° 48' 54" W	45.14'
L-2	N 36° 42' 48" W	45.82'
L-3	N 27° 27' 14" W	46.15'
L-4	N 18° 12' 34" W	46.36'
L-5	N 08° 35' 49" W	49.24'
L-6	N 01° 09' 19" E	48.17'
L-7	N 10° 49' 38" E	48.17'
L-8	N 20° 29' 35" E	48.03'

RECORDING PERMIT
By [signature] 1-31-2002
HALL COUNTY PLANNING COMMISSION

HALL COUNTY 1-31-2002
DEPT. OF PUBLIC HEALTH
C. Harper RSa

GEORGIA
REGISTERED
NO. 1626
PROFESSIONAL
SURVEYOR
TOMMY J. PHILLIPS

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
Tommy Phillips

SURVEY FOR: ALVIN PATTON ESTATE

J.M.D. LL. DIST: GMD 268 TADMORE	COUNTY: HALL	STATE: GEORGIA	DATE: DEC. 11-2001
INSTRUMENT: PENTAX 10" EDM THEODOLITE	FIELD CLOSURE: 1:4755	ADJUSTMENT: COMPASS	ADJ. CLOSURE: 1" 75.489
PHILLIPS LAND SURVEYING TOMMY J. PHILLIPS, R.L.S. GAINESVILLE, GEORGIA 30501 (770) 536-3126			FILE NO. P1399 DRAWN BY. T.J.P.

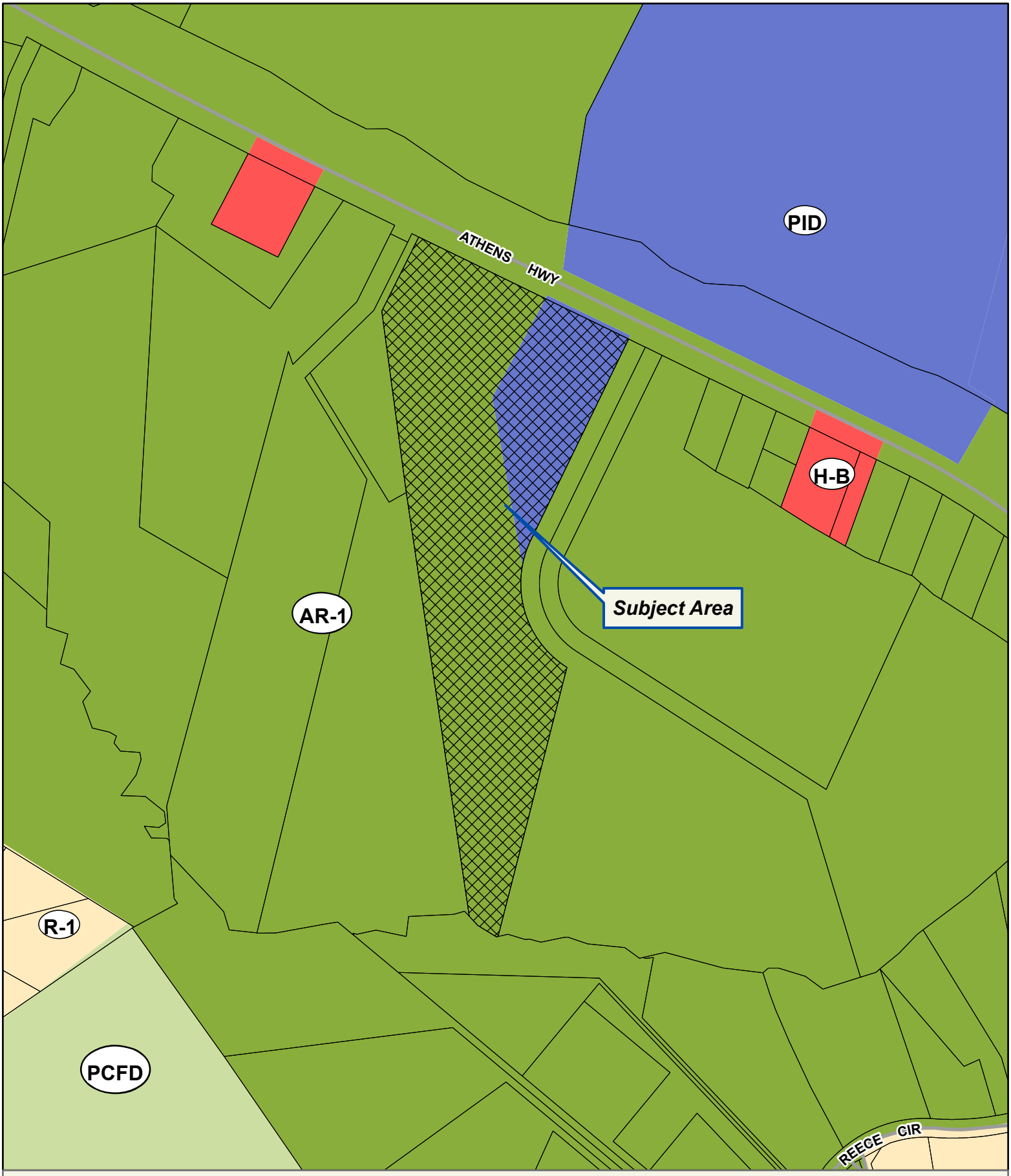


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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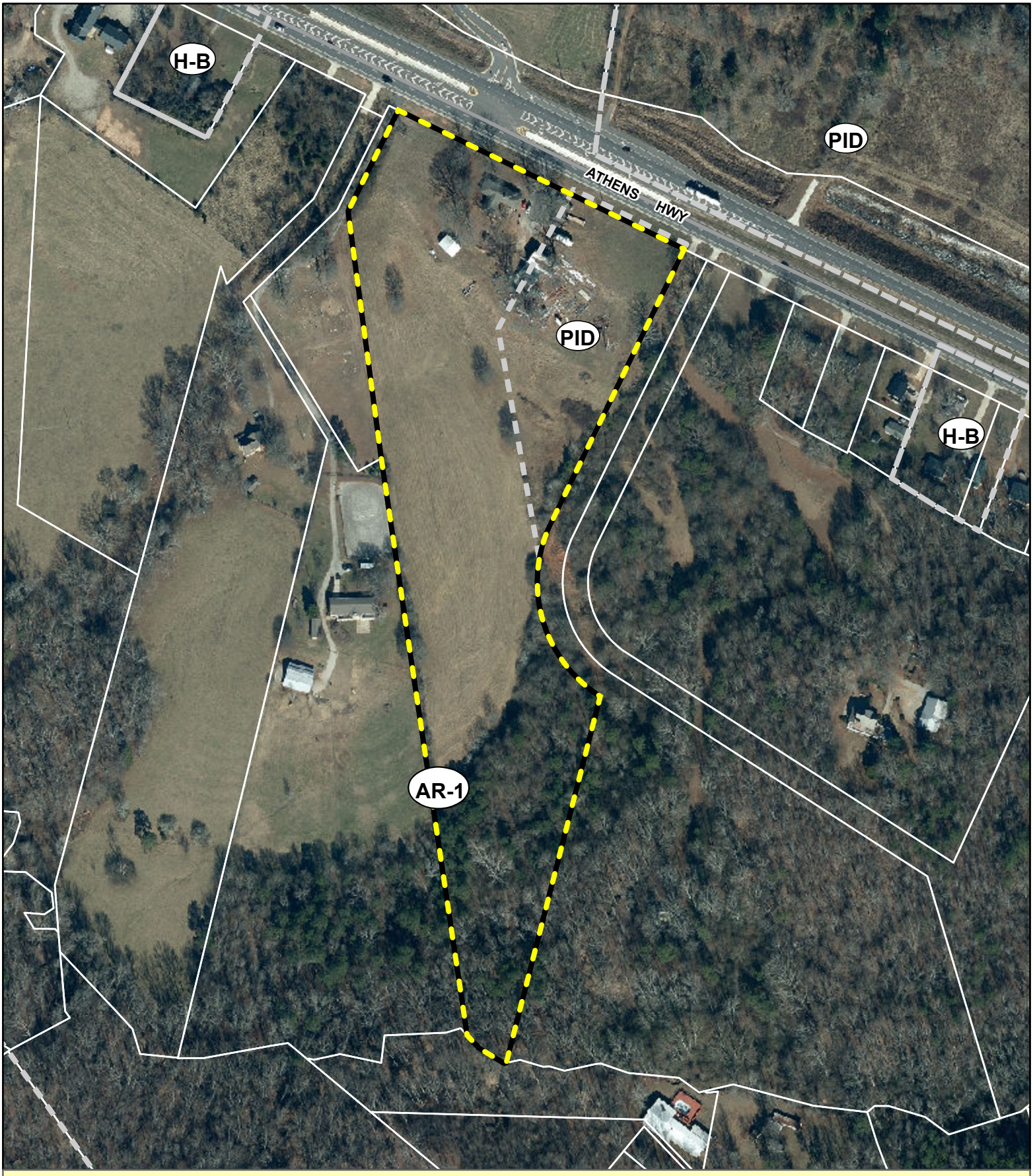

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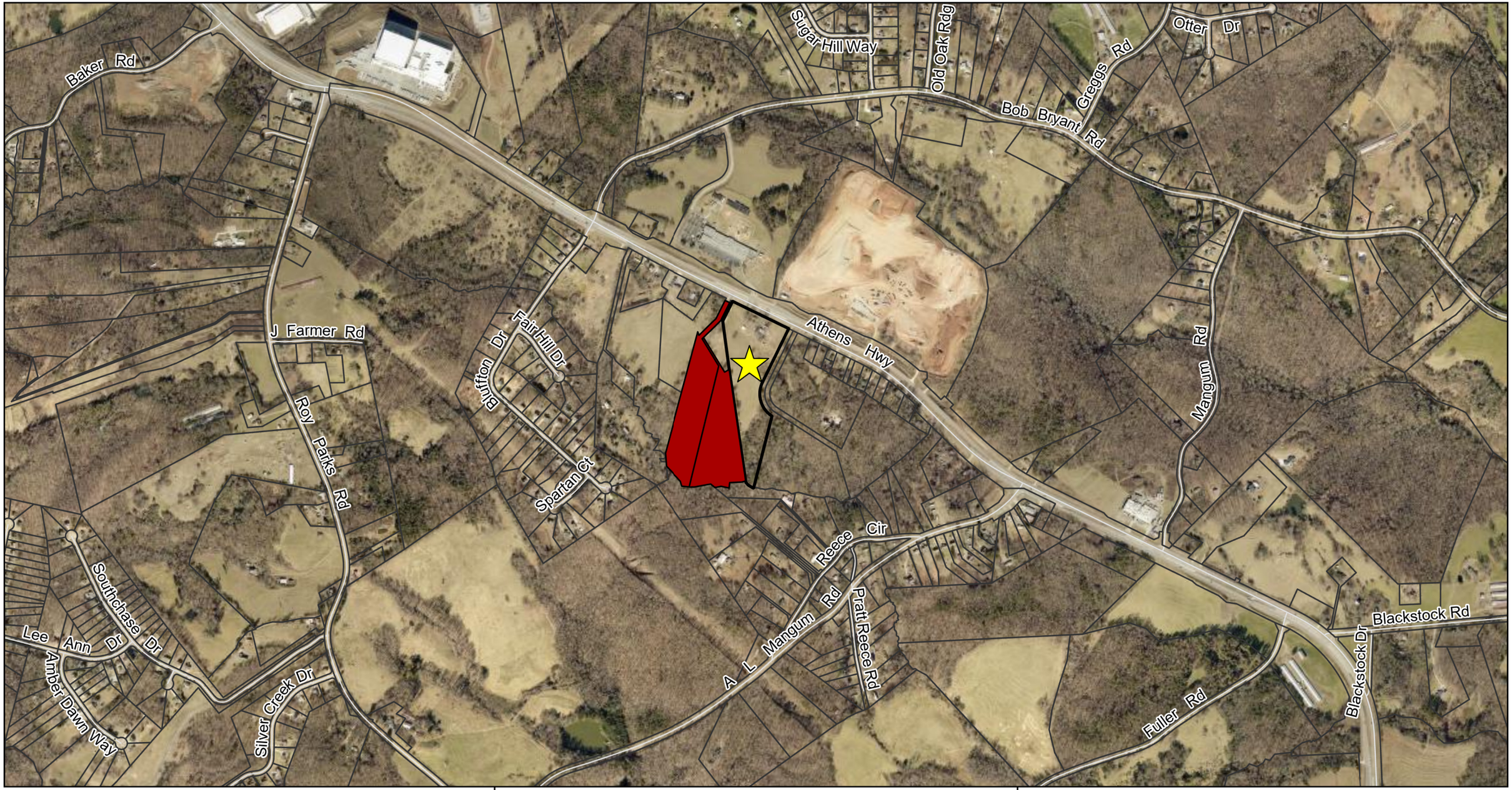


N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

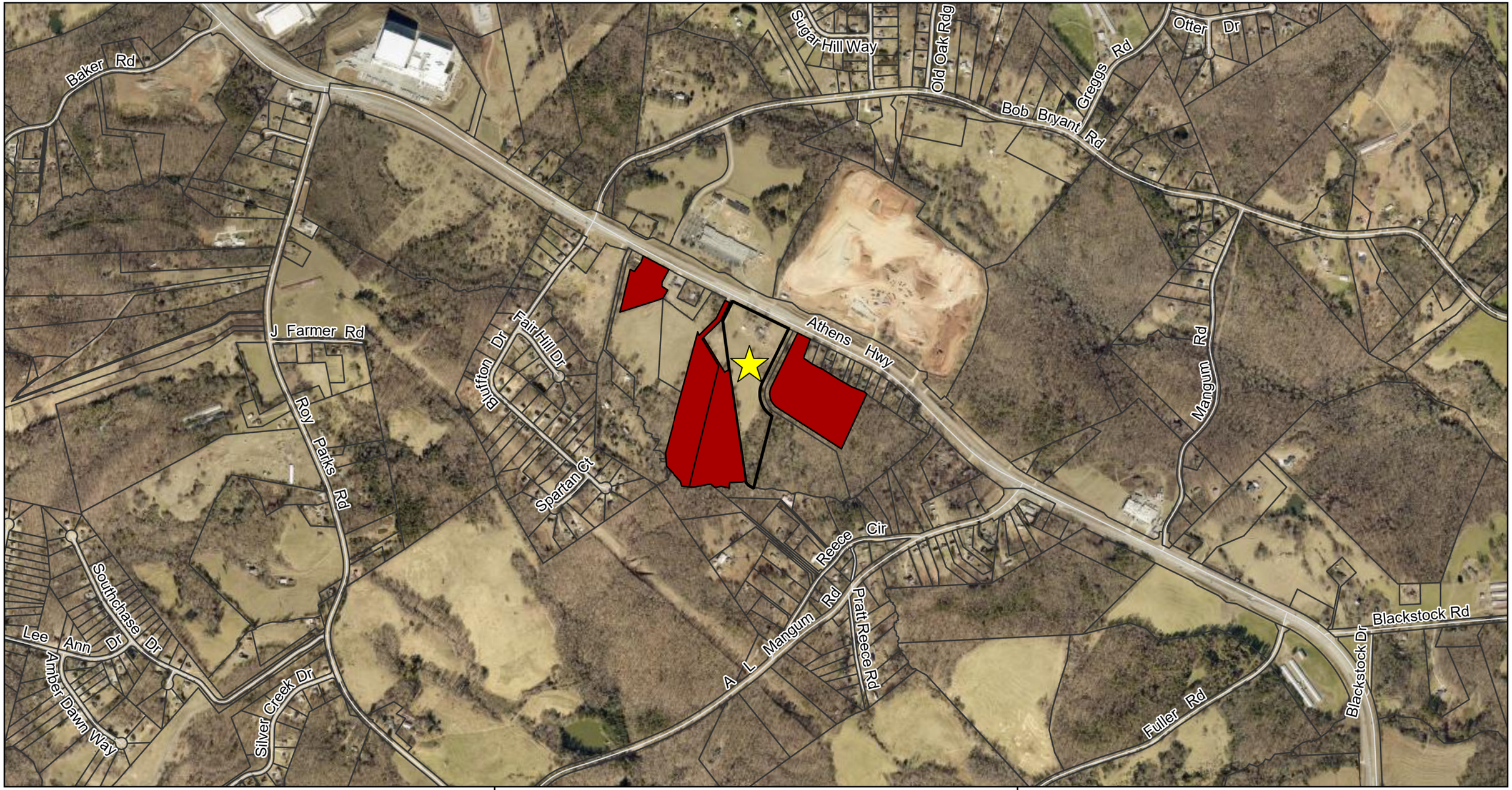
Subject Property Address:
3294 & 3290 Athens Highway

Applicant:
Jim Rizqallah

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The number of comments excluded from the map is included below for reference and transparency.

Against: 1
Support: 0



N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

Subject Property Address:
3294 & 3290 Athens Highway

Applicant:
Jim Rizqallah

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 6
Support: 0

Date Prepared: 2/24/2026

HALL COUNTY GEORGIA
We have it all in Hall


SUNCO Construction




Edward Jones
Edward Jones







BK7967PG467

FILED
HALL CO., GA.
17 SEP 18 PM 1:40
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 330.00
Date 9/18/17
Charles Baker
Superior Court Clerk
By ER
PT61 069-2017-006826

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

Christopher D. Elrod
4209 Oakwood Rd., Suite 9
Oakwood, Georgia 30566

THIS INDENTURE, made this 12 day of September, in the year Two Thousand Seventeen, between **KB RE, LLC**, as party or parties of the first part, hereinafter called Grantor, and **JOHNNY WALKER**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of **TEN ($10.00) DOLLARS AND OTHER 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, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

Tract One: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,

BK7967PG468

2000, as follows: TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway; thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set; thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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 whomsoever.

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

Signed, sealed and delivered in presence of:

KB RE, LLC

Witness

By: (SEAL)
David Collins
Manager

Notary Public

DE ANN M. PAWLAK NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMM. EXPIRES MAY 11, 2020

Legal Description

Tract One:

All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two:

All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract V of the "Alvin Patton Estate," containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,2000, as follows:

To find the true point of beginning, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway, thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the True Point of Beginning, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set, thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the True Point of Beginning.

All matters recorded in caption property at Plat Book 76, Page 28, aforesaid records.

CITY OF
GAINESVILLE

WATER RESOURCES

October 27, 2025

Choice Facility Services and Construction
Jim Rizqallah
jim.rizqallah@choicefsc.com

Re: Water Availability
Proposed Warehouse Development
3294 Athens Hwy
PIN: 15014 000192

Dear Mr. Rizqallah,

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

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Athens Highway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed warehouse 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
Permitting Services and GIS Manager

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

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

5953/5965 Yellow Creek Road, Stover: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

3294/3290 Athens Hwy, Rizqallah: 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.

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: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 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.

Good Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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 afternoon,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

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

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

    - **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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

    - **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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**

    - **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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**

    - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
      Show FEMA and Hall County studied flood plains that are present on site.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 12/16/2025 2:41 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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

From: Katie Ahmed, Planning & Zoning Administrator

Date: January 5, 2026

Subject: Public Comment

Dear Commissioners,

Staff received an objection letter from Ms. and Mr. Shore concerning our notice letter mailing procedure and expressed their concerns regarding timely notification. The Shores reside at 3286 Athens Highway, Gainesville, GA 30507.

In accordance with our established policy, notice letters were mailed approximately one month prior to the first public hearing (December 17, 2025 for the January 22, 2026 BOC meeting). Under Georgia state law, mailing notice letters to neighboring property owners is not required; therefore, no law has been violated. Nevertheless, as a courtesy, our policy provides this notification to surrounding property owners.

The Shores' objection letter is included in the packet for the upcoming BOC meeting on January 22, 2026.

Thank you,
Katie Ahmed
Planning and Zoning Administrator

Steve Klacik & Karen Shore 3286 Athens Hwy Gainesville, GA 30507 Email: [redacted] Phone: [redacted] December 20, 2025

Hall County Planning and Development P.O. Box 1435 Gainesville, GA 30503

Subject: Rezoning Application – 3290 & 3294 Athens Highway (AR-1 & PID to I-1) Applicant: Jim Rizqallah Hearing Date: January 22, 2026

Dear Planning Staff and Hall County Board of Commissioners:

We write as directly adjoining property owners and formally object to the above-referenced rezoning request. We respectfully urge the County to deny this application. At minimum, we request postponement until proper notification and full public review have occurred.

Lack of Required Notification: Despite our property touching the subject parcels, we did not receive timely notice of this rezoning application. Hall County policy requires mailed notification to owners within 500 feet at the outset of the rezoning process. We were only recently notified of the Commission hearing, placing us at a clear disadvantage. This alone justifies postponement of the hearing.

Incompatibility and Harm to Adjacent Property: Rezoning these parcels to I-1 threatens surrounding agricultural and residential properties. Industrial zoning will introduce incompatible uses, including truck and equipment traffic, warehousing, storage yards, and fabrication or manufacturing activities. These uses will significantly harm our peaceful property use, livestock safety, and the rural environment. This corridor is not suitable for industrial intensification.

Traffic, Lighting, Noise, and Property Value Impacts: The proposed rezoning poses unacceptable risks: increased heavy traffic on Athens Hwy, nighttime lighting spillover, noise disruption to horses and livestock, stormwater runoff issues, decreased property values, and permanent change to the rural character of the area. These impacts have not been publicly evaluated.

Request for Documentation and Transparency: We request access to the full application packet, site plans, staff reviews, environmental reports, and proposed conditions. We also request confirmation of all mailing records and dates to adjoining owners. Full transparency is necessary for an informed decision.

Conclusion: Given the notification concerns, land use incompatibility, and potential harm to surrounding properties, we urge the Board to deny this rezoning request. At the very least, this case must be postponed to allow proper neighbor notice, document review, and meaningful participation. We intend to speak at the public hearing.

Sincerely,

Steve Klacik

Karen Shore

3286 Athens Hwy

Gainesville, GA 30507

FORMAL WRITTEN OBJECTION – PROCEDURAL NOTICE DEFECT

Date: December 24, 2025
To: Hall County Board of Commissioners
Via: Hall County Planning & Zoning Department

Re: Rezoning Application – 3294 & 3290 Athens Highway
Rezoning from Agricultural Residential (AR-1) / Planned Industrial Development (PID) to Light Industrial (I-1)
Applicant: Jim Rizqallah
Commission District 3

Dear Chairman and Members of the Board,

We are adjacent property owners entitled to notice under Georgia's Zoning Procedures Law and Hall County's zoning ordinance. We submit this written objection to the above-referenced rezoning application on procedural grounds, and respectfully request that it be entered into the official record.

We received our first mailed notice regarding this rezoning on December 17, 2025, as reflected in the County's Notice of Public Hearing. However, the rezoning process had already commenced prior to that date.

The County's notice references action taken at the October 7, 2025 meeting, at which time the Planning Commission was temporarily suspended and zoning matters were redirected to the Board of Commissioners. Regardless of that internal administrative change, Georgia law requires that affected property owners receive notice prior to the first public hearing on a zoning request, so that they may meaningfully participate in the process.

Because notice was not provided to us until after the rezoning process was already underway, we were deprived of the opportunity to participate at the outset of the proceedings, including the opportunity to prepare, present evidence, and raise concerns before staff review, recommendations, or procedural momentum occurred. An internal suspension of the Planning Commission does not eliminate or postpone statutory notice obligations owed to affected property owners.

This procedural defect is particularly significant given the nature of the request, which seeks to rezone property from Agricultural Residential to Light Industrial, a substantial change with material impacts on land use compatibility, traffic, noise, and surrounding property interests.

Accordingly, we respectfully object to the continuation or approval of this rezoning in its current posture and request that the Board take appropriate corrective action, including but not limited to:

1. Tabling the application;
2. Remanding the matter for re-notice and rehearing in compliance with Georgia law; or
3. Restarting the rezoning process to ensure full procedural compliance and meaningful public participation.

This objection is submitted to preserve our rights and remedies under Georgia law. We appreciate the Board's consideration of this matter and request that this correspondence be included in the official record of proceedings.

Property Address: 3286 Athens Highway, Gainesville, GA 30507

Respectfully submitted,

/s/ Karen Shore
Karen Shore

/s/ Steve Klacik
Steve Klacik

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, which 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 no 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 DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 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, Jim Rizgallah (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** 12-19-2025 (Date) **for** Choice FSC (Name application filed as).

Signature Jim Rizgallah (The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE

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

HALL COUNTY
GEORGIA
We have it all in Hall

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Failure to comply will result in a delay of the application.

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Signature Jim Rizgallah (The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: Feb. 12 2026
Time: 6.00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

3294 & 3290 Athens Highway - Notice Sign Update

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 2/13/2026 11:35 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (6 MB)
IMG_6549.jpeg; IMG_6546.jpeg;

From: Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Sent: Friday, February 13, 2026 11:34 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Barry Shaw (Marshals) <bshaw@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>
Subject: Re: 3294 & 3290 Athens Highway - Notice Sign Update

moved the sign to the correct location and changed date.

Please note, as of January 20, Community Development and Infrastructure departments, including the Marshal's Office
have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

Thank you,
Sergeant A.Reagan
Marshal's Office
Hall County Community Development and Infrastructure
C: 678-928-2209 O:770-531-6762 | www.hallcounty.org
Image


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM KIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PLANNING COMMISSION
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 20 2024
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

TOM OLIVER
CHAIRMAN

BOBBY BANKS, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
DEBORAH K. MACK, DISTRICT 4

August 1, 2008

CRM Fabrication & Repair, Inc.
Attn: Chris Milligan
2567 Athens Highway
Gainesville, GA 30507

Dear Mr. Milligan:

Please be advised that in its meeting of July 24, 2008, the Hall County Board of Commissioners voted to approve the application of CRM Fabrication & Repair, Inc. to rezone from AR-IV to PID, a 3.5± acre tract located on the west side of Athens Highway; a.k.a. 3290 Athens Highway; Tax Parcel 15014 000207(pt). Proposed Use: Mixed use commercial and manufacturing. Commission District Three.

The following conditions of zoning apply:

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sp. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

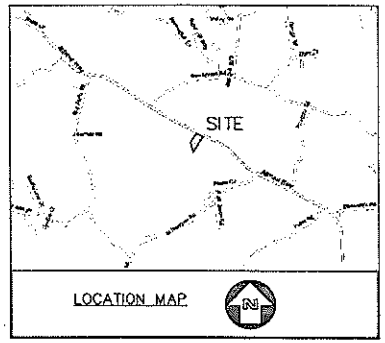
If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,

Heather Bates
Commission Clerk

cc: C. S. McGee
4810 Upper Berkshire Road
Flowery Branch, GA 30542

Planning and Zoning	Public Works
Building Inspections	Tax Commissioner
Business License	Tax Assessor



LOCATION MAP

PROPOSED ZONING

PID - PLANNED INDUSTRIAL
GATEWAY CORRIDOR

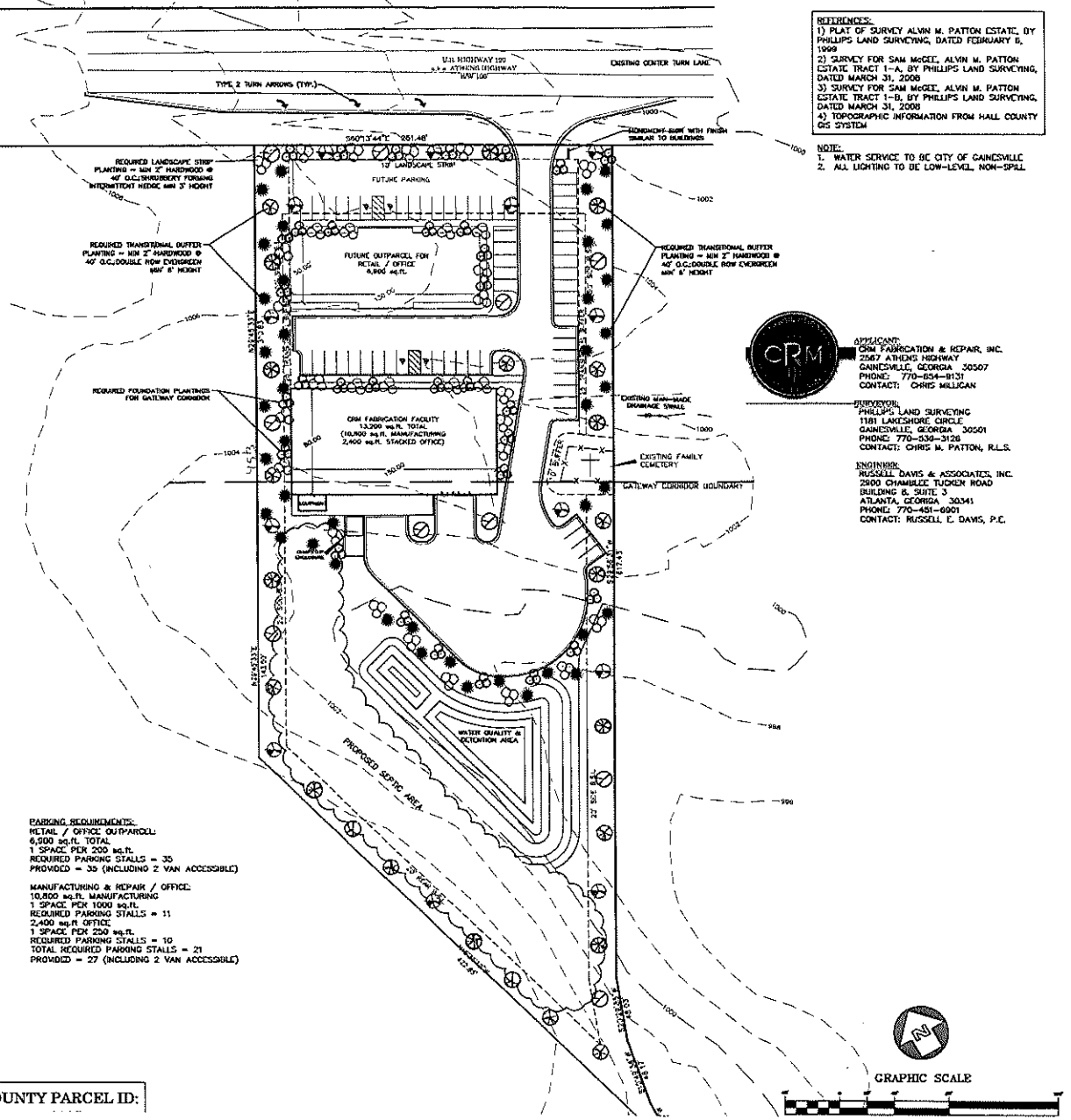
FRONT B.S.L. = 50'
REAR B.S.L. = 20'
SIDE B.S.L. = 20'

TRANSITIONAL BUFFER: 25' SIDE

LANDSCAPE STRIP: 10' FRONT

TOTAL SITE AREA = 3.50 ac

IMPERVIOUS COVERAGE = 46%



REFERENCES:
1) PLAT OF SURVEY ALVIN M. PATTON ESTATE, BY PHILLIPS LAND SURVEYING, DATED FEBRUARY 8, 1999
2) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-A, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
3) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-B, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
4) TOPOGRAPHIC INFORMATION FROM HALL COUNTY GIS SYSTEM

NOTE:
1. WATER SERVICE TO BE CITY OF GAINESVILLE
2. ALL LIGHTING TO BE LOW-LEVEL, NON-SPILL

APPLICANT:
CRM FABRICATION & REPAIR, INC.
2567 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
PHONE: 770-654-8131
CONTACT: CHRIS MILLICAN

SURVEYOR:
PHILLIPS LAND SURVEYING
1181 LAKESHORE CIRCLE
GAINESVILLE, GEORGIA 30501
PHONE: 770-536-3128
CONTACT: CHRIS M. PATTON, R.L.S.

ENGINEER:
RUSSELL DAVIS & ASSOCIATES, INC.
2900 CHAMBLEE TUCKER ROAD
BUILDING 8, SUITE 3
ATLANTA, GEORGIA 30341
PHONE: 770-451-6901
CONTACT: RUSSELL E. DAVIS, P.E.

PARKING REQUIREMENTS:
RETAIL / OFFICE OUTPARCEL:
6,900 sq.ft. TOTAL
1 SPACE PER 200 sq.ft.
REQUIRED PARKING STALLS = 35
PROVIDED = 35 (INCLUDING 2 VAN ACCESSIBLE)

MANUFACTURING & REPAIR / OFFICE:
10,800 sq.ft. MANUFACTURING
1 SPACE PER 1000 sq.ft.
REQUIRED PARKING STALLS = 11
2,400 sq.ft OFFICE
1 SPACE PER 250 sq.ft.
REQUIRED PARKING STALLS = 10
TOTAL REQUIRED PARKING STALLS = 21
PROVIDED = 27 (INCLUDING 2 VAN ACCESSIBLE)

UTILITIES PROTECTION CENTER, INC.
Call toll-free 1-800-282-7411 throughout Georgia. Outside Georgia call Collect at 1-770-623-4344 prior to all construction activities.

HALL COUNTY PARCEL ID:

RUSSELL DAVIS & ASSOCIATES, INC.
CIVIL ENGINEERING
2900 Chamblee Tucker Road
Building 8, Suite 8
Atlanta, Georgia 30341
(770) 451-6901 tel
(770) 451-6902 fax
Residential & Commercial
Planning & Due Diligence
Water Quality Specialists

GEORGIA REGISTERED PROFESSIONAL ENGINEER RUSSELL E. DAVIS

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Russell Davis & Associates, Inc.
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No.	Revision/Issue	Date

CRM FABRICATION & REPAIR, INC.

GMD 268, HALL COUNTY
GEORGIA

REZONING PLAN

Project: D08008
Date: 05/12/2008
Scale: 1"=40'
Sheet: C1

Item #19 - 3294 & 3290 Athens Hwy

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

ATTORNEYS AT LAW

R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
EMMA S. COURTNEY
CAROLINE M. CAPPS

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

JULIUS M. HULSEY
(RETIRED)
JAMES E. MAHAR, JR.
(RETIRED)

January 21, 2026

VIA EMAIL

David Gibbs, Chairman
and Members of the Hall County Commission
c/o Hall County Planning Department
P.O. Drawer 1435
Gainesville, GA 30504

RE: Application to Rezone from Agricultural Residential 1 (AR-1) and Planned Industrial Development (P10) to Light Industrial (I-1). Applicant: Jim Rizqallah.

Dear Chairman Gibbs and Members of the Commission:

This firm represents Jim Rizqallah in his application for amendment to the existing zoning classification for the above referenced tract ("the Property") owned by Johnny Walker. **Please note this letter is being forwarded to you because Georgia law requires that the following Constitutional objections be submitted in order to preserve the rights of the Applicant during the rezoning process.**

Please accept this letter as notice of the position of the Applicant that those portions of the zoning regulations of the County as presently in effect which prohibits the use of the Property above as Light Industrial use are unconstitutional as applied to the Property. The zoning ordinances as applied to the above referenced Property is unconstitutional in that they render this Property unusable and destroy its marketability, and as such the zoning ordinances therefore constitute a taking of property without just and adequate compensation and without due process of law in violation of the provisions of the Fifth Amendment to the U.S. Constitution (as made applicable to the states by the Fourteenth Amendment) and Article I, Section I, Paragraph I; and Article I, Section III, Paragraph 1(a) of the Constitution of the State of Georgia.

Additionally, the current zoning ordinances as applied to this Property denies the Applicant equal protection under the law as provided in the Fourteenth Amendment of the U.S. Constitution and Article I, Section I, Paragraph I; Article I, Section III, Paragraph 1(a) and Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia in that the zoning ordinances as applied to this Property makes it impractical to develop the Property

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503
Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com

and thus significantly diminishes its value. The zoning ordinance as applied to this Property is arbitrary and capricious in that it inflicts a significant detriment on the Property owner that is insubstantially related to the health, safety, morality and welfare of the public. These ordinances as applied restrict the unfettered use of the owner's property inflicting serious and significant injury and damage to the Applicant which resulted with relatively little gain or benefit to the public as such, we will object to their application to the above referenced property in the current zoning request and ask that they be declared unconstitutional.

I request this letter be made part of the record regarding the application above.

We appreciate your consideration of this request and encourage the Commission to approve the request as submitted.

Thank you.

Sincerely,

T. Wesley Robinson

Cc: Jim Rizqallah (via email)

Print

Board of Commissioners Voting Meeting Comments - January 22, 2026 - Submission #133304

Date Submitted: 1/22/2026

Comments completed in the form below will be submitted into the record for the January 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kevin

Last Name*

Shockley

Address1*

4015 Lyman Way

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which 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 am expressing my concern over the proposed rezoning on Athens Highway. As a lifelong resident of Hall County with strong ties to the Sugar Hill community, it is very concerning to me. Many of my loved ones and family members are buried in the cemetery behind the property. It has always been a place where loved ones can go to reflect on special memories of their family members. With a proposed zoning, it would take away greatly from the privacy that the cemetery offers. In addition, it would be just next door to the church and across the road from an elementary school. Having a place in that proximity that would sell alcohol is very concerning. Thanks for your consideration as you make your decision that will negatively impact so many residents in the area.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - February 12, 2026 - Submission #133985

Date Submitted: 2/5/2026

Comments completed in the form below will be submitted into the record for the February 12, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Danielle

Last Name*

Roberts

Address1*

3300 Athens Highway

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Hall County Board of Commissioners,

My name is Danielle Roberts, and I live at 3300 Athens Highway which is within 1 mile of the property located at 3290 & 3294 Athens Highway, which has applied to be rezoned from AR-1 & PID to I-1. I want to formally express my objections to this rezoning request, and urge the Hall County Board of Commissioners to deny it. I am specifically objecting to it because of the following:

As a nearby resident, my property will be negatively affected if the Board approves the applicant's rezoning request because I use part of my 12+ acres of property for hunting and wildlife preservation. These will be negatively affected by the noise, traffic, increased lighting, and construction.

This Board of Commissioners has reviewed the applicant's paperwork and evidence, and determined in its January 22, 2026 Hall County Board of Commissioners Staff Report to DENY the rezoning application as it determined on page 5 that "the requested rezoning is not consistent with the Hall County Comprehensive Plan and the future land use designation of Suburban Neighborhood, Low-Density." Arguably, the rezoning request also does not comply with the requirements set forth in the Gateway Corridor Overlay District standards within Section 6.2 of the Hall County Code of Ordinances. I urge this Board to follow the recommendations set for in its own detailed Staff Report.

Other nearby or adjacent properties are zoned as Agricultural Residential 1 (AR-1), including Sugar Hill Elementary School. Christopher Hash, P.E. D1 Traffic Operations Supervisor at GDOT has expressed concerns regarding driveway placement, permitting, and adaptation of the traffic pattern to at least include a right turn lane, if not a traffic safety signal after conducting a study of the intersection. Under Georgia law, if the public benefit outweighs the detriment, the zoning will be upheld. See Browning v. Cobb County, 259 Ga. 430 (1989). Traffic safety in this area is an issue and there have been several accidents involving injuries, which is especially concerning given the elementary school located across the street. Adding additional construction, traffic, and vehicles would make safety issues worse and could cause a loss of life. The Board must consider the public benefit and safety.

Safety is a big concern as there have already been several accidents at the driveway of the property located just before this address. Additional traffic will cause added congestion and increase the likelihood of additional vehicles being rear-ended or mailboxes of residents being damaged. I have been forced to replace my mailbox several times due to it being run into by vehicles.

Here, part of the property has already been rezoned to PID since July 24, 2008, yet, the site was never developed in accordance with the approved zoning, and in 2018 a small storage building was constructed. This shows that there is not a hardship imposed on the property owner as the property is currently zoned, and the denial of this request would not make the property unusable. Georgia Courts have emphasized that zoning is not unconstitutional merely because it limits the property’s profitability or potential uses, as long as it does not render the property useless. See Delta Cascade Partners II v. Fulton County, 260 Ga. 99 (1990), Dekalb County v. Dobson, 267 Ga. 624 (1997), Guhl v. Holcomb Bridge Rd. Corp., 238 Ga. 322 (1977). Further, this Board has currently determined that it "is unable to comment on the impact of property values without a full market analysis," and has not determined any effect on the property's value by keeping it zoned as AR-1 & PID.

Most importantly, the application does not mention or address the private historic cemetery located on the property. O.C.G.A. § 36-72-4 prohibits the disturbance of any known cemetery, burial ground, human remains, or burial objects for development purposes without first obtaining a permit from the local governing authority. This requirement applies regardless of the intended zoning change. The governing authority must consider factors such as the presumption in favor of leaving the cemetery undisturbed, the concerns of descendants, and the public interest in preserving the cultural and natural environment. See O.C.G.A. § 36-72-8. The fact that the applicant has not addressed the historic cemetery within his paperwork or communications with the Board, despite clearing all trees and foliage surrounding it--where it is clearly visible, is a negligent oversight at best, and immoral at worst. As you're aware, state agencies and local governments are required to identify, evaluate, and protect historic properties under their jurisdiction, including cemeteries, in consultation with relevant stakeholders. See O.C.G.A. § 12-3-55. The Gainesville Times interviewed me at the cemetery site where I expressed my concerns regarding the future of the cemetery.

I sincerely hope the board will take all of the issues into consideration when making a decision regarding this issue. This is the wrong location for development of this kind.

Thank you for your time.

Sincerely,
Danielle Roberts
Please write your comments in the box above.

File Upload

Choose File No file chosen
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

[You 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.

I respectfully request denial of the rezoning of 3290 and 3294 Athens Hwy, Gainesville, GA.
In the event rezoning is not denied, I respectfully request the above matter be tabled until such time the attached legal binding conditions are incorporated into the proposed plans.

I am in complete agreement with and completely support everything as outlined in the attachments.

Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

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Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

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As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

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Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Print

Board of Commissioners Voting Meeting Comments - February 12, 2026 - Submission #133985

Date Submitted: 2/5/2026

Comments completed in the form below will be submitted into the record for the February 12, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Danielle

Last Name*

Roberts

Address1*

3300 Athens Highway

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Hall County Board of Commissioners,

My name is Danielle Roberts, and I live at 3300 Athens Highway which is within 1 mile of the property located at 3290 & 3294 Athens Highway, which has applied to be rezoned from AR-1 & PID to I-1. I want to formally express my objections to this rezoning request, and urge the Hall County Board of Commissioners to deny it. I am specifically objecting to it because of the following:

As a nearby resident, my property will be negatively affected if the Board approves the applicant's rezoning request because I use part of my 12+ acres of property for hunting and wildlife preservation. These will be negatively affected by the noise, traffic, increased lighting, and construction.

This Board of Commissioners has reviewed the applicant's paperwork and evidence, and determined in its January 22, 2026 Hall County Board of Commissioners Staff Report to DENY the rezoning application as it determined on page 5 that "the requested rezoning is not consistent with the Hall County Comprehensive Plan and the future land use designation of Suburban Neighborhood, Low-Density." Arguably, the rezoning request also does not comply with the requirements set forth in the Gateway Corridor Overlay District standards within Section 6.2 of the Hall County Code of Ordinances. I urge this Board to follow the recommendations set for in its own detailed Staff Report.

Other nearby or adjacent properties are zoned as Agricultural Residential 1 (AR-1), including Sugar Hill Elementary School. Christopher Hash, P.E. D1 Traffic Operations Supervisor at GDOT has expressed concerns regarding driveway placement, permitting, and adaptation of the traffic pattern to at least include a right turn lane, if not a traffic safety signal after conducting a study of the intersection. Under Georgia law, if the public benefit outweighs the detriment, the zoning will be upheld. See Browning v. Cobb County, 259 Ga. 430 (1989). Traffic safety in this area is an issue and there have been several accidents involving injuries, which is especially concerning given the elementary school located across the street. Adding additional construction, traffic, and vehicles would make safety issues worse and could cause a loss of life. The Board must consider the public benefit and safety.

Safety is a big concern as there have already been several accidents at the driveway of the property located just before this address. Additional traffic will cause added congestion and increase the likelihood of additional vehicles being rear-ended or mailboxes of residents being damaged. I have been forced to replace my mailbox several times due to it being run into by vehicles.

Here, part of the property has already been rezoned to PID since July 24, 2008, yet, the site was never developed in accordance with the approved zoning, and in 2018 a small storage building was constructed. This shows that there is not a hardship imposed on the property owner as the property is currently zoned, and the denial of this request would not make the property unusable. Georgia Courts have emphasized that zoning is not unconstitutional merely because it limits the property’s profitability or potential uses, as long as it does not render the property useless. See Delta Cascade Partners II v. Fulton County, 260 Ga. 99 (1990), Dekalb County v. Dobson, 267 Ga. 624 (1997), Guhl v. Holcomb Bridge Rd. Corp., 238 Ga. 322 (1977). Further, this Board has currently determined that it "is unable to comment on the impact of property values without a full market analysis," and has not determined any effect on the property's value by keeping it zoned as AR-1 & PID.

Most importantly, the application does not mention or address the private historic cemetery located on the property. O.C.G.A. § 36-72-4 prohibits the disturbance of any known cemetery, burial ground, human remains, or burial objects for development purposes without first obtaining a permit from the local governing authority. This requirement applies regardless of the intended zoning change. The governing authority must consider factors such as the presumption in favor of leaving the cemetery undisturbed, the concerns of descendants, and the public interest in preserving the cultural and natural environment. See O.C.G.A. § 36-72-8. The fact that the applicant has not addressed the historic cemetery within his paperwork or communications with the Board, despite clearing all trees and foliage surrounding it--where it is clearly visible, is a negligent oversight at best, and immoral at worst. As you're aware, state agencies and local governments are required to identify, evaluate, and protect historic properties under their jurisdiction, including cemeteries, in consultation with relevant stakeholders. See O.C.G.A. § 12-3-55. The Gainesville Times interviewed me at the cemetery site where I expressed my concerns regarding the future of the cemetery.

I sincerely hope the board will take all of the issues into consideration when making a decision regarding this issue. This is the wrong location for development of this kind.

Thank you for your time.

Sincerely,
Danielle Roberts
Please write your comments in the box above.

File Upload

Choose File No file chosen
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
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From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
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Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

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Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf; Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Leah Sexton [redacted]>
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

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This is Leah Sexton regarding the proposed rezoning of 3290 and 3294 Athens Highway.

As a neighboring property owner, we strongly oppose changing the current A1 (Agricultural) zoning designation. We respectfully request that the Planning Commission preserve the agricultural character of this land and deny the rezoning request.

However, should the Commissioners decide to approve the rezoning to L1, we formally request that the provisions we have submitted be incorporated into the site plan as mandatory conditions prior to approval. These provisions are both reasonable and necessary to protect the rights and interests of adjacent property owners.

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A copy of the requested provisions is attached for your review and consideration. Please give a copy to each Commissioner for the meeting on February 26, 2026.

Respectfully,
Leah Sexton

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

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A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

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Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
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Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf; Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Leah Sexton [redacted]>
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

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Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 35/2026

SUBJECT: **7355 Tribble Gap Road | Special Use |** for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential** | Commission District 3 | **Haley Stapleton, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed use aligns with the intent of the zoning district and is compatible with surrounding commercial and residential land uses.

1. The property shall be developed in accordance with the site plan dated November 24, 2025, and as described in the project narrative dated November 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

Purpose of Request:

7355 Tribble Gap Road | Special Use | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential** | Commission District 3 | **Haley Stapleton, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Request to Table - rec'd 2/20/2026
Staff Report
Application
Narrative
Site Plan
Maps
Plat
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

Outlook

---

meeting

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 2/20/2026 1:50 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Haley Stapleton <haley.v.stapleton@gmail.com>
Sent: Friday, February 20, 2026 1:21 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: meeting

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Hey I have been in contact with Greg Poole. He has asked me to push my commissioners meeting by two weeks. I wanted to see if this was possible.
Thanks
haley

--

Haley Stapleton

P: 678-227-9219
E: haley.v.stapleton@gmail.com

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Haley Stapleton

Request ..... **Special Use** | Institutional Residential

Proposed Use ..... Institutional Residential

Size ..... 1.70± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **7355 Tribble Gap Road |** Tax Parcel 09030 000022

Commission District ..... Three

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use aligns with the intent of the zoning district and is compatible with surrounding commercial and residential land uses.

Record Number(s) HZCU25-0059

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 November 24, 2025, and as described in the project narrative dated November 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

Summary Analysis

The applicant is requesting approval for a Special Use Permit to allow an Institutional Residential use within the AR-1 zoning district. According to the submitted narrative, the proposed facility falls under two subcategories of “Institutional Residential”: Independent Living and Intermediate Care Home.

The applicant intends to provide 24/7 supervision and monitoring of Activities of Daily Living (ADLs), such as dressing and feeding, but will not offer skilled nursing services. The facility will accommodate up to 12 residents, ages 18 to 105, with stays ranging from a minimum of 30 days to a maximum of 20 years.

Staffing will include two employees during daytime hours and one employee overnight when operating at full capacity, ensuring continuous supervision and care for all residents.

The property encompasses approximately 1.70± acres and is zoned Agricultural Residential I (AR-I). It is currently developed with a 3,375-square-foot building, originally constructed and previously used as a daycare center.

The Board of Commissioners approved a Use Subject to County Commission approval for the subject property on January 8, 2004, for a Daycare Center with the following conditions:

1. The proposed development is approved as generally shown on the site plan submitted.
2. The development will be required to meet all the requirements of the Corridor Development Overlay District, or any future overlays for the Corridor of Highway 365 that might apply to this property.
3. Driveway entrance and design is subject to approval by the Hall County Engineering Department. Any road improvements required by the county shall be the financial responsibility of the applicant/developer.
4. All lighting on the premises shall be of a non-spill type.
5. Parking areas shall be paved with either asphalt or concrete.
6. All septic tanks shall have inspection tubes at the inlet and outlet.
7. All conditions of zoning shall appear on any plats created for the development.

The surrounding properties are zoned and developed as follows:

North: Agricultural Residential (AR-1): Single-family residence

East: Agricultural Residential (AR-1): Vacant
Planned Commercial Development (PCD): Dental lab

South: Light Industrial (I-1): Self-service - storage facility
Planned Industrial Development (PID): Vacant

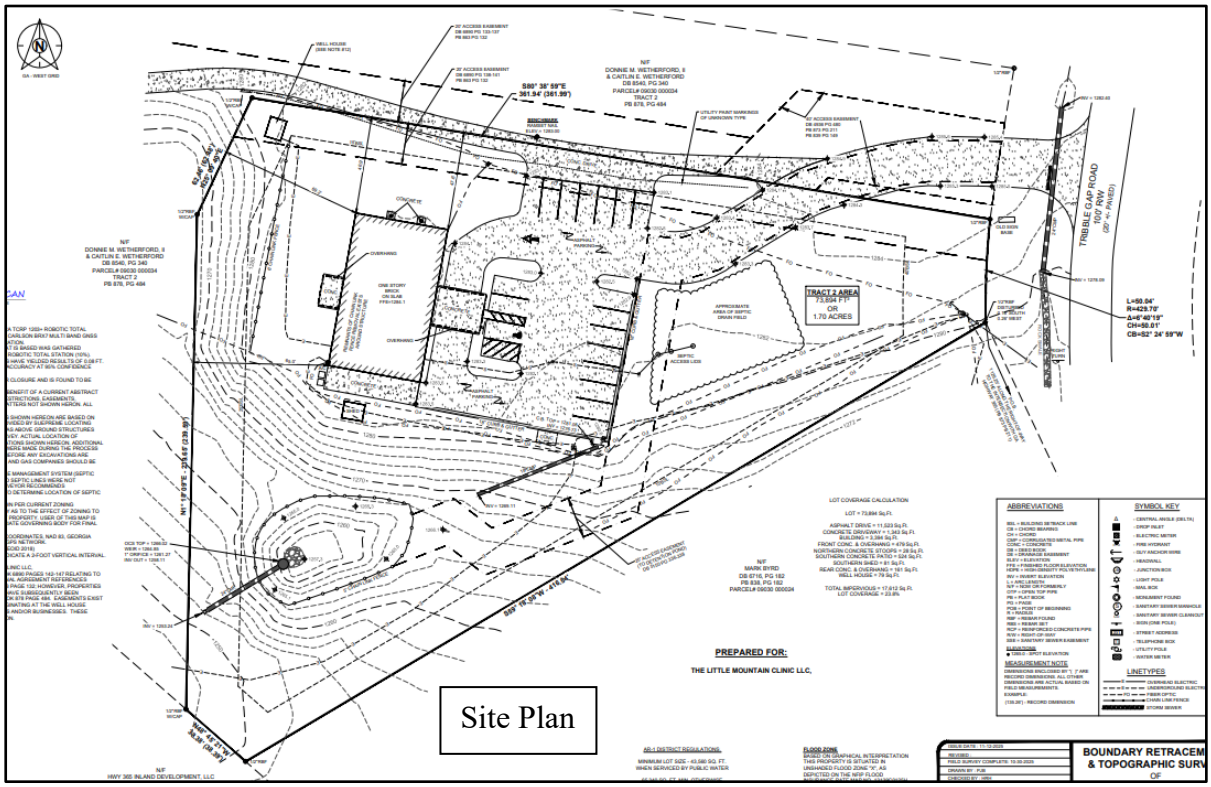
West: Agricultural Residential (AR-1): Single-family residence



No exterior modifications are proposed; the request includes only interior renovations to convert the existing building from a daycare center to a personal care home. The facility will utilize the existing driveway and parking areas, with no increase in the number of parking spaces proposed.

The existing sign will be removed, and a new permanent monument-style sign will be installed. The proposed sign will have a base that is at least two-thirds the width of the sign itself, faced in brick for consistency with design standards. The monument sign will not exceed a height of 5 feet and will have a maximum display area of 16 square feet. It will be located at least 15 feet from all property lines. The current sign is situated within the right-of-way; the new sign will be relocated to comply with the required 15-foot buffer as described in the narrative.

Water service is provided by a private well. Sanitary sewer services are provided by an on-site septic system.



Based on the future land use plan, staff finds the requested zoning designation *is not consistent* with the Hall County Comprehensive Plan future land use designation of "Suburban Neighborhood, Low Density" These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. However, the use is consistent with the immediately abutting future land use designation of Employment Nodes and Corridors and is consistent with the development of the immediately surrounding area.

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 special use is 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; **The proposed use does not appear to 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 use is 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 proposed Institutional Residential use is compatible with the Agricultural Residential 1 (AR-1) zoning district and surrounding land uses.**

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 property is currently developed**

with a 3,375-square-foot building constructed in 2004 and previously licensed for a daycare center.

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; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

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; **The existing zoning of the subject site supports the proposed use, however, 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 for a special use 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 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 January 15, 2026, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated January 16, 2026, Assistant Director Jason Skarda 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:

No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.

Utilities:

Lula sewer service area.

Hall County Fire Marshal

In an email dated January 14, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "Hall County Fire Comments:

1. The occupancy use is changing from Day Care to New Residential Board & Care, the change of use will require the existing building to be brought up to New Residential Board & Care standards see Life Safety Code Chapter 32, for requirements along with Rules and Regulation for the State minimum Fire Safety Standards 120-3-3
2. Architectural plans will have to be submitted to the Hall County Building Department for review and approval.
3. The nearest fire hydrant is located approximately 1,426 feet away from the proposed Residential Board & Care Facility. The International Fire Code 2018 Edition requires a fire hydrant to be installed 500 feet from the occupancy as the fire apparatus travels, in this case the fire hydrant is greater than 500 foot which will require and extension of the fire line to meet the 500-foot requirement. See GIS attachment for current fire hydrant location.
4. The extension of the fire line will require engineered site development plans to be submitted to Hall County for review and approval, site plans are required to be reviewed and approved before the architectural plans will be reviewed."

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)

Haley Stapleton
7505 Tribble Gap Rd
Alto Ga 30510

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

Haley Stapleton
The Little Mountain Clinic
7505 Tribble Gap Rd Alto Ga 30510

Phone [redacted]

Email Address [redacted]

Proposed Use personal care home

Contact Person (Name & Mailing Address)

Haley Stapleton
7505 Tribble Gap Rd
Alto Ga 30510

Phone [redacted]

Email Address [redacted]

Status of Applicant

- [x] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Zoning: AR1

Requested Action

Type of Request:

- [x] SU
- [ ] CUP

Fee:$ _____

Receipt #: _____

Check #: _____

Tax Parcel Number 09 030 000022

Acreage 1.7AC

Location Address 7355 Tribble Gap Rd Alto Ga 30510

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

Print Haley Stapleton Date: 11/19/25

Sign Haley V. Stapleton Date: 11/19/25

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: _____

HALL COUNTY
GEORGIA
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HALL COUNTY PLANNING AND DEVELOPMENT
AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Haley V. Stapleton (owner of The Little Mountain Clinic) 7505 Tribble Gap Rd Alto Ga 30510

Address

Phone Number [redacted]

Name of applicant(s) Haley Stapleton under Leslie Overstreet

Address 7505 Tribble Gap Rd Alto Ga 30510

Phone Number [redacted]

Purpose of Permit remodeling interior of commercial space

Site Address 7355 Tribble Gap Rd Alto Ga 30510

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 permit as described above for the subject property.

Haley V. Stapleton
Signature of Owner(s)

Haley V. Stapleton
Printed Name of Owner(s)

State of GA County of Hall

Sworn to before me and signed in my prescence this 23 day of OCT, 20 25

Notary Public Signature
Commission Expires: 1/9/2026

SHAWN WELSH NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA Jan. 9, 2026

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

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: Haly Stapleton **Date:** 9/19/25

Applicant's/Owner's Name (Printed): Haly Stapleton

Property Address: 7355 Tribble Gap Rd Alto Ga 30510
Date 2/4/2026

Narrative clarification

Proposed Services:

- According to Hall County UDC Sec. 7.3.2.E, Institutional Residential, our proposal falls under two subsections of this category: Independent Living and Intermediate Care Home. We plan to offer monitoring of ADLs (Activities of Daily Living, such as dressing, feeding, etc.) but not as a requirement. We will provide 24/7 supervision, but no skilled nursing. The facility will accommodate a max 12 number of individuals, within the age range of 18-105 years old , for a minimum of 30 days and maximum of 20 years. We plan to have 2 staff members during the day and 1 staff member at night if we are at full capacity and this would allow 24/7 for supervision and care of the residents on the property. This is well under the patient to staff ratio for the current Georgia state guidelines.

Signage Information:

- We would like to redo the sign that is already in place for marketing. This existing sign will need to be removed. A new permanent sign will be placed and have a base of the that is at least two-thirds the width of the sign itself. The base of the monument sign will be faced in brick. It will be monument style with a maximum height of 5 feet, maximum size of 16 square feet, and placed 15 feet from property lines. The current sign was in the right-of-way and will be moved property within the 15 foot buffer described in narrative.

Please done hesitate to contact me if any further questions by calling [redacted] or by email at [redacted]

Thanks

Haley Stapleton

Narrative
Property: 7355 Tribble Gap Rd Alto, GA 30510
Date: 11/19/2025

Current Zoning:
Current zoning of this property is AR-1(agricultural residential). This property was operating as a daycare center called Providence Daycare. We closed on this property 9/5/25. We propose to obtain a conditional use permit for institutional Residential to use this property as a personal care home.



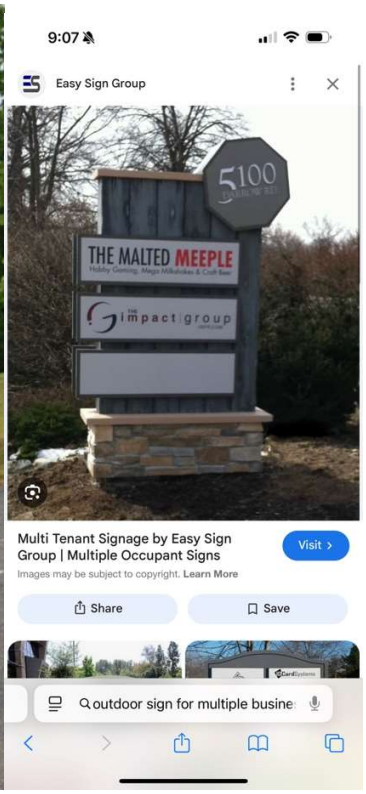
Proposed use:
I currently own and operate a mobile primary and wound care practice. We have noticed a limited access to care and placement for elderly in the community, especially with the "boomers" population getting older. We are wanting to turn this location into a personal care home that will provide personal care needs 24 hours per day. This will help them with their activities of daily living that include bathing, ensuring medications are given appropriately, and activities.

Proposed Standards for development:
Current lot size is 1.7 acres. We plan to have 30 foot on front, 20 foot each side, and 20 foot in rear for set back. There is already a parking lot with approximately 17-18 spaces in the front of the building with a handicap accessible parking spaces.

Proposed signs and specifications:
We would like to redo the sign that is already in place for marketing. This existing sign will need to be removed. A new permanent sign will be placed and have a base of the that is at least two-thirds the width of the sign itself. The base of the monument sign will be faced in brick. It will be monument style with a maximum height of 8 feet, maximum size of 32 square feet, and placed 15 feet from property lines. The current sign was in the right-of-way and will be moved property within the 15 foot buffer described above.

See below for current sign and projected new sign. See attached site plan below for marking of new sign location.





Proposed lighting:

We would like to utilize the current lighting on the structure that includes flood lights on each corner of the building and lights under the porches. See below pictures:









Proposed water and water waste disposal:
This site is on septic. Site is on well water.

Plans for protecting abutting properties:
There is a residential neighbor behind the building. We plan to place evergreen combination trees 10 foot past the proposed back parking lot to ensure this residence privacy. We also plan to have fence for safety of our residents as the terrain drops. We will apply for a variance on this to the right side of the property as there is an easement for a shared driveway and we are unable to landscape this area due to this. See below for attached easement. See below for buffers on site plan location.

GA - WEST GRID

This box reserved for the Clerk of Superior Court

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 heron. 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. Futhermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 3293 PROFESSIONAL LAND SURVEYOR HAROLD RYAN HONICAN

10/30/2025 DATE

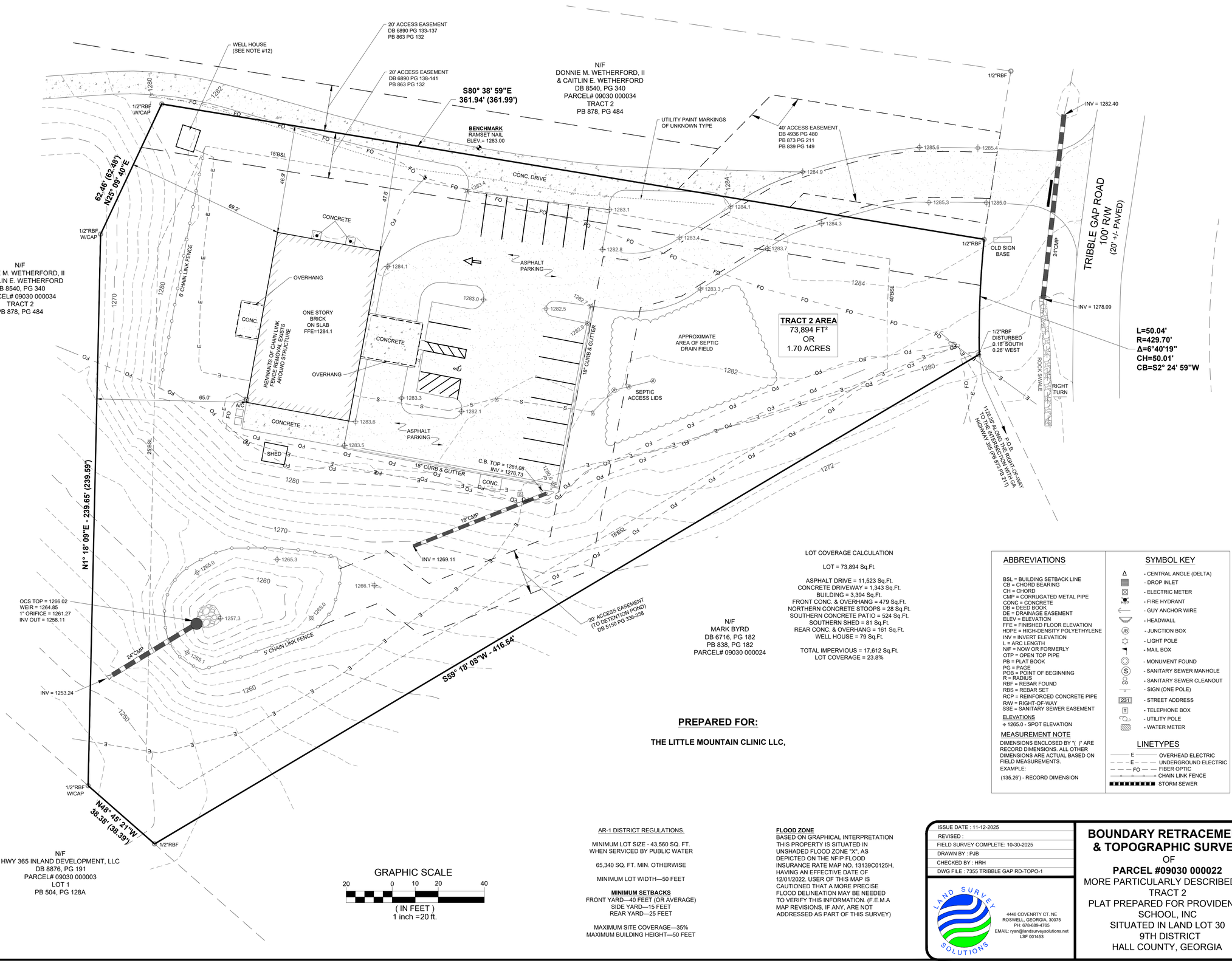
RYAN HONICAN PRINTED NAME

SURVEYORS NOTES:

1.ANGLES AND DISTANCES MEASURED WITH LEICA TCRP 1203+ ROBOTIC TOTAL STATION, A CARLSON RT3 DATA COLLECTOR, & 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED PARTIALLY BY RTK GPS (90%) AND PARTIALLY BY ROBOTIC TOTAL STATION (10%). PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **152,087** FEET.
4.THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON. ALL MATTERS OF TITLE ARE EXCEPTED.
5.THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON CONTRACTOR PAINT, FLAGS AND SKETCHES PROVIDED BY SUEPREME LOCATING (DATE OF SERVICE: OCTOBER 24, 2025) AS WELL AS ABOVE GROUND STRUCTURES AND VISIBLE EVIDENCE AT THE TIME OF THE SURVEY. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER, SEWER, AND GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION.
6.PROPERTY SERVICED BY AN ONSITE SEWERAGE MANAGEMENT SYSTEM (SEPTIC TANK AND LEECH FIELD). LOCATION OF TANK AND SEPTIC LINES WERE NOT OBTAINABLE AT THE TIME OF THIS SURVEY. SURVEYOR RECOMMENDS CONSULTATION WITH A SEPTIC PROFESSIONAL TO DETERMINE LOCATION OF SEPTIC TANK AND LEECH FIELD.
7.ZONING: AR-1 (HALL COUNTY). SETBACKS SHOWN PER CURRENT ZONING REGULATIONS. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.
8.BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK.
VERTICAL DATUM: MEAN SEA LEVEL (NAVD 88 - GEOID 2018)
9.TOPOGRAPHIC CONTOURS SHOWN HEREON INDICATE A 2-FOOT VERTICAL INTERVAL.
10.LOT ADDRESS IS 7355 TRIBBLE GAP ROAD
11.CURRENT OWNER(S): THE LITTLE MOUNTAIN CLINIC LLC,
12.JOINT WELL AGREEMENT EXISTS IN DEED BOOK 6890 PAGES 142-147 RELATING TO WELL SITUATED ON SUBJECT PROPERTY. ORIGINAL AGREEMENT REFERENCES PROPERTIES AS THEY EXISTED IN PLAT BOOK 863 PAGE 132; HOWEVER, PROPERTIES BELONGING TO J. SCOTT ANDREWS APPEAR TO HAVE SUBSEQUENTLY BEEN EXPANDED UPON AND RERECORDED IN PLAT BOOK 878 PAGE 484. EASEMENTS EXIST ALONG AND CENTERED UPON WATER LINES ORIGINATING AT THE WELL HOUSE TRAVERSING TO THEIR RESPECTIVE RESIDENCES AND/OR BUSINESSES. THESE EASEMENTS ARE UNABLE TO BE PLOTTED HEREON.

REFERENCE INFORMATION

- DB 4936 PG 480
- DB 5150 PG 336-338
- DB 6890 PG 133-147
- DB 9132 PG 207-210
- DB 9717 PG 538
- PB 504 PG 128A
- PB 837 PG 240B
- PB 838 PG 182
- PB 839 PG 149
- PB 863 PG 132
- PB 873 PG 211
- PB 838 PG 182



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch =20 ft.

LOT COVERAGE CALCULATION

LOT = 73,894 Sq.Ft.

ASPHALT DRIVE = 11,523 Sq.Ft.
CONCRETE DRIVEWAY = 1,343 Sq.Ft.
BUILDING = 3,394 Sq.Ft.
FRONT CONC. & OVERHANG = 479 Sq.Ft.
NORTHERN CONCRETE STOOPS = 28 Sq.Ft.
SOUTHERN CONCRETE PATIO = 524 Sq.Ft.
SOUTHERN SHED = 81 Sq.Ft.
REAR CONC. & OVERHANG = 161 Sq.Ft.
WELL HOUSE = 79 Sq.Ft.

TOTAL IMPERVIOUS = 17,612 Sq.Ft.
LOT COVERAGE = 23.8%

PREPARED FOR:

THE LITTLE MOUNTAIN CLINIC LLC,

ABBREVIATIONS

BSL = BUILDING SETBACK LINE
CB = CHORD BEARING
CH = CHORD
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
HDPE = HIGH-DENSITY POLYETHYLENE
INV = INVERT ELEVATION
L = ARC LENGTH
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
R = RADIUS
RBF = REBAR FOUND
RBS = REBAR SET
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT

ELEVATIONS

+ 1265.0 - SPOT ELEVATION

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "( )" ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE:
(135.26') - RECORD DIMENSION

SYMBOL KEY

- CENTRAL ANGLE (DELTA)
- DROP INLET
- ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR WIRE
- HEADWALL
- JUNCTION BOX
- LIGHT POLE
- MAIL BOX
- MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN (ONE POLE)
- STREET ADDRESS
- TELEPHONE BOX
- UTILITY POLE
- WATER METER

LINETYPES

- E — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC
- CHAIN LINK FENCE
- STORM SEWER

AR-1 DISTRICT REGULATIONS.

MINIMUM LOT SIZE - 43,560 SQ. FT. WHEN SERVICED BY PUBLIC WATER

65,340 SQ. FT. MIN. OTHERWISE

MINIMUM LOT WIDTH—50 FEET

MINIMUM SETBACKS
FRONT YARD—40 FEET (OR AVERAGE)
SIDE YARD—15 FEET
REAR YARD—25 FEET

MAXIMUM SITE COVERAGE—35%
MAXIMUM BUILDING HEIGHT—50 FEET

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X", AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13139C0125H, HAVING AN EFFECTIVE DATE OF 12/01/2022. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ISSUE DATE : 11-12-2025	
REVISED :	
FIELD SURVEY COMPLETE: 10-30-2025	
DRAWN BY : PJB	
CHECKED BY : HRH	
DWG FILE : 7355 TRIBBLE GAP RD-TOPO-1	

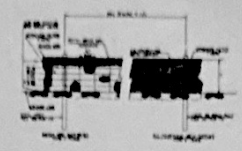
LAND SURVEY SOLUTIONS
4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

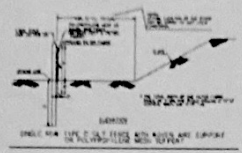
BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY

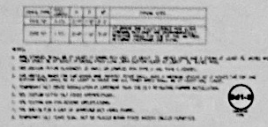
OF

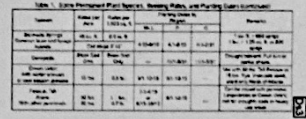
PARCEL #09030 000022

MORE PARTICULARLY DESCRIBED AS TRACT 2
PLAT PREPARED FOR PROVIDENCE SCHOOL, INC
SITUATED IN LAND LOT 30
9TH DISTRICT
HALL COUNTY, GEORGIA



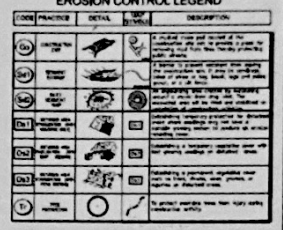


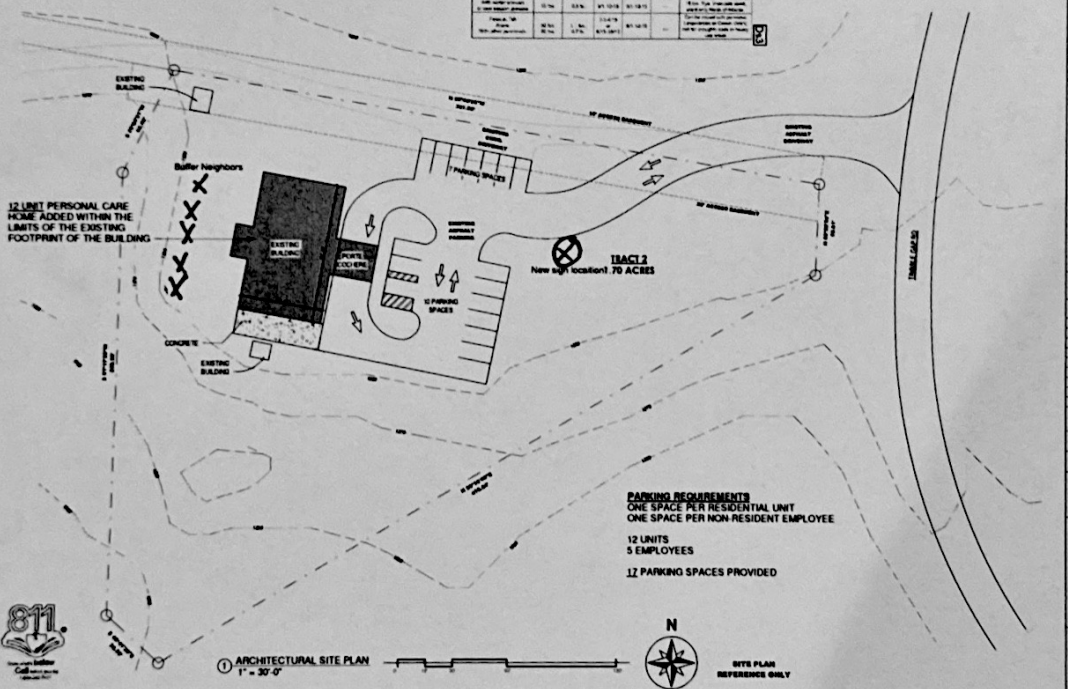




EROSION AND SEDIMENT CONTROL

EROSION CONTROL LEGEND





1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

B.D.C.
BODIFORD DESIGN CONSULTANT, LLC

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ALTO PERSONAL CARE HOME

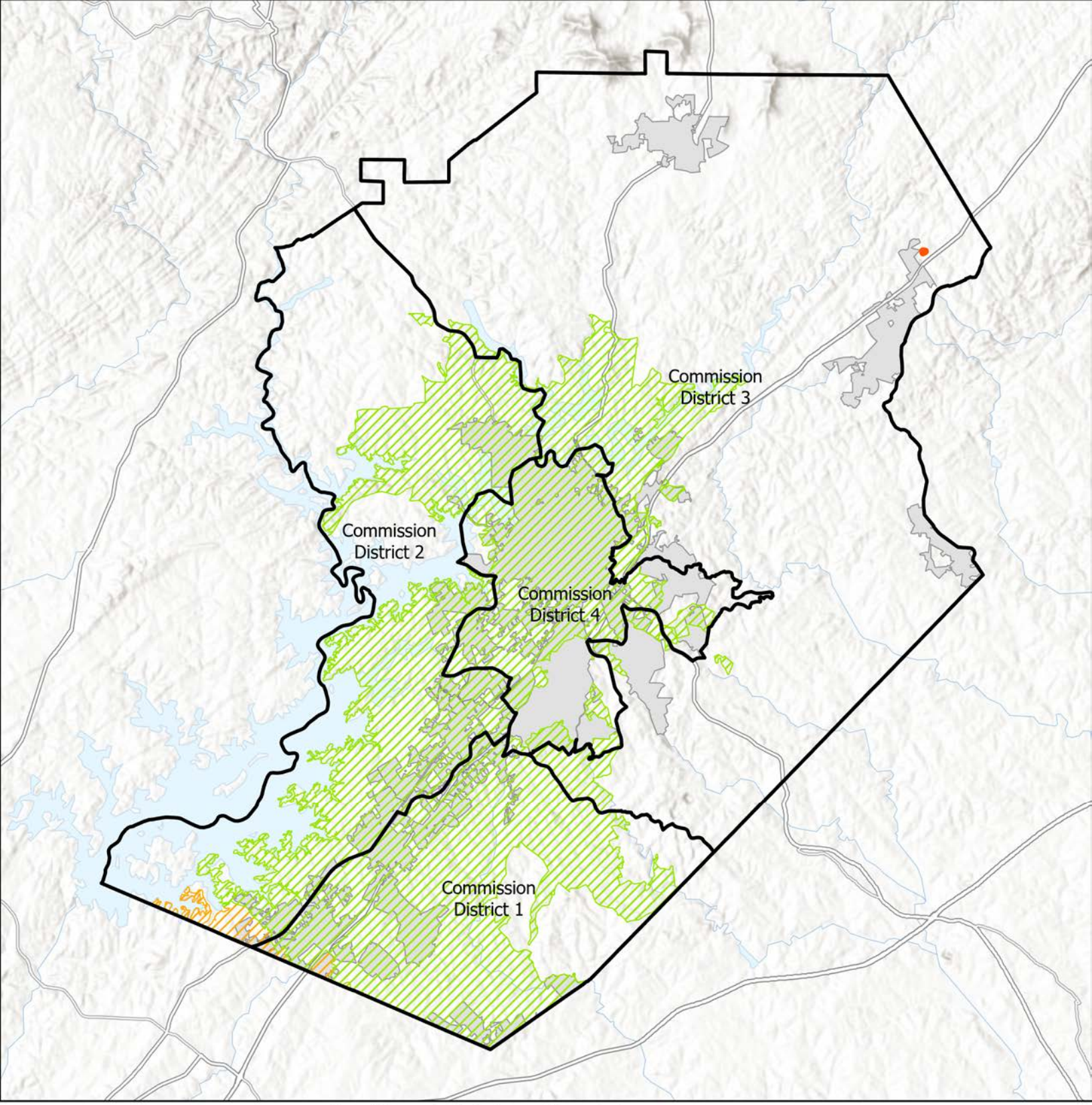
7355 TRIBBLE GAP ROAD
ALTO, GA 30510

REVISION / ISSUE

No.	DATE	DESCRIPTION

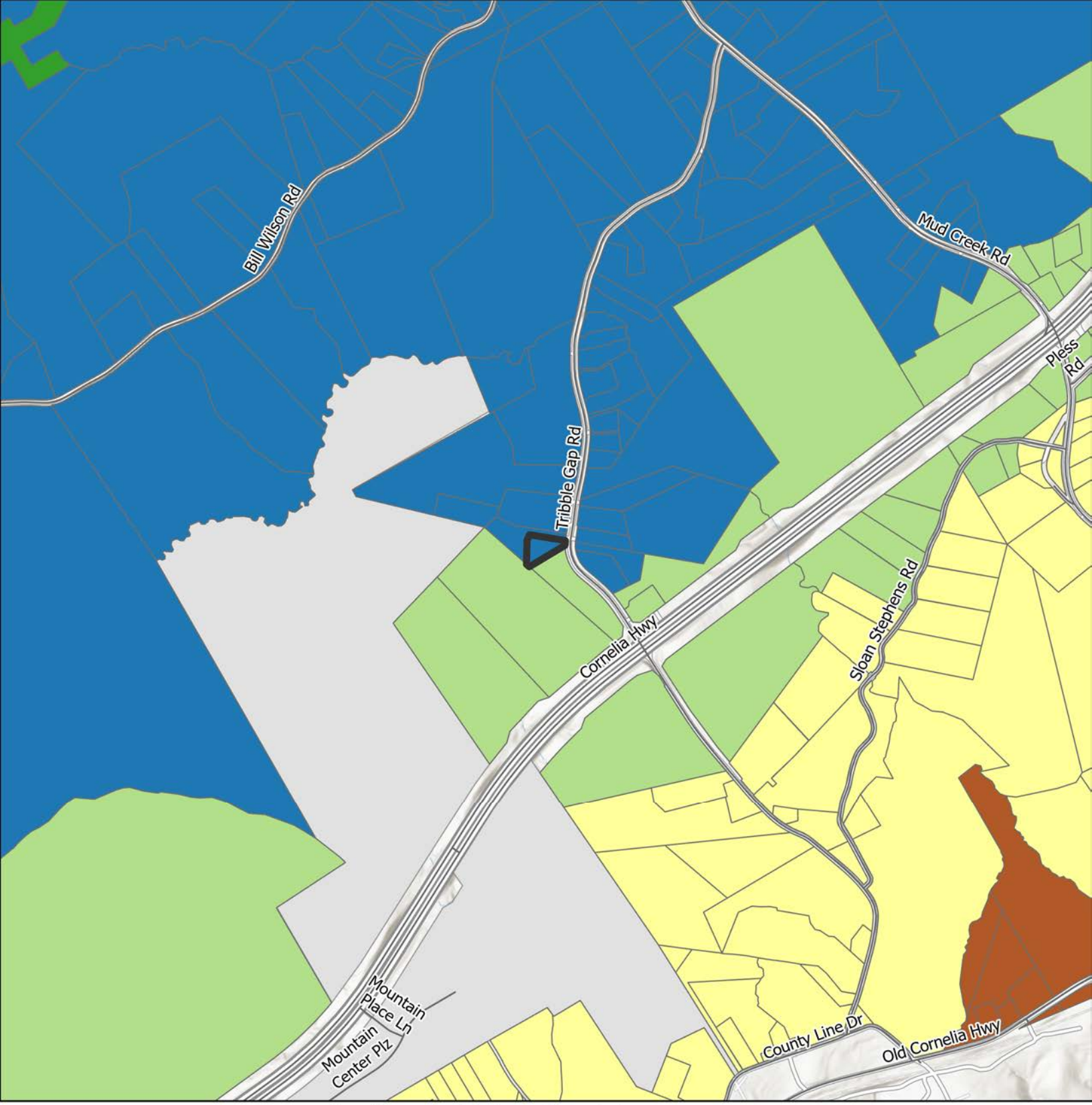
DATE	11/24/2025
DRAWN	JAB
CHECKED	JAB
JOB NO.	12025
SHEET NAME	ARCHITECTURAL SITE PLAN
SHEET NO.	A-002

NOT ISSUED FOR CONSTRUCTION



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Haley Stapleton
Tax Parcel #: 09030 000022
Location: 7355 Tribble Gap Road
Commission District 3

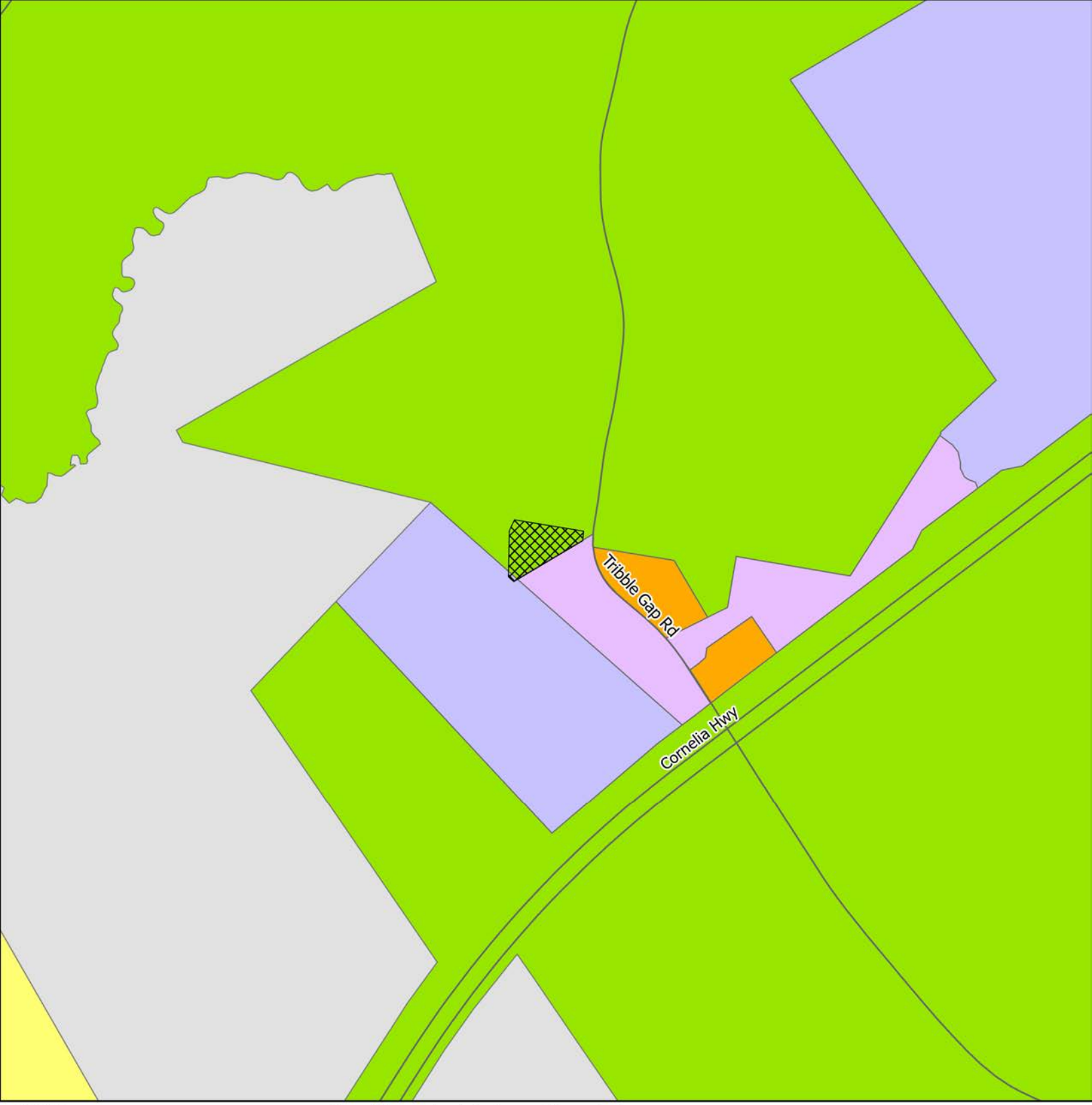


Subject Area
City Limits

FLU

- Employment or Business Corridors
- Greenspace - Conservation
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

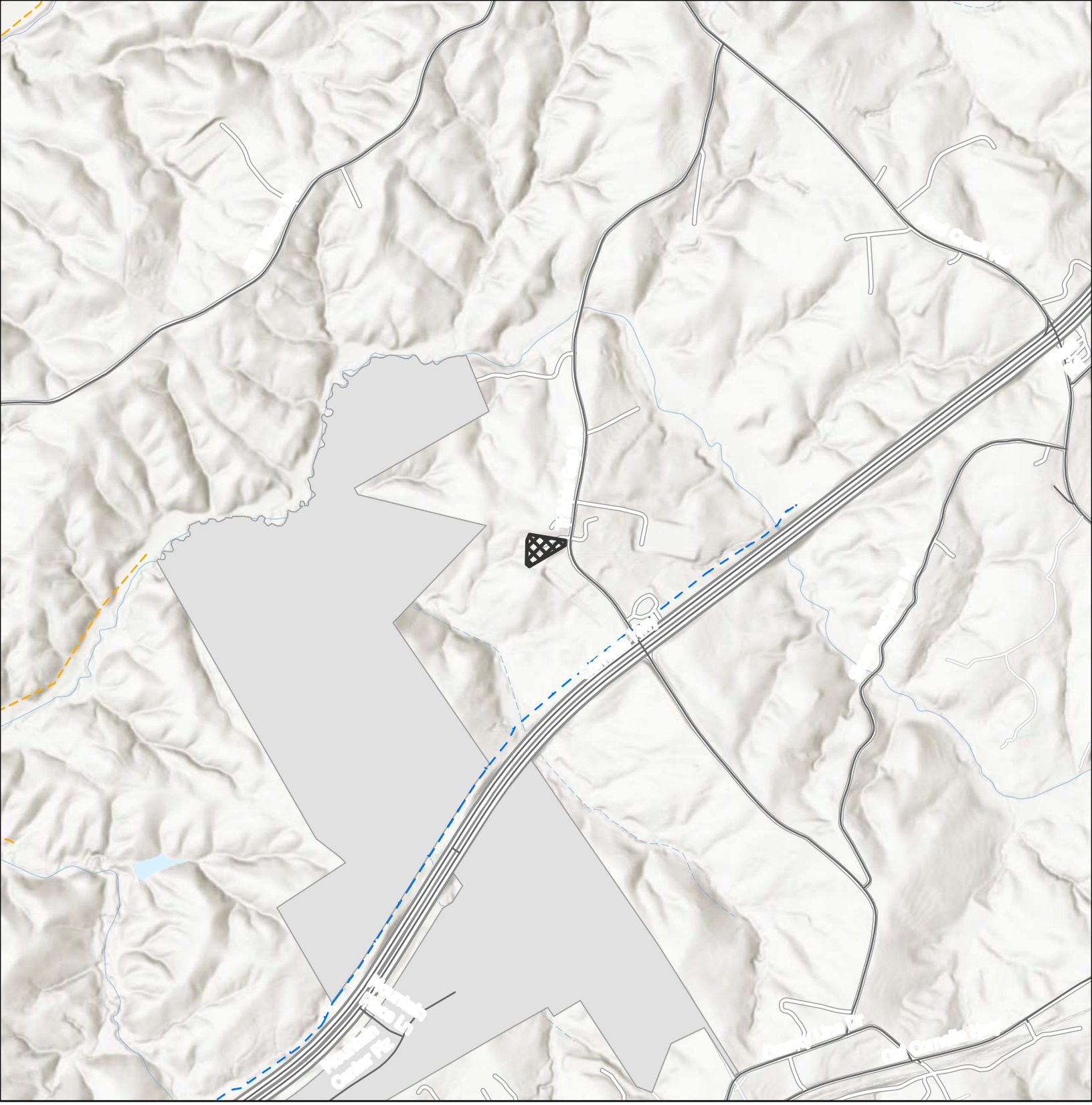
Applicant: Haley Stapleton
Tax Parcel #: 09030 000022
Location: 7355 Tribble Gap Road
Commission District 3

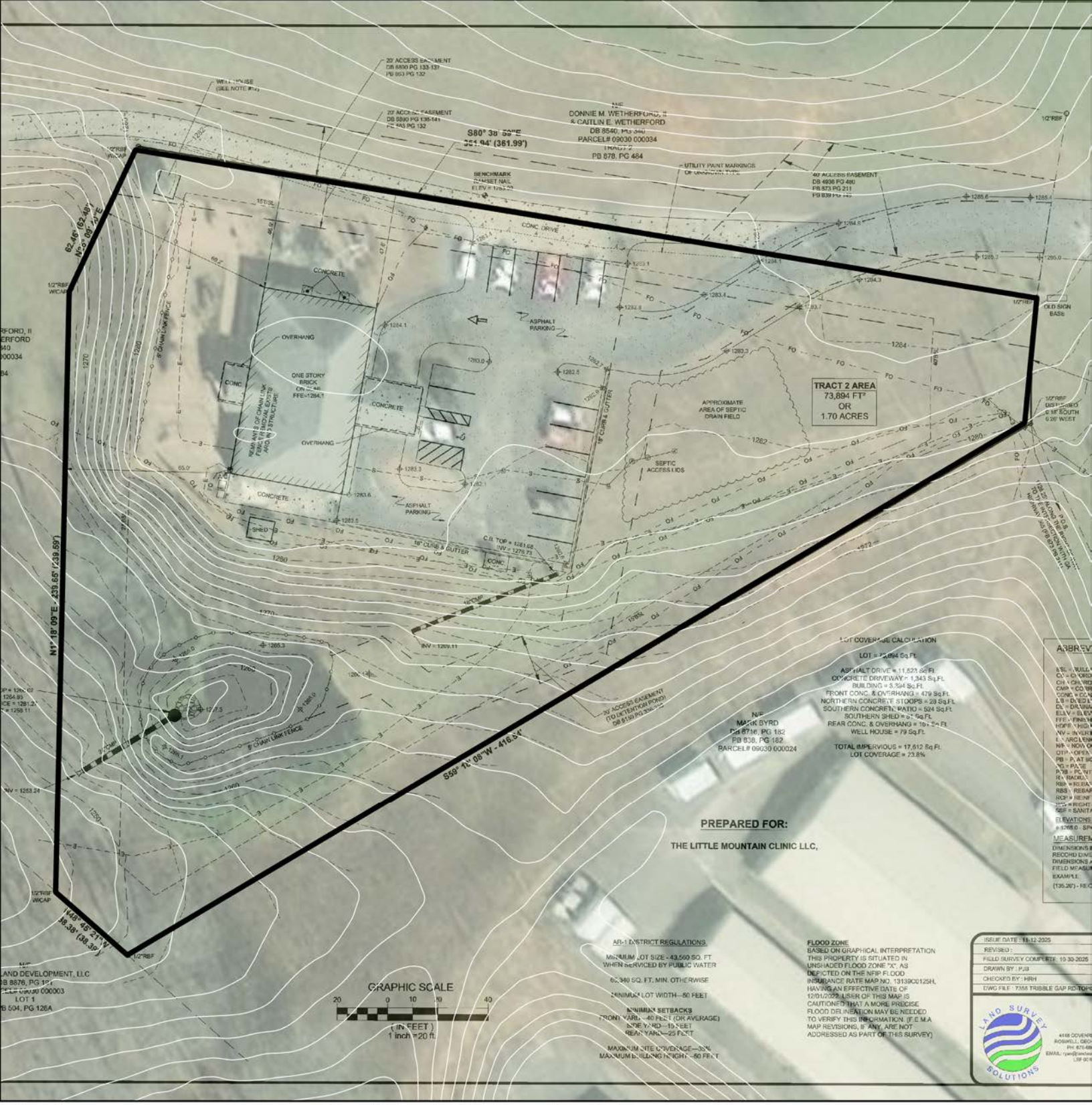


Subject Area
centerline
City Limits

ZONING
AR-1
I-1
MUNI
PCD
PID
PRD

Applicant: Haley Stapleton
Tax Parcel #: 09030 000022
Location: 7355 Tribble Gap Road
Commission District 3





Subject Area

Applicant: Haley Stapleton
Tax Parcel #: 09030 000022
Location: 7355 Tribble Gap Road
Commission District 3

SURVEYORS OF NORTHEAST GEORGIA
CERTIFICATE OF AUTHORIZATION # LSF 1149
A. WAYNE WORSHAM, R.L.S. #3073
711 LAKEVIEW HEIGHTS
CORNELIA, GA, 30531
OFFICE: (706) 778-5611
EMAIL: SURVEYORSOFNEGA@YAHOO.COM

CERTIFICATION:
IN MY OPINION, THIS PLAT OF SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,615 FEET (COMBINED TRACTS).

MAP OR PLAT PREPARED FOR

TRACT 1 — J. SCOTT ANDREWS & KAREN E. ANDREWS

TRACT 2 — PROVIDENCE SCHOOL, INC.

BOUNDARY LINE SURVEY
HALL COUNTY
GEORGIA

FIELDWORK COMPLETED: 10/31/2016
PLAT COMPLETED: 10/31/2016
REVISED:
LAND LOT: 30
DISTRICT : 9th
COUNTY OF HALL
FILE # 226, S.F. 225
FIELD BOOK # 6
INSTRUMENT USED:
TOPCON GTS-310 SERIES
SCALE: 1" = 100'

LEGEND:

R/W = RIGHT OF WAY
RB=REBAR RBF=RB FOUND
IPS = 1/2" RB W/ CAP
POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
CBX = CABLE BOX
CMP=CORRUGATED METAL PIPE
PT = PROPANE TANK
C/L= CENTER LINE
P/L= PROPERTY LINE
FH = FIRE HYDRANT
LL = LAND LOT
N/F=NOW OR FORMERLY
WV = WATER VALVE
WM = WATER METER
CTF= CRIMPED TOP FOUND
OTPF=OPEN TOP PIPE
PP= POWER POLE
LP= LIGHT POLE
CO = CLEAN OUT
HP= HEAT PUMP
RW= RETAINING WALL
PBX=POWER BOX
CC= CONCRETE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 104,946 FEET AND AN ANGULAR ERROR OF 00-00-04" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 13139C0125F EFFECTIVE DATE: SEPTEMBER 29, 2006. NO REVISION.

GEORGIA REGISTERED NO. 3073 A. WAYNE WORSHAM LAND SURVEYOR
A. Wayne Worsham

100 0 100 200 300
GRAPHIC SCALE – FEET

RECORDING PERMIT

BY S. McDonald 11-2-16
HALL COUNTY PLANNING COMMISSION

N/F RUSSO
AXLE FND.
N/F NORTH HALL DEVELOPMENT, LLC
N 48°41'30"W 561.52'
S 80°40'06"E 459.76' RECORD BEARING LINE
S 01°17'26"W 239.59'
S 25°04'21"W 62.48'
N 80°40'06"W 361.99'
S 48°41'30"E 38.39'
S 80°38'19"E 49.08'
N 59°16'40"E 416.54'
N 02°28'04"E 50.01'
S 80°38'19"E 80.52'
N 80°38'19"W 98.49'
N 44°46'57"E 8.59'
S 44°46'57"W 57.67'
N 05°33'02"E 40.08'
6.94'
IPS
1/2" RBF
.5" RBF
N/F BYRD
N/F ECHOLS
R/W
PAVED DRIVE
TRIBBLE GAP RD. (PAVED) 100' R/W

TRACT 1
1.50 ACRES
D.B. 3664, PG. 626-627
P.B. 863, PG. 132
J. SCOTT ANDREWS & KAREN E. ANDREWS (CURRENT OWNERS)

TRACT 2
1.70 ACRES
D.B. 3664, PG. 626-627
PROVIDENCE SCHOOL, INC.

15' ACCESS EASEMENT ON THE NORTH SIDE OF P/L.
20' ACCESS EASEMENT ALONG THE SOUTH SIDE OF P/L.
PLAT PREPARED BY JEFF WESHNER, DATED 03/21/2011 (PB. 863, PG. 132)

40' ACCESS EASEMENT REFERENCE PLAT PREPARED BY PATTON & BOYER INC., DATED 01/13/2006. RECORDED

N

The following parcel identified as TRACT 1 PARCEL 09030 000034 is not approved as a separate building lot. This lot is to be combined with adjacent property identified as TRACT 2 PARCEL 09030 000022
S. McDonald 11-2-16
Hall County Planning Department
IF TRACT 2 is sold separately, TRACT 1 in the platted configuration shall be deemed landlocked and no building permits shall be issued to TRACT 1.
S. McDonald

P.O.B. OF TRACT 2 IS A 1/2" RBF @ PROPERTY COR. 1,176.26' ALONG WESTERLY R/W OF TRIBBLE GAP RD. TO R/W INTERSECTION OF GA. HIGHWAY 365.

HALL COUNTY DEPT. OF PUBLIC HEALTH 10-31-16

Tract 1 2011-5011
Tract 2 2004-705

HALL COUNTY, GEORGIA
Filed for Record on 02 Nov 2016 at 09:55AM
PLAT BOOK : 00873
Page: 00211
by ls
CHARLES BAKER
CLERK SUPERIOR COURT

Please return to: Edwards Law, LLC
3355 Lenox Road NE, Ste. 750
Atlanta, GA 30326
File #2025-411

Parcel Number: 09030-000022

eFiled and eRecorded
DATE: 09/05/2025
TIME: 4:53 PM
DEED BOOK: 9717
PAGE: 538 - 539
FILING FEES: $25.00
TRANSFER TAX: $706.00
PT61: 069-2025-006082
RECORDED BY: CE
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 4th day of September, 2025 between **Arledge Holdings, LLC, a Georgia Limited Liability Company** (hereinafter referred to as "Grantor") and **The Little Mountain Clinic LLC, a Georgia Limited Liability Company** (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Worsham, G. R. L. S. #3073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 873, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description. Together with a 20-foot easement granted to Scott Andrews and Elisabeth Andrews dated April 23, 2004 and being recorded among Hall County, Georgia records in Deed Book 4936, Page 480 and a 20-foot easement granted to Providence School, Inc., dated September 13, 2011, recorded in Deed Book 6890, Page 133, Hall County, Georgia records. Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 13, 2011, filed September 21, 2011, recorded in Deed Book 6890, Page 142, Hall County, Georgia records.

Parcel Number: 09030-000022

Subject to all zoning ordinances, easements, restrictions and other matters of record affecting said described property.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public
My commission expires: 09/15/2025

Grantor(s):
Arledge Holdings, LLC, a Georgia Limited Liability Company

By: _____ (Seal)
Kristy Arledge, Member

By: _____ (Seal)
Donald Arledge, Member

BARRY E EDWARDS II
My Commission Expires
NOTARY
PUBLIC
Sept. 15, 2025
DEKALB COUNTY, GEORGIA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Worsham, G. R. L. S. #3073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 873, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description.

Together with a 20-foot easement granted to Scott Andrews and Elisabeth Andrews dated April 23, 2004 and being recorded among Hall County, Georgia records in Deed Book 4936, Page 480 and a 20-foot easement granted to Providence School, Inc., dated September 13, 2011, recorded in Deed Book 6890, Page 133, Hall County, Georgia records.

Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 13, 2011, filed September 21, 2011, recorded in Deed Book 6890, Page 142, Hall County, Georgia records.

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 1/14/2026 7:52 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (110 KB)
Fire Hydrant.pdf;

February 26 2026, Hall County Board of Commissioners meeting

7355 Tribble Gap Road | Special Use | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Hall County Fire Comments:

1. **The occupancy use is changing from Day Care to New Residential Board & Care, the change of use will require the existing building to be brought up to New Residential Board & Care standards see Life Safety Code Chapter 32, for requirements along with Rules and Regulations for the State minimum Fire Safety Standards 120-3-3**

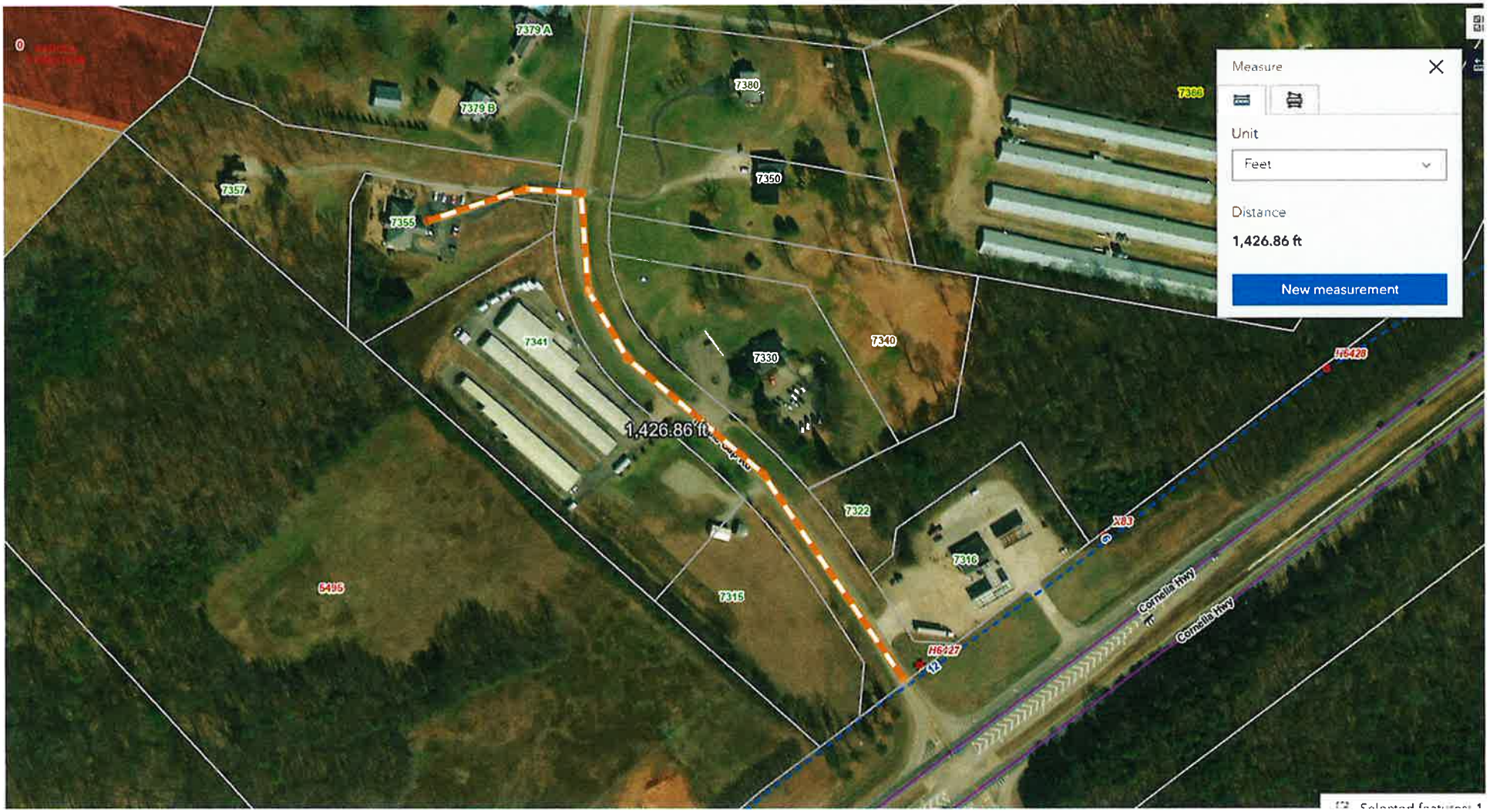
2. **Architectural plans will have to be submitted to the Hall County Building Department for review and approval.**

3. The nearest fire hydrant is located approximately 1,426 feet away from the proposed Residential Board & Care Facility. The International Fire Code 2018 Edition requires a fire hydrant to be installed 500 feet from the occupancy as the fire apparatus travels, in this case the fire hydrant is greater than 500 foot which will require an extension of the fire line to meet the 500-foot requirement. See GIS attachment for current fire hydrant location.

4. The extension of the fire line will require engineered site development plans to be submitted to Hall County for review and approval, site plans are required to be reviewed and approved before the architectural plans will be reviewed.

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



Measure
Unit
Feet
Distance
1,426.86 ft
New measurement
1,426.86 ft
7379 A
7379 B
7380
7350
7357
7355
7341
7330
7340
7322
7316
7315
5495
H6427
H6428
X83
Cornelia Hwy
Cornelia Hwy

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, which 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 no 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 JANUARY 9, 2026 **AND NO LATER THAN** JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 **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, Haley Stapleton (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** 1/14/2026 (Date) **for** Haley Stapleton (Name application filed as).

Signature Haley V Stapleton
(The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALEY STAPLETON
REQUEST: SPECIAL USE FOR INSTITUTIONAL RESIDENTIAL
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 47/2026

SUBJECT: **888 & 890 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Purpose of Request:

888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comment
Notice Sign
Map Depicting Public Comments Rec'd

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... USI Holdings, LLC

Request ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)
(B) **Variance** | to section 2.2.2

Proposed Use ..... (A) & (B) Permitted uses in Light Industrial (I-1)

Size ..... 4.54± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Light Industrial (I-1)

Location ..... **888 & 890 Gainesville Highway |** Tax Parcels 08170 001005A & 001005

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **(A) Approval, with conditions,** as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan
(B) Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number..... (A) HZON25-0056
(B) HVAR25-0067

(A) & (B) Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Summary Analysis

The applicant has submitted two concurrent requests as part of an existing industrial development: (A) to rezone a 4.54± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) and (B) a variance to the required road frontage.

Currently, the site is developed with a 24,200 square-foot office and warehouse building constructed in 1990 according to the Hall County Tax Assessors records. The surrounding properties are zoned and developed as outlined below:

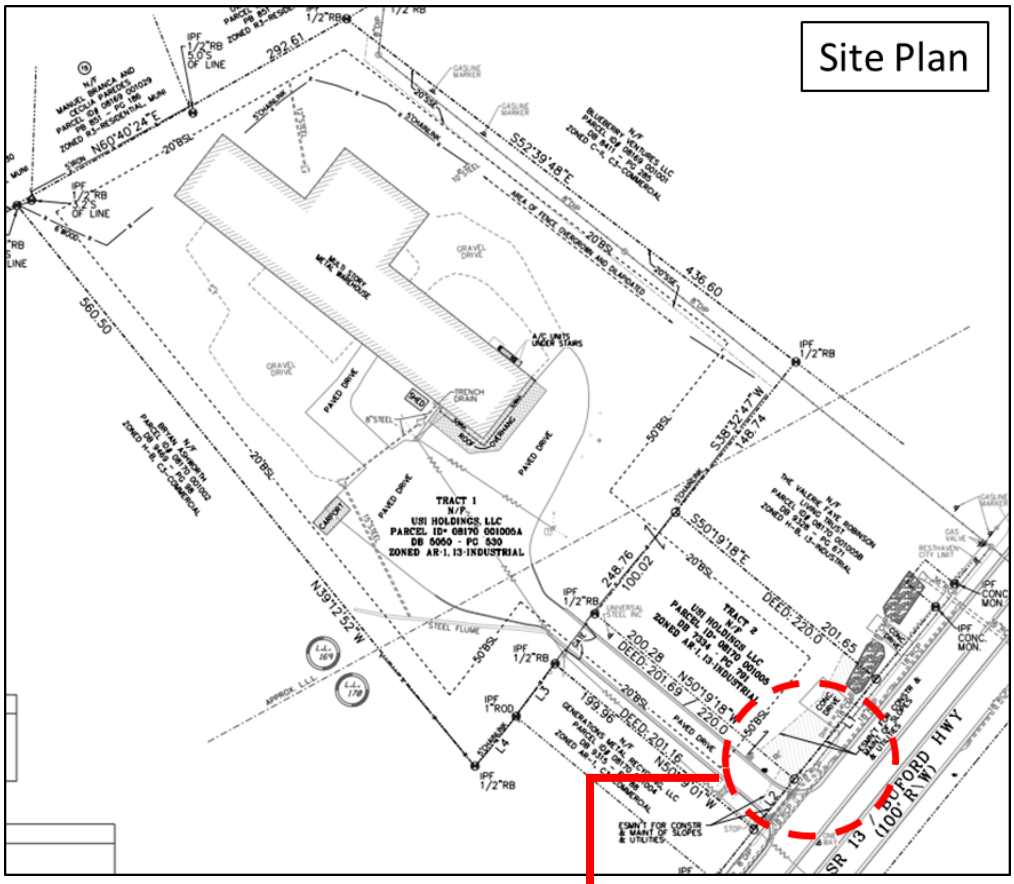
North:	City of Buford, R-100 Single Family Residential: Developed with single-family homes
East:	City of Buford, M-1 Light Industrial: Developed with a single-family home Highway-Business (H-B): undeveloped
South:	City of Buford, M-1 Light Industrial: Developed with an Amazon distribution facility
West:	Agricultural Residential 1 (AR-1): Developed with a metal recycling business Highway-Business (H-B): Developed with a used vehicle dealership

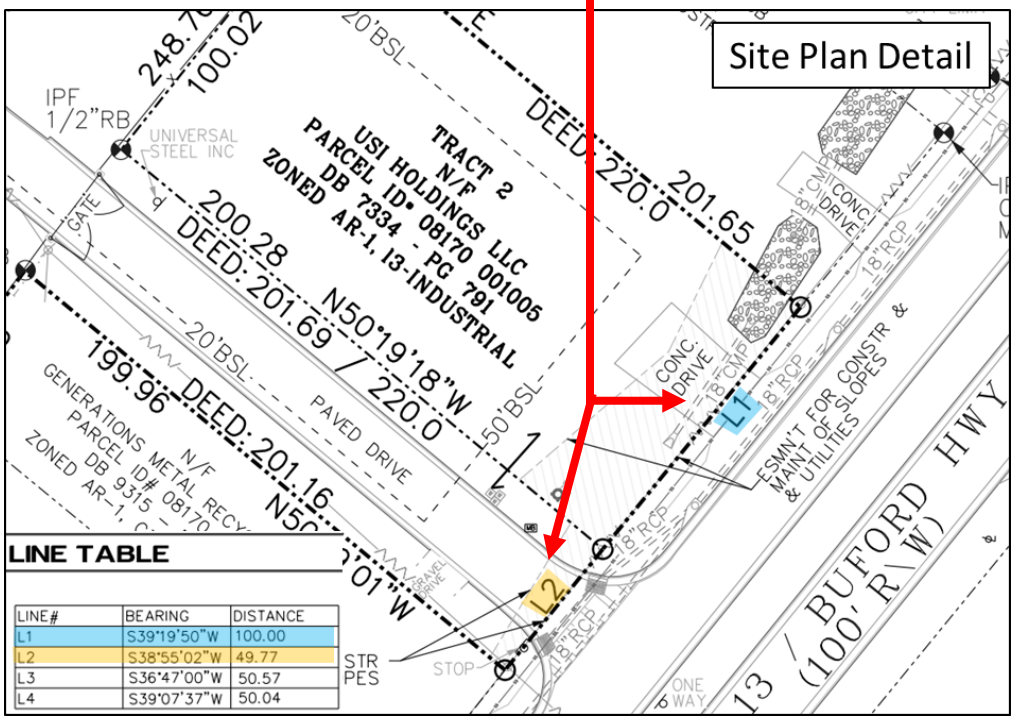


According to Hall County tax records, the property was developed in 1990. Business License records indicate that a steel manufacturing company, Stevens Steel Products, began occupying the site in 1992 (BUS-0009587). The current property owner, USI Holdings, LLC, purchased the property in 2004 and continued operations under the name Universal Steel, Inc. There has been confusion over time as to whether this property was located within the Town of Resthaven or unincorporated Hall County. Upon determining that the property is within unincorporated Hall County, the business transferred its license from Resthaven to Hall County in 2013 (BUS-0030205). To bring the property into compliance with its long-standing industrial use, the property owner is requesting to rezone from Agricultural Residential (AR-1) to Light Industrial (I-1), consistent with the historical operations on the site.

Per the submitted narrative, the property is currently used as an office and manufacturing plant that fabricates ornamental railings and various steel products for commercial use. Operations are conducted without generating excessive emissions, noise, or air pollutants. Additionally, the applicant indicates there are no plans for future expansion or changes to the site.

Per the submitted site plan, the existing metal warehouse and accessory structures comply with the setback and buffer requirements of the Light Industrial (I-1) zoning district. The two subject parcels, identified as Tract 1 (888 Gainesville Highway) and Tract 2 (890 Gainesville Highway) were created prior to the adoption of subdivision regulations. Due to the widening of Gainesville Highway (SR13) to a divided 4-lane highway, the minimum required road frontage has increased to 500 feet. The property owner proposes to combine the two tracts and maintain a single entrance to the site. Even in combining the properties, a road frontage variance is required as the resulting road frontage would be 149.77 feet. The maps below identify the road frontage lengths (shown in yellow and blue).


Site Plan
TRACT 1
N/F
USI HOLDINGS, LLC
PARCEL ID# 08170 001005A
DB 5050 - PG 530
ZONED AR-1, I3-INDUSTRIAL
TRACT 2
N/F
USI HOLDINGS LLC
PARCEL ID# 08170 001005
DB 7334 - PG 791
ZONED AR-1, I3-INDUSTRIAL
SR 13 / BUFORD HWY (100' R\W)


Site Plan Detail
TRACT 2
N/F
USI HOLDINGS LLC
PARCEL ID# 08170 001005
DB 7334 - PG 791
ZONED AR-1, I3-INDUSTRIAL
DEED: 220.0
201.65
200.28
DEED: 201.69 / 220.0
N50°19'18"W
199.96
DEED: 201.16
N50°19'01"W
20'BSL
50'BSL
PAVED DRIVE
CONC. DRIVE
ESMN'T FOR CONSTR & MAINT OF SLOPES & UTILITIES
13 / BUFORD HWY (100' R\W)
IPF 1/2"RB
UNIVERSAL STEEL INC
GATE
STOP
ONE WAY
L1
L2
LINE TABLE
LINE# | BEARING | DISTANCE
L1 | S39°19'50"W | 100.00
L2 | S38°55'02"W | 49.77
L3 | S36°47'00"W | 50.57
L4 | S39°07'37"W | 50.04

This property is located within the Gateway Corridor Overlay District (GCOD). However, the Gateway Corridor Overlay District (GCOD) standards do not apply to the subject property as it was developed prior to the adoption of the Gateway Corridor Overlay District (GCOD) standards. Any future development or redevelopment will be required to comply with Gateway Corridor Overlay District (GCOD) standards.

Water service is provided by the City of Gainesville Department of Water Resources and sanitary sewer services are provided by Buford sewer.

Based on the future land use plan, staff finds the rezoning 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 major road corridors and intersections to 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. These areas may also include higher density residential uses, where appropriate. Site designs should use the quality development principals to the fullest extent possible.

(A) Zoning Analysis – Rezone

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 Light Industrial (I-1) zoning district and existing use 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 subject property is currently developed. The applicant is planning to use the property as it currently exists and is not proposing any additional improvements.**

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 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 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.**

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Denying the rezoning would provide no meaningful public benefit, as the use has operated safely and compatibly for more than 30 years. However, it would impose a hardship on the property owner by leaving the long-established business in a legal non-conforming status, limiting routine maintenance and operational certainty. Rezoning removes this hardship without negatively affecting the public.**

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 zoned Agricultural Residential 1 (AR-1). The site is currently developed with an office building and manufacturing plant, constructed in 1990 as reflected in the county tax records. Records indicate that it has been utilized for metal fabrication for the past 22 years.**

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 of Light Industrial (I-1) would not create an isolated district as other surrounding properties are also zoned I-1.**

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 light industrial uses based on the Future Land Use Map; however, the current development requires rezoning 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.**

(B) <u>Zoning Analysis</u> – Variance to 2.2.2

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject parcels were created prior to the adoption of subdivision regulations. With the recent widening of Gainesville Highway (SR13) to a divided four-lane highway, the combined parcels cannot meet current standards, creating a hardship directly related to the physical conditions of the property rather than any personal or economic circumstance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Yes, application of the UDC standards, specifically the increased road-frontage requirement, creates an unusual hardship for this property as the parcels were established before subdivision regulations, the increased road frontage requirements, and road widening.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The subject parcels were created prior to the adoption of subdivision regulations, resulting in road-frontage dimensions that do not meet current standards. While some nearby properties also have reduced frontage, the specific configuration and combined frontage of these two parcels create a condition that is distinct to this property.**

4. Such conditions are not the result of any actions of the property owner; **The configuration of the parcels and the greater road frontage standards are not the result of any action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission. **Approval of the requested variance would not negatively affect the public good, nor would it compromise the intent of the UDC. The request simply recognizes long-standing, historically established conditions and does not authorize any prohibited or previously denied use. The character of the area would remain unchanged.**

<u>11.2.6.E - Submission requirements</u>

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 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 use; 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 January 15, 2026, Emily McGahee stated, "No comment."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access."

Hall County Public Works and Utilities
In a memo dated January 16, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
Access permit from Georgia DOT will be required if change of use proposed.

Utilities:
Buford sewer area.

Hall County Fire Marshal
In an email dated January 14, 2026, 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
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

USI HOLDINGS LLC
888 GAINESVILLE HWY
BUFORD GA 30518

Phone [redacted]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Property Owner (Name & Mailing Address)

USI HOLDINGS LLC
888 GAINESVILLE HWY
BUFORD GA 30518

Phone [redacted]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Proposed Use LIGHT INDUSTRIAL / STEEL FABRICATION

Contact Person (Name & Mailing Address)

JULIET RHODEN
PO BOX 797
LITHONIA GA 30058

Phone 770-482-5601

Email Address JRHODEN@UNIVERSALSTEEL INC.COM

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: AR-1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 08170 00100SA & 00100S Acreage 4.5419 ~~4.8820~~

Location Address 888 & 890 GAINESVILLE HWY., BUFORD GA 30518

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

Print: WILLIAM I. NOETHLING III Date: 11-11-25

Sign: [signature] Date: 11-11-25

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:

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: 01/24/2023 09:26:32

BUSINESS INFORMATION	
BUSINESS NAME	: USI HOLDINGS, LLC
CONTROL NUMBER	: 0002214
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2023, 2024, 2025

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: PO BOX 1135, BUFORD, GA, 30515, USA
REGISTERED AGENT NAME	: WILLIAM I. NOETHLING, JR.
REGISTERED OFFICE ADDRESS	: 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA
REGISTERED OFFICE COUNTY	: Gwinnett

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: P.O. BOX 1135, BUFORD, GA, 30515, USA
REGISTERED AGENT NAME	: WILLIAM I. NOETHLING, JR.
REGISTERED OFFICE ADDRESS	: 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA
REGISTERED OFFICE COUNTY	: Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: JULIET RHODEN
AUTHORIZER TITLE	: Organizer

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**USI HOLDINGS, LLC**	Control Number:	**0002214**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**P.O. BOX 1135, BUFORD, GA, 30515, USA**	Date of Formation / Registration Date:	**1/12/2000**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**WILLIAM I. NOETHLING, JR.**
Physical Address:	**888 GAINESVILLE HWY, BUFORD, GA, 30518, USA**
County:	**Gwinnett**

Back

Filing History Name History

Return to Business Search

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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

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ Date: 11-11-25

Applicant's/Owner's Name (Printed): WILLIAM I NOETHLING III

USI HOLDINGS, LLC

888 GAINESVILLE HWY./BUFORD/GA 30518

Telephone: (770) 482-5601

July 19,2025

Hall County Planning & Zoning Department
Browns Bridge Road,
Gainesville, GA 30504

RE: 888 Gainesville Highway, Buford, GA 30518

This narrative outlines the request to rezone the property located at 888 Gainesville Highway, Buford, GA 30518 from its current agricultural residential zoning (AR III) classification to a commercial designation of Light Industrial. This rezoning is necessary in order to bring this property from a status of legal non-conforming business into compliance and alignment with the surrounding businesses.

On July 29th, 2004, USI Holdings LLC, operating as a holding company that specializes in the acquisition and management of assets such as real estate and manufacturing equipment, purchased the parcel of land lying in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres.

Located on this lot is a metal structure of approximately 24,200 square feet of office space and manufacturing plant. The plant fabricates ornamental rails and miscellaneous steel for commercial use. There are no excessive gases, noises or air pollutants emitted from this facility.

The property receives its lighting from GA Power and water from the City of Gainesville.

This facility has been a contributing factor in this community since 2004. We have created jobs and boosted the local economy. We currently do not have any future plans for expansion or change to this site.

Respectfully,

William I. Noethling III
Member
USI Holdings, LLC

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

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

BECAUSE OF THE SIZE, SHAPE & LOCATION OF ONE PROPERTY IT IS NECESSARY TO COMBINE BOTH TO MEET CURRENT STANDARDS. THEY WERE CREATED PRIOR TO CURRENT ZONING REQUIREMENTS & THE CREATION OF A DIVIDED HIGHWAY

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

THE CURRENT REQUIREMENTS WOULD CREATE A HARDSHIP DUE TO THE NARROWNESS OF THE LOT SIZE AND NO POSSIBILITY THAT PROPERTY CAN BE FURTHER DEVELOPED. THE VARIANCE WILL NOT ALTER THE CHARACTER OF THE DISTRICT NOR BE A DANGER TO PUBLIC WELFARE

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

OUR APPLICATION AND APPROVAL WOULD ALLOW US TO ENJOY THE RIGHTS ENJOYED BY OUR NEIGHBORS AS A LIGHT COMMERCIAL PROPERTY. AS THE TWO PROPERTIES ARE BEING COMBINED THERE WILL BE NO NEED FOR A SEPERATE DRIVEWAY FOR THE SMALLER PROPERTY.

4. Such conditions are not the result of any actions of the property owner.

THE PROPERTIES WERE CREATED PRIOR TO THE CURRENT ZONING REGULATIONS WHICH REQUIRE A 500 FOOT ROAD FRONTAGE FOR PROPERTIES FRONTING A DIVIDED HIGHWAY. GAINESVILLE HIGHWAY ONLY RECENTLY BECAME A DIVIDED HIGHWAY.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

GRANTING THE VARIANCE WOULD NOT INTERFERE WITH OTHER PROPERTIES OR BUSINESSES IN THIS DISTRICT BUT WOULD BRING US INTO CONFORMITY WITH ZONING COMPLIANCE. OUR BUSINESS PRACTICES NOR USE OF THE PROPERTIES WOULD NOT CHANGE.

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

Applicant _____ Date 11-11-25

FILING INFORMATION BOX

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S.39°19'50"W	100.00
L2	S.38°55'02"W	49.77
L3	S.36°47'00"W	50.57
L4	S.39°07'37"W	50.04

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
SPECTRA PRECISION SP85 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: SEPTEMBER 26, 2025

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST) ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:417,800.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:34,282 AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

ZONING NOTE

ZONING: LIGHT INDUSTRIAL (L-1)

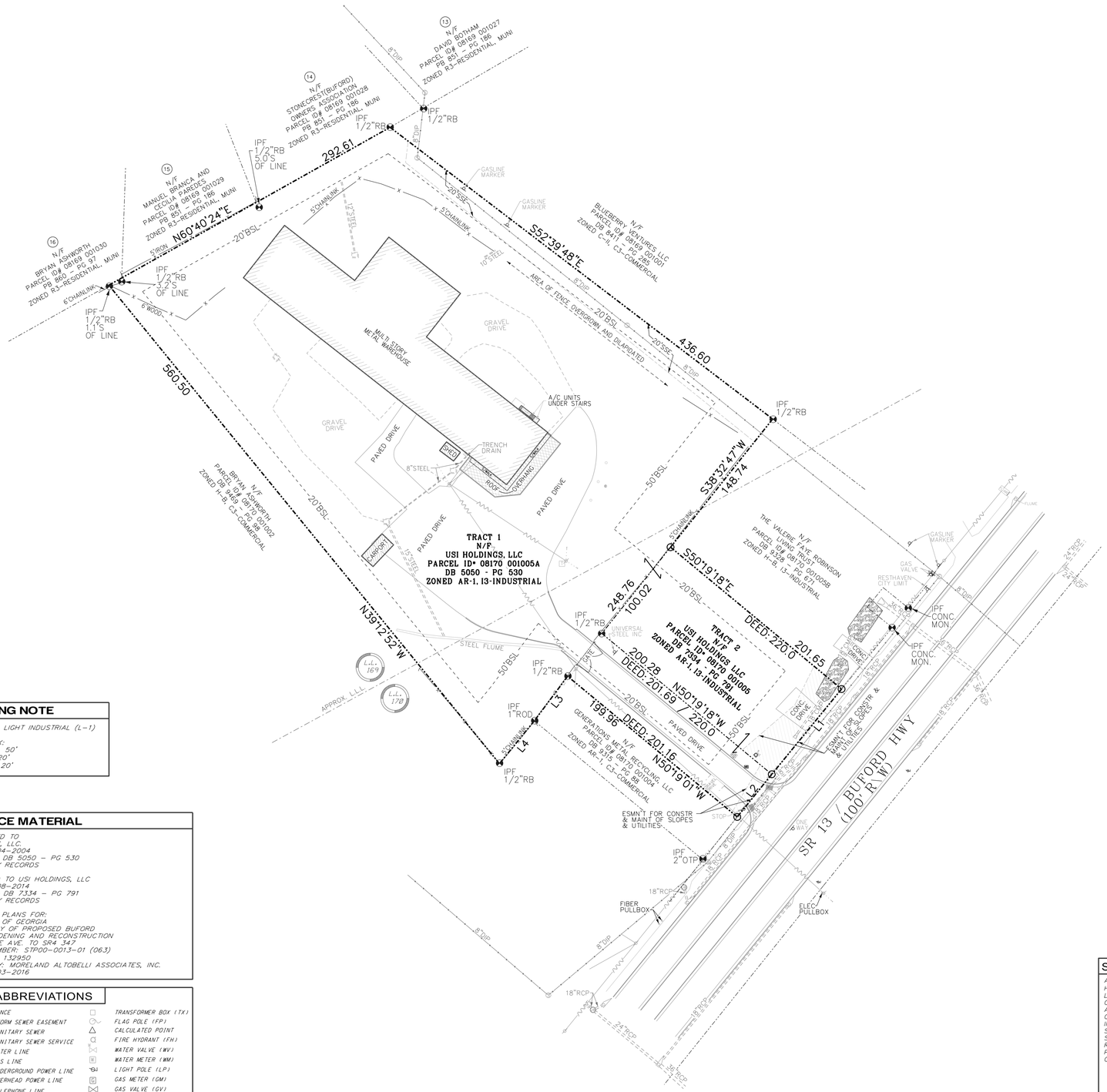
SETBACK:
FRONT: 50'
SIDE: 20'
REAR: 20'

REFERENCE MATERIAL

1. WARRANTY DEED TO USI HOLDINGS, LLC.
   DATED: 08-04-2004
   RECORDED IN DB 5050 - PG 530
   HALL COUNTY RECORDS
2. WARENTY DEED TO USI HOLDINGS, LLC
   DATED: 03-08-2014
   RECORDED IN DB 7334 - PG 791
   HALL COUNTY RECORDS
3. RIGHT OF WAY PLANS FOR:
   D.O.T. STATE OF GEORGIA
   RIGHT OF WAY OF PROPOSED BUFORD HIGHWAY WIDENING AND RECONSTRUCTION FROM SAWNEE AVE. TO SR4 347
   PROJECT NUMBER: STP00-0013-01 (063)
   P.I. NUMBER: 132950
   PREPARED BY: MORELAND ALTOBELLI ASSOCIATES, INC.
   DATED: 03-03-2016

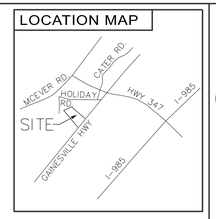
LEGEND & ABBREVIATIONS

- FENCE
- STORM SEWER EASEMENT
- SANITARY SEWER
- SANITARY SEWER SERVICE
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TELEVISION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- SS MANHOLE (MH)
- TRANSFORMER BOX (TX)
- FLAG POLE (FP)
- CALCULATED POINT
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- GAS METER (GM)
- GAS VALVE (GV)
- HEAD WALL (HW)
- CURB AND GUTTER (C&G)
- SPOT ELEVATION
- ELECTRIC METER (EM)
- POWER POLE (PP)
- SIGN
- BENCHMARK
- CLEANOUT (CO)



SPC Georgia West Zone

LOCATION MAP



TRACT 1 AREA
177,749 SQ. FT.
4.0806 ACRES +/-

TRACT 2 AREA
20,097 SQ. FT.
0.4614 ACRES +/-

COMBINED
TOTAL AREA
197,844 SQ. FT.
4.5419 ACRES +/-

*NOTE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TAX PARCELS #08170 001005 AND #08170 001005A INTO ONE COMBINED PARCEL.

SURVEYOR'S CERTIFICATE

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

RYAN M. SCHULDT, RLS
REGISTERED NUMBER: 3219

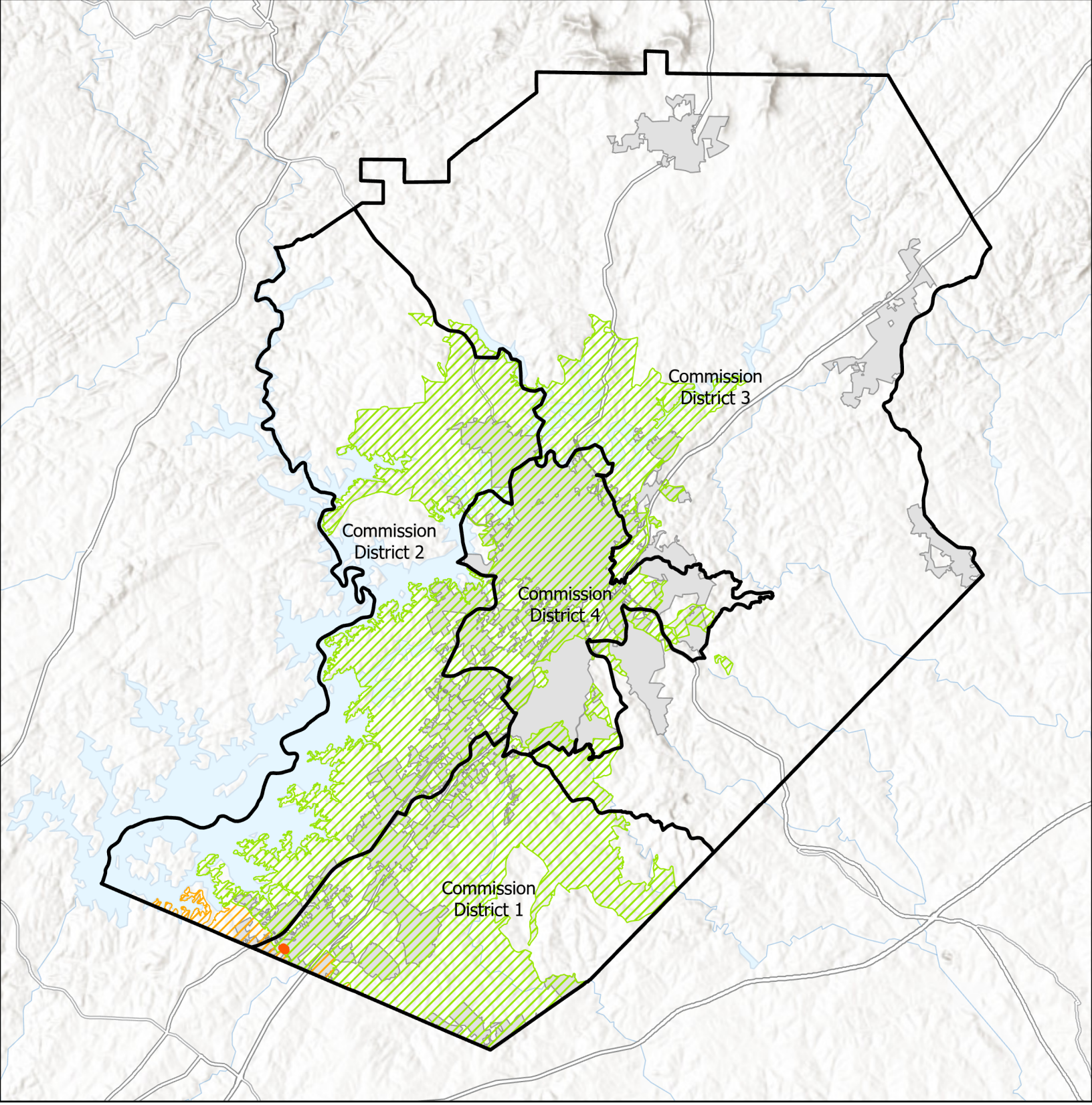
NORTH POINT LAND SURVEYING
910 N. TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 315-5129
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com

CERTIFICATE OF AUTHORIZATION No.: LSF001173

ADRESS
LOCATED IN L.L. 169 &170
8th DISTRICT
HALL COUNTY, GA.

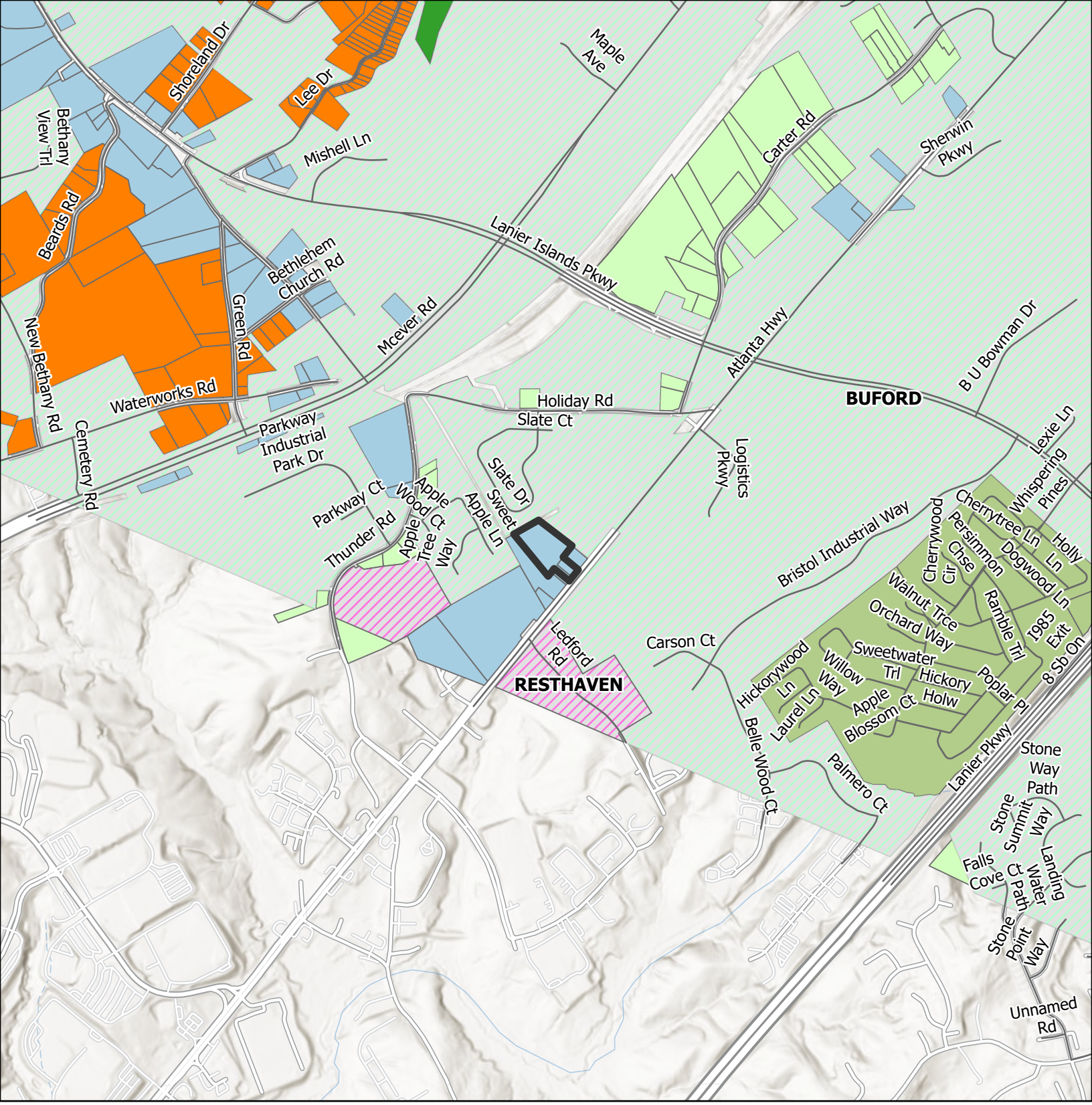
CONSOLIDATION PLAT
FOR
USI HOLDINGS, LLC

DATE	: 10/13/2025
PROJECT NO.	: 106-25
SCALE	: 1" = 50'
DRAWN BY	: RYAN SCHULDT
CHECKED BY	: RYAN SCHULDT
FIELD CREW	: CODY CHAMBERS, JOSH CHAMBERS
24x36 DWG PATH	: 2025 /106 - 25 /106 - 25COMBO
SHEET	: 1 OF 1



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1

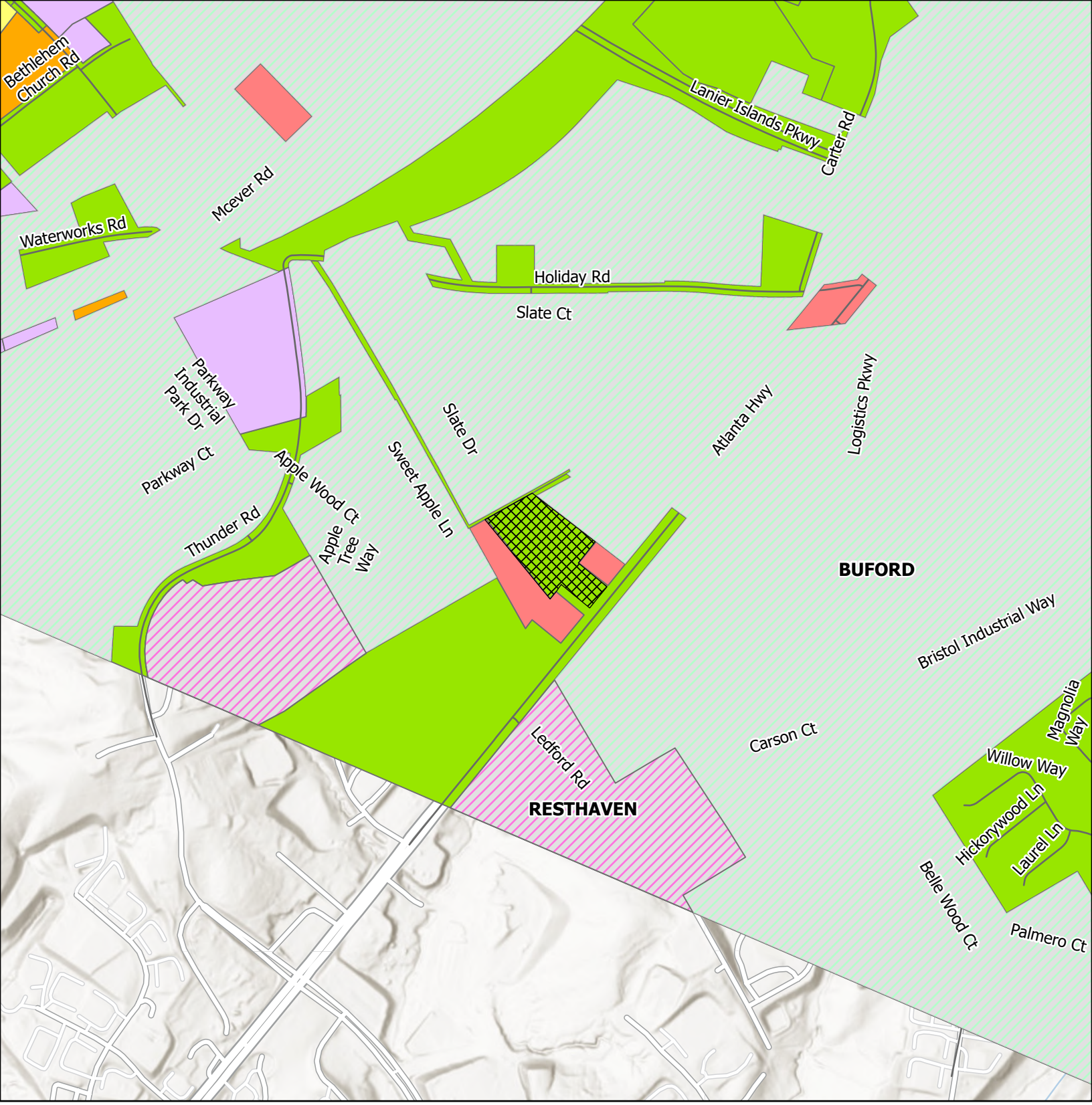


Subject Area
City Limits
Buford
Resthaven

FLU

Business Corridors
Greenspace - Conservation
Lakeside Residential
Suburban Neighborhood, Low-Density
Suburban Neighborhood, Medium-Density

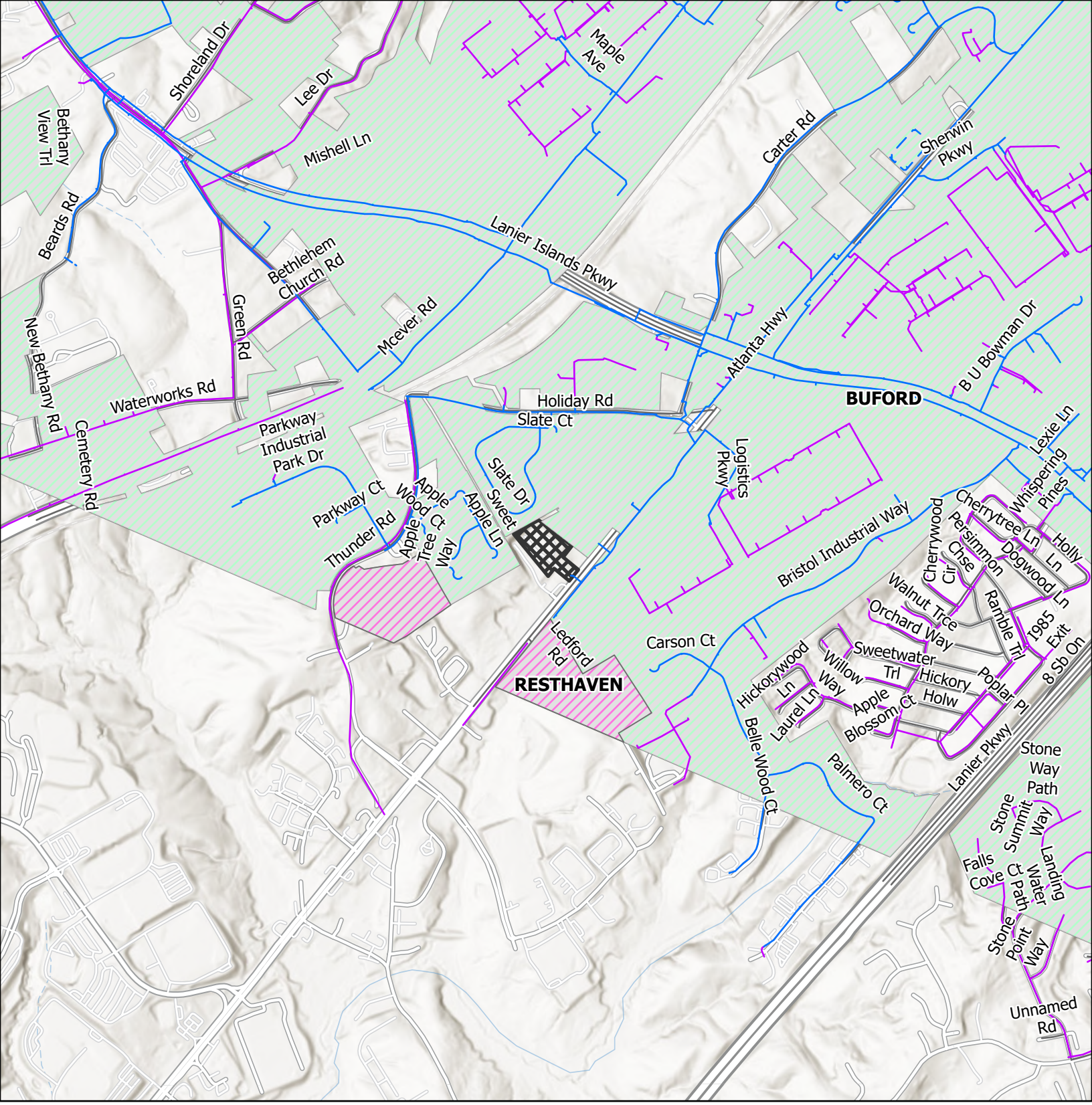
Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



Subject Area
City Limits
Buford
Resthaven

ZONING
AR-1
H-B
I-1
MUNI
PCD
PRD

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



LAYER

- Private or Other System
- Waterline
- Preliminary Waterline
- City Limits
- Buford
- Resthaven
- Subject Area

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



Subject Area
City Limits
Buford
Resthaven

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1

05050
00530

Prepared by: MIKEL L. PURCELL
SMITH, BASSETT, PURCELL & KOENIG
SUITE 600 PARK CENTRAL
2970 CLAIRMONT ROAD, NE
ATLANTA, GA 30329

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 400 00
Date 8-4-04
DWIGHT S. WOOD
Clerk Superior Court
By JC

000530

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5050
PAGE (S) 530-531 THIS 4
DAY OF Aug 2004 AT 11:45 AM
DWIGHT S. WOOD, CLERK BY JC

4394,95

STATE OF GEORGIA §

WARRANTY DEED

028274

COUNTY OF DEKALB §

THIS INDENTURE, made this 29th day of July, 2004, by and between

STEPHEN C. WALDEN

of the County of Gwinnett, State of Georgia, as party of the first part, hereinafter called Grantor, and

USI HOLDINGS, LLC,

of the County of DeKalb, State of Georgia, 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), whose post office address is 2400 South Stone Mountain-Lithonia Road, Lithonia Georgia 30058.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged. has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with all structures and improvements on said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, 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 whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the day and year first above written.

Signed, sealed, and delivered in
our presence:

Witness

Notary Public
Date notarized: July 29, 2004

NOTARY PUBLIC
MIKEL L. PURCELL
EXP. Nov 20, 2004
FULTON COUNTY, GA

STEPHEN C. WALDEN

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=22390544&key1=5050&key2=530&county=69&countyname=HALL&userid=891638&appid=4 1/2

000531

EXHIBIT "A"

All that tract or parcel of land lying and being in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point on the Northwesterly edge of the right-of-way line of U. S. Highway No. 23 a/k/a Ga. Highway No. 13 (having a 100-foot right-of-way) where said right-of-way intersects with the land lot line and district line dividing Land Lot 170 of the 8th Land District and Land Lot 298 of the 7th Land District; from said point, run thence in a Northeasterly direction along said right-of-way 385.11 feet to a point, WHICH IS THE PLACE OR POINT OF BEGINNING; run thence North 52 degrees 13' 22" West 201.16 feet to a point; run thence South 34 degrees 52' 39" West 50.57 feet to a point; run thence South 37 degrees 13' 16" West 50.04 feet to a 1/2" r-bar found; run thence North 41 degrees 07' 13" West 560.50 feet to a 1/2"-r-bar found; run thence North 58 degrees 46' 03" East 292.61 feet to 1/2" r-bar found; run thence South 54 degrees 34' 09" East 436.60 feet to a 1/2" r-bar found; run thence South 36 degrees 38' 26" West 248.76 feet to a 1/2" r-bar found; run thence South 52 degrees 13' 39" East 201.69 feet to a point on the Northwest right-of-way line of U. S. Highway No. 23, a/k/a Ga. Highway No. 13; run thence along said right-of-way South 37 degrees 14' 50" West 49.76 feet to the r-bar found at THE PLACE OR POINT OF BEGINNING.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 55.00
Date 3-4-14
Charles Baker
Superior Court Clerk
By JW
PT61 069-2014001193

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 4 day of March
20 14 at 2:20 Pm. Recorded in Deed
Book 7334 Page(s) 791
Charles Baker, Clerk By JW

004013

000791

14P-464
The Law Office of Russell C Petersen, LLC
P O Box 719
Gainesville, GA 30503

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **February 28th, 2014**, between **HERRINGTON HOLDINGS III, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **USI HOLDINGS, 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·

All that tract or parcel of land, lying and being in Hall County, Georgia, the same being located in and about three (3) miles northeast of Buford, on U.S. Highway No. 23, and being Lot No. 34 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, Civil Engineer of Barrow County, Georgia, December 1, 1935 and the same being on record in the Clerk's Office of Hall County, Georgia, and for more complete description reference to said plat is hereby made. Said lot being fifty (50) feet front running back parallel lines two hundred feet, more or less, and being fifty (50) feet in the rear. Also all that tract or parcel of land lying and being in Hall County, Georgia, and the same being located about 3 miles north east of Buford on U.S. Highway No. 23, and being lot no. 33 and part of tract 51 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, C.E., Barrow County, Georgia, on December 1, 1945, and the same being of record in the Clerk's Office Hall County, Georgia, described as follows: Beginning at a stake corner of Lot No. 32 on the North side of U.S. Highway No. 23 and running a distance of 220 feet to a stake corner; thence in a southerly direction 50 feet to a stake corner; thence northerly a distance of 220 feet to a stake corner on U.S. Highway No. 23; thence along said highway the distance of 50 feet to a stake corner at the point of beginning.

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 whomsoever

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:

HERRINGTON HOLDINGS III, LLC

Witness

By: Wanda Buffington Fox, Member (Seal)
WANDA BUFFINGTON, MEMBER

By:_____(Seal)

Notary Public
My Commission Expires:
(NOTARY SEAL)

RUSSELL PETERSEN
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires April 25, 2014

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

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  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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 1/14/2026 8:09 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Hall County Planning Commission February 26, 2026

A. **888 & 890 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, 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

Outlook

Fw: 888 & 890 Gainesville Hwy Rezoning - Meeting follow up

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 1/27/2026 2:16 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bryan Ashworth <[redacted]>
Sent: Thursday, January 22, 2026 3:11 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: 888 & 890 Gainesville Hwy Rezoning - Meeting follow up

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

Katie,

I really appreciate you and Lynn taking the time to meet with me today. As we discussed, USI has been a great neighbor and their operations over the past 11 years (since I have been their neighbor) have been no problem for me. If they must change zoning, that in itself doesn't present a problem for me. The issues will come as their neighbors rezone and potentially push the limits of the I-1 zoning. Issues could further present if USI sells their property. The broadness of the I-1 zoning in itself could allow nuisance operations. I think we can all be winners here if a precedent is set that: Yes, some light industrial operations may be appropriate here, but they must be operations that can co-exist with the long standing residential subdivisions surrounding. Sweet Apple Place and Stonecrest subdivisions have been here for roughly 20 years and have been a peaceful home for well over 100 families.

Based on my experience living next to USI, I think the below conditions would be a reasonable set of rules for any I-1 or commercial zoning in this particular corridor. I simply seek a fair and measurable set of zoning conditions, but also a set of conditions that can be enforced if a problem arises. From our meeting, I feel like we are all on the same page. I kindly ask that your department stress the importance of these issues to the BOC while making your recommendations.. I am open to dialogue with USI if they want to discuss the below and I am of course open to further discussion with your team.

Proposed Conditions of Industrial Use zonings on Gainesville Highway

1. All manufacturing, testing, and processing activities shall be conducted entirely within an enclosed building.

2. Truck deliveries, loading and unloading activities are prohibited between the hours of 9:00pm and 7:00am to minimize noise disturbance to residentially zoned property.

3. It shall be unlawful to make or continue to make any noise which is plainly audible at a distance of 50 feet or more beyond the property boundary of any residentially zoned property.

These are my thoughts and opinions, not speaking for my whole community here. Once again, thank you for your responsiveness and your consideration of this matter that will impact my family and many great families around me.

Best Regards,

Bryan Ashworth
[redacted]
155 Slate Drive, Buford, GA 30518
[redacted]

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, which 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 no 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 JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, WILLIAM I. NOETHLING (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** 1/13/2026 (Date) **for** USI HOLDINGS, LLC (Name application filed as).

Signature [signature] for
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: USI HOLDINGS, LLC
REQUEST: REZONE FROM AR-1 TO I-1 FOR PERMITTED USES IN LIGHT INDUSTRIAL WITH VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



N

Subject Property
Against
Support

0 250 500 Feet

Public Comments Map

Subject Property Address:
888 & 890 Gainesville Highway

Applicant:
USI Holdings, LLC

Comments received outside of an approximately 500 foot buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 1

Date Prepared: 2/20/2026

HALL COUNTY GEORGIA
We have it all in Hall

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 48/2026

SUBJECT: **888 & 890 Gainesville Highway | Variance to Section 2.2.2 |** to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11

1. The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Purpose of Request:

888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial** | Commission District 1 | **USI Holdings, LLC, applicant**

History:

Facts and Issues:

Options:

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

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comment
Notice Sign
Map Depicting Public Comments Rec'd

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... USI Holdings, LLC

Request ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)
(B) **Variance** | to section 2.2.2

Proposed Use ..... (A) & (B) Permitted uses in Light Industrial (I-1)

Size ..... 4.54± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Light Industrial (I-1)

Location ..... **888 & 890 Gainesville Highway |** Tax Parcels 08170 001005A & 001005

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **(A) Approval, with conditions,** as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan
(B) Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number..... (A) HZON25-0056
(B) HVAR25-0067

(A) & (B) Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Summary Analysis

The applicant has submitted two concurrent requests as part of an existing industrial development: (A) to rezone a 4.54± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) and (B) a variance to the required road frontage.

Currently, the site is developed with a 24,200 square-foot office and warehouse building constructed in 1990 according to the Hall County Tax Assessors records. The surrounding properties are zoned and developed as outlined below:

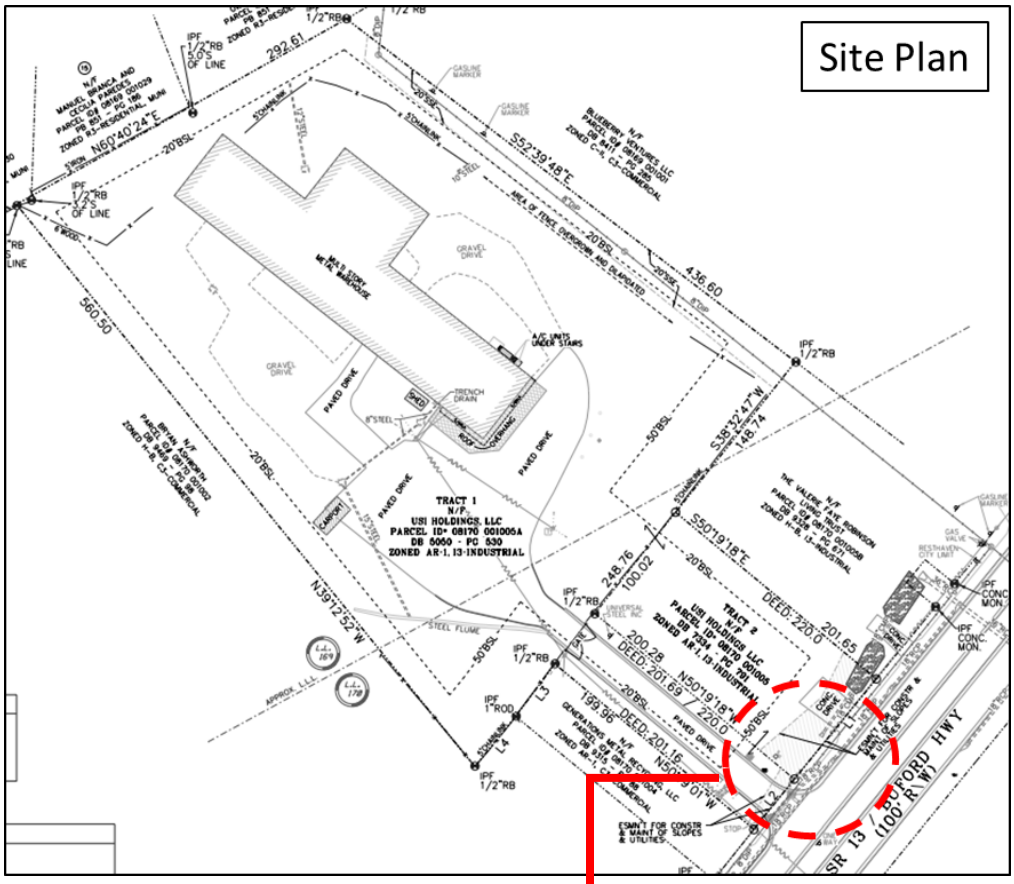
North:	City of Buford, R-100 Single Family Residential: Developed with single-family homes
East:	City of Buford, M-1 Light Industrial: Developed with a single-family home Highway-Business (H-B): undeveloped
South:	City of Buford, M-1 Light Industrial: Developed with an Amazon distribution facility
West:	Agricultural Residential 1 (AR-1): Developed with a metal recycling business Highway-Business (H-B): Developed with a used vehicle dealership

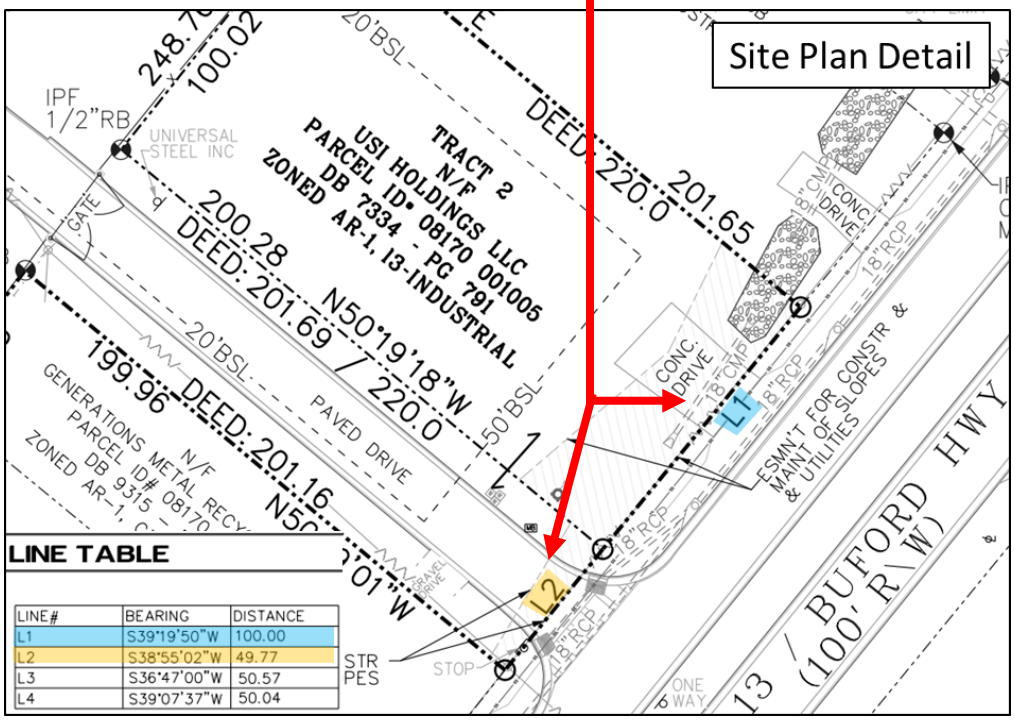


According to Hall County tax records, the property was developed in 1990. Business License records indicate that a steel manufacturing company, Stevens Steel Products, began occupying the site in 1992 (BUS-0009587). The current property owner, USI Holdings, LLC, purchased the property in 2004 and continued operations under the name Universal Steel, Inc. There has been confusion over time as to whether this property was located within the Town of Resthaven or unincorporated Hall County. Upon determining that the property is within unincorporated Hall County, the business transferred its license from Resthaven to Hall County in 2013 (BUS-0030205). To bring the property into compliance with its long-standing industrial use, the property owner is requesting to rezone from Agricultural Residential (AR-1) to Light Industrial (I-1), consistent with the historical operations on the site.

Per the submitted narrative, the property is currently used as an office and manufacturing plant that fabricates ornamental railings and various steel products for commercial use. Operations are conducted without generating excessive emissions, noise, or air pollutants. Additionally, the applicant indicates there are no plans for future expansion or changes to the site.

Per the submitted site plan, the existing metal warehouse and accessory structures comply with the setback and buffer requirements of the Light Industrial (I-1) zoning district. The two subject parcels, identified as Tract 1 (888 Gainesville Highway) and Tract 2 (890 Gainesville Highway) were created prior to the adoption of subdivision regulations. Due to the widening of Gainesville Highway (SR13) to a divided 4-lane highway, the minimum required road frontage has increased to 500 feet. The property owner proposes to combine the two tracts and maintain a single entrance to the site. Even in combining the properties, a road frontage variance is required as the resulting road frontage would be 149.77 feet. The maps below identify the road frontage lengths (shown in yellow and blue).





LINE#	BEARING	DISTANCE
L1	S39°19'50"W	100.00
L2	S38°55'02"W	49.77
L3	S36°47'00"W	50.57
L4	S39°07'37"W	50.04

This property is located within the Gateway Corridor Overlay District (GCOD). However, the Gateway Corridor Overlay District (GCOD) standards do not apply to the subject property as it was developed prior to the adoption of the Gateway Corridor Overlay District (GCOD) standards. Any future development or redevelopment will be required to comply with Gateway Corridor Overlay District (GCOD) standards.

Water service is provided by the City of Gainesville Department of Water Resources and sanitary sewer services are provided by Buford sewer.

Based on the future land use plan, staff finds the rezoning 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 major road corridors and intersections to 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. These areas may also include higher density residential uses, where appropriate. Site designs should use the quality development principals to the fullest extent possible.

(A) Zoning Analysis – Rezone

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 Light Industrial (I-1) zoning district and existing use 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 subject property is currently developed. The applicant is planning to use the property as it currently exists and is not proposing any additional improvements.**

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 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 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.**

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Denying the rezoning would provide no meaningful public benefit, as the use has operated safely and compatibly for more than 30 years. However, it would impose a hardship on the property owner by leaving the long-established business in a legal non-conforming status, limiting routine maintenance and operational certainty. Rezoning removes this hardship without negatively affecting the public.**

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 zoned Agricultural Residential 1 (AR-1). The site is currently developed with an office building and manufacturing plant, constructed in 1990 as reflected in the county tax records. Records indicate that it has been utilized for metal fabrication for the past 22 years.**

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 of Light Industrial (I-1) would not create an isolated district as other surrounding properties are also zoned I-1.**

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 light industrial uses based on the Future Land Use Map; however, the current development requires rezoning 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.**

(B) <u>Zoning Analysis</u> – Variance to 2.2.2

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject parcels were created prior to the adoption of subdivision regulations. With the recent widening of Gainesville Highway (SR13) to a divided four-lane highway, the combined parcels cannot meet current standards, creating a hardship directly related to the physical conditions of the property rather than any personal or economic circumstance.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Yes, application of the UDC standards, specifically the increased road-frontage requirement, creates an unusual hardship for this property as the parcels were established before subdivision regulations, the increased road frontage requirements, and road widening.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **The subject parcels were created prior to the adoption of subdivision regulations, resulting in road-frontage dimensions that do not meet current standards. While some nearby properties also have reduced frontage, the specific configuration and combined frontage of these two parcels create a condition that is distinct to this property.**

4. Such conditions are not the result of any actions of the property owner; **The configuration of the parcels and the greater road frontage standards are not the result of any action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission. **Approval of the requested variance would not negatively affect the public good, nor would it compromise the intent of the UDC. The request simply recognizes long-standing, historically established conditions and does not authorize any prohibited or previously denied use. The character of the area would remain unchanged.**

<u>11.2.6.E - Submission requirements</u>

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 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 use; 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 January 15, 2026, Emily McGahee stated, "No comment."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access."

Hall County Public Works and Utilities
In a memo dated January 16, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
Access permit from Georgia DOT will be required if change of use proposed.

Utilities:
Buford sewer area.

Hall County Fire Marshal
In an email dated January 14, 2026, 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 | f: 770-531-3902

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

USI HOLDINGS LLC
888 GAINESVILLE HWY
BUFORD GA 30518

Phone [redacted]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Property Owner (Name and Mailing Address)

USI HOLDINGS LLC
888 GAINESVILLE HWY
BUFORD GA 30518

Phone [redacted]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Location of Property 888 GAINESVILLE HWY., BUFORD GA 30518

Present Zoning AR-1 Existing Structures METAL WAREHOUSE/SHOP & CAR PORT

Type of Appeal:

____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
X Road Frontage Variance	___ Right Side Yard	From 600 ft. to 449.77 ft.
____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
____ GCOD Variance	X Road Frontage	From ___ ft. to ___ ft.
____ Other: ____	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
- X Plat of Property (SURVEY)
- X Deed of Property
- X Hardship Statement
- X Site Plan
- ___ Floor Plans
- X Other NARRATIVE

Fee (Must be paid for application to be complete): $ ____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print WILLIAM I. NOETHLING III Date 11-11-25

Sign [signature] Date 11-11-25

I hereby withdraw this application. Date ____

Sign ____

Staff Use Only

Application Date: ____ Taken by: ____

Tentative Planning Commission Date: ____ If Appealed County Commission Date: ____

County Commission District: ____

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: 01/24/2023 09:26:32

BUSINESS INFORMATION	
BUSINESS NAME	: USI HOLDINGS, LLC
CONTROL NUMBER	: 0002214
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2023, 2024, 2025

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: PO BOX 1135, BUFORD, GA, 30515, USA
REGISTERED AGENT NAME	: WILLIAM I. NOETHLING, JR.
REGISTERED OFFICE ADDRESS	: 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA
REGISTERED OFFICE COUNTY	: Gwinnett

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: P.O. BOX 1135, BUFORD, GA, 30515, USA
REGISTERED AGENT NAME	: WILLIAM I. NOETHLING, JR.
REGISTERED OFFICE ADDRESS	: 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA
REGISTERED OFFICE COUNTY	: Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: JULIET RHODEN
AUTHORIZER TITLE	: Organizer

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**USI HOLDINGS, LLC**	Control Number:	**0002214**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Compliance**
Business Purpose:	**NONE**		
Principal Office Address:	**P.O. BOX 1135, BUFORD, GA, 30515, USA**	Date of Formation / Registration Date:	**1/12/2000**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**WILLIAM I. NOETHLING, JR.**
Physical Address:	**888 GAINESVILLE HWY, BUFORD, GA, 30518, USA**
County:	**Gwinnett**

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Filing History Name History

Return to Business Search

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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

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ Date: 11-11-25

Applicant's/Owner's Name (Printed): WILLIAM I NOETHLING III

USI HOLDINGS, LLC

888 GAINESVILLE HWY./BUFORD/GA 30518

Telephone: (770) 482-5601

July 19,2025

Hall County Planning & Zoning Department
Browns Bridge Road,
Gainesville, GA 30504

RE: 888 Gainesville Highway, Buford, GA 30518

This narrative outlines the request to rezone the property located at 888 Gainesville Highway, Buford, GA 30518 from its current agricultural residential zoning (AR III) classification to a commercial designation of Light Industrial. This rezoning is necessary in order to bring this property from a status of legal non-conforming business into compliance and alignment with the surrounding businesses.

On July 29th, 2004, USI Holdings LLC, operating as a holding company that specializes in the acquisition and management of assets such as real estate and manufacturing equipment, purchased the parcel of land lying in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres.

Located on this lot is a metal structure of approximately 24,200 square feet of office space and manufacturing plant. The plant fabricates ornamental rails and miscellaneous steel for commercial use. There are no excessive gases, noises or air pollutants emitted from this facility.

The property receives its lighting from GA Power and water from the City of Gainesville.

This facility has been a contributing factor in this community since 2004. We have created jobs and boosted the local economy. We currently do not have any future plans for expansion or change to this site.

Respectfully,

William I. Noethling III
Member
USI Holdings, LLC

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

BECAUSE OF THE SIZE, SHAPE & LOCATION OF ONE PROPERTY IT IS NECESSARY TO COMBINE BOTH TO MEET CURRENT STANDARDS. THEY WERE CREATED PRIOR TO CURRENT ZONING REQUIREMENTS & THE CREATION OF A DIVIDED HIGHWAY

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

THE CURRENT REQUIREMENTS WOULD CREATE A HARDSHIP DUE TO THE NARROWNESS OF THE LOT SIZE AND NO POSSIBILITY THAT PROPERTY CAN BE FURTHER DEVELOPED. THE VARIANCE WILL NOT ALTER THE CHARACTER OF THE DISTRICT NOR BE A DANGER TO PUBLIC WELFARE

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

OUR APPLICATION AND APPROVAL WOULD ALLOW US TO ENJOY THE RIGHTS ENJOYED BY OUR NEIGHBORS AS A LIGHT COMMERCIAL PROPERTY. AS THE TWO PROPERTIES ARE BEING COMBINED THERE WILL BE NO NEED FOR A SEPERATE DRIVEWAY FOR THE SMALLER PROPERTY.

4. Such conditions are not the result of any actions of the property owner.

THE PROPERTIES WERE CREATED PRIOR TO THE CURRENT ZONING REGULATIONS WHICH REQUIRE A 500 FOOT ROAD FRONTAGE FOR PROPERTIES FRONTING A DIVIDED HIGHWAY. GAINESVILLE HIGHWAY ONLY RECENTLY BECAME A DIVIDED HIGHWAY.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

GRANTING THE VARIANCE WOULD NOT INTERFERE WITH OTHER PROPERTIES OR BUSINESSES IN THIS DISTRICT BUT WOULD BRING US INTO CONFORMITY WITH ZONING COMPLIANCE. OUR BUSINESS PRACTICES NOR USE OF THE PROPERTIES WOULD NOT CHANGE.

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

Applicant _____ Date 11-11-25

FILING INFORMATION BOX

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S.39°19'50"W	100.00
L2	S.38°55'02"W	49.77
L3	S.36°47'00"W	50.57
L4	S.39°07'37"W	50.04

SURVEY NOTES

EQUIPMENT USED:
SPECTRA PRECISION, FOCUS 30 TOTAL STATION
SPECTRA PRECISION SP85 GPS RECEIVER ON THE eGPS NETWORK
FIELD SURVEY COMPLETED: SEPTEMBER 26, 2025

DATUM:
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST) ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:417,800.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:34,282 AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING, THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.

CERTIFICATION:
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

WETLAND & HAZARDOUS WASTE:
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

ZONING NOTE

ZONING: LIGHT INDUSTRIAL (L-1)

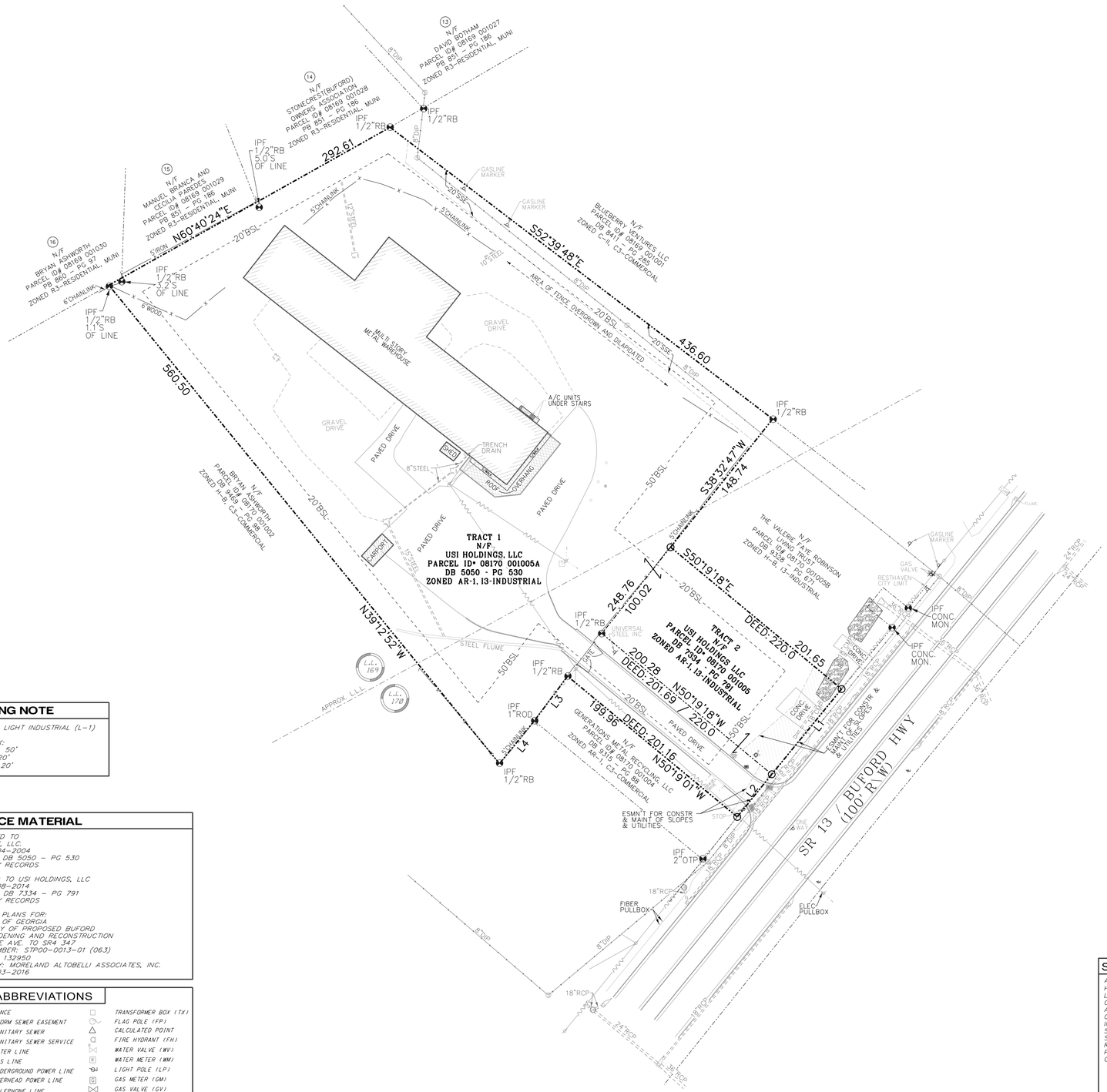
SETBACK:
FRONT: 50'
SIDE: 20'
REAR: 20'

REFERENCE MATERIAL

1. WARRANTY DEED TO USI HOLDINGS, LLC.
   DATED: 08-04-2004
   RECORDED IN DB 5050 - PG 530
   HALL COUNTY RECORDS
2. WARENTY DEED TO USI HOLDINGS, LLC
   DATED: 03-08-2014
   RECORDED IN DB 7334 - PG 791
   HALL COUNTY RECORDS
3. RIGHT OF WAY PLANS FOR:
   D.O.T. STATE OF GEORGIA
   RIGHT OF WAY OF PROPOSED BUFORD HIGHWAY WIDENING AND RECONSTRUCTION FROM SAWNEE AVE. TO SR4 347
   PROJECT NUMBER: STP00-0013-01 (063)
   P.I. NUMBER: 132950
   PREPARED BY: MORELAND ALTOBELLI ASSOCIATES, INC.
   DATED: 03-03-2016

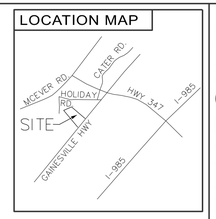
LEGEND & ABBREVIATIONS

- FENCE
- STORM SEWER EASEMENT
- SANITARY SEWER
- SANITARY SEWER SERVICE
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TELEVISION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- SS MANHOLE (MH)
- TRANSFORMER BOX (TX)
- FLAG POLE (FP)
- CALCULATED POINT
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- LIGHT POLE (LP)
- GAS METER (GM)
- GAS VALVE (GV)
- HEAD WALL (HW)
- CURB AND GUTTER (C&G)
- SPOT ELEVATION
- ELECTRIC METER (EM)
- POWER POLE (PP)
- SIGN
- BENCHMARK
- CLEANOUT (CO)



SPC Georgia West Zone

LOCATION MAP



TRACT 1 AREA
177,749 SQ. FT.
4.0806 ACRES +/-

TRACT 2 AREA
20,097 SQ. FT.
0.4614 ACRES +/-

COMBINED
TOTAL AREA
197,844 SQ. FT.
4.5419 ACRES +/-

*NOTE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TAX PARCELS #08170 001005 AND #08170 001005A INTO ONE COMBINED PARCEL.

SURVEYOR'S CERTIFICATE

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

RYAN M. SCHULDT, RLS
REGISTERED NUMBER: 3219

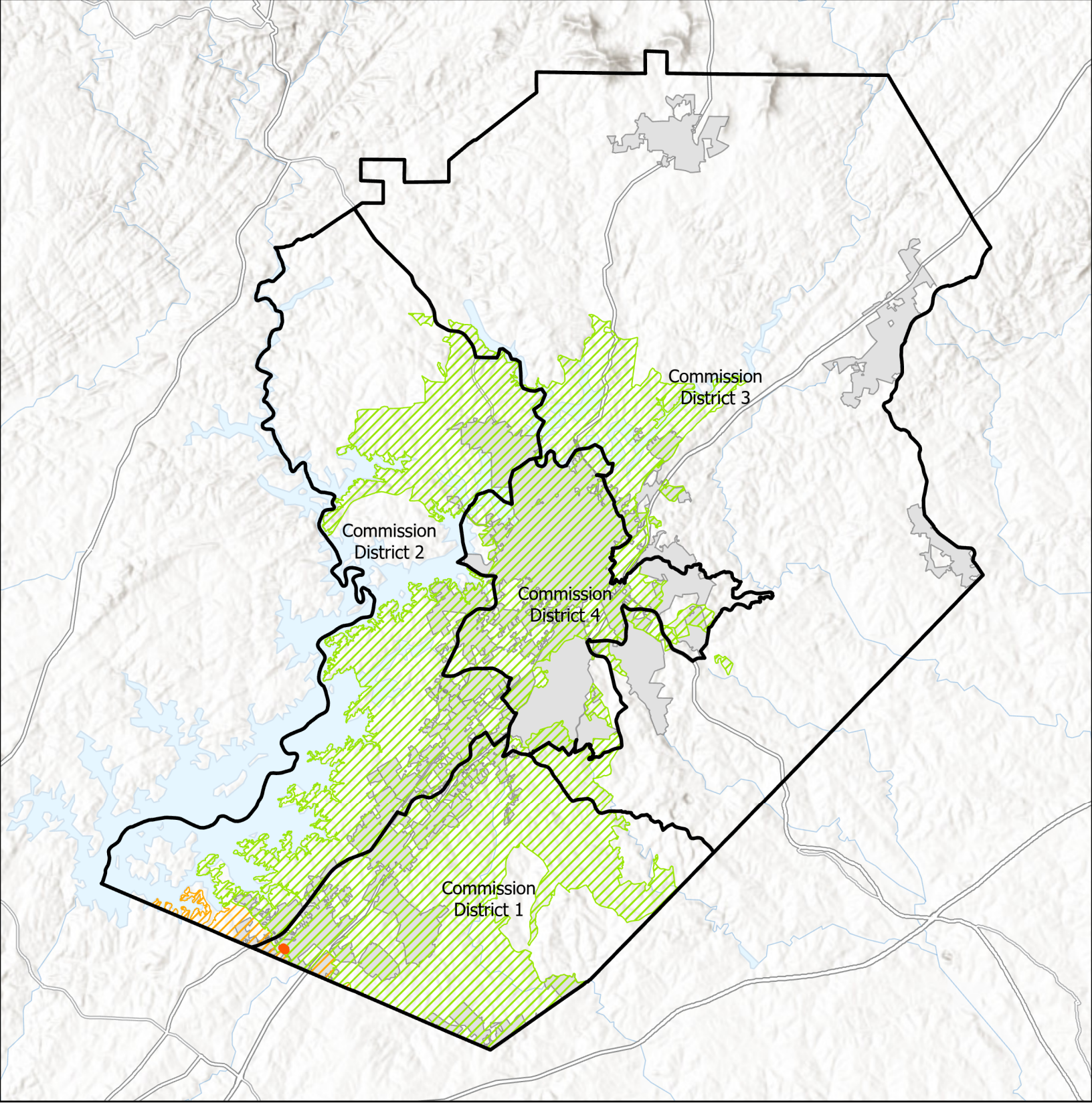
NORTH POINT LAND SURVEYING
910 N. TENNESSEE ST.
CARTERSVILLE, GEORGIA 30120
PHONE: (770) 315-5129
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com

CERTIFICATE OF AUTHORIZATION No.: LSF001173

ADRESS
LOCATED IN L.L. 169 &170
8th DISTRICT
HALL COUNTY, GA.

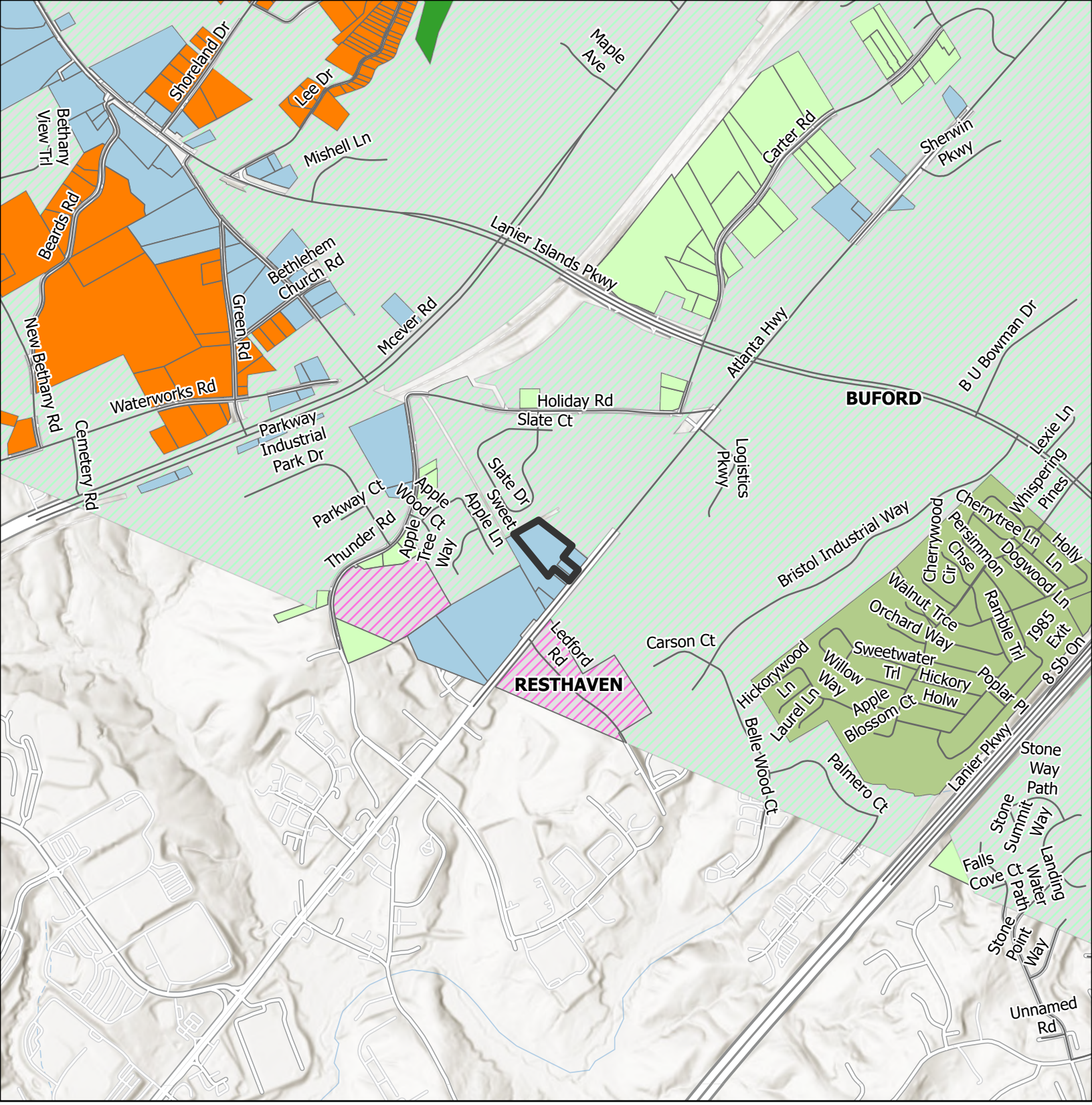
CONSOLIDATION PLAT
FOR
USI HOLDINGS, LLC

DATE	: 10/13/2025
PROJECT NO.	: 106-25
SCALE	: 1" = 50'
DRAWN BY	: RYAN SCHULDT
CHECKED BY	: RYAN SCHULDT
FIELD CREW	: CODY CHAMBERS, JOSH CHAMBERS
24x36 DWG PATH	: 2025 /106 - 25 /106 - 25COMBO
SHEET	: 1 OF 1



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1

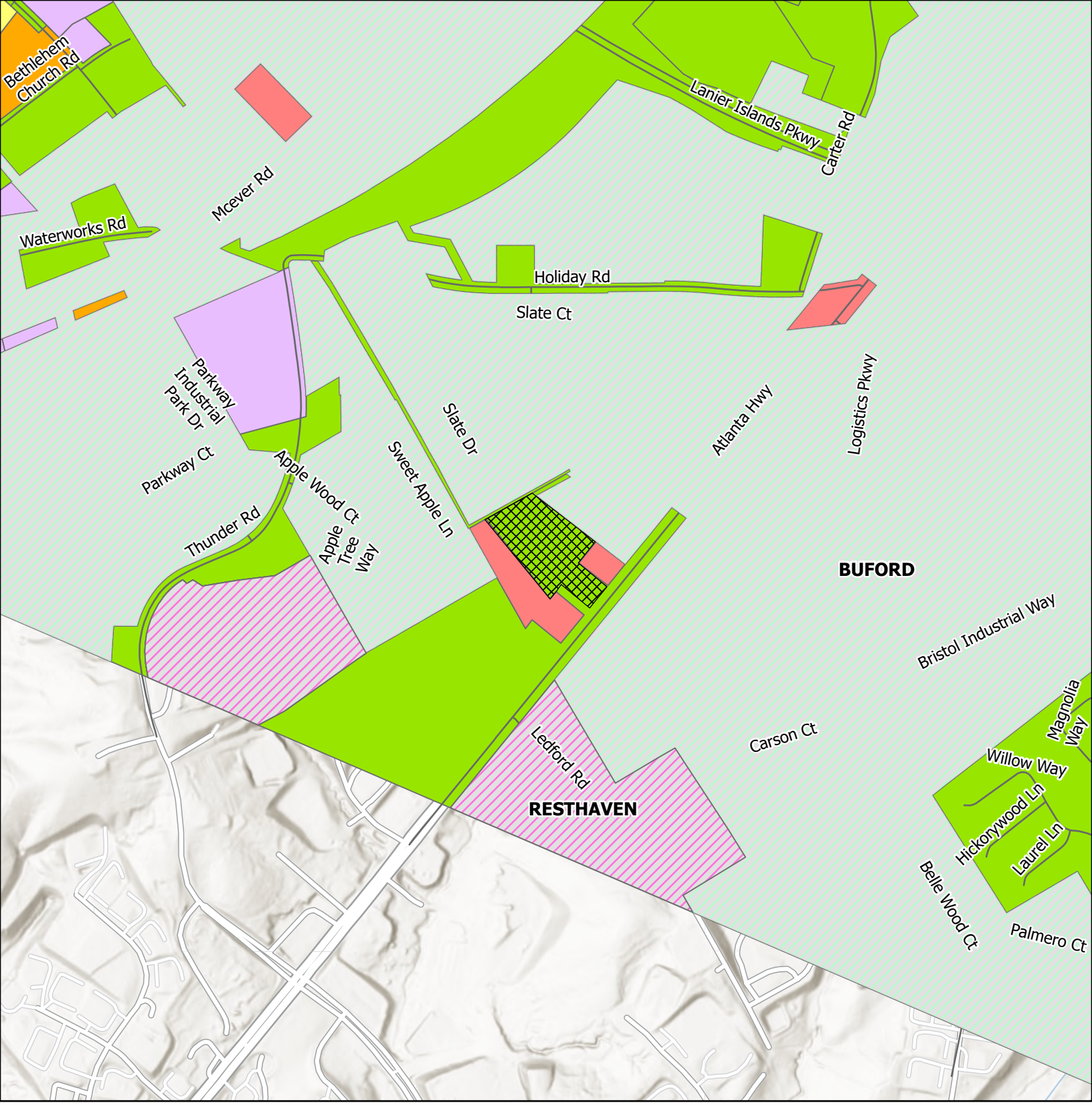


Subject Area
City Limits
Buford
Resthaven

FLU

Business Corridors
Greenspace - Conservation
Lakeside Residential
Suburban Neighborhood, Low-Density
Suburban Neighborhood, Medium-Density

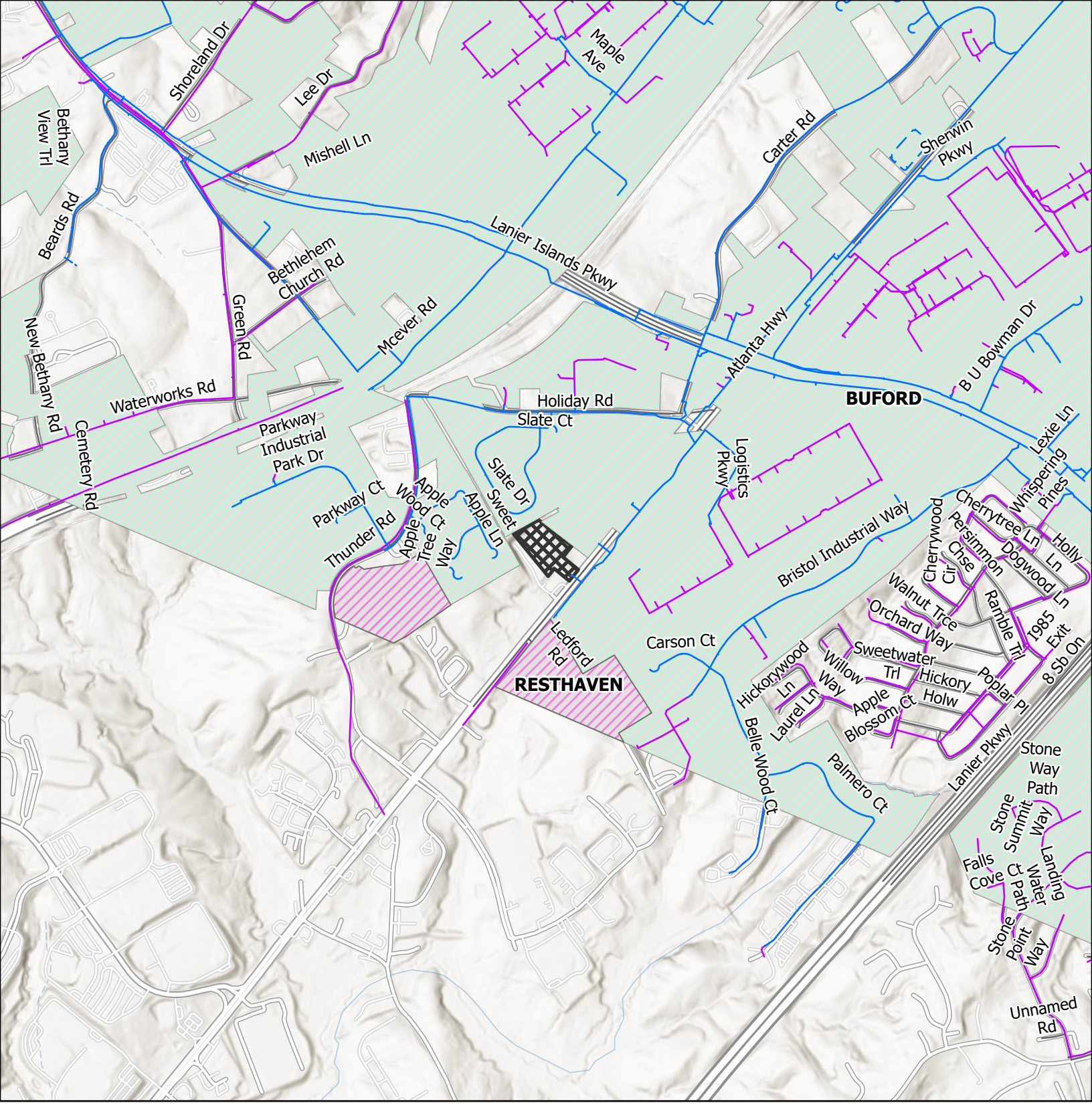
Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



Subject Area
City Limits
Buford
Resthaven

ZONING
AR-1
H-B
I-1
MUNI
PCD
PRD

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



LAYER

- Private or Other System
- Waterline
- Preliminary Waterline
- City Limits
- Buford
- Resthaven
- Subject Area

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1



Subject Area
City Limits
Buford
Resthaven

Applicant: USI Holdings, LLC
Tax Parcel #: 08170 001005A & 08170 001005
Location: 888 & 890 Gainesville Hwy
Commission District 1

05050
00530

Prepared by: MIKEL L. PURCELL
SMITH, BASSETT, PURCELL & KOENIG
SUITE 600 PARK CENTRAL
2970 CLAIRMONT ROAD, NE
ATLANTA, GA 30329

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 400 00
Date 8-4-04
DWIGHT S. WOOD
Clerk Superior Court
By JC

000530

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5050
PAGE (S) 530-531 THIS 4
DAY OF Aug 2004 AT 11:45 AM
DWIGHT S. WOOD, CLERK BY JC

4394,95

STATE OF GEORGIA §

WARRANTY DEED

028274

COUNTY OF DEKALB §

THIS INDENTURE, made this 29th day of July, 2004, by and between

STEPHEN C. WALDEN

of the County of Gwinnett, State of Georgia, as party of the first part, hereinafter called Grantor, and

USI HOLDINGS, LLC,

of the County of DeKalb, State of Georgia, 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), whose post office address is 2400 South Stone Mountain-Lithonia Road, Lithonia Georgia 30058.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION ($10.00), in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged. has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with all structures and improvements on said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, 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 whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the day and year first above written.

Signed, sealed, and delivered in
our presence:

Witness

Notary Public
Date notarized: July 29, 2004

NOTARY PUBLIC
MIKEL L. PURCELL
EXP. Nov 20, 2004
FULTON COUNTY, GA

STEPHEN C. WALDEN

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=22390544&key1=5050&key2=530&county=69&countyname=HALL&userid=891638&appid=4 1/2

000531

EXHIBIT "A"

All that tract or parcel of land lying and being in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point on the Northwesterly edge of the right-of-way line of U. S. Highway No. 23 a/k/a Ga. Highway No. 13 (having a 100-foot right-of-way) where said right-of-way intersects with the land lot line and district line dividing Land Lot 170 of the 8th Land District and Land Lot 298 of the 7th Land District; from said point, run thence in a Northeasterly direction along said right-of-way 385.11 feet to a point, WHICH IS THE PLACE OR POINT OF BEGINNING; run thence North 52 degrees 13' 22" West 201.16 feet to a point; run thence South 34 degrees 52' 39" West 50.57 feet to a point; run thence South 37 degrees 13' 16" West 50.04 feet to a 1/2" r-bar found; run thence North 41 degrees 07' 13" West 560.50 feet to a 1/2"-r-bar found; run thence North 58 degrees 46' 03" East 292.61 feet to 1/2" r-bar found; run thence South 54 degrees 34' 09" East 436.60 feet to a 1/2" r-bar found; run thence South 36 degrees 38' 26" West 248.76 feet to a 1/2" r-bar found; run thence South 52 degrees 13' 39" East 201.69 feet to a point on the Northwest right-of-way line of U. S. Highway No. 23, a/k/a Ga. Highway No. 13; run thence along said right-of-way South 37 degrees 14' 50" West 49.76 feet to the r-bar found at THE PLACE OR POINT OF BEGINNING.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 55.00
Date 3-4-14
Charles Baker
Superior Court Clerk
By JW
PT61 069-2014001193

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 4 day of March
20 14 at 2:20 Pm. Recorded in Deed
Book 7334 Page(s) 791
Charles Baker, Clerk By JW

004013

000791

14P-464
The Law Office of Russell C Petersen, LLC
P O Box 719
Gainesville, GA 30503

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **February 28th, 2014**, between **HERRINGTON HOLDINGS III, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **USI HOLDINGS, 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·

All that tract or parcel of land, lying and being in Hall County, Georgia, the same being located in and about three (3) miles northeast of Buford, on U.S. Highway No. 23, and being Lot No. 34 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, Civil Engineer of Barrow County, Georgia, December 1, 1935 and the same being on record in the Clerk's Office of Hall County, Georgia, and for more complete description reference to said plat is hereby made. Said lot being fifty (50) feet front running back parallel lines two hundred feet, more or less, and being fifty (50) feet in the rear. Also all that tract or parcel of land lying and being in Hall County, Georgia, and the same being located about 3 miles north east of Buford on U.S. Highway No. 23, and being lot no. 33 and part of tract 51 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, C.E., Barrow County, Georgia, on December 1, 1945, and the same being of record in the Clerk's Office Hall County, Georgia, described as follows: Beginning at a stake corner of Lot No. 32 on the North side of U.S. Highway No. 23 and running a distance of 220 feet to a stake corner; thence in a southerly direction 50 feet to a stake corner; thence northerly a distance of 220 feet to a stake corner on U.S. Highway No. 23; thence along said highway the distance of 50 feet to a stake corner at the point of beginning.

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 whomsoever

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:

HERRINGTON HOLDINGS III, LLC

Witness

By: Wanda Buffington Fox, Member (Seal)
WANDA BUFFINGTON, MEMBER

By:_____(Seal)

Notary Public
My Commission Expires:
(NOTARY SEAL)

RUSSELL PETERSEN
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires April 25, 2014

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 1/14/2026 8:09 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Hall County Planning Commission February 26, 2026

A. **888 & 890 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, 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

Outlook

Fw: 888 & 890 Gainesville Hwy Rezoning - Meeting follow up

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 1/27/2026 2:16 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bryan Ashworth <[redacted]>
Sent: Thursday, January 22, 2026 3:11 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: 888 & 890 Gainesville Hwy Rezoning - Meeting follow up

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

Katie,

I really appreciate you and Lynn taking the time to meet with me today. As we discussed, USI has been a great neighbor and their operations over the past 11 years (since I have been their neighbor) have been no problem for me. If they must change zoning, that in itself doesn't present a problem for me. The issues will come as their neighbors rezone and potentially push the limits of the I-1 zoning. Issues could further present if USI sells their property. The broadness of the I-1 zoning in itself could allow nuisance operations. I think we can all be winners here if a precedent is set that: Yes, some light industrial operations may be appropriate here, but they must be operations that can co-exist with the long standing residential subdivisions surrounding. Sweet Apple Place and Stonecrest subdivisions have been here for roughly 20 years and have been a peaceful home for well over 100 families.

Based on my experience living next to USI, I think the below conditions would be a reasonable set of rules for any I-1 or commercial zoning in this particular corridor. I simply seek a fair and measurable set of zoning conditions, but also a set of conditions that can be enforced if a problem arises. From our meeting, I feel like we are all on the same page. I kindly ask that your department stress the importance of these issues to the BOC while making your recommendations.. I am open to dialogue with USI if they want to discuss the below and I am of course open to further discussion with your team.

Proposed Conditions of Industrial Use zonings on Gainesville Highway

1. All manufacturing, testing, and processing activities shall be conducted entirely within an enclosed building.

2. Truck deliveries, loading and unloading activities are prohibited between the hours of 9:00pm and 7:00am to minimize noise disturbance to residentially zoned property.

3. It shall be unlawful to make or continue to make any noise which is plainly audible at a distance of 50 feet or more beyond the property boundary of any residentially zoned property.

These are my thoughts and opinions, not speaking for my whole community here. Once again, thank you for your responsiveness and your consideration of this matter that will impact my family and many great families around me.

Best Regards,

Bryan Ashworth
[redacted]
155 Slate Drive, Buford, GA 30518
[redacted]

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, which 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 no 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 JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, WILLIAM I. NOETHLING (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** 1/13/2026 (Date) **for** USI HOLDINGS, LLC (Name application filed as).

Signature [signature] for
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: USI HOLDINGS, LLC
REQUEST: REZONE FROM AR-1 TO I-1 FOR PERMITTED USES IN LIGHT INDUSTRIAL WITH VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809



N

Subject Property
Against
Support

0 250 500 Feet

Public Comments Map

Subject Property Address:
888 & 890 Gainesville Highway

Applicant:
USI Holdings, LLC

Comments received outside of an approximately 500 foot buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 0
Support: 1

Date Prepared: 2/20/2026

HALL COUNTY GEORGIA
We have it all in Hall

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 49/2026

SUBJECT: **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed zoning is consistent with the "Employment or Business Nodes & Corridors" future land use designation in the Comprehensive Plan and is compatible with the adjacent Light Industrial (I-1) zoned property to the south and west.

1. The property shall be developed in accordance with the site plan dated October 24, 2025, and as described in the project narrative dated November 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

Purpose of Request:

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **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
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Map Depicting Public Comments Rec'd
Deed
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Signs
Public Comment - from Lee McMichael
Public Comment - from Margaret Lussieer
Engineering Comment - Response to Traffic Memo
Industrial Traffic Memo

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Cook Communities

Request ..... **Rezone** |from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)

Proposed Use ..... Industrial Park

Size ..... 31.36± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Light Industrial (I-1)

Location ..... **4656 Cagle Road, 5065 & 5073 Cagle Mill Road |** Tax parcels 15007 0000033, 15007 000127 & 15007 000279

Commission District ..... Three

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed zoning is consistent with the "Employment or Business Nodes & Corridors" future land use designation in the Comprehensive Plan and is compatible with the adjacent Light Industrial (I-1) zoned property to the south and west.

Record Number..... HZON25-0055

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated October 24, 2025, and as described in the project narrative dated November 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

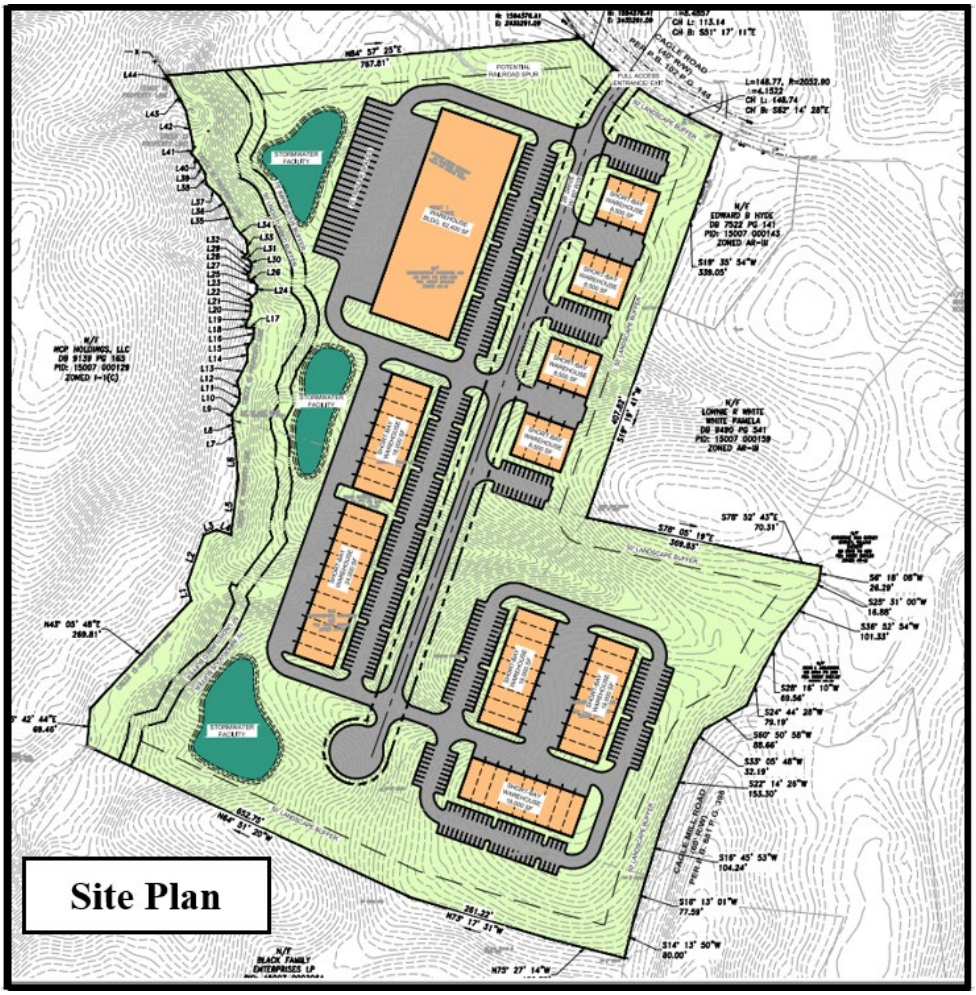
<u>Summary Analysis</u>

The applicant is requesting to rezone a 31.36± acre tract from Agricultural Residential (AR-1) to Light Industrial (I-1) for an industrial park. Currently, the site is undeveloped.

The proposed development consists of multiple warehouse buildings totaling approximately 192,400 square feet across 10 buildings. The proposal includes one 62,400 square foot building, one 24,000 square foot building, four 18,000 square foot buildings and four 8,500 square foot buildings. The industrial park will offer customizable combinations of office, warehouse and industrial space. The associated site plan shows approximately 345 parking spaces with 25 of those spaces being dedicated to truck parking.

The development includes a 50-foot landscape buffer around the entire development and additional buffers offered by an existing stream along the western side of the development measuring 75 feet in width. Furthermore, three stormwater facilities are depicted on the western side of the property between the proposed development and stream buffer.

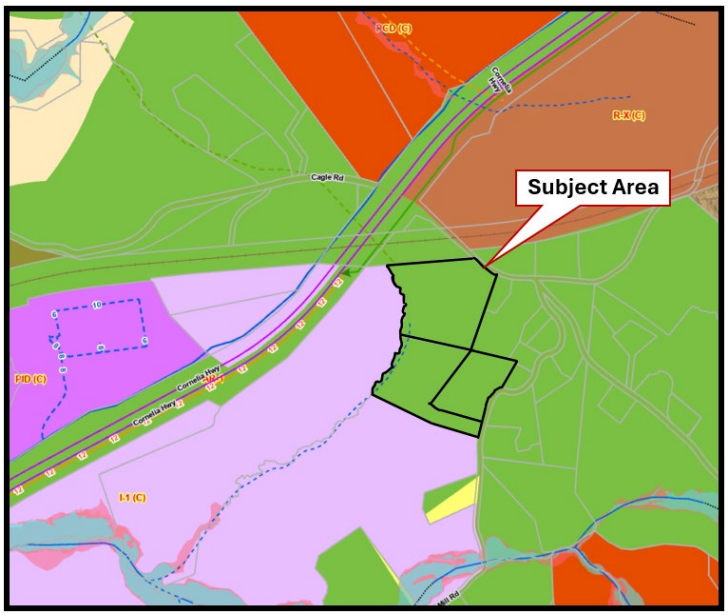
One full access point to the development is proposed on Cagle Road where the applicant is proposing one monument sign with landscaping. Per comments submitted by the Georgia Department of Transportation, a Traffic Impact Study for the intersection of SR 365 and Cagle Road will be required to determine potential improvements.



Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated December 16, 2025, and sanitary sewer services will be provided by Hall County Public Works and Utilities Department as confirmed by an availability letter dated December 16, 2025.

The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) – Currently undeveloped; Norfolk Southern Railroad Right-of-Way
East: Agricultural Residential 1 (AR-1) – Developed with single-family residences
South: Light Industrial (I-1) – North Oconee Industrial Park
West: Light Industrial (I-1) – North Oconee Industrial Park



Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of "Employment or Business Nodes & Corridors" applied to the northern parcel. Although the southern two parcels are designated Suburban Neighborhood, Low Density, they are adjacent to Light Industrial (I-1) zoning to the west and south, specifically the recently approved North Oconee Industrial Park. Given this context, the Employment of Business Nodes & Corridors is more appropriate, as development along major road corridors and intersections should 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 design should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the 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 zoning is suitable in view of the existing use, development patterns, and zoning of adjacent and nearby properties. The northern parcel already carries a future land use designation of Employment or Business Nodes & Corridors, and the requested zoning aligns with the intended mix of higher-intensity commercial and low-intensity, consumer-oriented industrial uses envisioned for major road corridors. Although the southern two parcels are designated Suburban Neighborhood, Low Density, they are directly adjacent to Light Industrial (I-1) zoning to the west and south, including the recently approved North Oconee Industrial Park. This surrounding context supports a transition to a more employment-focused land use pattern, making the proposed zoning compatible with nearby development and consistent with the evolving character of the area.**

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 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. As required by the Georgia Department of Transportation, a traffic study will be required to evaluate the project's impacts on the surrounding roadway network and to identify any necessary improvements. Compliance with GDOT requirements, along with any mitigation measures that may be identified through the study, will help ensure that transportation infrastructure can adequately support the proposed development.**

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 proposal is in conformity with the policy and intent of the future land use plan for this area. The proposed use aligns with the Comprehensive Plan's Employment or Business Nodes & Corridors designation, which supports higher-intensity commercial activity and low-intensity, consumer-oriented industrial uses along major transportation corridors. The rezoning advances the plan's goals for targeted employment growth and coordinated development within these designated nodes and corridors.**

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**; The subject property is currently undeveloped. Surrounding properties reflect a mix of development patterns, including established single-family residential uses as well as nearby industrial and mixed-use developments. In this context, the property's undeveloped status is consistent with the transitional nature of the area, where development has occurred incrementally as infrastructure and market conditions have evolved. The proposed rezoning aligns with the broader development trends in the vicinity and does not conflict with the timing or pattern of surrounding land use changes.**

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;**. There are existing and emerging conditions in the vicinity that support the proposed zoning. The property lies in close proximity to the Inland Port which is contributing to a shift toward employment-oriented and logistics-supportive development in this area. These transportation investments are expected to continue influencing land use patterns by attracting industrial, commercial, and distribution-related uses. In this context, the proposed rezoning aligns with these changing conditions and is compatible with the evolving development trends surrounding the site.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning, Light Industrial (I-1), would not create an isolated district as adjacent and nearby properties are also zoned Light Industrial (I-1).**

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 requested zoning change is not out of scale with the needs of the County or the immediate neighborhood. The area is experiencing a transition toward employment-oriented and logistics-supportive development due to its proximity to the Inland Port. The proposed rezoning is consistent with these emerging development patterns and aligns with the County's broader goals for accommodating employment growth within designated nodes and corridors.**

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 Light Industrial (I-1) uses based on the Future Land Use Map, however, the development as proposed requires rezoning 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 of the property.**

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 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 January 15, 2026, Emily McGahee stated "No comment. Public sewer."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated January 16, 2026, Assistant Director Jason Skarda stated the following:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation, not centerline of stream.

Traffic:
Driveway must conform to Section 12.40-Driveway Construction. Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.

Utilities:
Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

Hall County Fire Marshal
In an email dated January 14, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated,

1. Extend water line to proposed development to meet fire code requirements.
2. If approved the site development plan may require modifications during the development review process to meet fire code.

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Cook Communities
3120 Frontage Road
Gainesville, GA 30504

Phone [redacted]

Email Address geoff@cook-residential.com

Property Owner (Name & Mailing Address)

Shadow Stone Partners, LLC
Chestnut Mountain Partners, LLC
3120 Frontage Road
Gainesville, GA 30504

Phone

Email Address

Proposed Use Light Industrial

Contact Person (Name & Mailing Address)

C. Luke Pressley, P.E.
3120 Frontage Road.
Gainesville, GA 30504

Phone [redacted]

Email Address luke@thecookandcompany.com

Status of Applicant

X Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: AR-1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15007 000033, 15007 000127, 15007 000279 Acreage 31.36 Acres

Location Address 4656 Cagle Road / 5065 & 5073 Cagle Mill Road - Lula, GA 30554

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

Sign _____ Date: 11/7/2025

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: _____

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

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

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s): Shadow Stone Partners, LLC
Chestnut Mountain Partners, LLC

Address: 3120 Frontage Road
Gainesville, GA 30504

Phone Number: [redacted]

Name of applicant(s): Cook Communities

Address: 3120 Frontage Road
Gainesville, GA 30504

Phone Number: [redacted]

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
Keith Cook

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

Notary Public

Date 11/6/25

TARA LEAH KELTNER
My Commission Expires
NOTARY
PUBLIC
03/04/2029
JACKSON COUNTY, GEORGIA

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 11/7/2025

Applicant's/Owner's Name (Printed): Geoff Cook

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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I hereby certify that I have read the above and that:

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

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

Applicant's/Owner's Name (Printed): Keith Cook

November 7th, 2025

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

LETTER OF INTENT

Rezoning for the Gateway Connect 365 Industrial Park (Hall County, GA)
4656 Cagle Road, 5065 & 5073 Cagle Mill Road – Lula, GA 30554
Tax Parcel No.'s – 15007 000033, 15007 000127 & 15007 000279 - G.M.D. 1690

Cook Communities submits this Letter of Intent and attached application for the purpose of rezoning to Hall County's I-1 (Light Industrial) Zoning Classification for the 31.36-acre tract located at 4656 Cagle Road in unincorporated Hall County. The subject property is currently undeveloped raw land with the Southern Railroad Right-of-Way making up the Northern property line. The existing zoning is AR-I (Agricultural Residential) with the Hall County 2045 Comprehensive Plan designating the property for Employment or Business Corridors and Suburban Neighborhood (Low-Density) within the East Hall Character Area.

Cook Communities proposes to develop a phased light industrial park designed to be both distinctive and highly functional. The development will feature a diverse mix of building types and sizes—ranging from 8,500 to 62,400 square feet—totaling approximately 192,400 square feet of light industrial space. This flexible layout will accommodate a variety of end users, offering customizable combinations of office, warehouse, and industrial space. The vision is to create a build-to-suit environment that fosters a variety of industries and generates meaningful employment opportunities for the region. Strategically located near the Blue Ridge Connector (Inland Port), the site is ideally positioned to meet growing demand. In particular, we believe the 365 corridor is underserved in smaller short Bay office/warehouse facilities, and this project aims to fill that gap with high-quality, purpose-built spaces.

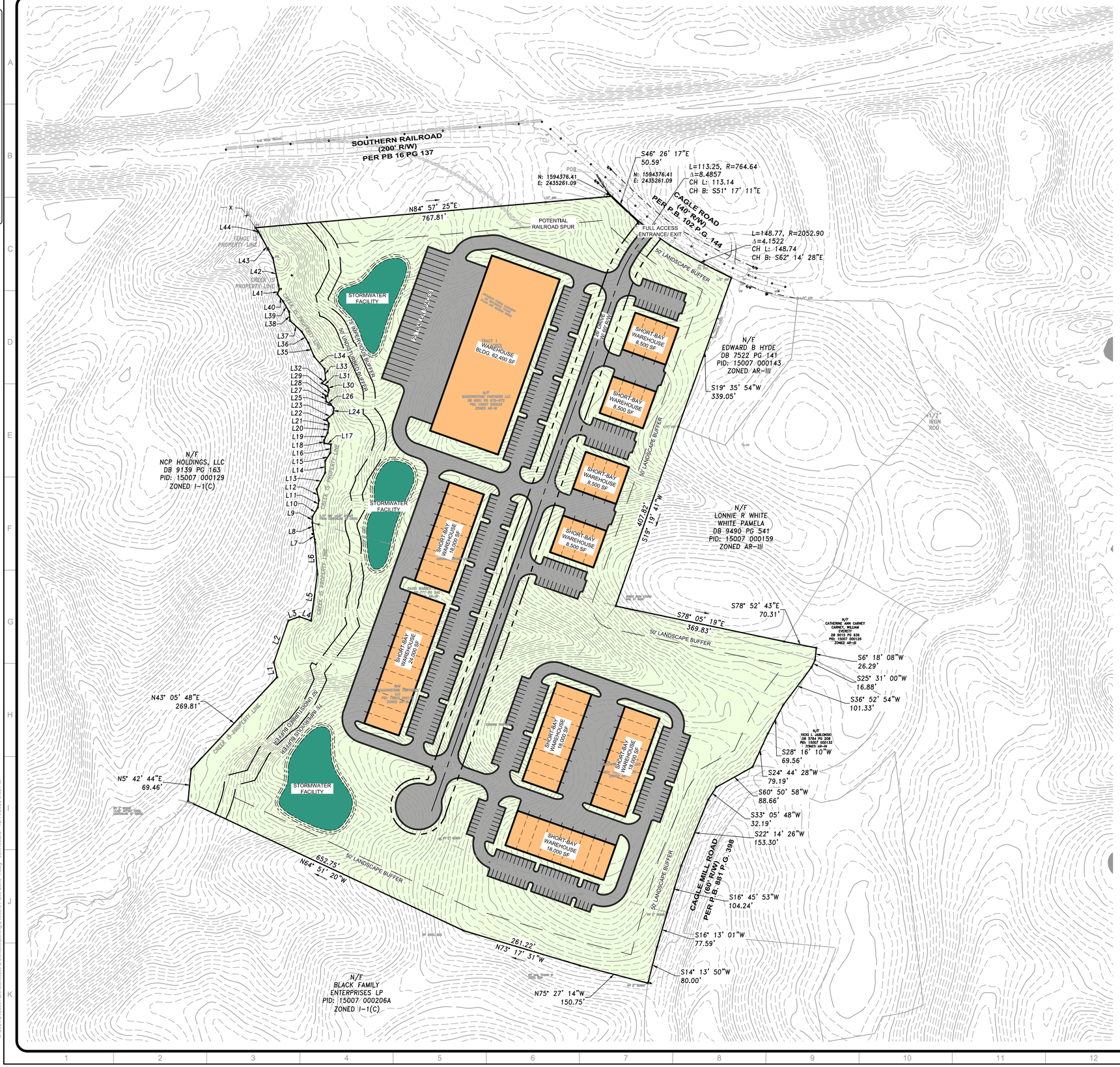
Access to the development will be provided along Cagle Road and will include an attractive monument sign with landscaping. The provisions for water will be provided by the City of Gainesville, and the Sanitary Sewer will be provided by Hall County.

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.

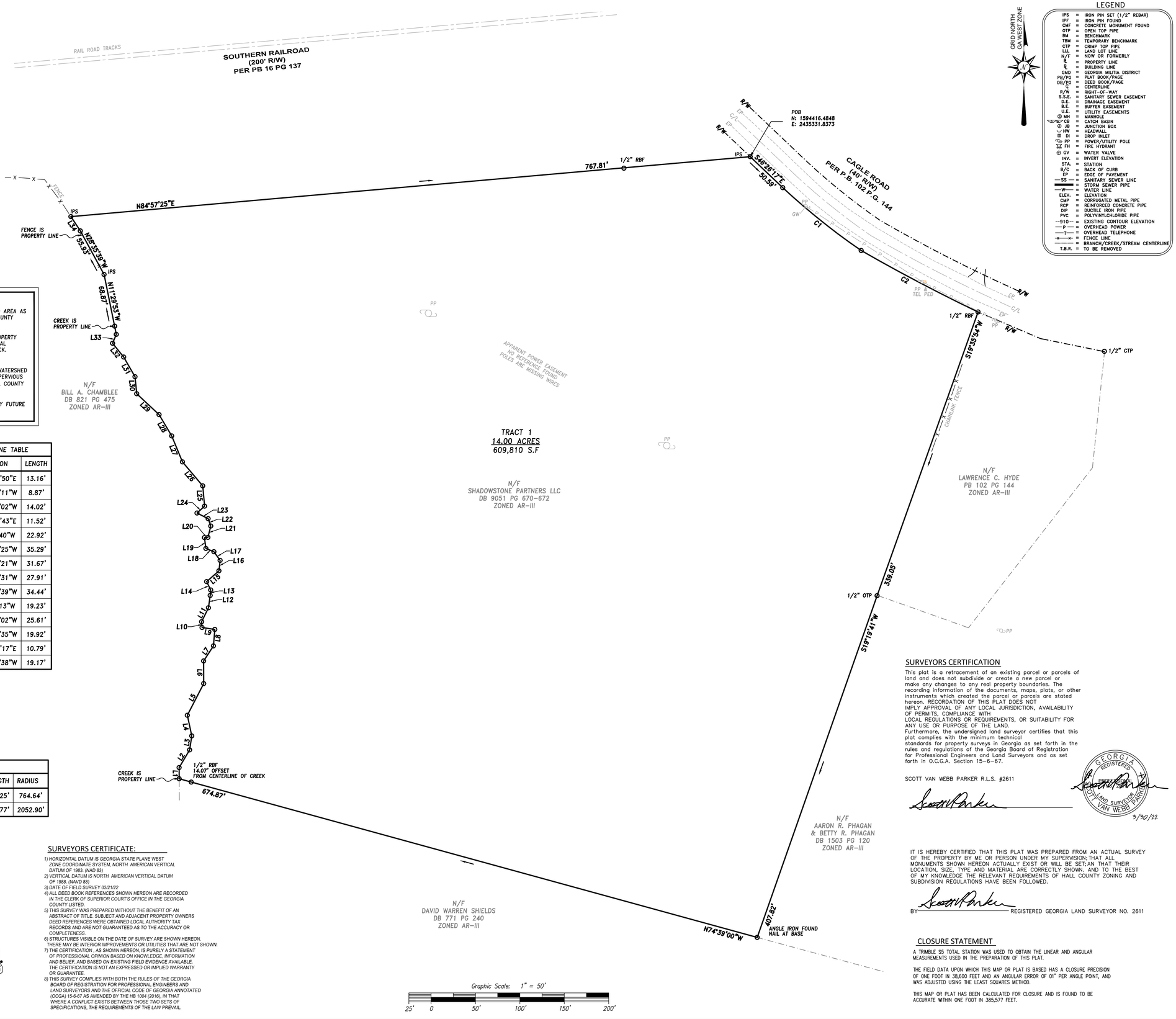
Respectfully,

Geoff Cook
Cook Communities

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.


SOUTHERN RAILROAD
(200' R/W)
PER PB 16 PG 137
POB
N: 1594376.41
E: 2435261.09
S46° 26' 17"E
50.59'
L=113.25, R=764.64
Δ=8.4857
CH L: 113.14
CH B: S51° 17' 11"E
CAGLE ROAD
(40' R/W)
PER P.B. 102 P.G. 144
N84° 57' 25"E
767.81'
POTENTIAL
RAILROAD SPUR
FULL ACCESS
ENTRANCE/ EXIT
L=148.77, R=2052.90
Δ=4.1522
CH L: 148.74
CH B: S62° 14' 28"E
50' LANDSCAPE BUFFER
FENCE IS
PROPERTY LINE
CREEK IS
PROPERTY LINE
STORMWATER
FACILITY
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
PARTIAL FEE BUFFER
STANDARD
WAREHOUSE
BLDG. 62,400 SF
SHORT-BAY
WAREHOUSE
8,500 SF
SHORT-BAY
WAREHOUSE
18,000 SF
26' DRIVE
AISLE R/W
N/F
EDWARD B HYDE
DB 7522 PG 141
PID: 15007 000143
ZONED AR-III
S19° 35' 54"W
339.05'
N/F
NCP HOLDINGS, LLC
DB 9139 PG 163
PID: 15007 000129
ZONED I-1(C)
N/F
LONNIE R WHITE
WHITE PAMELA
DB 9490 PG 541
PID: 15007 000159
ZONED AR-III
S19° 41' 41"W
407.82'
S78° 52' 43"E
70.31'
S78° 05' 19"E
369.83'
N/F
CATHERINE ANN CARNEY
CARNEY, WILLIAM
EVERETT
DB 8015 PG 636
PID: 15007 000126
ZONED AR-III
S6° 18' 08"W
26.29'
S25° 31' 00"W
16.88'
S36° 52' 54"W
101.33'
N/F
VICKI L JARLOWSKI
DB 5784 PG 208
PID: 15007 000132
ZONED AR-III
S28° 16' 10"W
69.56'
S24° 44' 28"W
79.19'
S60° 50' 58"W
88.66'
S33° 05' 48"W
32.19'
S22° 14' 26"W
153.30'
CAGLE MILL ROAD
(60' R/W)
PER P.B. 881 P.G. 398
S16° 45' 53"W
104.24'
S16° 13' 01"W
77.59'
S14° 13' 50"W
80.00'
N75° 27' 14"W
150.75'
261.22'
N73° 17' 31"W
652.75'
N64° 51' 20"W
N43° 05' 48"E
269.81'
N5° 42' 44"E
69.46'
CREEK RE-ALIGNMENT LINE
75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
N/F
BLACK FAMILY
ENTERPRISES LP
PID: 15007 000206A
ZONED I-1(C)
1/2" RBAR
1/2" RBCAP
1/2" RBAR
1/2" RBAR
1/2" RBAR

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT



LEGEND

IPS	=	IRON PIN SET (1/2" REBAR)
IPF	=	IRON PIN FOUND
CMF	=	CONCRETE MONUMENT FOUND
OTP	=	OPEN TOP PIPE
BM	=	BENCHMARK
TBM	=	TEMPORARY BENCHMARK
CTP	=	CRIMP TOP PIPE
LLL	=	LAND LOT LINE
N/F	=	NOW OR FORMERLY
℄	=	PROPERTY LINE
℄	=	BUILDING LINE
GMD	=	GEORGIA MILITIA DISTRICT
PB/PG	=	PLAT BOOK/PAGE
DB/PG	=	DEED BOOK/PAGE
℄	=	CENTERLINE
R/W	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
D.E.	=	DRAINAGE EASEMENT
B.E.	=	BUFFER EASEMENT
U.E.	=	UTILITY EASEMENTS
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
GV	=	WATER VALVE
INV.	=	INVERT ELEVATION
STA.	=	STATION
B/C	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
SS	=	SANITARY SEWER LINE
	=	STORM SEWER PIPE
W	=	WATER LINE
ELEV.	=	ELEVATION
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DIP	=	DUCTILE IRON PIPE
PVC	=	POLYVINYLCHLORIDE PIPE
910	=	EXISTING CONTOUR ELEVATION
P	=	OVERHEAD POWER
T	=	OVERHEAD TELEPHONE
x x	=	FENCE LINE
	=	BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	=	TO BE REMOVED

GENERAL NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13139C0125G, HALL COUNTY GEORGIA, DATED 04/04/2018.
2. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
3. 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)
4. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°22'46"W	12.59'
L2	N30°42'32"E	23.16'
L3	N8°39'08"E	15.94'
L4	N12°06'25"W	23.82'
L5	N27°23'42"E	40.09'
L6	N0°14'02"W	25.57'
L7	N33°14'20"E	20.22'
L8	N4°37'48"E	18.65'
L9	N81°27'07"W	14.51'
L10	N4°03'08"W	6.45'
L11	N25°59'59"E	17.51'
L12	N7°59'48"E	14.00'
L13	N5°46'01"E	6.23'
L14	N26°04'21"W	10.50'
L15	N48°44'51"E	18.44'
L16	N6°15'07"E	11.79'
L17	N35°45'00"W	11.97'
L18	N67°27'10"W	9.70'
L19	N7°39'47"W	12.35'
L20	N86°32'16"E	3.88'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N14°27'50"E	13.16'
L22	N20°09'11"W	8.87'
L23	N63°03'02"W	14.02'
L24	N47°43'43"E	11.52'
L25	N5°14'40"W	22.92'
L26	N40°12'25"W	35.29'
L27	N22°25'21"W	31.67'
L28	N30°48'31"W	27.91'
L29	N46°56'39"W	34.44'
L30	N5°42'13"W	19.23'
L31	N29°58'02"W	25.61'
L32	N38°38'35"W	19.92'
L33	N22°23'17"E	10.79'
L34	N33°21'38"W	19.17'

CURVE TABLE				
CURVE #	CHORD DIRECTION	CHORD LENTH	LENGTH	RADIUS
C1	S51°17'11"E	113.14'	113.25'	764.64'
C2	S62°14'28"E	148.74'	148.77'	2052.90'

SURVEYORS CERTIFICATE:

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983. (NAD 83)
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)
3) DATE OF FIELD SURVEY 03/21/22
4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
6) STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. THERE MAY BE INTERIOR IMPROVEMENTS OR UTILITIES THAT ARE NOT SHOWN.
7) THE CERTIFICATION , AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

GEORGIA811
Utilities Protection Center, Inc
Know what's below.
Call before you dig.

Graphic Scale: 1" = 50'

25' 0 50' 100' 150' 200'

SURVEYORS 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.

SCOTT VAN WEBB PARKER R.L.S. #2611

3/30/22

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSON UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET; AN THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. AND TO THE BEST OF MY KNOWLEDGE THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

BY _____ REGISTERED GEORGIA LAND SURVEYOR NO. 2611

CLOSURE STATEMENT

A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,600 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,577 FEET.

COOK
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
L.S.F. #001320

PREPARED FOR:

SHADOW STONE PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

CAGLE ROAD

TASK:

BOUNDARY SURVEY

PROJECT INFORMATION:

CAGLE ROAD	Project Name
21-008	Project Number
4656 CAGLE RD	Project Address
	Land Lot No.(s)
G.M.D. 411	District
HALL COUNTY, GEORGIA	County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR SCOTT VAN WEBB PARKER
3/30/22

CONTACT:
SCOTT PARKER, RLS
(678) 267-7153
scott@thecookandcompany.com

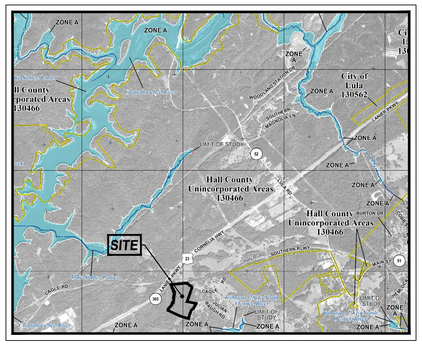
SHEET	
1 OF 1	
CCR	AS SHOWN
DESIGN	SCALE
3/30/2022	21-008
DATE	PROJECT No.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

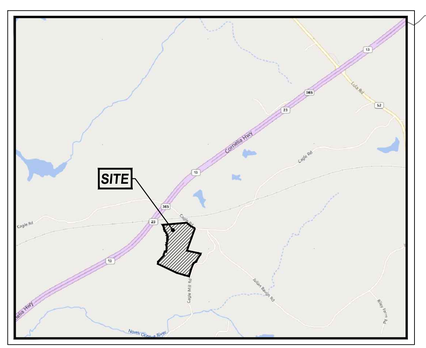
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N12°35'12"W	32.26'
L2	N19°08'48"E	95.38'
L3	N70°47'48"E	25.15'
L4	S70°41'12"E	26.50'
L5	N7°35'48"E	100.88'
L6	N3°58'35"W	68.63'
L7	N9°31'20"W	26.95'
L8	N5°41'19"W	15.54'
L9	N0°22'46"W	12.59'
L10	N30°42'32"E	23.16'
L11	N8°39'08"E	15.94'
L12	N12°06'25"W	23.82'
L13	N27°23'42"E	40.09'
L14	N0°14'02"W	25.57'
L15	N33°14'20"E	20.22'
L16	N4°37'48"E	18.65'
L17	N81°27'07"W	14.51'
L18	N4°03'08"W	6.45'
L19	N25°59'59"E	17.51'
L20	N7°59'48"E	14.00'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N5°46'01"E	6.23'
L22	N26°04'21"W	10.50'
L23	N48°44'51"E	18.44'
L24	N6°15'07"E	11.79'
L25	N35°45'00"W	11.97'
L26	N67°27'10"W	9.70'
L27	N7°39'47"W	12.35'
L28	N86°32'16"E	3.88'
L29	N14°27'50"E	13.16'
L30	N20°09'11"W	8.87'
L31	N63°03'02"W	14.02'
L32	N47°43'43"E	11.52'
L33	N5°14'40"W	22.92'
L34	N40°12'25"W	35.29'
L35	N22°25'21"W	31.67'
L36	N30°48'31"W	27.91'
L37	N46°56'39"W	34.44'
L38	N5°42'13"W	19.23'
L39	N29°58'02"W	25.61'
L40	N38°38'35"W	19.92'

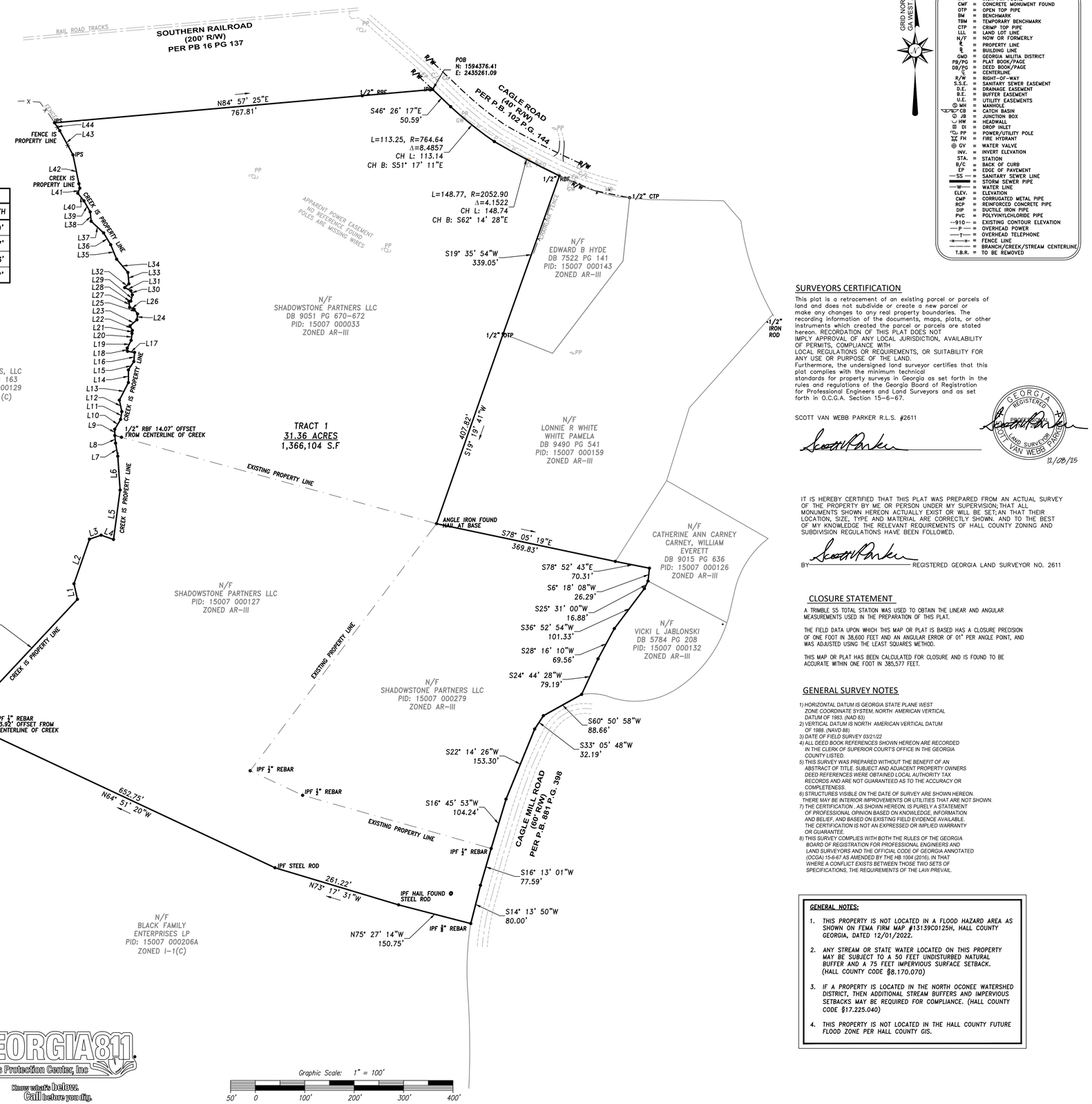
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N22°23'17"E	10.79'
L42	N11°29'53"W	68.87'
L43	N28°35'39"W	55.93'
L44	N33°21'38"W	19.17'



FIRM PANEL NO. 13139C0125H
N.T.S.



VICINITY MAP
N.T.S.



GRID NORTH
GA WEST ZONE

LEGEND

IPS	=	IRON PIN SET (1/2" REBAR)
IPF	=	IRON PIN FOUND
CMF	=	CONCRETE MONUMENT FOUND
OTP	=	OPEN TOP PIPE
BM	=	BENCHMARK
TBM	=	TEMPORARY BENCHMARK
CTP	=	CRIMP TOP PIPE
LLL	=	LAND LOT LINE
N/F	=	NOW OR FORMERLY
℄	=	PROPERTY LINE
℄	=	BUILDING LINE
GMD	=	GEORGIA MILITIA DISTRICT
PB/Pg	=	PLAT BOOK/PAGE
DB/pg	=	DEED BOOK/PAGE
℄	=	CENTERLINE
R/W	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
D.E.	=	DRAINAGE EASEMENT
B.E.	=	BUFFER EASEMENT
U.E.	=	UTILITY EASEMENTS
MH	=	MANHOLE
CB	=	CATCH BASIN
JB	=	JUNCTION BOX
HW	=	HEADWALL
DI	=	DROP INLET
PP	=	POWER/UTILITY POLE
FH	=	FIRE HYDRANT
GV	=	WATER VALVE
INV.	=	INVERT ELEVATION
STA.	=	STATION
B/C	=	BACK OF CURB
EP	=	EDGE OF PAVEMENT
SS	=	SANITARY SEWER LINE
	=	STORM SEWER PIPE
W	=	WATER LINE
ELEV.	=	ELEVATION
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DIP	=	DUCTILE IRON PIPE
PVC	=	POLYVINYLCHLORIDE PIPE
910	=	EXISTING CONTOUR ELEVATION
P	=	OVERHEAD POWER
T	=	OVERHEAD TELEPHONE
x x	=	FENCE LINE
	=	BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	=	TO BE REMOVED

SURVEYORS 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.

SCOTT VAN WEBB PARKER R.L.S. #2611

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR SCOTT VAN WEBB PARKER
12/08/25

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSON UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET; AN THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. AND TO THE BEST OF MY KNOWLEDGE THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

BY _____ REGISTERED GEORGIA LAND SURVEYOR NO. 2611

CLOSURE STATEMENT

A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,600 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 385,577 FEET.

GENERAL SURVEY NOTES

1) HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983, (NAD 83)
2) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)
3) DATE OF FIELD SURVEY 03/21/22
4) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
5) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
6) STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. THERE MAY BE INTERIOR IMPROVEMENTS OR UTILITIES THAT ARE NOT SHOWN.
7) THE CERTIFICATION , AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
8) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY THE HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

GENERAL NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13139C0125H, HALL COUNTY GEORGIA, DATED 12/01/2022.
2. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
3. 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)
4. THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

GEORGIA811
Utilities Protection Center, Inc
Know what's below.
Call before you dig.

3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
L.S.F. #001320

PREPARED FOR:

SHADOW STONE PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

CAGLE ROAD COMBINATION

TASK:

COMBINATION PLAT

PROJECT INFORMATION:

CAGLE ROAD	Project Name
21-008	Project Number
4656 CAGLE RD	Project Address
	Land Lot No.(s)
G.M.D. 411	District
HALL COUNTY, GEORGIA	County, State

PLAN REVISION

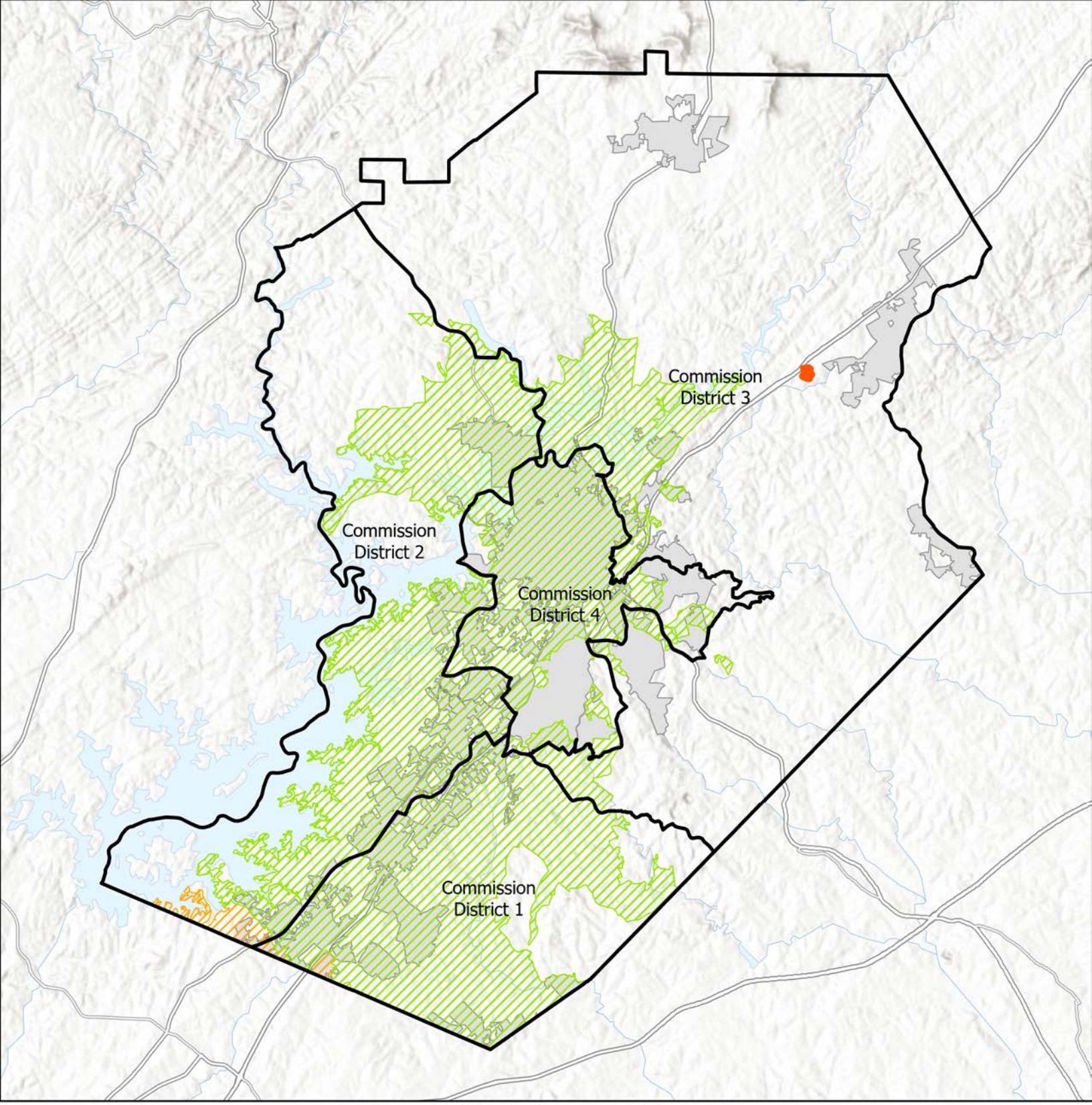
No.	DATE	DESCRIPTION
1		
2		
3		
4		

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR SCOTT VAN WEBB PARKER
12/08/25

CONTACT:
SCOTT PARKER, RLS
(678) 267-7153
scott@thecookandcompany.com

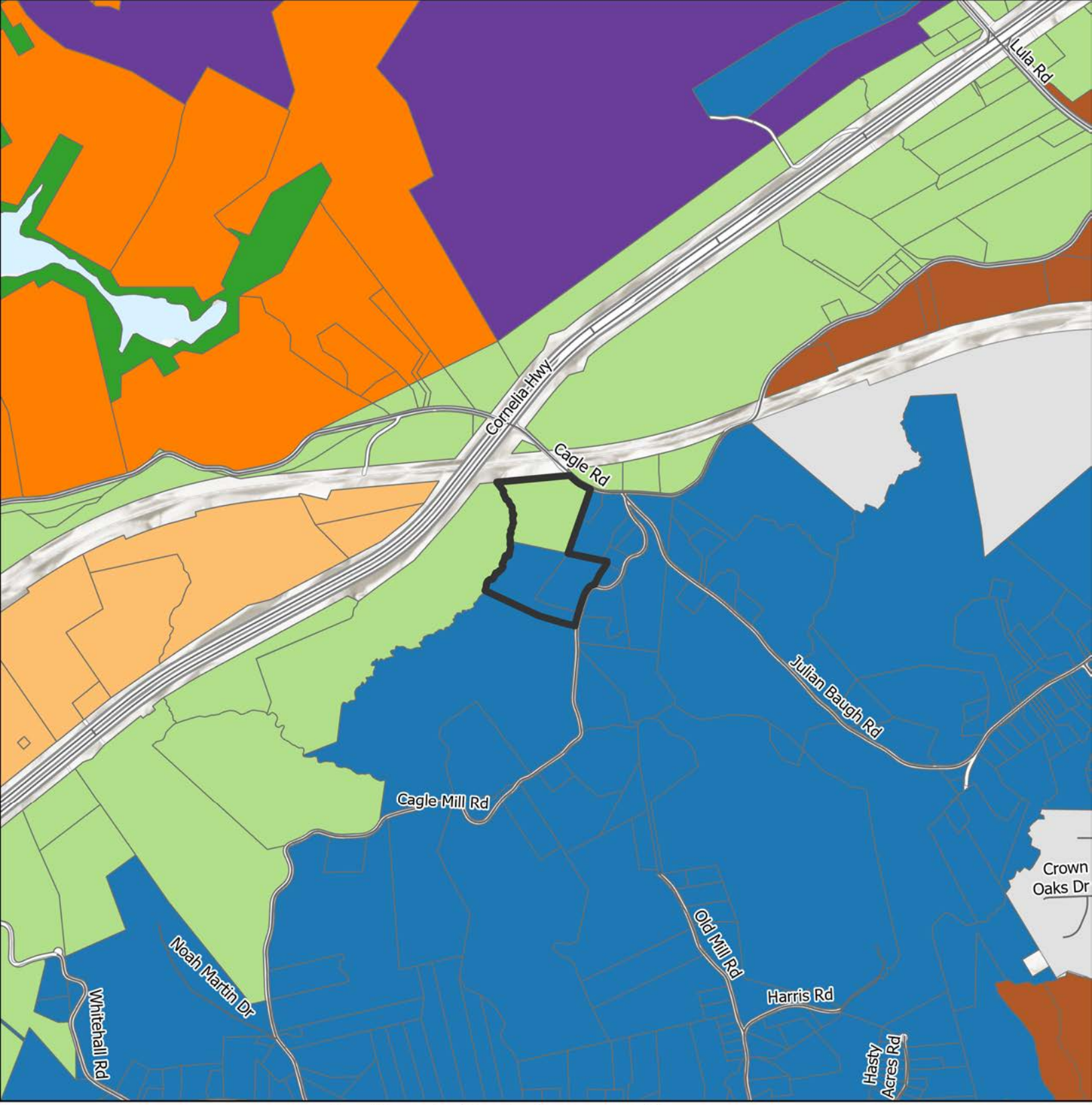
SHEET
1 OF 1

BBL DESIGN	AS SHOWN SCALE
12/08/2025 DATE	21-008 PROJECT No.



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Cook Communities
Tax Parcel #: 15007 000033, 15007 000127, & 15007 000279
Location: 4656 Cagle Road, 5065 & 5073 Cagle Mill Road
Commission District 3

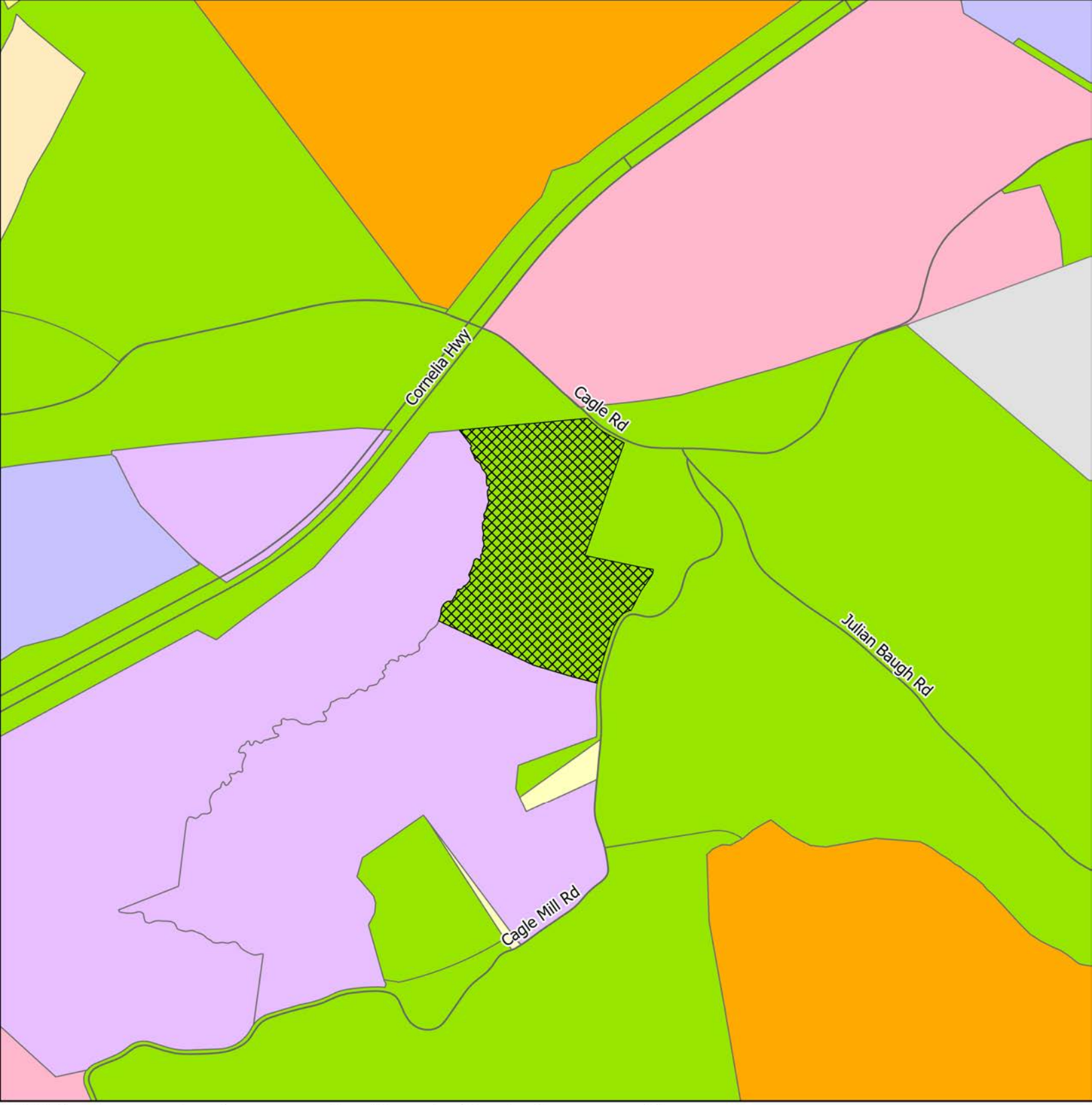


Subject Area
City Limits

FLU

- Employment or Business Corridors
- Greenspace - Conservation
- Inland Port
- Lakeside Residential
- Rural Agriculture
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

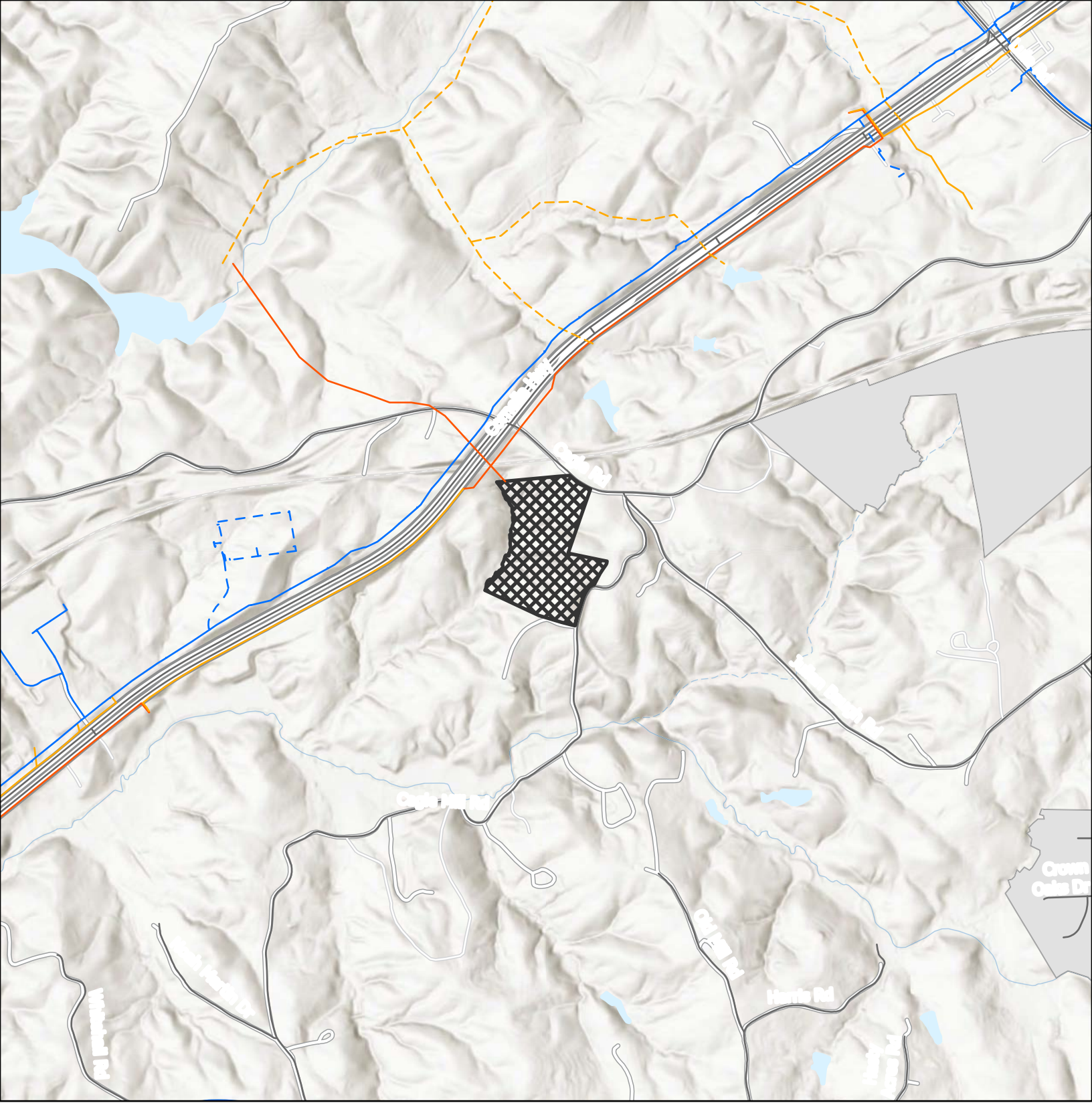
Applicant: Cook Communities
Tax Parcel #: 15007 000033, 15007 000127, & 15007 000279
Location: 4656 Cagle Road, 5065 & 5073 Cagle Mill Road
Commission District 3



Subject Area
centerline
City Limits

ZONING
AR-1
I-1
MUNI
PCD
PID
PRD
R-1
R-X
V-C

Applicant: Cook Communities
Tax Parcel #: 15007 000033, 15007 000127, & 15007 000279
Location: 4656 Cagle Road, 5065 & 5073 Cagle Mill Road
Commission District 3


Hamlin Rd
Hamlin Rd



Subject Area

Applicant: Cook Communities
Tax Parcel #: 15007 000033, 15007 000127, & 15007 000279
Location: 4656 Cagle Road, 5065 & 5073 Cagle Mill Road
Commission District 3



N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

Subject Property Address:
4656 Cagle Road
5065 & 5073 Cagle Mill Road
Applicant:
Cook Communities

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 1
Support: 0

Date Prepared: 2/24/2026

HALL COUNTY GEORGIA
We have it all in Hall

Record and Return to:
Lueder, Larkin & Hunter, LLC
1325 Satellite Blvd NW
Building 200, Suite 207
Suwanee, GA 30024
File No.: GA-SW-21-0493-PUR

eFiled and eRecorded
DATE: 02/04/2022
TIME: 10:50 AM
DEED BOOK: 9051
PAGE: 670 - 672
FILING FEES: $25.00
TRANSFER TAX: $195.00
INTANGIBLE TAX: $0.00
PARTICIPANT ID: 8846450835
PARTICIPANT ID: 7067927936
PT61: 069-2022-000985
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF HALL
APN/Parcel ID: 15007 000033

THIS INDENTURE, made this 2nd day of February, 2022, between

Hillary Cranford

as Administrator of the Estate of Annie Lee C. Griffin a/k/a Annie Lee Griffin, late of the State of Georgia and County of Hall, deceased,

as party or parties of the first part hereinafter called Grantor, and

Shadowstone Partners LLC

as party or parties of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, assigns, and successors where the context requires or permits).

WITNESSETH: That Grantor, (acting under and by virtue of the power and authority contained in the said Letters of Administration, the same having been duly administered and recorded in the Court of Probate of County, State of) for and in consideration of the sum of TEN AND 00/100's DOLLARS ($10.00) and other good and valuable consideration in hand paid at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being and belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE: 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 said deceased.

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

Signed, sealed and delivered
in the presence of:

Hanna Thomas
Unofficial Witness

Ali Grant
Notary Public
My Commission Expires: 9/16/23
[Notary Seal]

SELLER:

Hillary B Cranford (Seal)
Hillary Cranford, Administrator



EXHIBIT A

All those tracts or parcels of land deeded to Comer G Cagle by Mrs. Etta C. Hulsey, J.O. Cagle, H.P. Cagle, W.J. Cagle, Mrs. Ila C. Baugh, Mrs. Lizzie C. Baugh, Wiley Cagle, Buford S. Cagle, Cooper Cagle, R.B. Cagle, Mrs. Blanche C. Harrison, by a warranty deed dated November 6, 1948 and recorded in Deed Book 116, Pages 429-431 of the Hall County, Georgia Deed Records.

Also, all that tract or parcel of land deeded to Comer Cagle by Mrs. Mary Elizabeth (W.O.) Baugh in a warranty deed dated October 6, 1956, and recorded in Deed Book 170, Pages 427-428 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: All that 16.3 acre tract of land deeded by Comer Cagle to Southern Railway Company by a warranty deed dated October 6, 1956, said deed being recorded in Deed Book 170, Pages 421-423 of the Hall County, Georgia Deed Records; all that tract of land deeded by Comer Cagle to Marion Cagle by a warranty deed dated October 6, 1956 and recorded in Deed Book 170, Pages 424-426 of the Hall County, Georgia Deed Records; all that tract of land being in the Glade District of Hall County, Georgia deeded by Comer G. Cagle to Georgia Kraft Company by warranty deed dated August, 1959, and recorded in Deed Book 206, Page 67 of the Hall County, Georgia Deed Records; all that 2.9 acre tract of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Robert H. and Marjorie Cheshire by a warranty deed dated July 31, 1968, and recorded in Deed Book 378, Pages 530-531 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Alvin Hicks by warranty deed dated March 29, 1971, and recorded in Deed Book 447, Page 315 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Annielee Griffin by warranty deed dated May 14, 1971 and recorded in Deed Book 453, Pages 290-291 of the Hall County, Georgia Deed Records.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80596125&key1=9051&key2=670&county=69&countyname=HALL&userid=151666&appid=4 3/3

eFiled and eRecorded
DATE: 06/17/2025
TIME: 1:05 PM
DEED BOOK: 9675
PAGE: 333 - 334
FILING FEES: $25.00
TRANSFER TAX: $260.00
PT61: 069-2025-004084
RECORDED BY: JP
CLERK: Mark Pettitt
Hall County, GA

250297RT
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **June 13th, 2025**, between **ERIC RAY SCHOOR and JESSICA LYNN SCHOOR**, of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS, 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 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in GMD No. 1690, Hall County, Georgia, containing 10.253 acres, more or less, as shown on the survey entitled "Retracement Survey for David Shields", prepared by Ingram, Lord & Associates dated April 20, 2022, recorded at Plat Book 881, Page 398, Office of the Clerk of Superior Court of Hall County, to which reference is hereby made for a more detailed description of the property herein conveyed.

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:

Witness

Notary Public

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2026

(Seal)
ERIC RAY SCHOOR

(Seal)
JESSICA LYNN SCHOOR

eFiled and eRecorded
DATE: 10/09/2025
TIME: 4:40 PM
DEED BOOK: 9735
PAGE: 42 - 44
FILING FEES: $25.00
TRANSFER TAX: $180.00
PT61: 069-2025-006905
RECORDED BY: CE
CLERK: Mark Pettitt
Hall County, GA

250471RT
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **September 30th, 2025**, between **LARRY E HERRINGTON and VICKI L HERRINGTON**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CHESTNUT MOUNTAIN PARTNERS 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 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

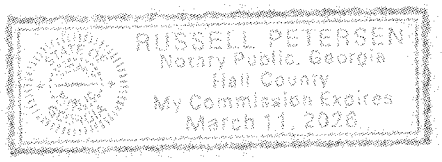
Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

_____(Seal)
LARRY E HERRINGTON

_____(Seal)
VICKI L HERRINGTON



_____(Seal)

_____(Seal)

EXHIBIT "A"

All that lot, tract, parcel of land, lying and being in the Lula District (GMD 1690) of Hall County, Georgia, containing 6.50 acres on Cagle Mill Road as shown on that plat for Mark Webb, dated April 19, 2007, by Farley-Collins-Whidden, Georgia Registered Surveyors, and which property is more particularly described according to said plat as follows: BEGINNING at an iron pin found South 15 degrees 42 minutes 08 seconds West 743.21 feet from the centerline intersection of Cagle Mill Road and Julian Baugh Road; from said POINT OF BEGINNING, thence South 05 degrees 36 minutes 07 seconds West 30.62 feet to a point at the centerline of an old roadbed; thence South 32 degrees 48 minutes 53 seconds West 12.99 feet to a point; thence South 36 degrees 42 minutes 17 seconds West 101.33 feet to a point; thence South 28 degrees 05 minutes 33 seconds West 69.56 feet to a point; thence South 24 degrees 36 minutes 38 seconds West 78.97 feet to an iron pin on the Northern right of way of Cagle Mill Road (60 foot right of way); thence along the Northern right of way of Cagle Mill Road along a curve to the left with said curve subtended by a chord bearing South 60 degrees 33 minutes 19 seconds West a chord distance of 88.80 feet to a point; thence South 32 degrees 55 minutes 11 seconds West 32.19 feet to a point; thence along a curve to the left with said curve being subtended by a chord bearing South 22 degrees 03 minutes 49 seconds West a chord distance of 153.3 feet to a point; thence South 16 degrees 32 minutes 32 seconds West 104.41 feet to an iron pin set; thence departing the right of way of Cagle Mill Road along property now or formerly owned by David Shields North 74 degrees 27 minutes 50 seconds West 396.38 feet to an iron pin set; thence North 65 degrees 07 minutes 58 seconds West 117.14 feet to an iron pin; thence North 36 degrees 48 minutes 13 seconds East 626.66 feet along property now or formerly of David Shields to an angle iron found; thence along property now or formerly of Aaron Phagan South 78 degrees 15 minutes 56 seconds East 369.83 feet to an iron pin found; thence South 79 degrees 02 minutes 42 seconds East 70.32 feet to an iron pin found and the TRUE POINT OF BEGINNING. The above is a portion of that property conveyed to David Warren Shields by Quit-Claim Deed recorded in Deed Book 771, Page 240 of the Hall County, Georgia Deed Records, and is a portion of that property depicted on that plat recorded in Plat Book 80, Page 248 of the Hall County, Georgia Plat Records, property known as **Tax Parcel 15-007-000-279** according to the 2021 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

EXHIBIT A

All those tracts or parcels of land deeded to Comer G Cagle by Mrs. Etta C. Hulsey, J.O. Cagle, H.P. Cagle, W.J. Cagle, Mrs. Ila C. Baugh, Mrs. Lizzie C. Baugh, Wiley Cagle, Buford S. Cagle, Cooper Cagle, R.B. Cagle, Mrs. Blanche C. Harrison, by a warranty deed dated November 6, 1948 and recorded in Deed Book 116, Pages 429-431 of the Hall County, Georgia Deed Records.

Also, all that tract or parcel of land deeded to Comer Cagle by Mrs. Mary Elizabeth (W.O.) Baugh in a warranty deed dated October 6, 1956, and recorded in Deed Book 170, Pages 427-428 of the Hall County, Georgia Deed Records.

LESS AND EXCEPT: All that 16.3 acre tract of land deeded by Comer Cagle to Southern Railway Company by a warranty deed dated October 6, 1956, said deed being recorded in Deed Book 170, Pages 421-423 of the Hall County, Georgia Deed Records; all that tract of land deeded by Comer Cagle to Marion Cagle by a warranty deed dated October 6, 1956 and recorded in Deed Book 170, Pages 424-426 of the Hall County, Georgia Deed Records; all that tract of land being in the Glade District of Hall County, Georgia deeded by Comer G. Cagle to Georgia Kraft Company by warranty deed dated August, 1959, and recorded in Deed Book 206, Page 67 of the Hall County, Georgia Deed Records; all that 2.9 acre tract of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Robert H. and Marjorie Cheshire by a warranty deed dated July 31, 1968, and recorded in Deed Book 378, Pages 530-531 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Alvin Hicks by warranty deed dated March 29, 1971, and recorded in Deed Book 447, Page 315 of the Hall County, Georgia Deed Records; all that tract or parcel of land lying in the Lula District of Hall County, Georgia and deeded by Comer G. Cagle to Annielee Griffin by warranty deed dated May 14, 1971 and recorded in Deed Book 453, Pages 290-291 of the Hall County, Georgia Deed Records.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=80596125&key1=9051&key2=670&county=69&countyname=HALL&userid=151666&appid=4 3/3

Outlook

Cagle Road Industrial Rezoning - Parcels 15007 000033, 127 & 279

From Nick Swafford <NSwafford@gainesvillega.gov>
Date Tue 12/16/2025 4:54 PM
To Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Luke Pressley <luke@thecookandcompany.com>

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 Brittany,

Please allow this email to serve as confirmation of water availability for these properties. The City of Gainesville owns and operates an existing 12” DIP water main along Cornelia Hwy. A developer constructed water main extension will be required to serve these properties with public water. If you need anything further, please let me know.

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

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

JORGE GOMEZ, P.E.
Director

WILLIAM (BILL) KING III, P.E.
Assistant Director

December 16, 2025

Cook Communities
3120 Frontage Road
Gainesville, Georgia 30504

Subject: Sanitary Sewer Letter of Availability
4656 Cagle Road/5065 & 5073 Cagle Mill Road
Parcel ID No: **15007 000033, 15007 000127, 15007 000279**
Lula, Georgia 30554

Dear Mr. Cook,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve the above development at 4656 Cagle Road and 5065/5073 Cagle Mill Road. The estimated average daily flow will be 45,000 GPD.

The existing sewer line is located on Cornelia Highway which intersects Cagle Road. An extension into the subject property is required to be performed by the developer at owner's cost.

Sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800.

Sincerely,

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

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 1/14/2026 11:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Hall County Planning Commission February 26, 2026

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Fire Comment:

1. Extend water line to proposed development to meet fire code requirements.
2. If approved the site development plan may require modifications during the development review process to meet fire code.

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

Outlook

4656 Cagle Road - Posting Signs

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 2/3/2026 10:45 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

3 attachments (7 MB)
IMG_1940.jpeg; IMG_1939.jpeg; IMG_1937.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Friday, January 30, 2026 2:13 PM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Richard Ellis (Marshals) <rellis@hallcounty.org>
Subject: Fw: 4656 Cagle Road - Posting Signs

I posted 3 signs at these property. Please see pictures attached.

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Please note, as of January 20, Community Development and Infrastructure departments, including the Marshal's Office have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.


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 I-1 FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: COOK COMMUNITIES
REQUEST: REZONE FROM AR-1 TO I-1 FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: COOK COMMUNITIES
REQUEST: REZONE FROM AR-1 TO I-1 FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6859

Print

Board of Commissioners Voting Meeting Comments - February 26, 2026 - Submission #135530

Date Submitted: 2/23/2026

Comments completed in the form below will be submitted into the record for the February 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Lee

Last Name*

McMichael

Address1*

5429 Whitehall Road

Address2

City*

Lula

State*

GA

Zip*

30554

Item for Comment*

4656 Cagle Road, 5065 & 5073 Cagle Mill Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Just like the Cagle Mill Rd/Noah Martin S/D proposal that kept getting tabled until finally approved late last year, I am opposed to this new proposal. And I'm opposed for the same reasons - lack of infrastructure, little environmental protections & increased traffic in the area! Please stop more building of industrial or residential in my living area!

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - February 26, 2026 - Submission #135686

Date Submitted: 2/25/2026

Comments completed in the form below will be submitted into the record for the February 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Margaret

Last Name*

Lussieer

Address1*

5101 CAGLE MILL Rd

Address2

City*

Lula

State*

GA

Zip*

30554

Item for Comment*

4656 Cagle Road, 5065 & 5073 Cagle Mill Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

As I Homeowner and Tax payer, I do not feel that this is in the best interest for this rezoning on this road as this will increase traffic on a winding road that the drivers have a tendency to drive in the middle of the road which would cause accidents and potential loss of life. Should this rezoning pass there will be trucks going up and down this road all day to get to the industrial park. As this is a rural area where some homes have livestock on them and there are deer that would be run off due to this rezoning. I also feel that there were and are other areas that would be more suited without the existing homes being affected.
Additionally, I also feel that this would increase our property taxes and decrease the property values on our homes.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Outlook

February 26, 2026 BOC meeting - Cook Communities - HZON25-0055- 4656 Cagle Rd, 6065 & 5073 Cagle Mill Rd

---

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 2/19/2026 3:53 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Brent Cook (Engineering) <becook@hallcounty.org>
Sent: Thursday, February 19, 2026 3:02 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>
Cc: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; John Gentry (Administration) <jgentry@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>; Casey Ramsey (Administration) <cramsey@hallcounty.org>
Subject: RE: February 26, 2026 BOC meeting - Cook Communities - HZON25-0055- 4656 Cagle Rd, 6065 & 5073 Cagle Mill Rd

Katie – I reviewed the trip generation memo and note that the estimated total trips seem consistent for this size development. Because these are proposed industrial/warehouse and because of the proximity of the Blue Ridge Connector, Public Works would I'd like to see:

1. the projected volume of truck
2. the distribution of truck types

I do have some concerns with the width of Cagle Road and the pavement structure from the proposed driveway to SR 365. We also have some concerns with potential safety issues with trucks traversing the at-grade railroad crossing. I would recommend requiring widening Cagle Road to a minimum of 22' and also perform a pavement analysis to determine if Cagle Road will need to be reconstructed to handle the proposed truck traffic. The developer should also be required to coordinate with Norfolk-Southern regarding any improvements necessary with the at-grade crossing.

I will also note that Chapter 10.20 – Vehicle Size and Weight Restrictions, Appendix A designates approved truck routes. Cagle Road is not included in Appendix A, thus thru trucks are not allowed. I would recommend language stipulating that truck traffic shall not turn right from the development driveway.

Let me know if you have any questions or need clarification.

Thanks,

Brent E. Cook, PE, PTOE, RSP1
County Engineer
Hall County Community Development and Infrastructure
(770) 531-6800 | www.hallounty.org



Please note, as of January 20, Community Development and Infrastructure departments, including Public Works,
have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

SOUTHEASTERN ENGINEERING, INC.

2470 Sandy Plains Road
Marietta, GA 30066
(Office) 770-321-3936
mthumaty@seengineering.com

Date: February 10, 2026

To: Whom it may concern; Hall County, GA

From: Mary Thumaty, PE, PTOE; Southeastern Engineering, Inc. (SEI)

RE: Trip Generation Memo for Cagle Road Industrial Development

CC: Luke Pressley, PE; Cook Development

A proposed industrial development in Hall County, GA, will include ten warehouses totaling 192,400 SF: four 8,500 SF short-bay warehouses, four 18,000 SF short-bay warehouses, one 24,000 SF short-bay warehouse, and one 62,400 SF warehouse. The development is located to the east of US 23/SR 365/Cornelia Highway and south of Cagle Road, and will be constructed on approximately 31.37 acres of undeveloped land. The site plan is attached in **Appendix A**. The development will be accessed via one new driveway along Cagle Road. Southeastern Engineering, Inc (SEI) has reviewed the adjacent roadway network and development site to summarize the characteristics of the study area and provide information on estimated new trips generated by the development.

Cagle Road runs from SR 52/Lula Road in the east to US 23/SR 365/Cornelia Highway in the west and is classified as a local Road. Cagle Road is a two-lane undivided facility, with a posted speed limit of 35 MPH. Cagle Road provides access to residential and farm driveways. GDOT'S TADA system was referenced for historical traffic volumes on the roadway. In 2025, Lula Road had an average daily traffic (ADT) volume of 2,274 vehicles per day (vpd). In 2024, US 23/SR 365/Cornelia Highway had an ADT volume of 36,498 vpd. The GDOT TADA data sheets are included in **Appendix B**.

The development is expected to generate approximately 503 new daily trips (248 entering and 255 exiting). In the AM peak period the development is expected to generate approximately 62 total trips (52 entering; 10 exiting), and in the PM peak period generate approximately 69 total trips (28 entering; 41exiting). Most of the trips entering, and exiting are anticipated to be going to and from US 23/SR 365/Cornelia Highway in the west. The Trip Generation Report is included in **Appendix B**.

The new development driveway will be minor-street stop controlled at its intersection with Cagle Road. Due to most of the traffic entering the development from the west via US 23/SR 365/Cornelia Highway a westbound right turn lane on Cagle Road would be beneficial at the new intersection. Crash history at an adjacent intersection, Cagle Road and Julian Baugh Road, was reviewed to see if any crash patterns exist in the area that may identify safety concerns for the new intersection. Per GDOT's NUMETRIC crash data system there has been one crash reported since 2015. No injuries were reported. The crash summary report is attached in **Appendix C.**

The proposed development is consistent with other industrial projects along SR 365/Cornelia Highway. It is expected to generate trips equal to about 22% of current traffic on Cagle Road and 2% of traffic on US 23/SR 365/Cornelia Highway. Crash history indicates no patterns at the proposed driveway location on Cagle Road. Please let me know if we can be of any additional assistance during the review process, or if you have any questions. Thank you.

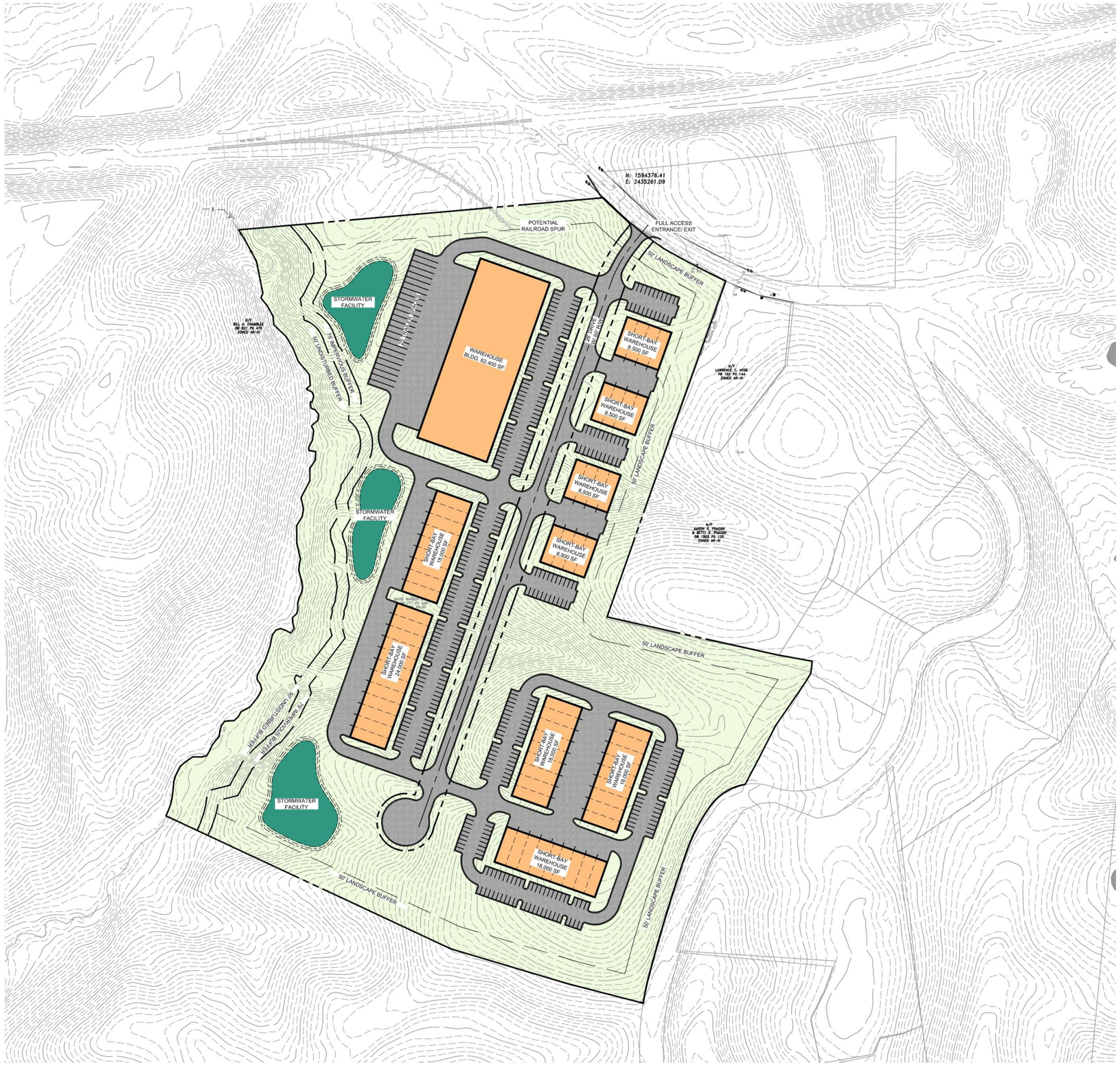
Sincerely,

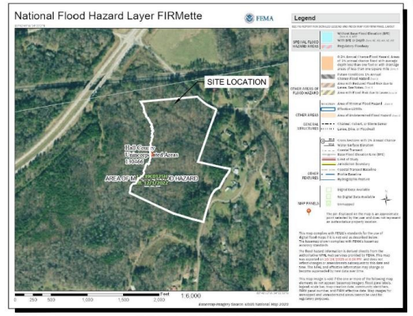
Mary Thumaty, PE, PTOE
Traffic Engineering Division Manager

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





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	±31.37 ACRES
ZONING	
EXISTING ZONING	AR-III
PROPOSED ZONING	I-1
ZONING JURISDICTION	HALL COUNTY
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	50 FEET AGAINST RESIDENTIAL
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	65 FEET
MAX. SITE COVERAGE	80%
SHORT-BAY WAREHOUSE BLDG. AREA PROVIDED	130,000 SF
STANDARD WAREHOUSE BLDG. AREA PROVIDED	62,400 SF
TOTAL WAREHOUSE BLDG. AREA PROVIDED	192,400 SF

GATEWAY CONNECT 365
INDUSTRIAL PARK

24 HOUR CONTACT:
LUKE PRESSLEY

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

CAGLE ROAD

A MASTER PLANNED LIGHT-INDUSTRIAL DEVELOPMENT

AT

4656 CAGLE RD.
LULA, GEORGIA 30554

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 50 100 200 300

SCALE: 1" = 100'
DATE: 10/24/2025
PROJECT: 24060.01

C2
SHEET

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Appendix B
GDOT TADA Data Sheet

Site 0000139_0249

0000139_0249 - 139-0249 - LULA

County: HALL
Route number: 00005200
LRS section: 1391005200
Functional class: 4R - Minor Arterial (Rural)
Coordinates: 34.38950853, -83.68435217

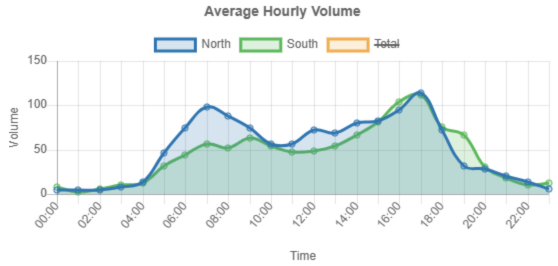
Site Data

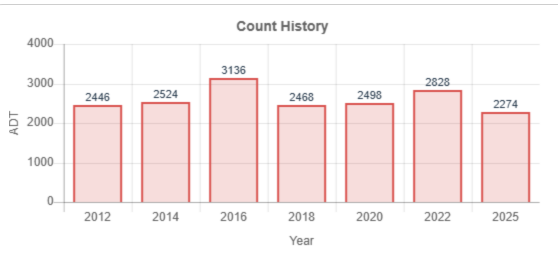
Count History

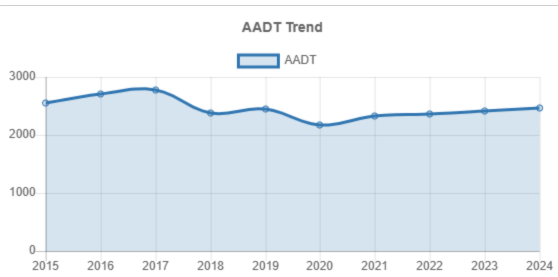
Year	Month	Count type	Duration	ADT	Count
2025	February	Class	48 hours	2,274	4,548
2022	September	Volume	48 hours	2,828	5,656
2020	January	Volume	48 hours	2,498	4,997
2018	June	Class	48 hours	2,468	4,937
2016	July	Volume	48 hours	3,136	6,272
2014	April	Volume	48 hours	2,524	5,048
2012	February	Volume	48 hours	2,446	4,891

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	**Estimated**
AADT	2,550	2,700	2,780	2,380	2,450	2,170	2,320	2,370	2,410	**2,460**
SU AADT	-	-	-	192	198	175	187	191	195	**199**
CU AADT	-	-	-	160	165	146	156	160	162	**165**
K-Factor	0.098	0.101	-	0.102	0.102	0.096	0.096	0.096	0.096	**0.096**
D-Factor	0.500	0.500	-	0.520	0.520	0.520	0.520	0.500	0.500	**0.500**
Future AADT	-	2,940	3,550	3,790	3,640	3,640	3,640	2,990	3,040	**3,100**







Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	0.46%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	56.33%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	25.18%
4. Buses 2- or 3-axle, full length.	1.25%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	4.29%
6. Single-unit trucks 3-axle, single-unit trucks.	2.42%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.02%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	1.56%
9. Single-trailer trucks 5-axle, single-trailer trucks.	8.33%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.11%
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_0214

0000139_0214 - 139-0214 - SR419/SR365 N of White Sulphur Rd

County: HALL
Route number: 00000023
LRS section: 1391041900
Functional class: 3R - Principal Arterial - Other (Rural)
Coordinates: 34.37771224975586, -83.71737670898438

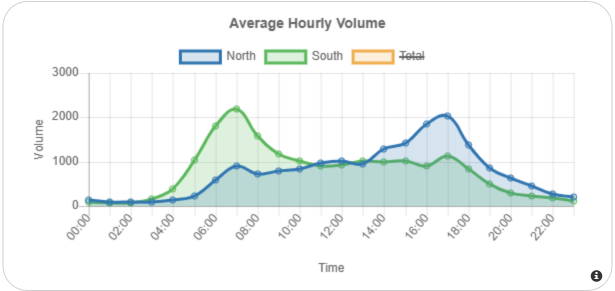
Site Data

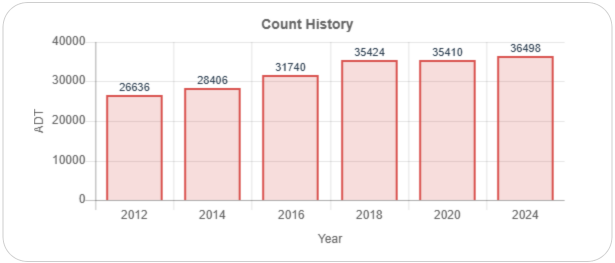
Count History

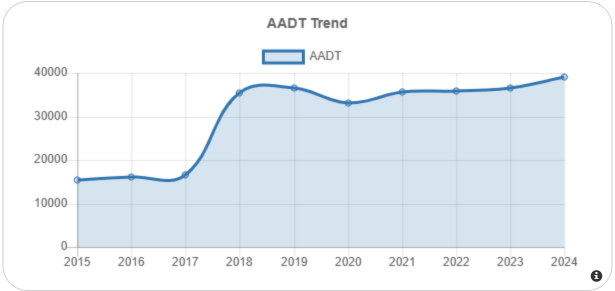
Year	Month	Count type	Duration	ADT	Count
2024	January	Class	48 hours	36,498	72,995
2020	September	Class	48 hours	35,410	70,821
2018	July	Class	48 hours	35,424	70,848
2016	December	Class	48 hours	31,740	63,480
2014	April	Class	48 hours	28,406	56,813
2012	February	Class	48 hours	26,636	53,272

Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Estimated	Estimated	**Actual**
AADT	15,400	16,000	16,500	35,500	36,500	33,200	35,600	35,900	36,600	**39,000**
SU AADT	859	894	-	3,663	3,772	4,147	4,438	4,485	4,569	**1,666**
CU AADT	706	735	-	1,593	1,640	947	1,014	1,025	1,044	**2,068**
K-Factor	0.172	0.172	-	0.088	0.088	0.096	0.096	0.096	0.096	**0.081**
D-Factor	0.800	0.800	-	0.690	0.690	0.680	0.680	0.680	0.680	**0.650**
Future AADT	-	20,700	20,800	44,700	46,000	46,000	58,300	83,300	98,700	**95,500**







Vehicle Classification 2026

1. Motorcycles 2 axles, 2 or 3 wheels.	0.11%
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	66.34%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	23.96%
4. Buses 2- or 3-axle, full length.	0.2%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	3.13%
6. Single-unit trucks 3-axle, single-unit trucks.	0.92%
7. Single-unit trucks 4 or more axle, single-unit trucks.	0.01%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	0.94%
9. Single-trailer trucks 5-axle, single-trailer trucks.	4.31%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	0.04%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	0.03%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	0.01%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	0%

Appendix B
Trip Generation Report

General Light Industrial
(110)

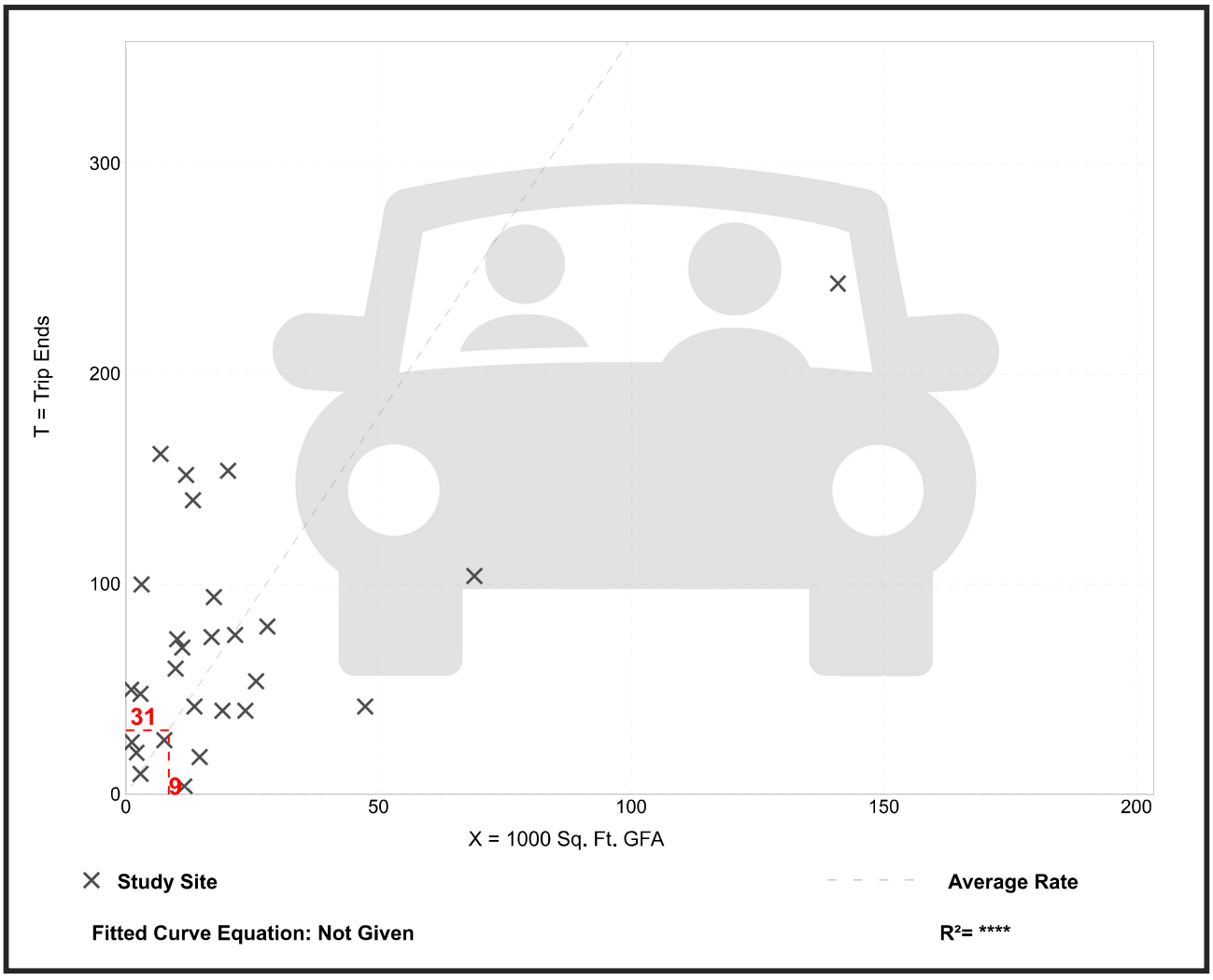
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.60	0.34 - 43.86	4.67

Data Plot and Equation



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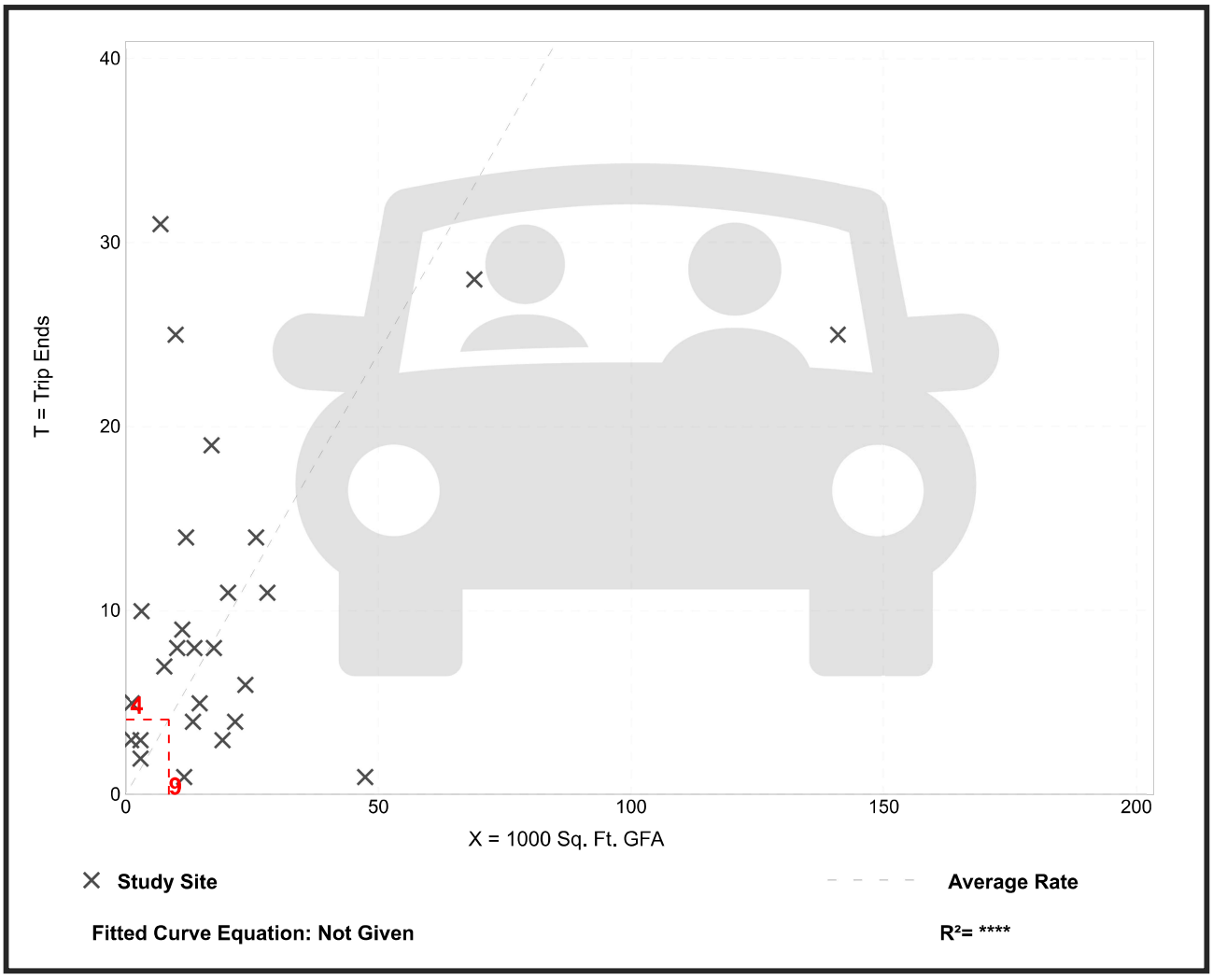
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



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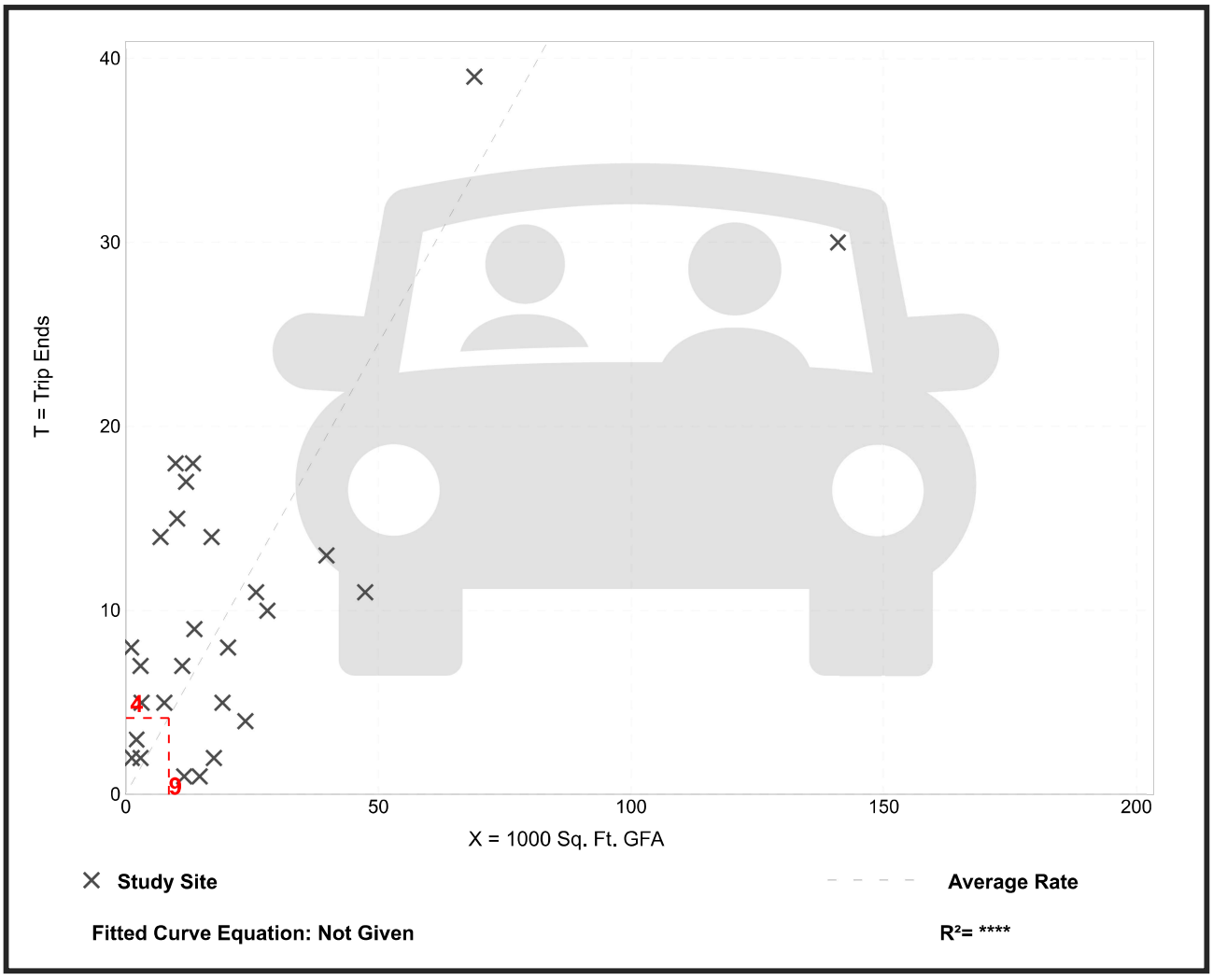
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



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General Light Industrial
(110)

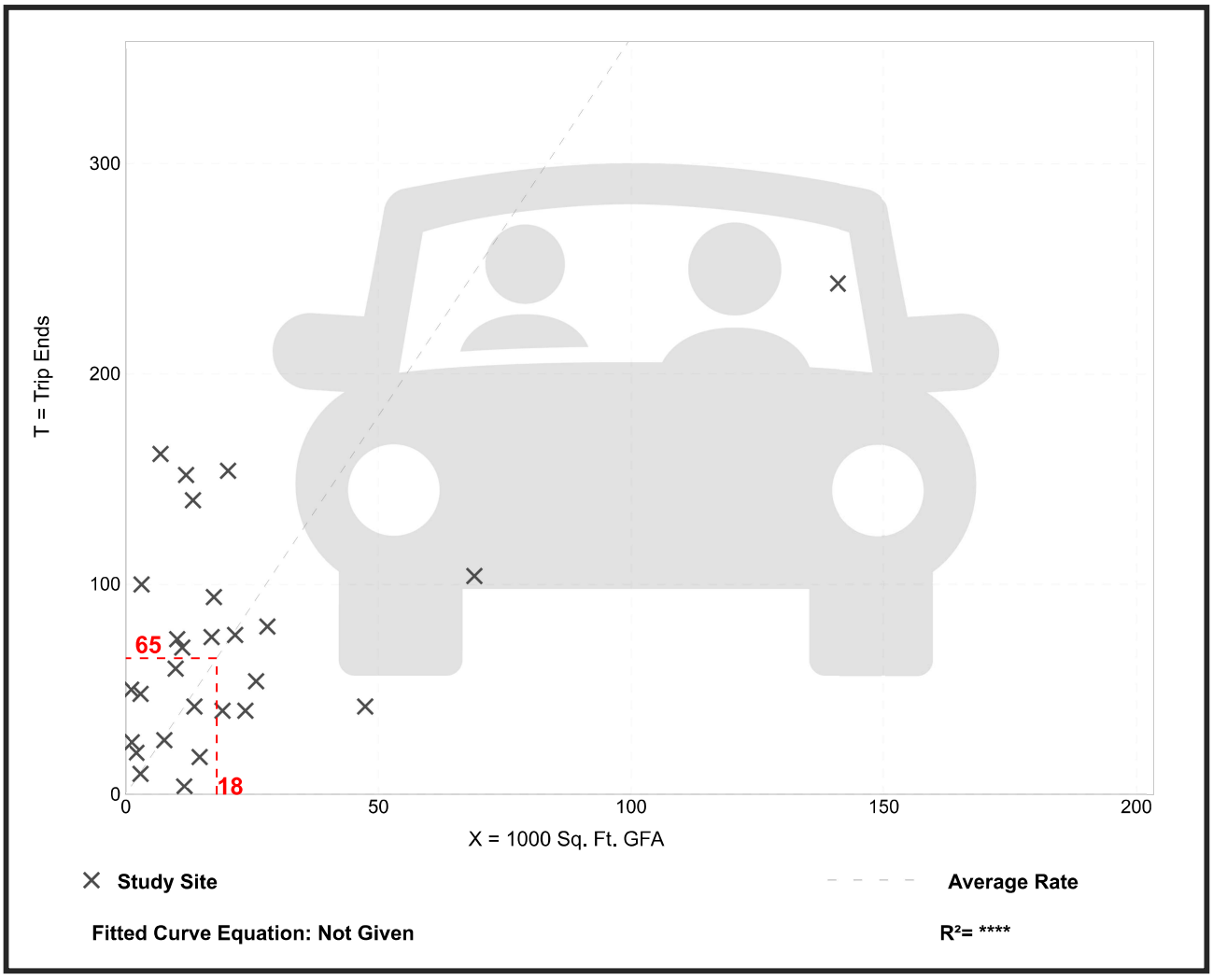
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.60	0.34 - 43.86	4.67

Data Plot and Equation



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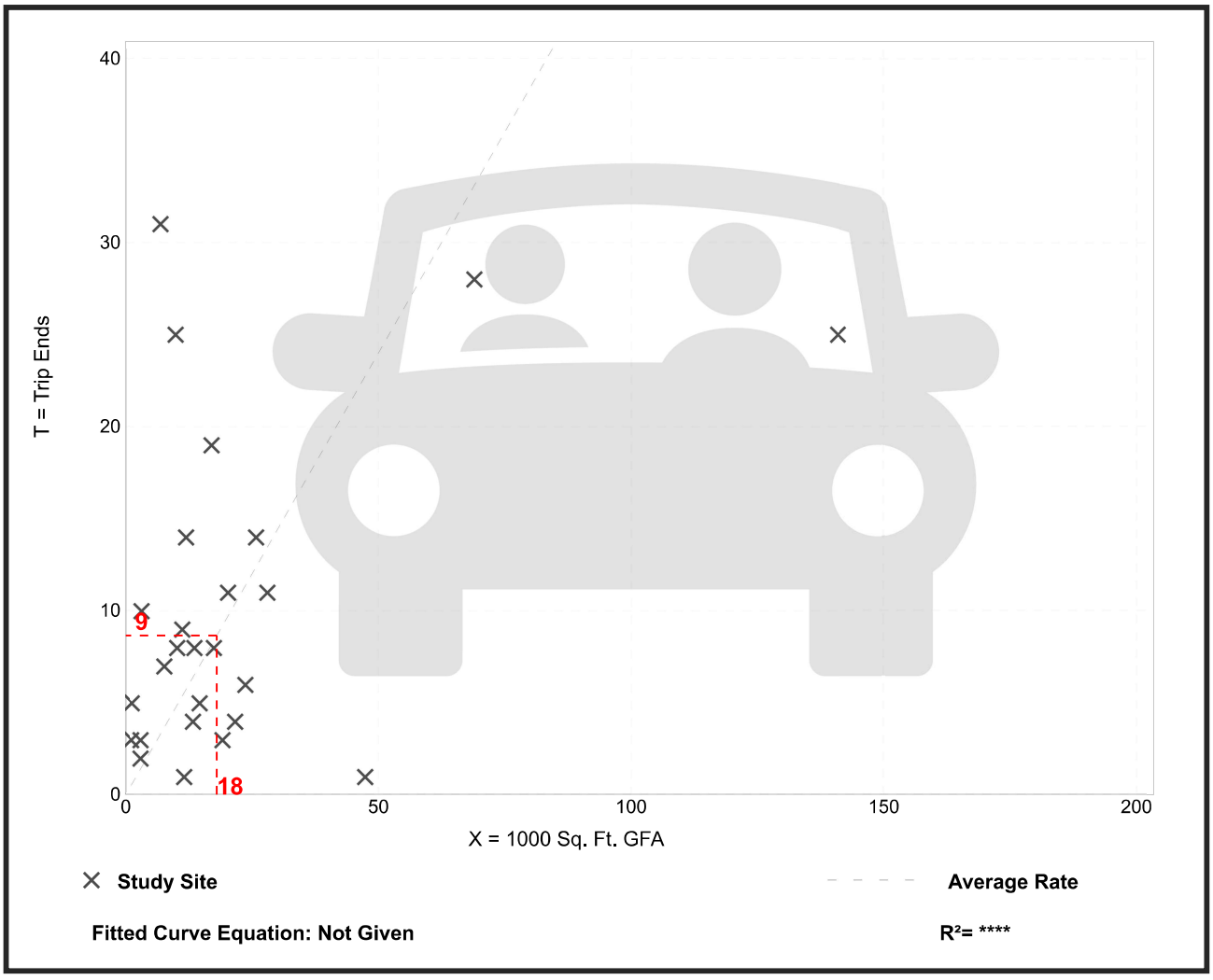
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 26
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.48	0.02 - 4.46	0.68

Data Plot and Equation



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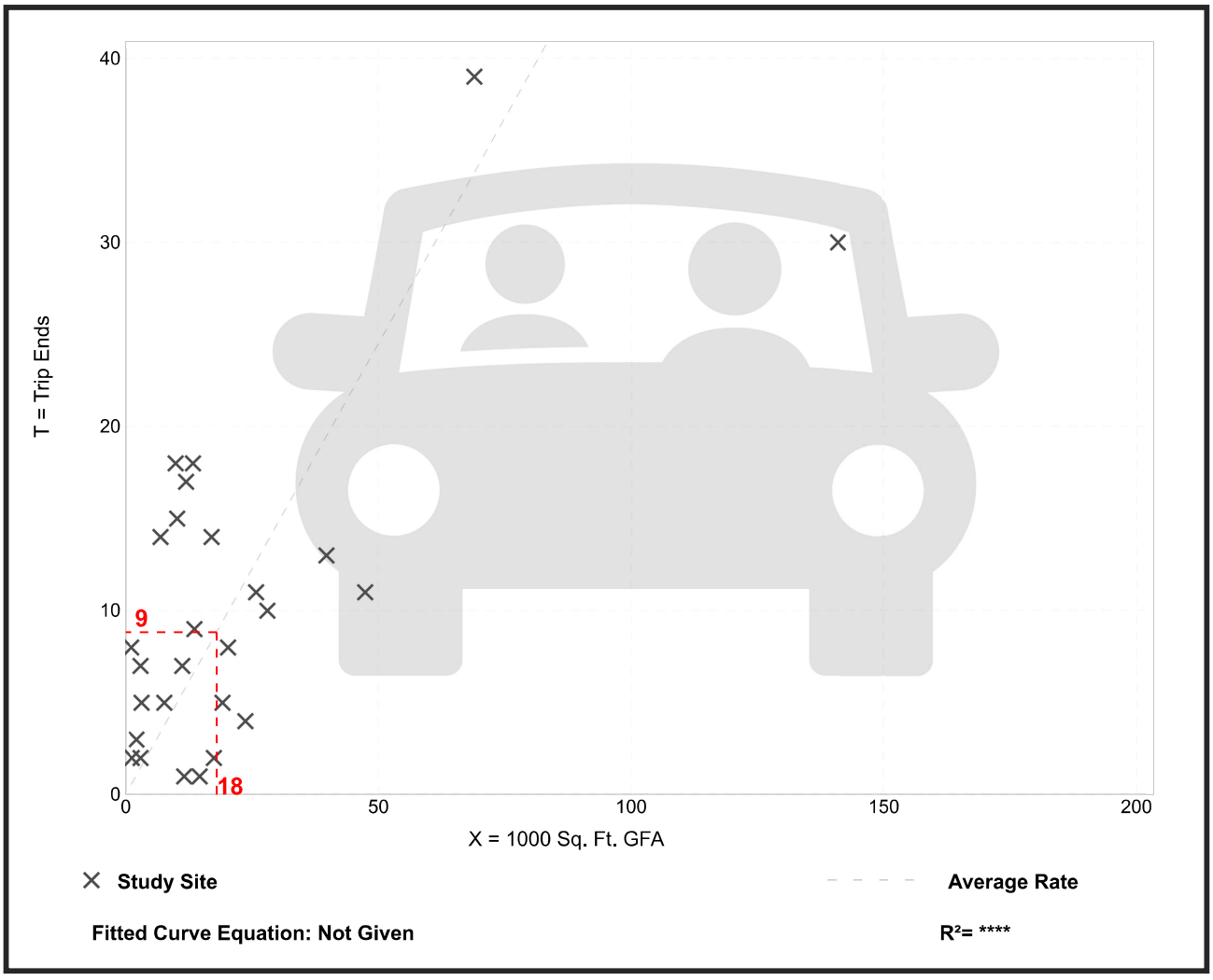
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 27
Avg. 1000 Sq. Ft. GFA: 21
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.07 - 7.02	0.54

Data Plot and Equation



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Warehouse
(150)

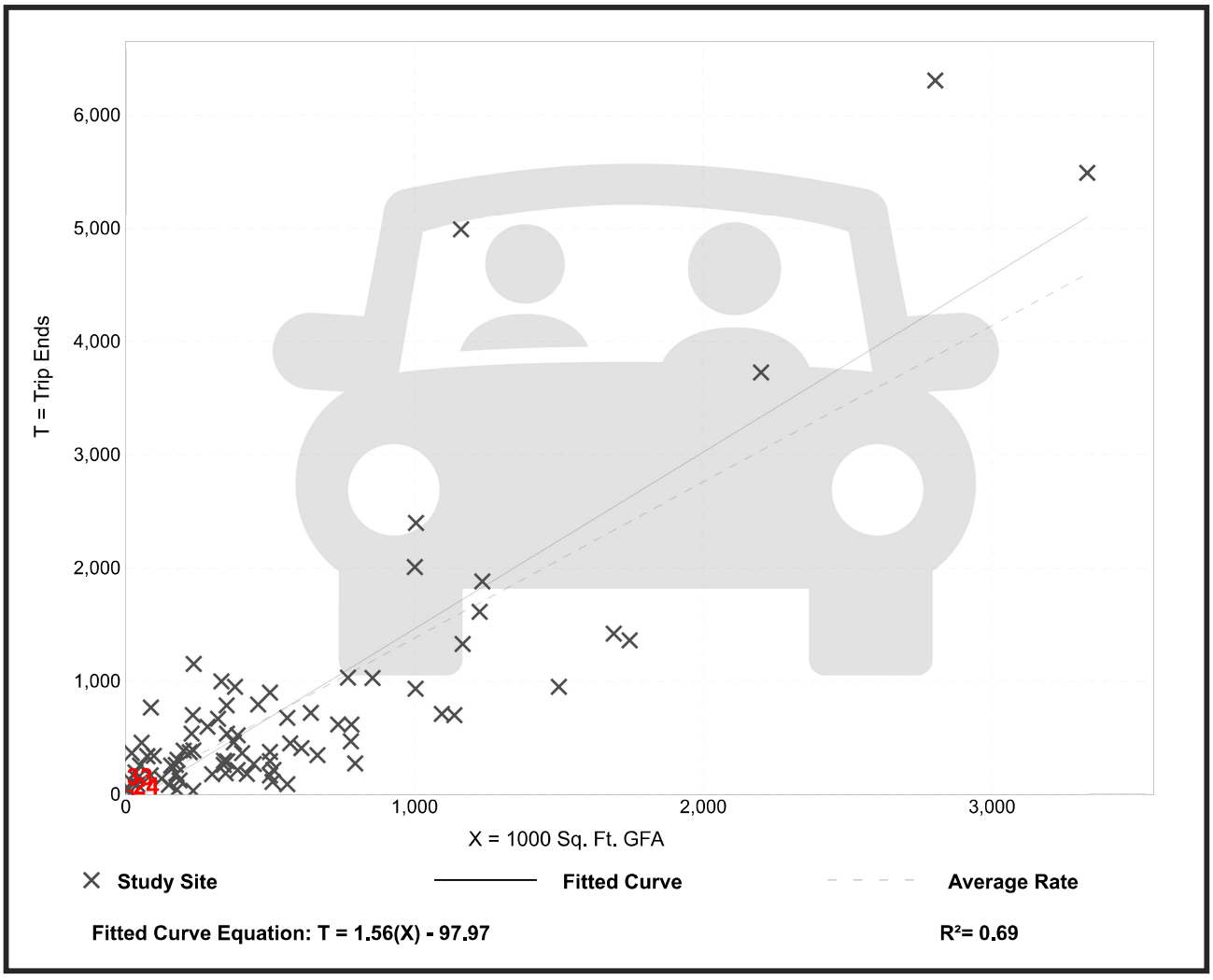
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



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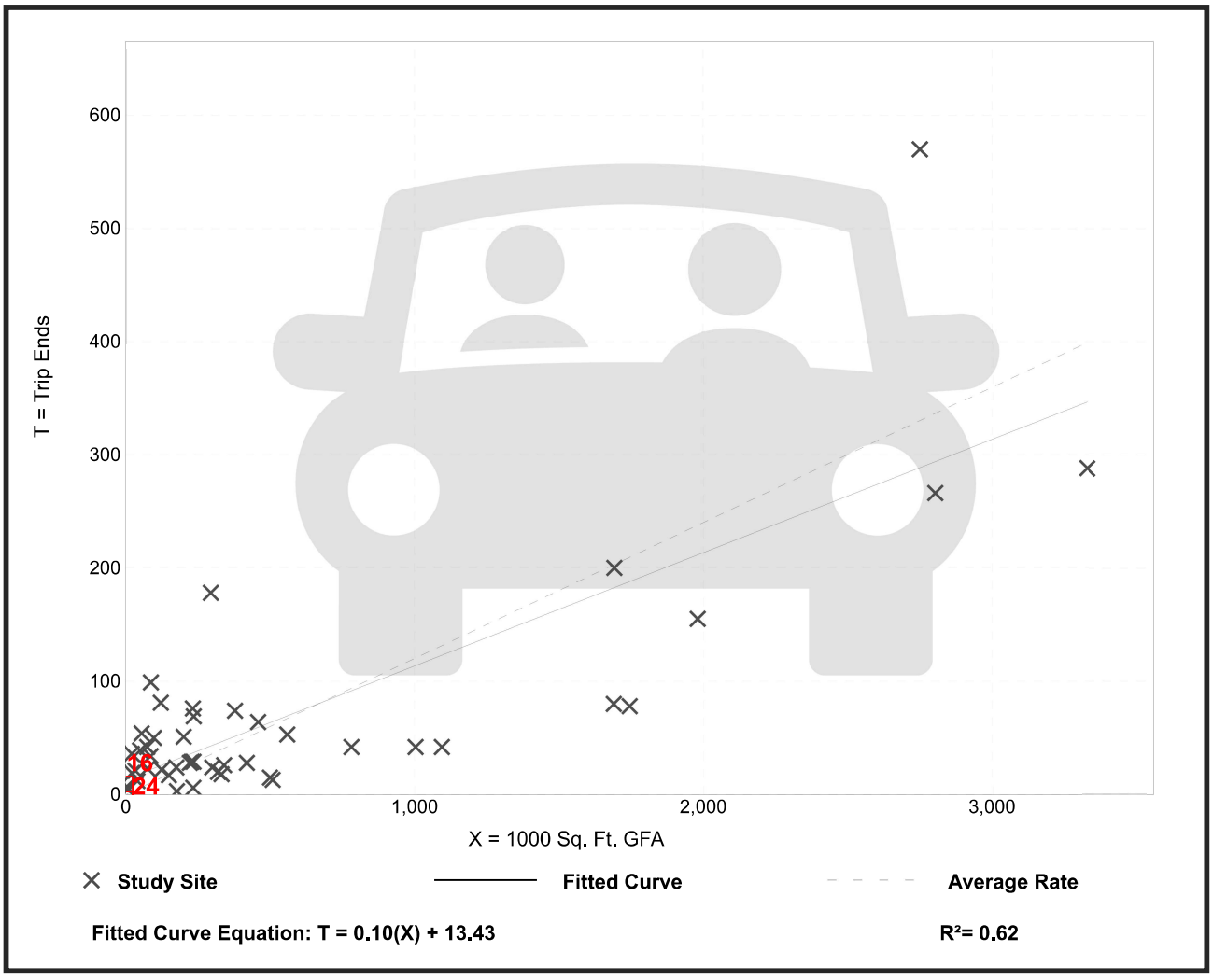
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 47
Avg. 1000 Sq. Ft. GFA: 559
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

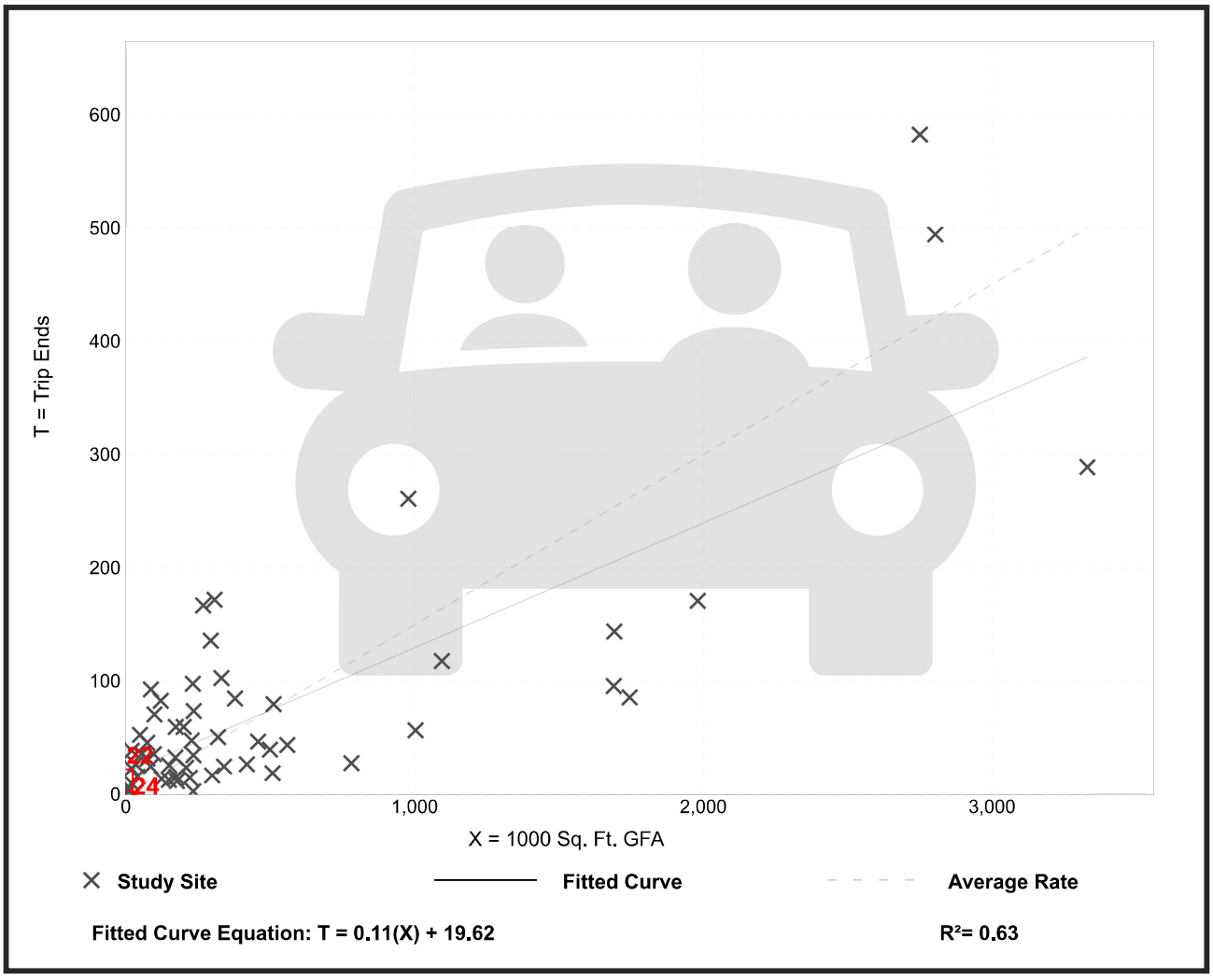
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 58
Avg. 1000 Sq. Ft. GFA: 503
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Warehouse
(150)

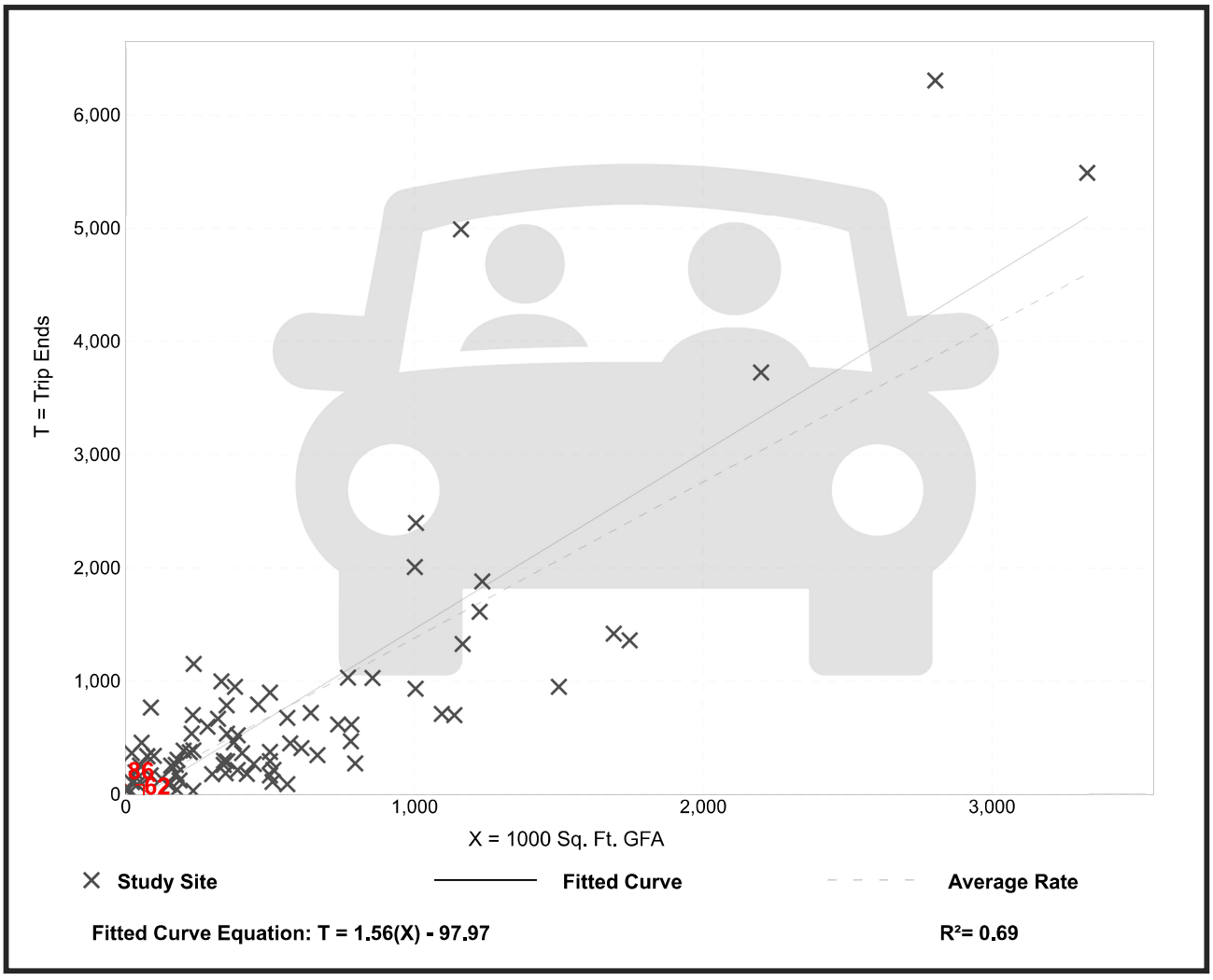
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

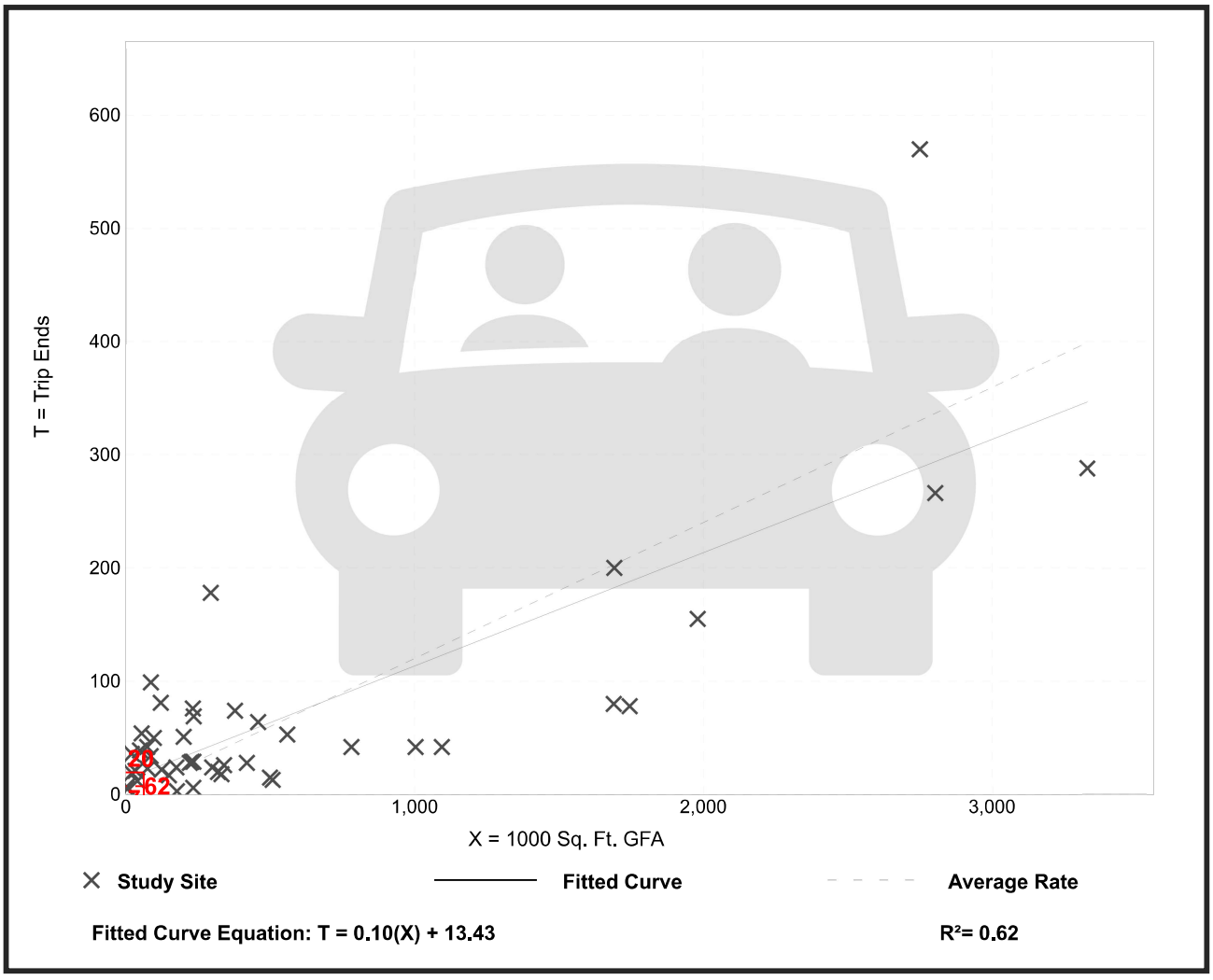
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 47
Avg. 1000 Sq. Ft. GFA: 559
Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.12	0.02 - 1.80	0.14

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

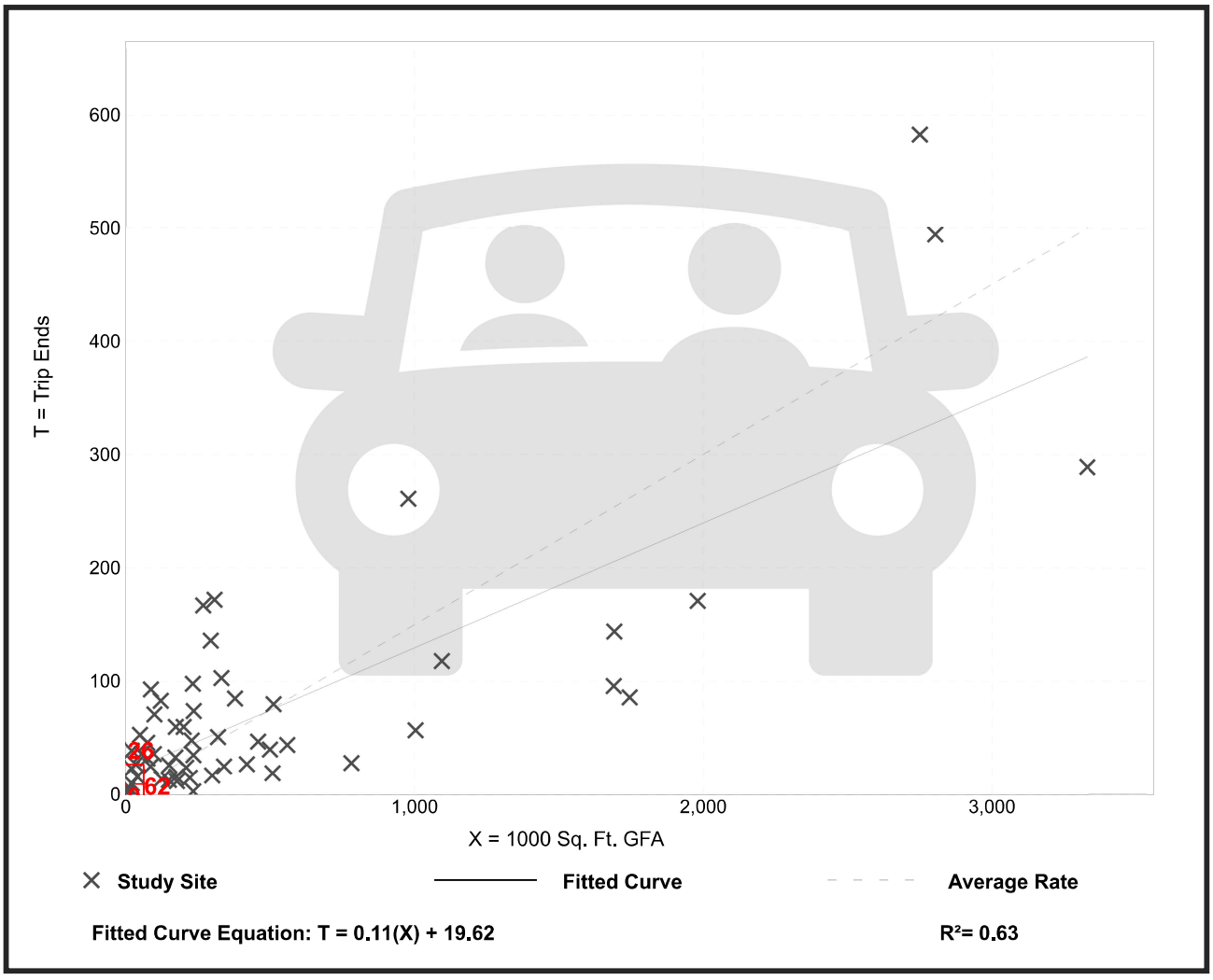
Warehouse
(150)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
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: 58
Avg. 1000 Sq. Ft. GFA: 503
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.01 - 1.80	0.15

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Appendix C
Crash Summary Report

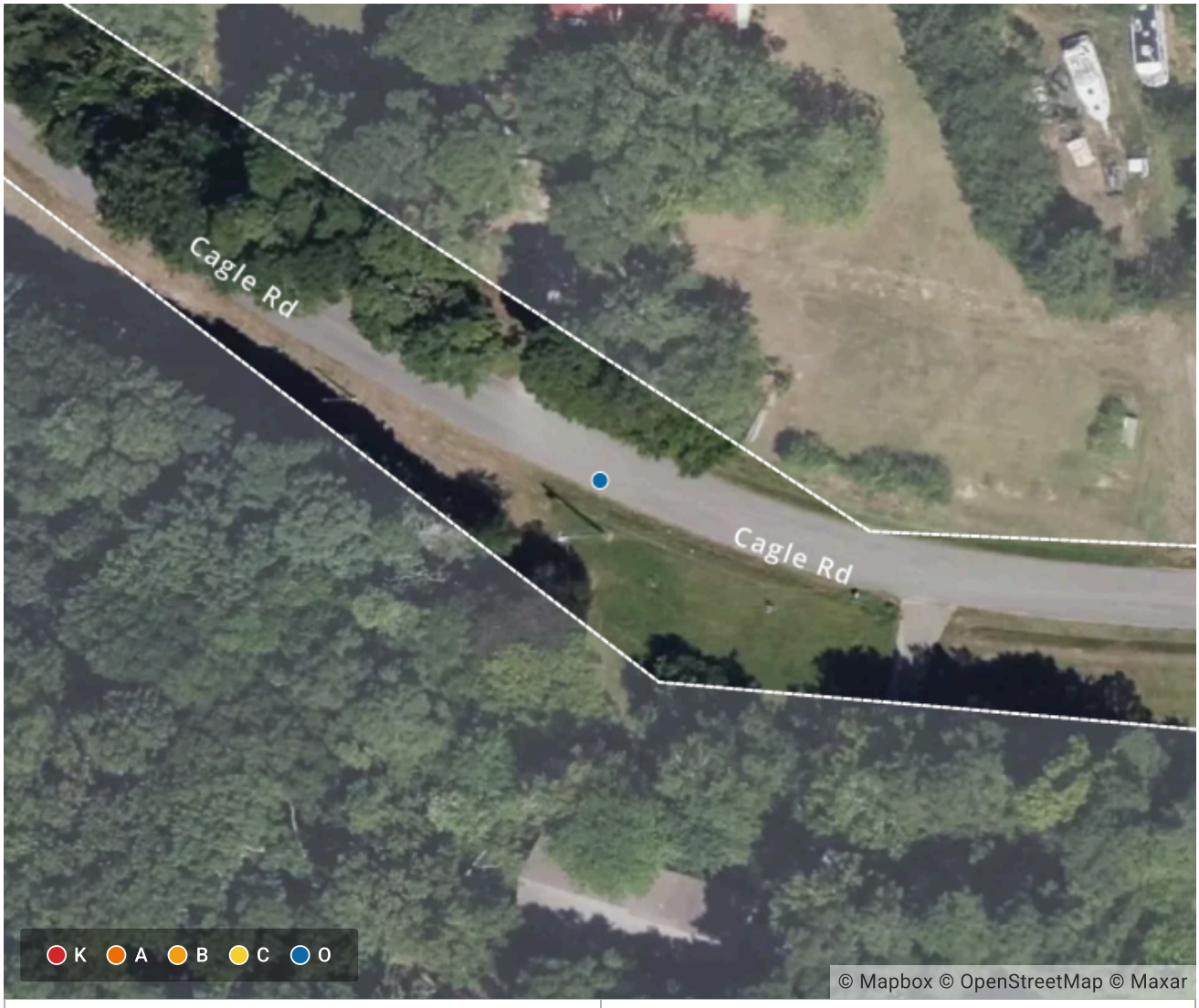
CRASH SUMMARY REPORT

Cagle Road at Julian Baugh Road

Created on February 10, 2026
Created by Chris Maddox
Data extents: January 1, 2015 to December 31, 2024

Applied Filters

Shape: Polygon



Total Crashes	1	Fatal Crashes	0

GDOT Summary	Collisions Dataset	
+ 10 more	0	0%

KABCO Severity	Collisions Dataset

(O) No Injury	1	100.00%
+ 5 more	0	0%

Date and Time (Year)	Collisions Dataset	
2021	1	100.00%
+ 11 more	0	0%

Date and Time (Hour of Day)	Collisions Dataset	
6 pm - 8 pm	1	100.00%
+ 11 more	0	0%

Manner of Collision (Crash Level)	Collisions Dataset	
Angle Crash	1	100.00%
+ 7 more	0	0%

Location at Impact (Crash Level)	Collisions Dataset	
On Roadway - Non-Intersection	1	100.00%
+ 16 more	0	0%

Most Harmful Event (Crash Level)	Collisions Dataset	
+ 38 more	0	0%

Operator/Pedestrian Contributing Factors - Array	Collisions Dataset	
Disregard Other Traffic Control	1	100.00%
No Contributing Factors	1	100.00%
Wrong Side of Road	1	100.00%
+ 44 more	0	0%

Area: County	Collisions Dataset	
Hall	1	100.00%
+ 158 more	0	0%

Area: GDOT District (Crash Level)	Collisions Dataset	
D1	1	100.00%
+ 6 more	0	0%

SHSP Emphasis Area+	Collisions Dataset	
Young Driver (Age 15-19)	1	100.00%
+ 17 more	0	0%

First Harmful Event (Unit Order)	Collisions Dataset	
Motor Vehicle in Motion	1	100.00%
+ 39 more	0	0%

Vehicle Type (Crash Level) -Delete	Collisions Dataset	
Pickup Truck	1	100.00%
+ 22 more	0	0%

Roadway Contributing Factors	Collisions Dataset	
No Contributing Factors	1	100.00%
+ 13 more	0	0%

Vehicle Contributing Factor (Crash Level)	Collisions Dataset	
No Known Defects	1	100.00%
+ 12 more	0	0%

Countermeasures All	Collisions Dataset	
+ 11 more	0	0%

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 34/2026

SUBJECT: **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:
Denial, as no hardship exists pursuant to the criteria of 11.1.1.D.11

Purpose of Request:
7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance** | Commission District 3 | **Andres Serrano, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Statement of Hardship
Site Plan
Maps
Map Depicting Public Comments Rec'd
Plat
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Public Comment - from James Waldrop

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Andres Serrano

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... Bring an existing structure into compliance

Size ..... 4.26± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **7273 Lula Road**| Tax Parcel 12115 000010

Commission District ..... Three

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

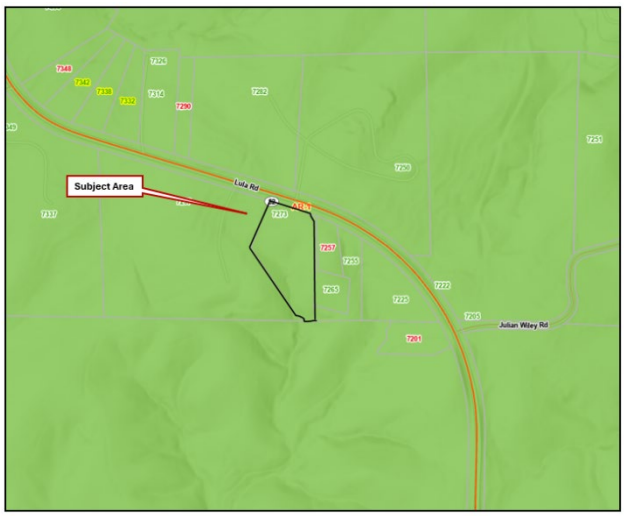
Record Number HVAR25-0069

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

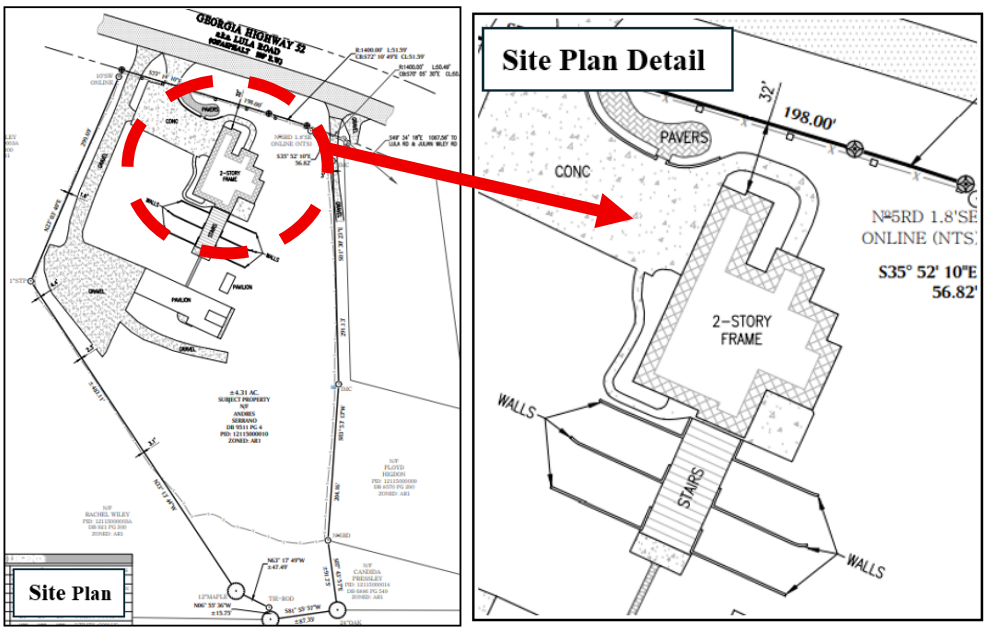
The applicant is requesting a variance to Section 3.2 to reduce the front yard setback from 40 feet to 32 feet to bring an existing structure into compliance. The subject property is approximately 4.26± acres in size and is zoned Agricultural Residential 1 (AR-1).

The property is currently developed with a single-family residence, an accessory structure, and a pool house which is currently under construction. Surrounding properties are zoned Agricultural Residential 1 (AR-1) and are developed with single-family residences, with some parcels vacant.



On August 27, 2025, the Marshal's Office received a complaint regarding the construction of an accessory structure without a building permit. In response, the property owner submitted a retroactive building permit application for a 5,500-square-foot pool house (HRNEW25-1463). During the review of this application, staff discovered that the existing single-family residence, constructed in 2024, was not built in its approved location (HRNEW24-1344). As a result, the home encroaches into the required front yard setback. Additionally, staff has identified additional structures including a pavilion, stairs, and walls that may require additional retroactive building permits.

Per the Statement of Hardship, the property owner made an error in determining the location of the front property line resulting in the front yard encroachment. In discussion with staff, he stated he believed the paved edge of right-of-way was his property line.



One (1) **variance,** related to the front yard setback requirement will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet from the property line as found in Table 3.2.1 for the Agricultural Residential 1 (AR-1) zoning district.
    - A front yard setback from 40 feet to 32 feet from the property line is proposed to allow the structure to encroach into the required setbacks.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The property owner made an error in determining**

the location of the front property line which led to the setback encroachment of the single-family residence. The subject parcel size, shape and topography are similar to other properties in the area and do not impose a hardship.

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The structure was placed within the required 40 foot setback, as originally permitted, due to the property owner's misunderstanding of the location of the property line. This circumstance does not constitute an unusual hardship.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner; however, the placement of the new single-family residence is the direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good. However, approval of the variance may impair the purpose and intent of the UDC. The setback rules exist to maintain consistent development patterns which include deep setbacks and a high percentage of open space. All surrounding properties within 0.30 of a mile are zoned AR-1 and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 15, 2026, Emily McGahee stated "No comment."

Georgia Department of Transportation

In an email dated January 13, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Residential no impacts expected."

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated January 16, 2026, Assistant Director Jason Skarda stated the following:

Engineering:

No comment.

Traffic:

No problems with traffic, access is from a state route so no Hall County involvement with access permits.

Utilities:

Hall County Sewer Service Area; no infrastructure in vicinity.

Hall County Fire Marshal

In an email dated January 9, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Contact: Ecxabet Ortiz
4768-542-4479
skylandflooring@gmail.com

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
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Andres Serrano
7273 Lula Rd
Lula GA 30554

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Andres Serrano
7273 Lula Rd
Lula GA 30554

Phone [redacted]

Email Address [redacted]

Location of Property 7273 Lula Rd

Present Zoning AR-1 Existing Structures Residence, Guest/Pool house

12115 000010

Type of Appeal:

- ✓ Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other: ___

✓ Front Yard	From 40 ft. to 32 ft.
___ Right Side Yard	From ___ ft. to ___ ft.
___ Left Side Yard	From ___ ft. to ___ ft.
___ Rear Yard	From ___ ft. to ___ ft.
___ Road Frontage	From ___ ft. to ___ ft.
___ Sign Area	From ___ ft. to ___ ft.
___ Sign Height	From ___ ft. to ___ ft.
___ Doctor's Letter	___ Terms Agreement

Supporting Documents:

- ✓ Plat of Property
- ✓ Deed of Property
- ___ Hardship Statement
- ✓ Site Plan
- ___ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Andres Serrano Date 11.21.25

Sign Andres Serrano Date 11.21.25

I hereby withdraw this application. Date ___

Sign ___

Staff Use Only

Application Date: 11-20-25 Taken by: Brittany Passmore

Tentative Planning Commission Date: ___ If Appealed County Commission Date: ___

County Commission District: ___

PLANNING AND ZONING DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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: Andres Serrano **Date:** 11.21.25

Applicant's/Owner's Name (Printed): Andres Serrano

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).
- House was not build on the right location.
- There was an error in determining the location of the property line..

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
Home has already been build. Cannot move.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
See number One.

4. Such conditions are not the result of any actions of the property owner.
- See number One.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
- Relief would not cause substantial detriment to the public good as the location of the home does not impare vision clearance.

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

Applicant Andrew Seamons **Date** 11/21/25

SURVEYORS CERTIFICATIONS

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.

DRAFT
10.30.25

Kristopher P. Manley, GA PLS3301

DRAWING INFORMATION

F. DATE: 23 OCTOBER 2025	DATE: 30 OCTOBER 2025
DRAWN BY: K.MANLEY	PROJECT №: 24189
FILE NAME: 24189V.DWG	

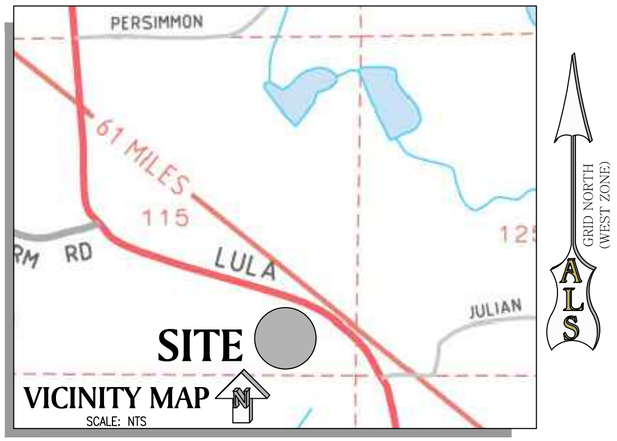
ATLAS LAND SURVEYING & MAPPING
97 GRINDLE BROTHERS ROAD ~ MURRAYVILLE, GA 30564
Phone: 770.532.7203 ~ Email: kris@atlassam.com ~ LSF №: 001344 (EX 06.30.26)

RETRACEMENT SURVEY FOR:

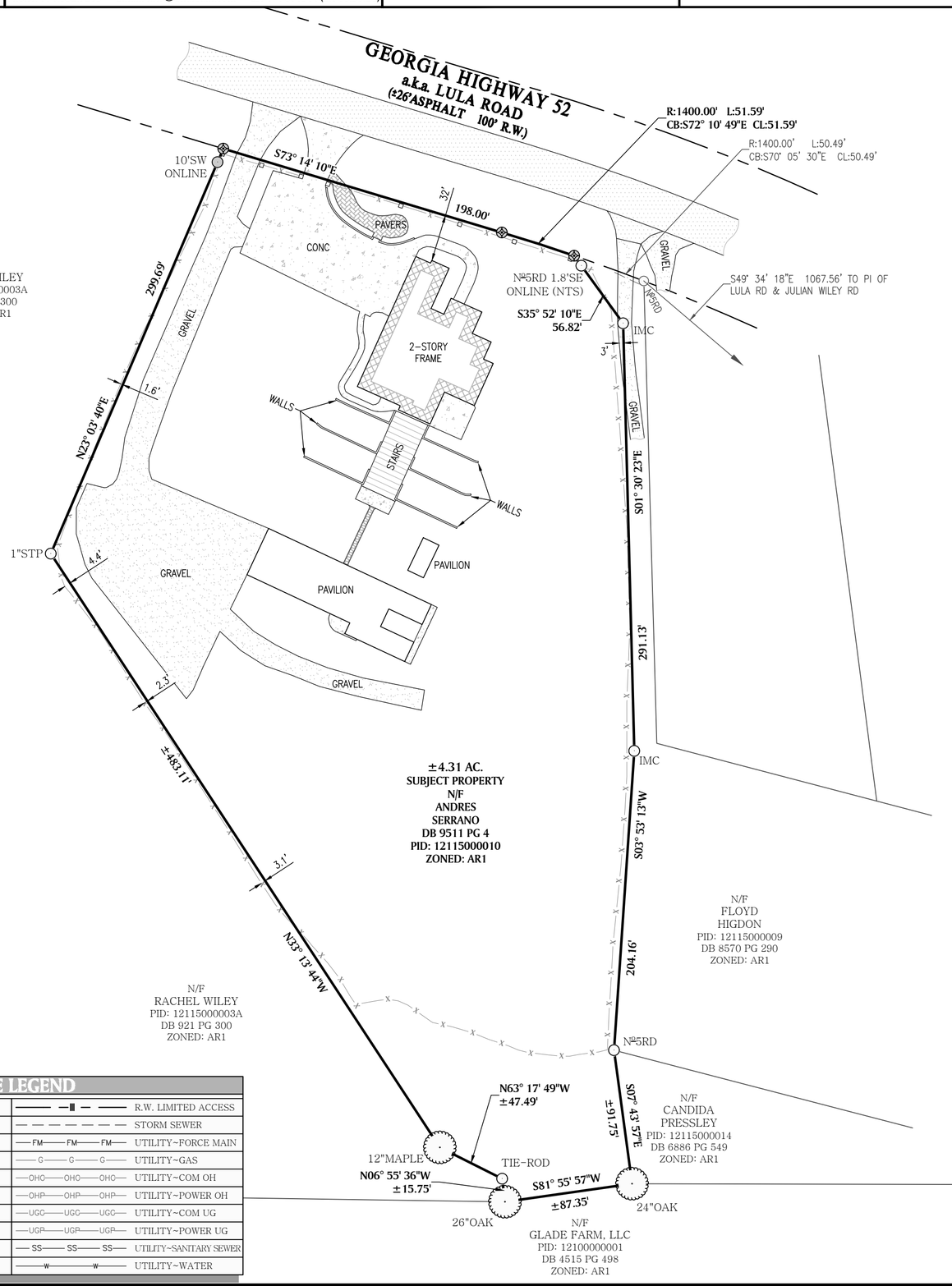
ANDRES SERRANO

LAND LOT 115 ~ 12th DISTRICT
HALL COUNTY, GEORGIA

REVISIONS



60' 0 60' 120'
SCALE IN FEET: 1"= 60'



SURVEYORS NOTES

1. DATUM
   - STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83
   - NAVD88 ESTABLISHED BY NETWORK RTK/STATIC OBSERVATIONS
   - U.S. SURVEY FEET
2. CLOSURE/EQUIPMENT
   - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 17,334 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE
   - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ITS ACCURACY IS 1 FOOT IN 465,645 FEET
   - LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A GEOMAX CRx2 ROBOTIC TOTAL STATION
   - GPS OBSERVATIONS OBTAINED USING A CARLSON Brx7 BASE & ROVER RECEIVER
3. REFERENCE INFORMATION NOT SHOWN
   - A. PB 104 PG 182
   - B. PB 111 PG 122
   - C. PB 130 PG 206
   - D. PB 878 PG 495
   - E. PB 880 PG 423
4. CERTIFICATION
   - A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES
   - B. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE; THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY
   - C. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK
5. UTILITIES
   SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. ATLAS LAND SURVEYING & MAPPING, LLC (ATLAS) PROVIDES THIS SERVICE IN AN EFFORT TO REDUCE RISK. HOWEVER, DUE TO THE NATURE OF THIS TYPE OF WORK ATLAS CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATING UNDERGROUND UTILITIES. THEREFORE ATLAS DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT "KNOW WHAT'S BELOW - CALL BEFORE YOU DIG" UTILITY LOCATION SERVICE (811) IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.
6. STREAMS, BODIES OF WATER, & WETLANDS
   ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE BUFFERS AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON BUFFERS AND/OR RESTRICTIONS SHOWN HEREON. ANY BUFFERS, RESTRICTIONS, AND/OR STATEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, USER OF THIS INFORMATION IS AT THEIR OWN RISK.
7. TREES
   TREES SHOWN HEREON CLASSIFIED BY A NOVICE. ARBORISTS OR OTHER SIMILAR PROFESSIONALS NOT CONSULTED.

ABBREVIATION LEGEND

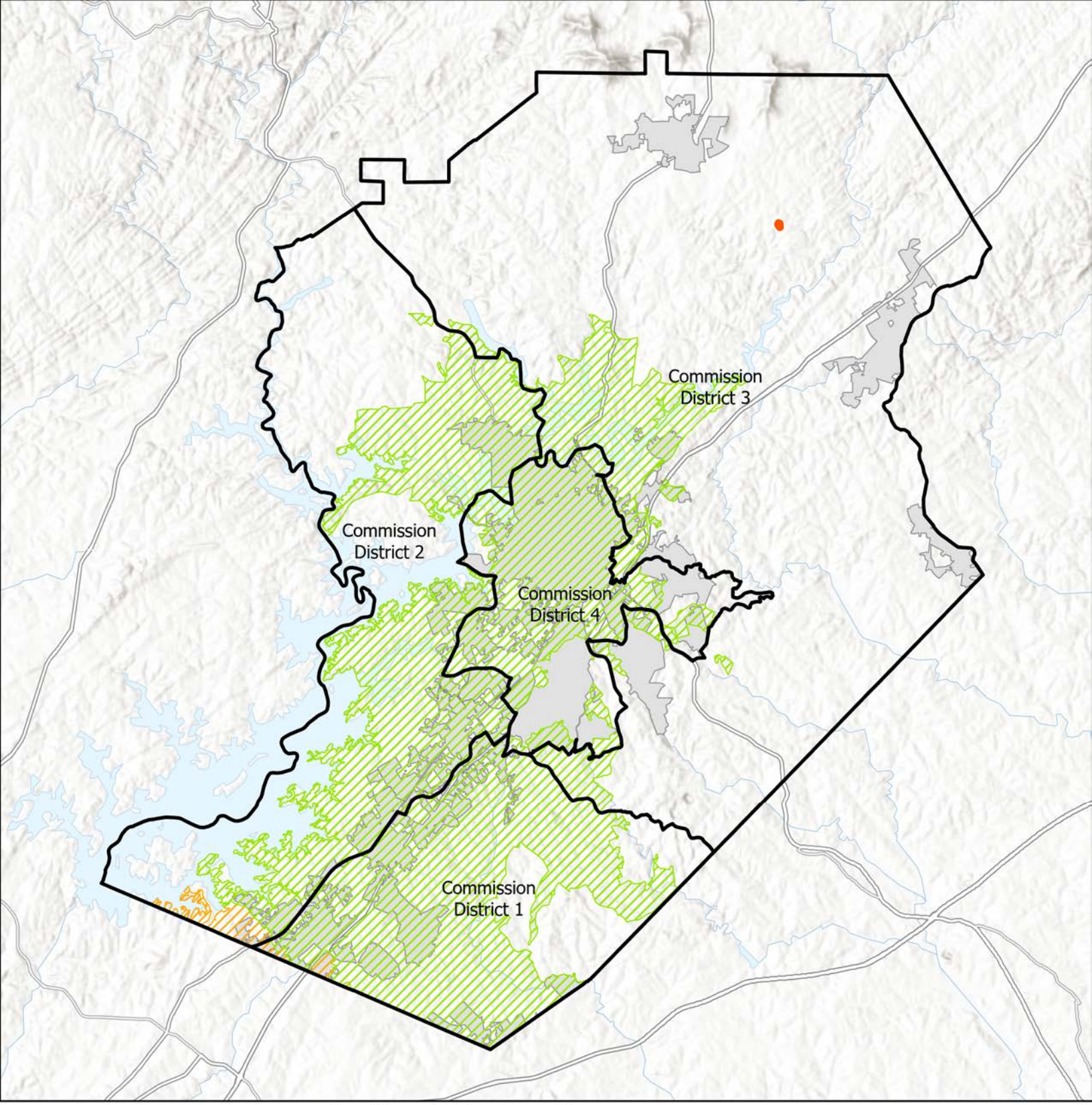
AC	ACRES	OH	OVER HEAD
AI	ANGLE IRON	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB/S	PLAT BOOK/SLIDE
C/L	CENTER LINE	PG	PAGE
COM	COMMUNICATIONS	PID	PARCEL IDENTIFICATION NUMBER
CONC	CONCRETE	P/L	PROPERTY LINE
CTP	CRIMP TOP PIPE	POB/C	POINT OF BEGINNING/COMMENCEMENT
DB	DEED BOOK	RB	REBAR
EST	ESTABLISHES	RD	ROD
IMC	IRON MONUMENT W/ CAP	R.W.	RIGHT OF WAY
LLL	LAND LOT LINE	STP	SQUARE TOP PIPE
N/A	NOT AVAILABLE OR ACCESSIBLE	SSE	SANITARY SEWER EASEMENT
N/F	NOW OR FORMERLY	STE	STORM EASEMENT

SYMBOL LEGEND

X	BOX (P-POWER, COM-COMMUNICATION)		MONUMENT SET
	COMPUTED POINT (NOT MONUMENTED)		RUMBLE STRIP
C	CLEANOUT		UTILITY POLE
	FIRE DEPT CONNECTION-BUILDING		PROPERTY CORNER FOUND
	FIRE DEPT CONNECTION-POST		PROPERTY CORNER SET (NO. 4 RB)
	FIRE HYDRANT		STREET SIGN
GT	GREASE TRAP(GT)		TEST/BORE HOLE
	GUY WIRE		TRAFFIC CONTROL BOX
	LIGHT POLE		TRAFFIC SIGNAL POLE
S	MANHOLE (P-POWER, S-SANITARY SEWER)	WK	TRAFFIC WALK POLE
XM	METER (P-POWER, W-WATER, G-GAS)		VALVE (G-GAS, W-WATER)
	MONUMENT FOUND		WIRE PULLBOX (P-POWER, TC-TRAFFIC)

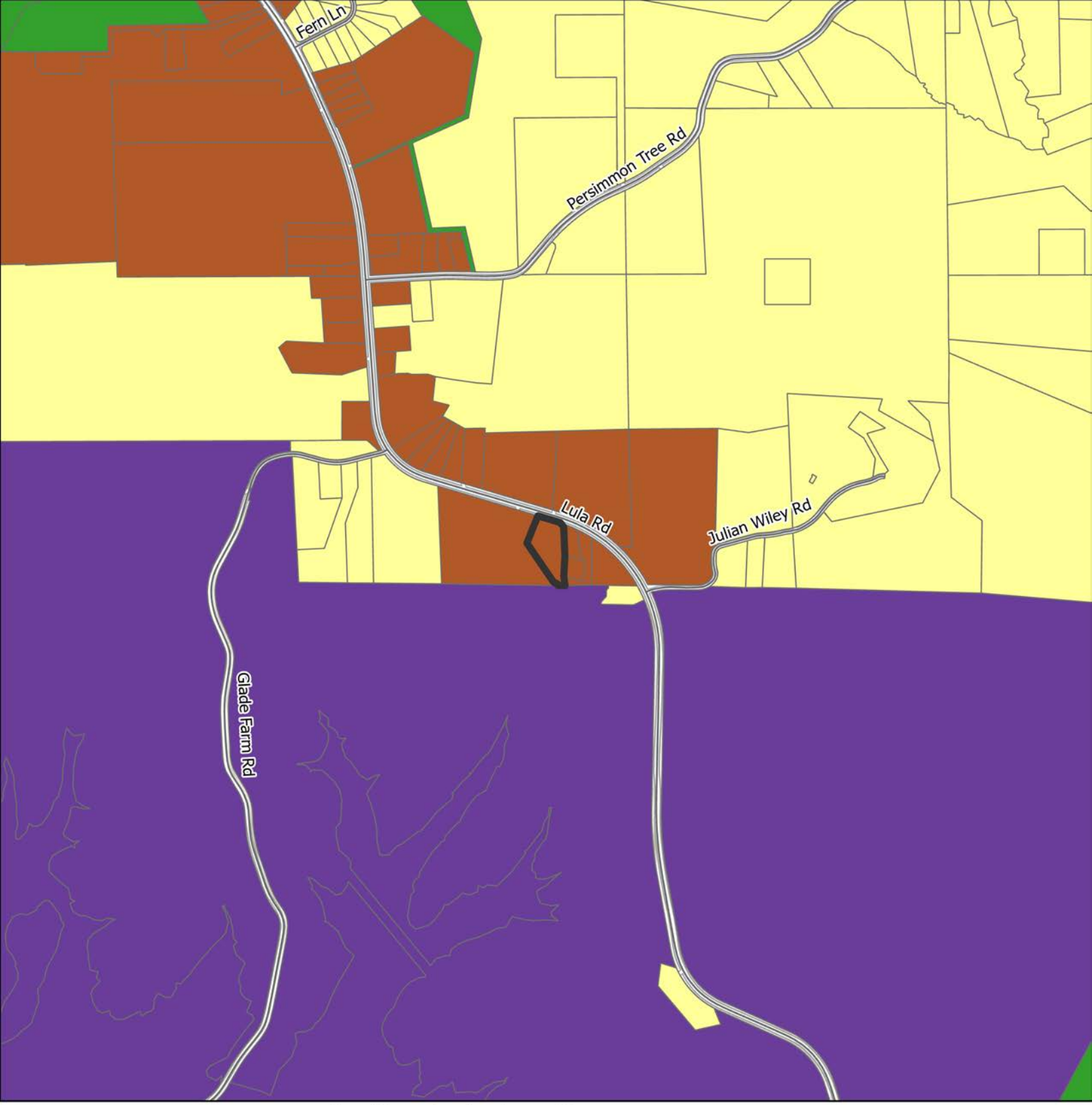
LINE LEGEND

	C/L-STREAM		R.W. LIMITED ACCESS
X X X	FENCE		STORM SEWER
FP FP FP	FLOODPLAIN	FM FM FM	UTILITY-FORCE MAIN
FW FW FW	FLOODWAY	G G G	UTILITY-GAS
	GUARDRAIL	OHG OHG OHG	UTILITY-COM OH
	P/L-ADJACENT	OHP OHP OHP	UTILITY-POWER OH
	P/L-EXTERIOR	UGC UGC UGC	UTILITY-COM UG
	P/L-INTERIOR	UGP UGP UGP	UTILITY-POWER UG
	RAILROAD	SS SS SS	UTILITY-SANITARY SEWER
	RIGHT-OF-WAY	W W	UTILITY-WATER



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Andres Serrano
Tax Parcel #: 12115 000010
Location: 7273 Lula Road
Commission District 3

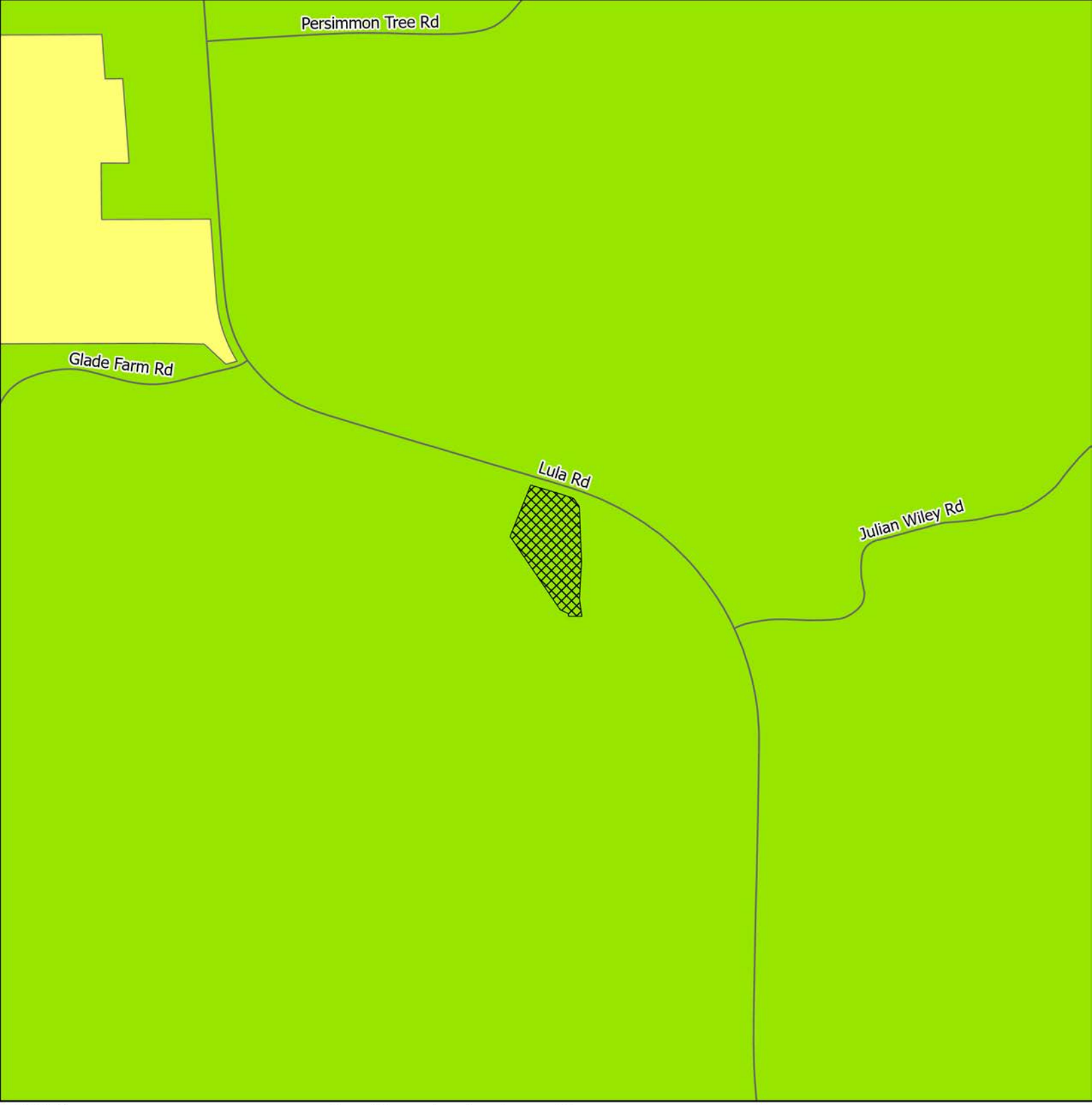


Subject Area
City Limits

FLU

Greenspace - Conservation
Rural Agriculture
Rural Neighborhood
Rural Scenic Corridors

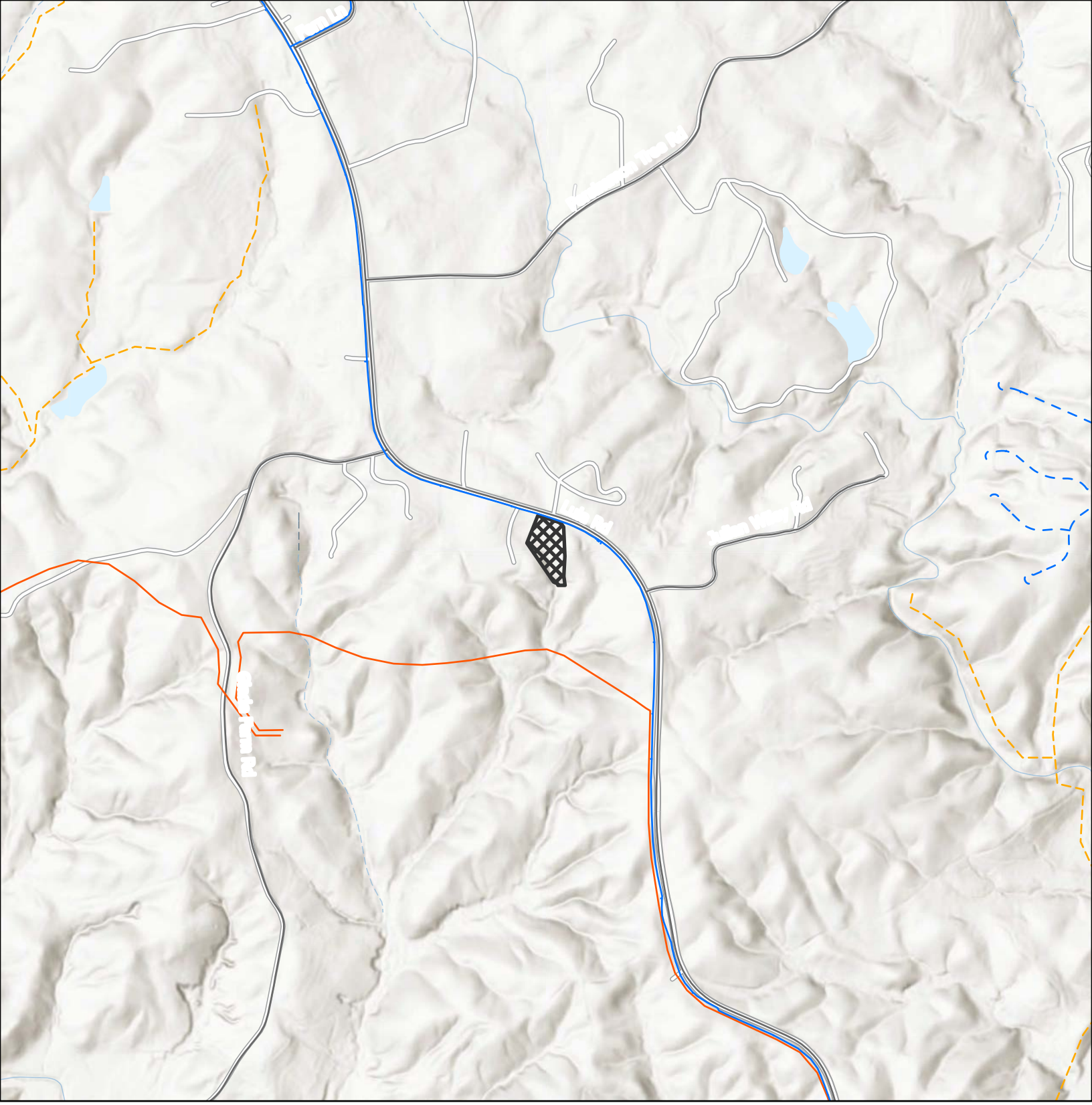
Applicant: Andres Serrano
Tax Parcel #: 12115 000010
Location: 7273 Lula Road
Commission District 3

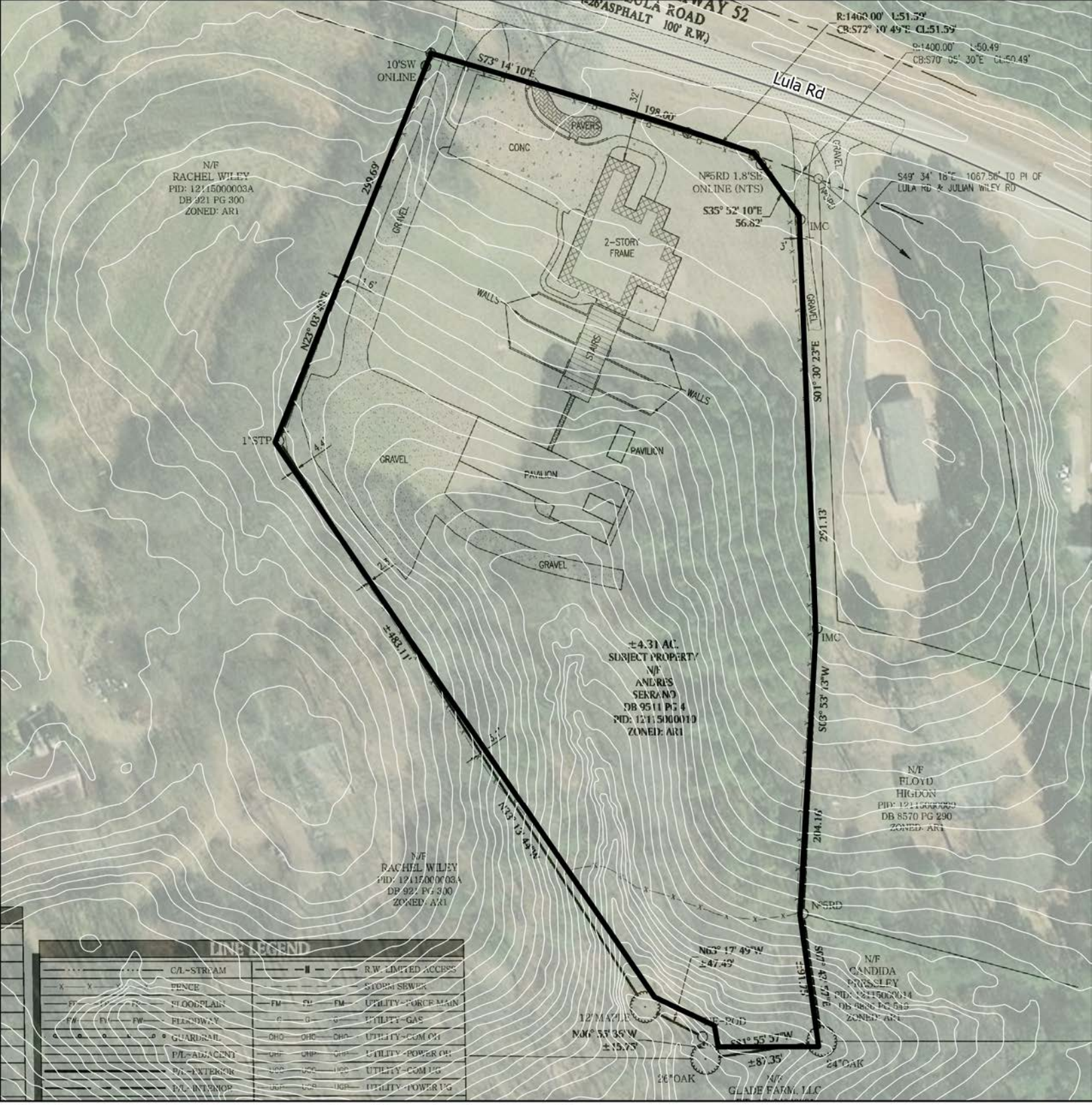


Subject Area
centerline
City Limits

ZONING
AR-1
PRD

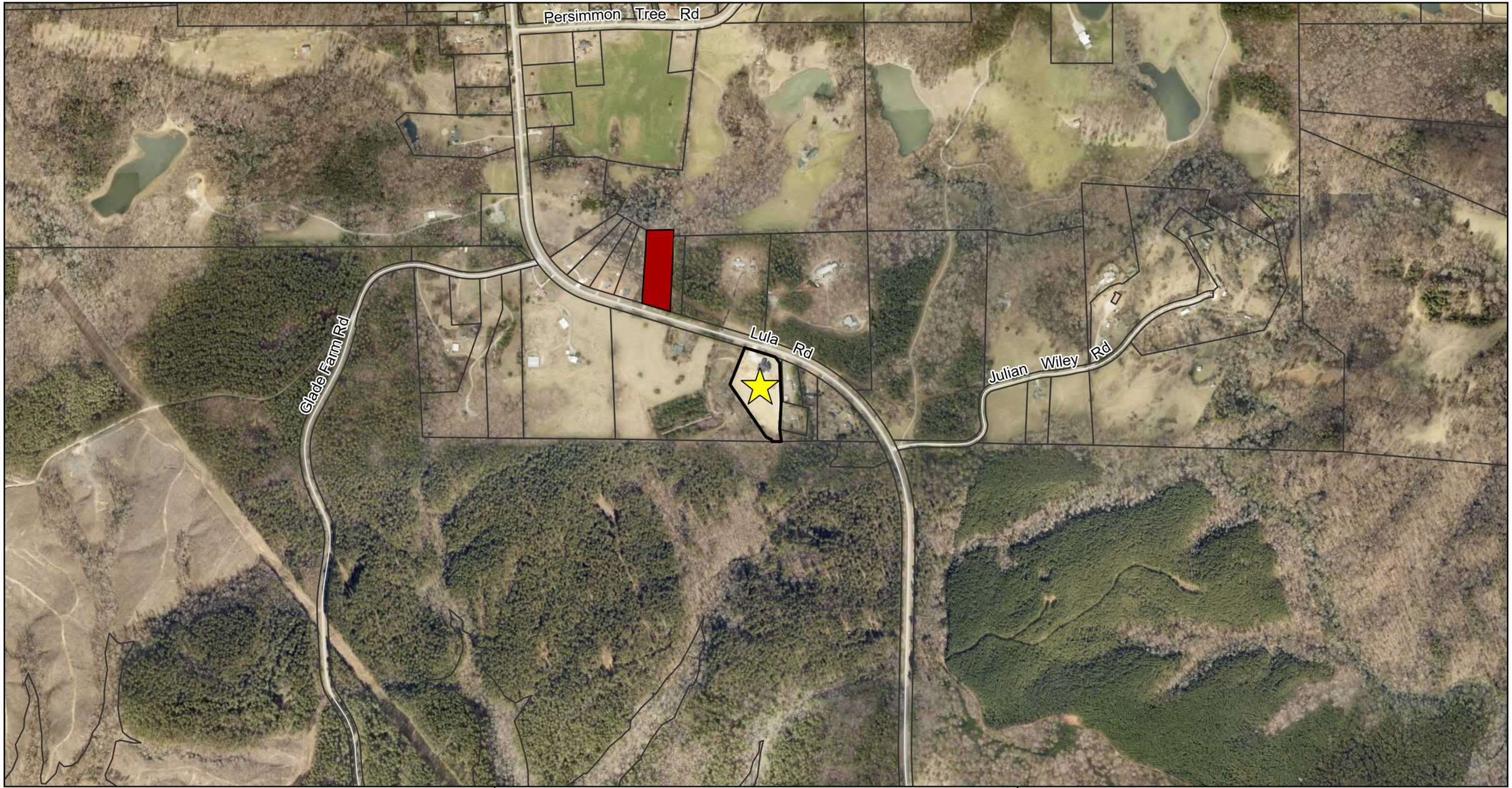
Applicant: Andres Serrano
Tax Parcel #: 12115 000010
Location: 7273 Lula Road
Commission District 3





Subject Area

Applicant: Andres Serrano
Tax Parcel #: 12115 000010
Location: 7273 Lula Road
Commission District 3



N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

Subject Property Address:
7273 Lula Road

Applicant:
Andres Serrano

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

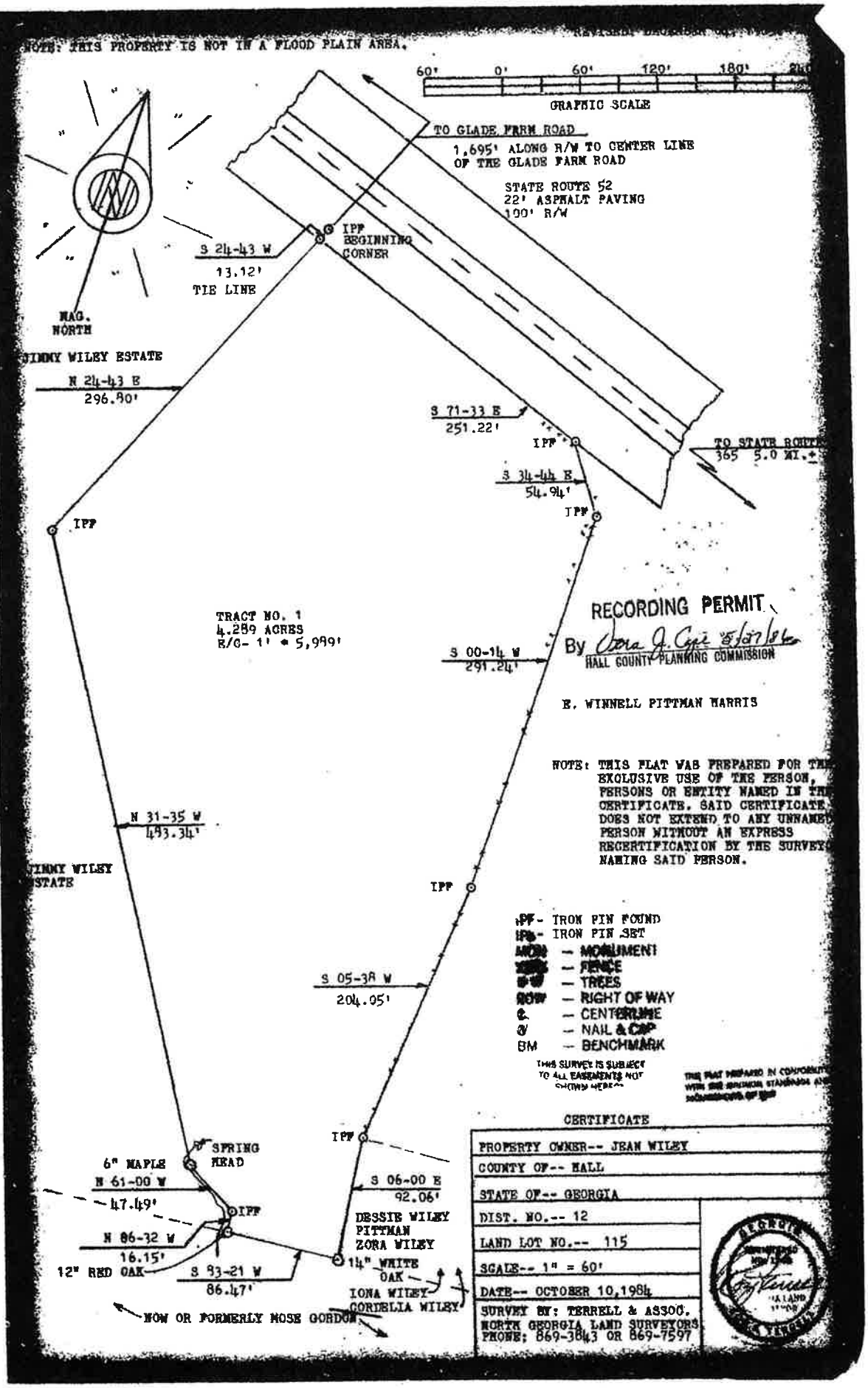
The total number of comments is included below for reference and transparency.

Against: 1
Support: 0

Date Prepared: 2/24/2026

HALL COUNTY GEORGIA
We have it all in Hall

Recorded May 28, 1986



Dust St. used Cecil

eFiled and eRecorded
DATE: 07/24/2024
TIME: 12:08 PM
DEED BOOK: 9511
PAGE: 4 - 5
FILING FEES: $25.00
TRANSFER TAX: $215.00
PARTICIPANT ID: 9171275233
PT61: 069-2024-005057
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

AFTER RECORDING RETURN TO:
Kim and Bagwell, LLC
330 Northside Drive
Gainesville, GA 30501

Order No.: 9693

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 11th day of July, 2024, between **Carol Rylee and Marvin Wiley**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Andres Serrano**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 115 of the 12th District, Hall County, Georgia, being Tract 1, containing 4.309 acres more or less, as shown on a Boundary Survey for Marvin Wiley and Carol A. Rylee, Prepared by Christopher J. Carlan, GRLS 3003, Recorded in Plat Book 880, Page 423, Hall County, Georgia Records. Said Plat is incorporated herein by reference thereto.

Said property is further identified as Tax Parcel No. 12115 000010,and as 7273 Lula Road, Lula, GA 30554.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 11th day of July, 2024.

Carol Rylee

Carol Rylee

Marvin Wiley

Marvin Wiley

Signed, sealed and delivered in the presence of:

Adriana C Aguilar

Unofficial Witness

Notary Public

My Commission Expires: 5/06/2025



Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 1/9/2026 3:48 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

February 26, Hall County Board of Commissioners meeting

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | 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, which 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 no 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 JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 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, Andres Serrano (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** 01-21-2026 (Date) **for** Andres Serrano (Name application filed as)

Signature Andres Serrano
(The original document is required)

1/21/2026

JOSE MAURICIO PINO
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 17, 2026


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ANDRES SERRANO
REQUEST: REDUCE THE MINIMUM YARDS TO BRING EXISTING STRUCTURE INTO COMPLIANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Print

Board of Commissioners Voting Meeting Comments - February 26, 2026 - Submission #135527

Date Submitted: 2/23/2026

Comments completed in the form below will be submitted into the record for the February 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

James

Last Name*

Waldrop

Address1*

7310 Lula Rd

Address2

City*

Lula

State*

Georgia

Zip*

30554

Item for Comment*

7273 Lula Road

Select from the list below which 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 am submitting this comment to formally request investigation of a structure and active event venue operating at 7273 Lula Road Lula, GA 30554.

To my knowledge, this venue was constructed and is currently operating without the required county building permits, zoning approvals, and occupancy authorization. The property appears to be hosting organized events including large gatherings, amplified music, parking operations, and commercial activity inconsistent with residential or agricultural use in this area.

The structure itself appears to be a newly constructed building and associated improvements (parking areas, lighting, and utilities). However, I have been unable to locate any record of issued building permits, certificates of occupancy, special use permits, or event venue approvals for this parcel through county records.

This activity has resulted in ongoing impacts to surrounding properties, including:• Increased traffic on roads not designed for event volumes• Noise from amplified music and nighttime activity• Safety concerns due to unregulated parking and emergency access• Potential fire and life-safety risks associated with an uninspected assembly structure

Because this appears to be a commercial assembly use, it should be subject to building inspection, fire code compliance, occupancy limits, sanitation requirements, and zoning review to protect public safety and neighboring residents.

I respectfully request that the county conduct a site inspection, verify permit status, and take appropriate enforcement action if the property is not in compliance with county zoning and building regulations.

I am willing to provide additional documentation, photos, dates of events, or witness statements if needed.

Thank you for your attention to this matter.James Waldrop

7310 Lula Road

Lula, GA 30554

[redacted]

Please write your comments in the box above.

File Upload

5648410509532259399.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.



Sunday, October 26, 2025 · 2:24 PM Edit

20251026_142422.jpg

/Internal storage/DCIM/Camera

SM-G975U

6.38 MB | 4032x3024 | 12MP

ISO 50 | 52mm | 0.0ev | F2.4 | 1/404 s

Add tag

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 50/2026

SUBJECT: **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) 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.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review.

These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. 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."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupant s, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Purpose of Request:

5401 Old Winder Highway | Amend Conditions of Zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

History:

Facts and Issues:

Options:

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

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Narrative
Site Plan
Maps
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Notice Sign
October 7, 2025 Approved Packet

HALL COUNTY BOARD OF COMMISSONERS
STAFF REPORT

Applicant ..... K2P Land Partners, LLC

Request ..... **Special Use** | to amend conditions of zoning

Proposed Use ..... 700 unit residential development

Size ..... 84.30± acres

Zoning ..... Residential Multi-Family (R-MF)

Location ..... **5401 Old Winder Highway |** Tax Parcel 15039A 000007(pt)

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

Record Number..... HZCU25-0061

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.

3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.

4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.

5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to

driveways that can accommodate one parked car. Garages may be front or rear loaded.

6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) 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.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.

8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.

11. 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.

12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

13. 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."

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15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.

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

18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.

21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.

22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Summary Analysis

The applicant is requesting to amend a condition of zoning on an 84.30± acre portion of a tract zoned Residential Multi-Family (R-MF) to allow a 700 unit residential development consisting of 320 apartment units and 380 townhomes and stacked flats with various amenity features. The overall proposed density for the development is 8.3 units per acre.

A concurrent request has been submitted to amend the same condition of zoning as related to the remainder of the subject parcel, 194.10± acres, to Light Industrial (I-1) to accommodate approximately 1,719,640 square feet of warehouse space (HZCU25-0062).

On October 7, 2025, the Board of Commissioners approved the rezoning of the subject 84.30± acre tract and the adjacent 194.10± tract subject to the same following 22 conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
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6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} 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.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
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9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision

that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
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16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Per the submitted narrative, the applicant requests amendment to Condition 19. The entrance to the development was previously proposed approximately midway between Pleasant Hill Lane and Ridgemoor Drive, featuring a Georgia Department of Transportation (GDOT) dog-bone design roundabout providing access to Old Winder Highway (State Route 211). The applicant states that after the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly proposed GDOT entrance to the development will be located at the intersection with Ridgemoor Drive. All intersection improvements will be designed and constructed to GDOT standards and shall be paid for by the applicant. As the “dog-bone roundabout” is specifically identified in Condition 19, an amendment to condition is required.

Existing Approved Condition 19

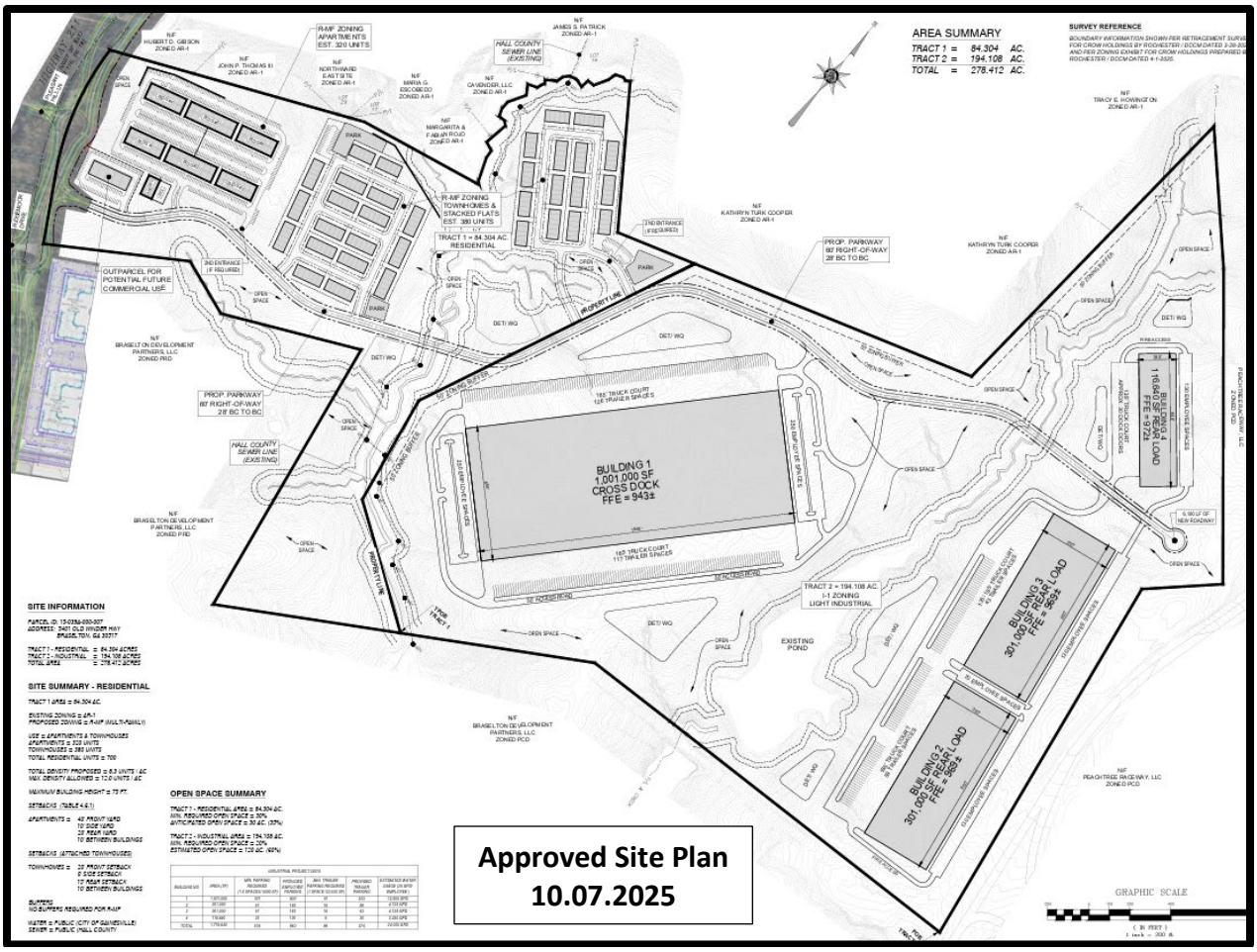
There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.

Applicant Proposed Condition 19

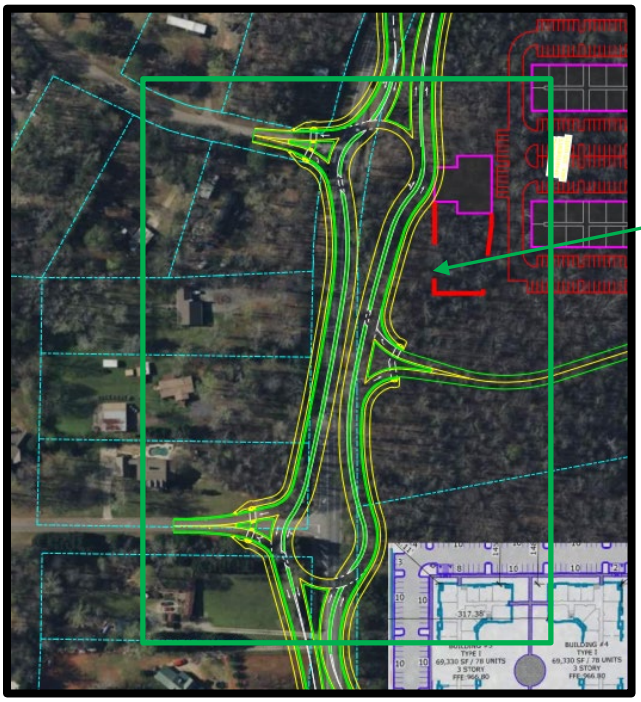
“Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.”

Staff Recommended Revised Condition 19

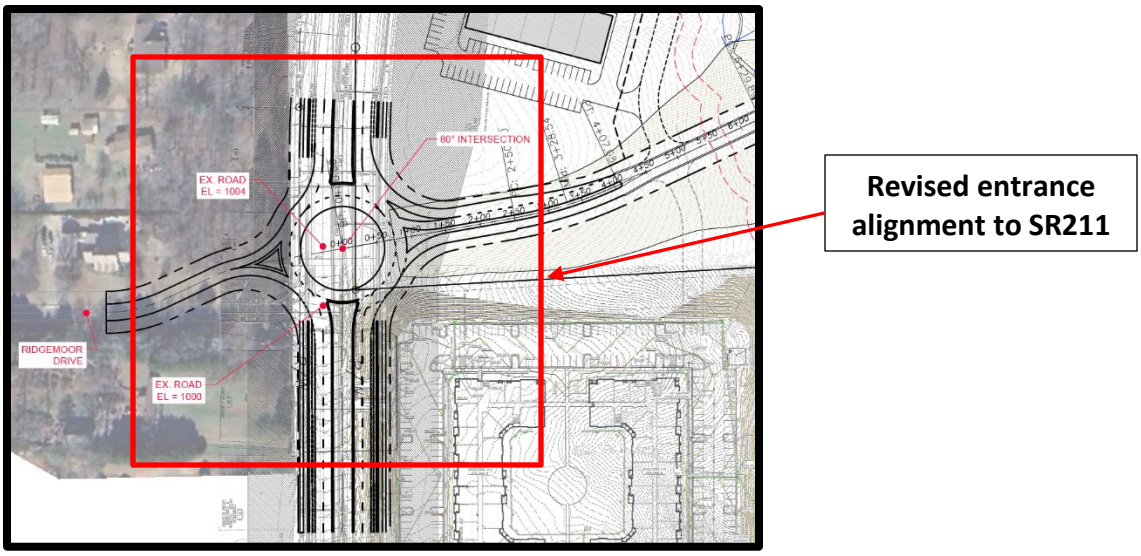
No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.



Approved Site Plan 10.07.2025



Existing condition 19 entrance requirement for SR211



Zoning Analysis

When considering a zoning amendment to the zoning maps, the 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 amendment is suitable in view of the use and development of adjacent and nearby property. Additionally, improvements to Old Winder Highway (State Route 211) fall under the jurisdiction of the Georgia Department of Transportation (GDOT).**

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 amendment 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 from 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 amendment is 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 was established by previous board action with the original approval of the development. The requested amendment does not alter the approved land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **The current zoning restrictions require the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement.**

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; **The hardship associated with the current zoning is due to the restrictions requiring the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement. Without amendment of this condition, the project cannot take place.**

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 was rezoned Light Industrial (I-1) on October 7, 2025, and remains undeveloped and forested.**

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; **The Georgia Department of Transportation (GDOT) has revised its State Route 211 improvement plans, requiring the developer to adjust their project accordingly.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an approved Light Industrial development, this amendment does not create an isolated district unrelated to surrounding zoning.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment 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; **A request to amend the conditions of zoning 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 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. **In a traffic study conducted by NV5**

update on June 3, 2025, in association with the previously approved rezoning, the following recommendations were provided:

- **"While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed. Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development."**

Development Support and Constraints

Hall County Environmental Health
In an email dated January 15, 2026, Emily McGahee stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Will need to permit with our office."

Gainesville-Hall Metropolitan Planning Organization
In an email dated January 12, 2026, Joseph Boyd, MPO Director, provided the following comment:

> This parcel is along State Route 211, which is scheduled to be begin a widening project from two to four lanes in 2029. (GH-025/PI 0007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

Hall County Public Works and Utilities
In a memo dated January 16, 2026, Jason Skarda, Assistant 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 no centerline of stream.
> Show FEMA and Hall County studied Flood plains that are present on site.
>
> **Traffic:**
> Comment being vetted separately with Planning/Zoning and will be provided upon approval.
>
> In an email dated January 14, 2026, Brent Cook, Hall County Engineer, provided an update to these comments recommending the following condition:

"No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor."

Utilities

Hall County sewer service area; infrastructure is on-site (12" gravity line)

Hall County Fire Marshal

In an email dated January 15, 2026, 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 I f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, Georgia 30024
Phone [redacted]
Email Address mphelps@bfhcompany.com

Property Owner (Name & Mailing Address)

Kook-Ja Lee, Been Chuan Lee, and Main Di Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097
Phone
Email Address

Proposed Use Multi-family and Townhome Development - Change in Zoning Conditions

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney for Applicant
340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: R-MF
Rezone to: R-MF - Change in Zoning Condition
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15039A000007
Acreage 84.304 +/- acres
Location Address 5401 Old Winder Highway, Braselton GA 30517

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

Sign _____ Date: 12/5/2025

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) Kook-Ja Lee, Been Chuan Lee, & Joyce Mei-Jen Chang

Address 4979 Young Arthur Terrace

Peachtree Corners, GA 30097

Phone Number [redacted]

Name of applicant(s) K2P Land Partners, LLC

Address 390 Brogdon Road

Suwanee, GA 30024

Phone Number [redacted] (Reiner Rietig)

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) on behalf of Been Chuan Lee & Joyce Mei-Jen Chang
Attorney-at-Law
#389801

Personally appeared before me
Gregory D Jay
Georgia Bar No. 389801
who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ginger Adams
Notary Public

12-8-2025
Date

Ginger Adams
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/07/2028

OPERATING AGREEMENT OF
K2P LAND PARTNERS, LLC

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9 (13) OF SUCH ACT. IN ADDITION, THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSION OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

This operating agreement (this "Agreement") of **K2P LAND PARTNERS, LLC,** a Georgia limited liability company (the "Company"), is entered into as of **March 1, 2022**, by and among **THOMAS M. PHELPS, JR.**, an individual in the State of Georgia**,** and **CLIFFORD KENNEDY**, an individual in the State of Georgia.

Statement of Background

The parties to this Agreement have caused to be formed the Company as a limited liability company under the Georgia Limited Liability Company Act and desire to make this agreement which shall be the "operating agreement" as that term is used in the Georgia Limited Liability Company Act. The parties to this Agreement are to be "members" of the limited liability company as that term is used in the Georgia Limited Liability Company Act and are hereinafter collectively referred to as the "Members".

Statement of Agreement

NOW, THEREFORE, for good and valuable consideration, the parties, intending legally to be bound, agree as follows:

Article I
Defined Terms

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time.

Holder in the current and future periods shall be equal to the net amount of items that would have been allocated to each such Interest Holder if the allocations in Sections 4.3.1, 4.3.2, and 4.3.6 had not occurred.

4.4. *Liquidation and Dissolution.*

4.4.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders pursuant to the provisions of Section 4.2.3 above.

4.4.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.5. *General.*

4.5.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Manager.

4.5.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Manager. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.2 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the distribution of the assets in liquidation pursuant to Section 4.4.

4.5.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders at the time the allocation or distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss, or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.5.4. The Manager is hereby authorized, upon the advice of the Company's tax counsel, to amend this Article IV to comply with the Code and the Regulations promulgated under Code Section 704(b); provided, however, that no amendment shall materially affect the economic interest of the Interest Holder without the Interest Holder's prior written consent.

Article V
Management: Rights, Powers, and Duties

5.1. *Management.*

5.1.1. *Managers.* In accordance with O.C.G.A. Section 14-11-304, the Company shall be managed by one or more managers, referred to herein as the Manager, each of whom may,

but need not, be a Member. The Manager shall be elected by the Members in accordance with their respective Percentages. All decisions not specifically reserved to the Members under the Act or this Agreement shall be delegated to the Manager. Upon execution of this Agreement, and without further action, Thomas M. Phelps, Jr., Clifford Kennedy, and Reiner Rietig shall be elected as the Managers of the Company, to serve until succeeded in accordance with the terms of this Agreement.

5.1.2. *General Powers.* The Managers (and any one of them acting alone) shall have full, exclusive, and complete discretion, power, and authority, subject in all cases to the other provisions of this Agreement and the requirements of applicable law, to manage, control, administer, and operate the business and affairs of the Company for the purposes herein stated, and to make all decisions affecting such business and affairs, including without limitation, for Company purposes, the power to:

5.1.2.1. acquire by purchase, lease, or otherwise, any real or personal property, tangible or intangible;

5.1.2.2. construct, operate, maintain, and improve, and to own, sell, convey, assign, mortgage, or lease any real estate and any personal property;

5.1.2.3. sell, dispose, trade, or exchange Company assets in the ordinary course of the Company's business;

5.1.2.4. enter into agreements and contracts, execute any instrument, checks, drafts, notes and other negotiable instruments, and to give receipts, releases, and discharges;

5.1.2.5. purchase liability and other insurance to protect the Company's properties and business;

5.1.2.6. execute or modify leases with respect to any part or all of the assets of the Company;

5.1.2.7. prepay, in whole or in part, refinance, amend, modify, or extend any mortgages or deeds of trust that may affect any asset of the Company and in connection therewith to execute for and on behalf of the Company any extensions, renewals, or modifications of such mortgages or deeds of trust;

5.1.2.8. execute any and all other instruments and documents that may be necessary or in the opinion of the Managers desirable to carry out the intent and purpose of this Agreement, including, but not limited to, documents whose operation and effect extend beyond the term of the Company;

5.1.2.9. make any and all expenditures that the Managers, in their sole discretion, deem necessary or appropriate in connection with the management of the affairs of the Company and the carrying out of their obligations and responsibilities under this Agreement, including, without limitation, all legal, accounting and other related expenses incurred in connection with the organization and financing and operation of the Company;

5.1.2.10. enter into any kind of activity necessary to, in connection with, or incidental to, the accomplishment of the purposes of the Company;

5.1.2.11. invest and reinvest Company reserves in short-term instruments or money market funds; and

5.1.2.12 undertake any expenditure or become bound by any obligation which has been expressly approved in annual operating budget adopted and approved pursuant to the provisions of Section 5.1.3 below.

5.1.3. *Extraordinary Transactions.*

5.1.3.1. Notwithstanding anything to the contrary in this Agreement, the Manager shall not undertake any of the following without the approval of the Members:

5.1.3.1.1. any Capital Transaction;

5.1.3.1.2. the Company's lending or borrowing more than $25,000.00 on any one occasion or in the aggregate more than $50,000.00 in any one calendar year;

5.1.3.1.3. the admission of additional Members to the Company;

5.1.3.1.4. the Company's engaging in business in any jurisdiction that does not provide for the registration of limited liability companies;

5.1.3.1.5 mortgage, pledge, hypothecate, create a lien or security interest against, or further encumber (or contract for, commit to or suffer or permit any of the foregoing) assets of the Company;

5.1.3.1.6 transfer, sell, convey or assign all or substantially all of the assets of the Company, or any interest therein or any title thereto (or contract for or suffer or permit any of the foregoing), including, without limitation, options to purchase and so called "installment sales contracts," "land contracts," or "contracts for deed");

(j) selling, exchanging, or otherwise transferring or disposing of the Property, to third parties, including without limitation the granting of title encumbrances or leases, except (i) lot sales in the ordinary course of business and in accordance with the Development Budget or any Annual Operating Budget and (ii) grants of utility, roadway and other easements that the Manager reasonably deems necessary or appropriate and in the ordinary course of business;

5.1.3.1.8 do any action in contravention of or in excess of the scope of this Agreement;

5.1.3.1.9 possess property of the Company, or assign rights in specific property of the Company, for other than Company purposes;

5.1.3.1.10 file a voluntary petition or otherwise initiate proceedings (i) to have the Company adjudicated insolvent or, (ii) seeking an order for relief of the Company as debtor under the United States Bankruptcy Code (11 U.S.C. §§ 101 *et seq.*); file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the Property, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due, or declare or effect a moratorium on the Company's debt or take any action in furtherance of any proscribed action;

5.1.3.1.11 amend this Agreement except as otherwise specifically authorized herein;

5.1.3.1.12 adopt and approve the annual operating budget of the Company;

5.1.3.1.13 enter into any transaction, the value of which exceeds $50,000.00; or

5.1.3.1.14 make any distribution of Cash Flow or Capital Proceeds.

(c) any merger or consolidation of the Company pursuant to Section 14-11-903 of the Act;

(d) the dissolution of the Company;

(e) the execution of any agreement or other arrangement for the furnishing to or by the Company of goods or services or entering into any contract for sale of lots or otherwise with RCP or any Person who is an Affiliate of RCP;

(f) the execution of any leasing, commission, brokerage, listing or other similar contracts which are for more than six (6) months and not terminable on thirty (30) days notice thereafter;

(h) the decision to adjust, settle, compromise or pay any claim, obligation, debt, demand, suit, litigation or judgment against the Company unless (i) the same is fully covered by insurance or (ii) such action does not involve an amount in excess of $2,000 in any particular instance;

(n) Expend funds other than in accordance with the Development Budget or alter or

IN WITNESS WHEREOF, the parties have executed, or caused this Agreement to be executed, under seal, as of the date set forth hereinabove.

THE COMPANY:

K2P LAND PARTNERS, LLC a Georgia limited liability company

By: Thomas M. Phelps, Jr (SEAL)
Thomas M. Phelps, Jr., Manager

By: Clifford Kennedy (SEAL)
Clifford Kennedy, Manager

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March, 1, 2022

THE MEMBERS:

Thomas M. PHelps, Jr
_____(SEAL)
THOMAS M. PHELPS, JR.

Clifford Kennedy
_____(SEAL)
CLIFFORD KENNEDY

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March 1, 2022

EXHIBIT A
List of Members, Capital and Percentages

Name Address, and Taxpayer I.D. Number	Initial Cash Capital Contribution	Percentages
Thomas M. Phelps, Jr. 390 Brogdon Road Suwanee, Georgia 30024 [redacted]	$100.00	50.00%
Clifford Kennedy 390 Brogdon Road Suwanee, Georgia 30024	$100.00	50.00%

PLANNING AND DEVELOPMENT DEPARTMENT
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t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 12/11/25

Applicant's/Owner's Name (Printed): Mike Phelps, K2P Land Partners, LLC

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

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

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

I have**____ I have not ✓

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: _____ Attorney on behalf of Georgia Bar No. 389801 **Date:** 12-8-25

Applicant's/Owner's Name (Printed): Been Charlie & Joyce Mei-Jen Cheng

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended February 12, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and will not be funded by Hall County.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued upon completion and opening of the GDOT-mandated roundabout for the SR 211 widening project, PPI 0007233, located at the intersection of the Subject Property and Ridgemoor Drive. This prohibition shall not prevent Applicant, its successors and assigns from beginning construction of any improvements.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A

Exhibit "B"

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

1/29/2026
ATTN: Michael Phelps
BBC Investment Group
390 Brogdon Rd
Suwanee, GA 30024

Subject: Access to Property; SR 211, between Ridgemoor Dr and Pleasant Hill Ln, Hall Co.
P.I. No.:0007233

To whom it may concern,

Subject to compliance with all applicable Department of Transportation requirements in effect at the time a permit is requested as well as adherence with any current or future authorizations under Georgia Code 32-6-111, the department will authorize access to the property.This access may include any improvements deemed necessary by the department, up to and including the installation of a temporary traffic signal and will remain in effect until construction of a conventional roundabout for the SR 211 widening project, PI 0007233, is completed

Please contact Jonathan Peevy 678-360-1510 if you have any questions.

Sincerely,

Jonathan Peevy, P.E.
District Traffic Engineer

JP
CC: Jason Dykes, P.E., District Engineer

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended February 3, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

December 5, 2025

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

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ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

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K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

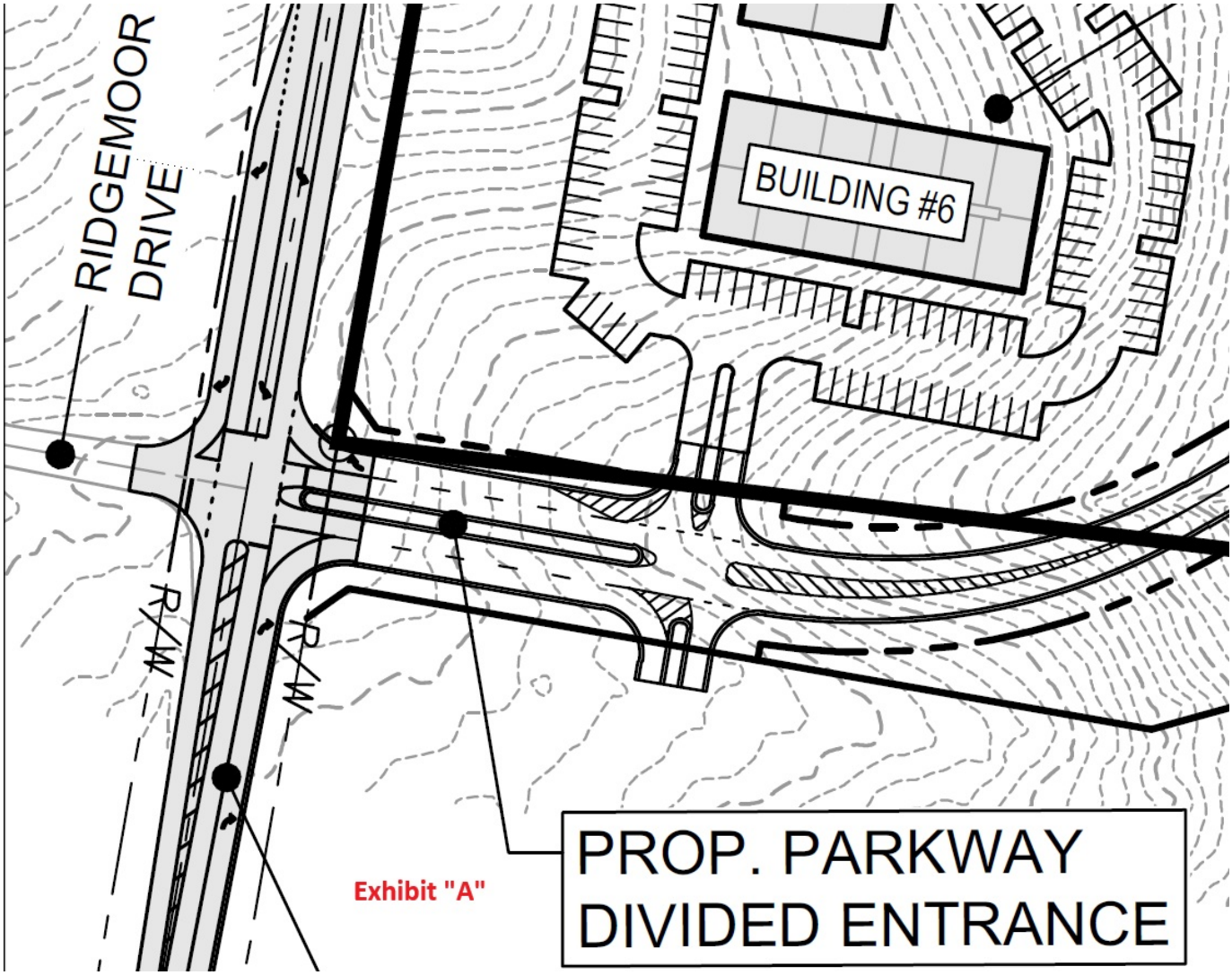
RIDGEMOOR DRIVE
BUILDING #6
R/W
R/W
PROP. PARKWAY
DIVIDED ENTRANCE
Exhibit "A"

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

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80° INTERSECTION

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ROAD EL = 878
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50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

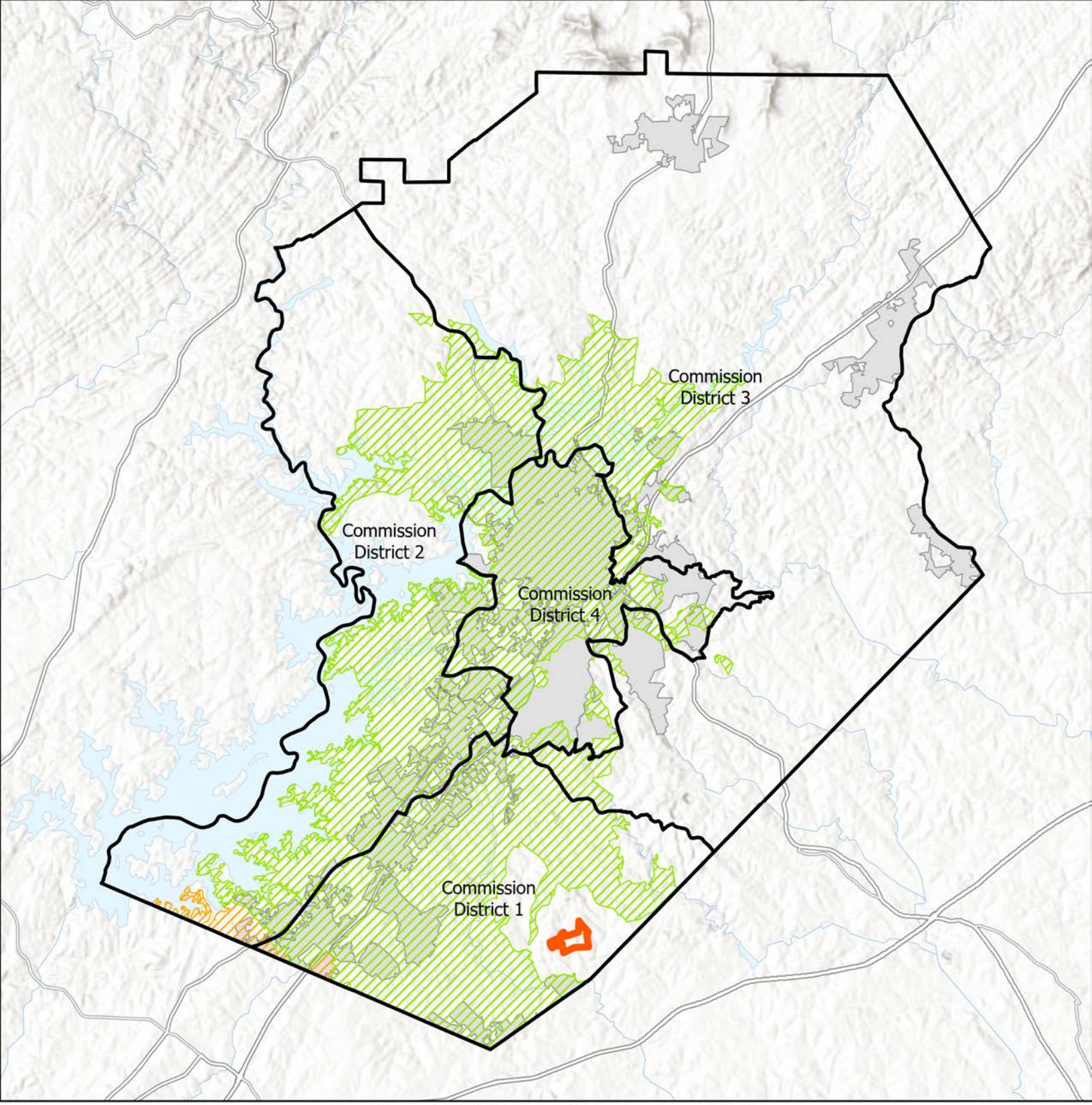
PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

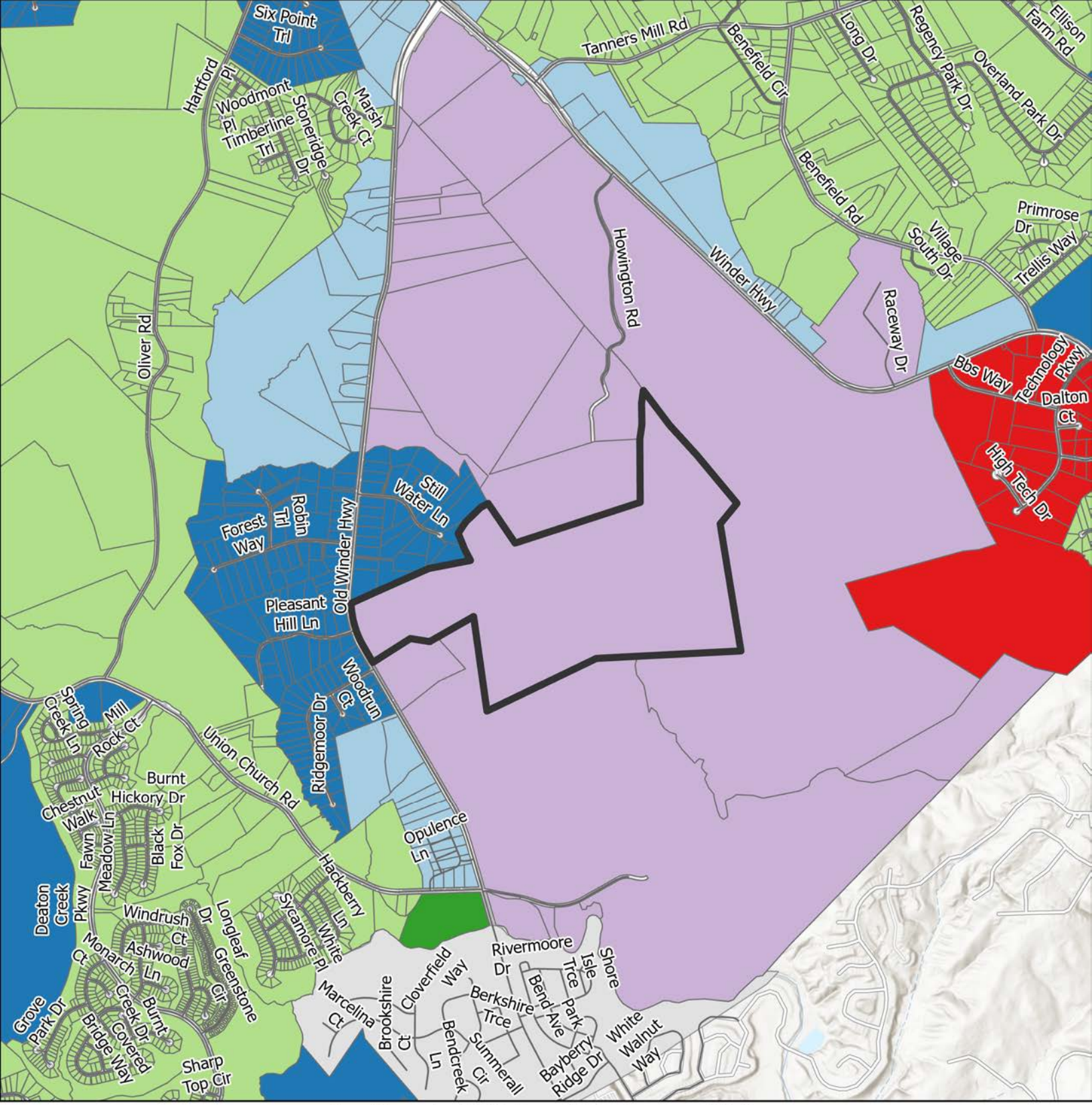
DATE	NO	REVISION

C-2.A



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

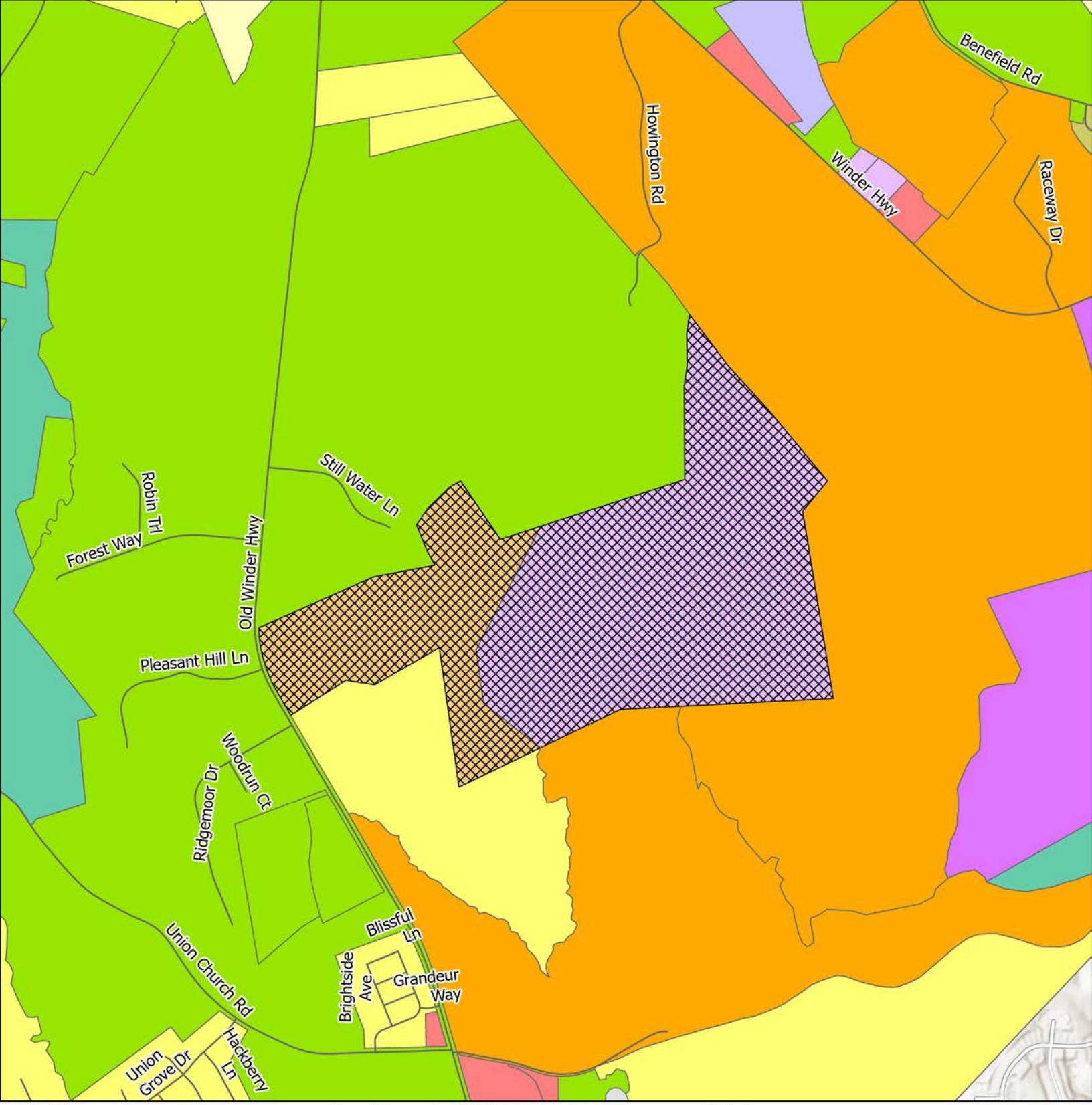


Subject Area
City Limits

FLU

- Business Corridors
- Employment
- Greenspace - Conservation
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

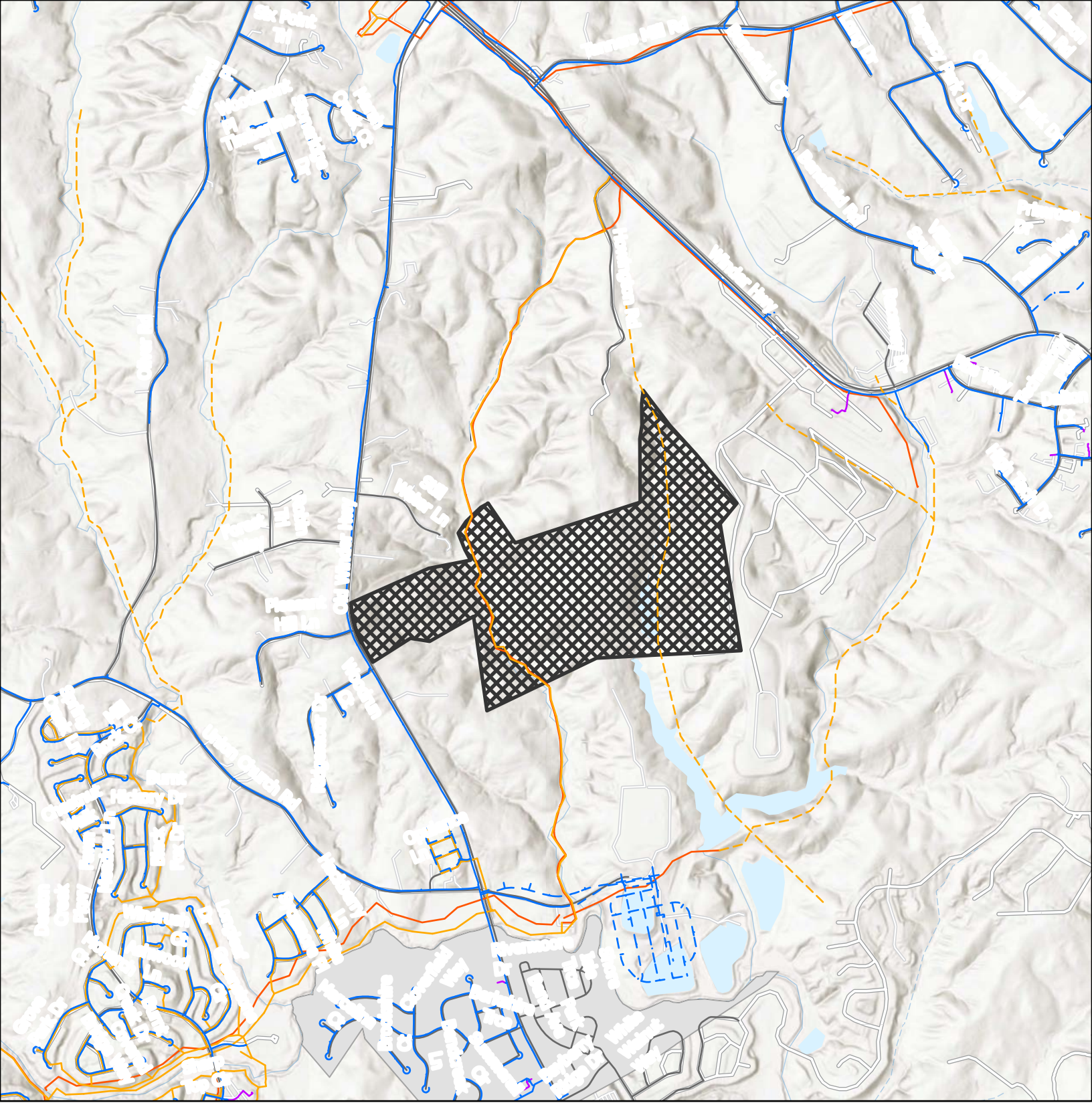


Subject Area
centerline
City Limits

ZONING

AR-1
H-B
I-1
I-2
MHP
MUNI
PCD
PCFD
PID
PRD
R-1
R-MF

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1



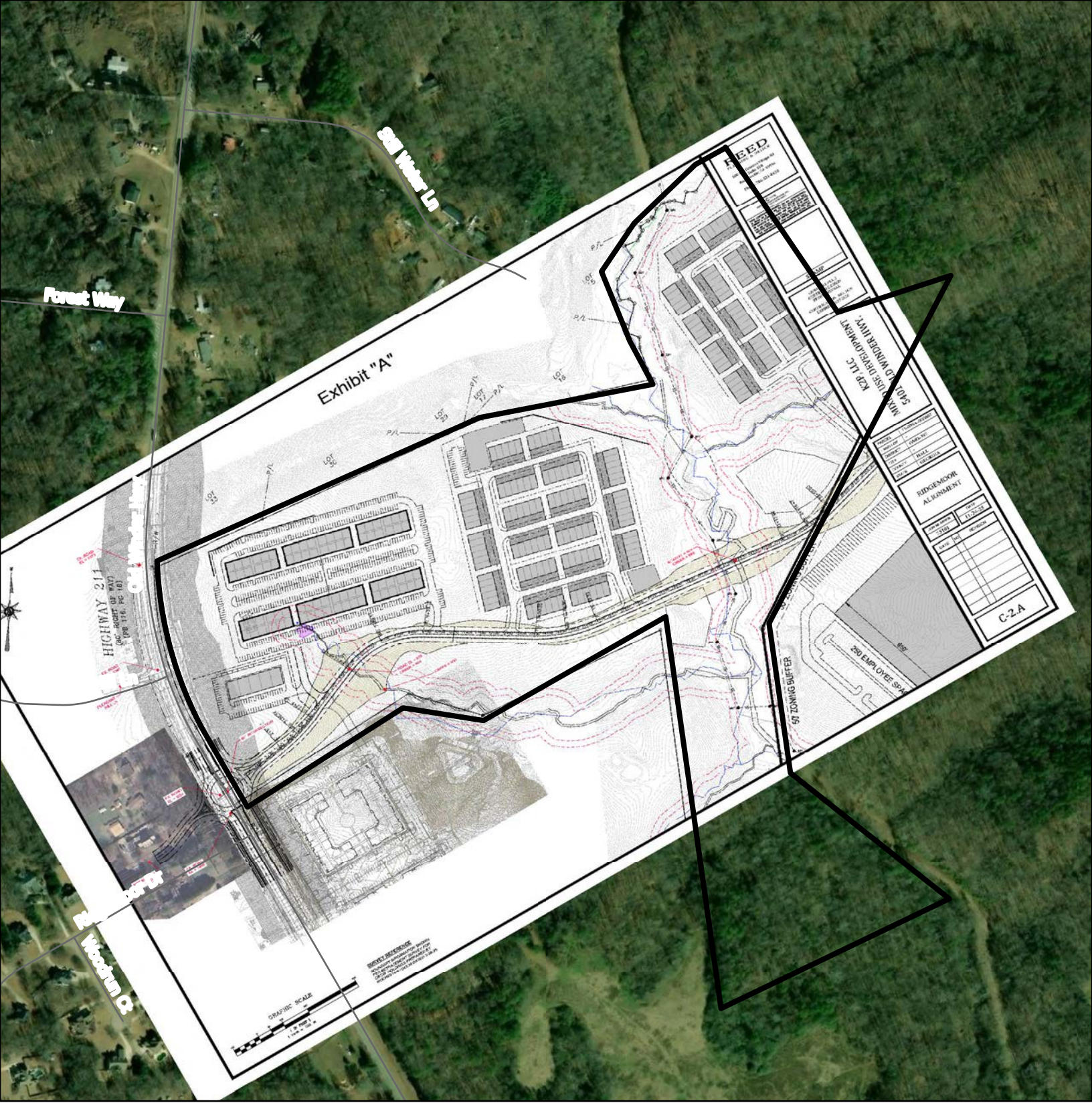


Exhibit "A"
Forest Way
Still Water Ln
HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)
REED
RIDGEMOOR ALIGNMENT
C-2.A
50' ZONING BUFFER
250 EMPLOYEE SPA
GRAPHIC SCALE



Subject Area

Applicant: K2P Land Partners, LLC (I-1)
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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

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

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Outlook

RE: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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.

Outlook

RE: Upcoming Planning Tentative Adgendas

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Mon 1/12/2026 12:46 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, please see the following comments from the MPO:

- **5401 Old Winder Highway, K2P Land Partners** - This parcel is along State Route 211, which is scheduled to begin a widening project from two to four lanes in 2029. (GH-025, PI 007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

- **1658 & 1700 Candler Road, Cherokee Gun Club** – This parcel is along State Route 60, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-111B). There is currently no construction year assigned and this is not yet a project in the Georgia Department of Transportation's system, so there are no documents to reference for potential right-of-way impact at this time.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

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Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

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7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Thursday, March 12, 2026

2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 1/15/2026 2:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, 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

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

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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, which 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 no 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 JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required HZCU25-00062 & HZCU25-00061

public notice sign was posted on 1-21-2026 **for** 5401 Old Winder Hwy.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR A 700-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

October 7, 2025 Approved Packet

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GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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Billy Powell, District 2
Gregg Poole, District 3
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COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

October 9, 2025

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, GA 30024

RE: **Zoning Applications**

To Whom It May Concern:

Please be advised that in its Voting Meeting on October 7, 2025, the Hall County Board of Commissioners voted to approve the following applications with conditions.

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**

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**

Conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance

of fifty percent (50%) 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.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. 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."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property

shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.
19. here shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP)per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

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

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Kook-Ja Lee, Been Chuan Lee and Main DI Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097

Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30501

SURVEY NOTES

1. THE FIELD DATA DATED 3/25/2025 & 3/26/2025 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.09 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12i GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,997,542 FEET.

3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

4. CENTERLINE OF CREEK AS FIELD LOCATED ON 3/25/25 & 3/26/25 IS THE PROPERTY LINE. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

5. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0314G, EFFECTIVE DATE DECEMBER 1, 2022.

6. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

7. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

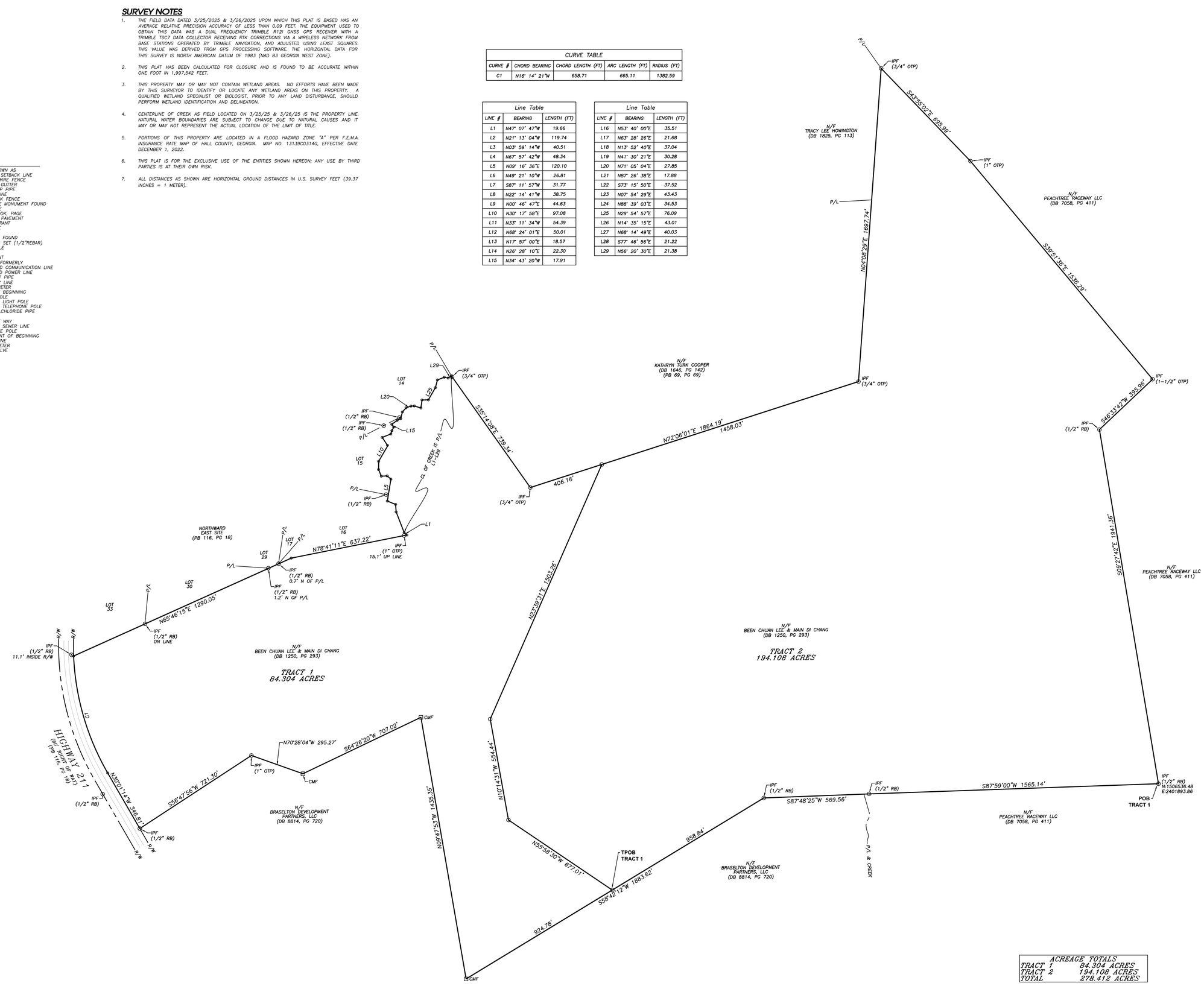
LEGEND

AKA	–	ALSO KNOWN AS
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
EP	–	EDGE OF PAVEMENT
FH	–	FIRE HYDRANT
GW	–	GUY WIRE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
–OC–	–	OVERHEAD COMMUNICATION LINE
–OE–	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RB	–	REBAR
R/W	–	RIGHT OF WAY
–S–	–	SANITARY SEWER LINE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
–W–	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N16° 14' 21"W	658.71	665.11	1382.59

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N47° 07' 47"W	19.66
L2	N21° 13' 04"W	119.74
L3	N03° 59' 14"W	40.51
L4	N67° 57' 42"W	48.34
L5	N09° 16' 36"E	120.10
L6	N49° 21' 10"W	26.81
L7	S87° 11' 57"W	31.77
L8	N22° 14' 41"W	38.75
L9	N00° 46' 47"E	44.63
L10	N30° 17' 58"E	97.08
L11	N33° 11' 34"W	54.39
L12	N68° 24' 01"E	50.01
L13	N17° 57' 00"E	18.57
L14	N26° 28' 10"E	22.30
L15	N34° 43' 20"W	17.91

Line Table		
LINE #	BEARING	LENGTH (FT)
L16	N53° 40' 00"E	35.51
L17	N63° 28' 26"E	21.68
L18	N13° 52' 40"E	37.04
L19	N41° 30' 21"E	30.28
L20	N71° 05' 04"E	27.85
L21	N87° 26' 38"E	17.88
L22	S73° 15' 50"E	37.52
L23	N07° 54' 29"E	43.43
L24	N88° 39' 03"E	34.53
L25	N29° 54' 57"E	76.09
L26	N14° 35' 15"E	43.01
L27	N68° 14' 49"E	40.03
L28	S77° 46' 56"E	21.22
L29	N56° 20' 30"E	21.38



ACREAGE TOTALS	
TRACT 1	84.304 ACRES
TRACT 2	194.108 ACRES
TOTAL	278.412 ACRES

DECM | Rochester
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | rochester.decm.com

ZONING EXHIBIT FOR

CROW HOLDINGS

LOCATED IN LAND LOT 33 HALL COUNTY, GEORGIA

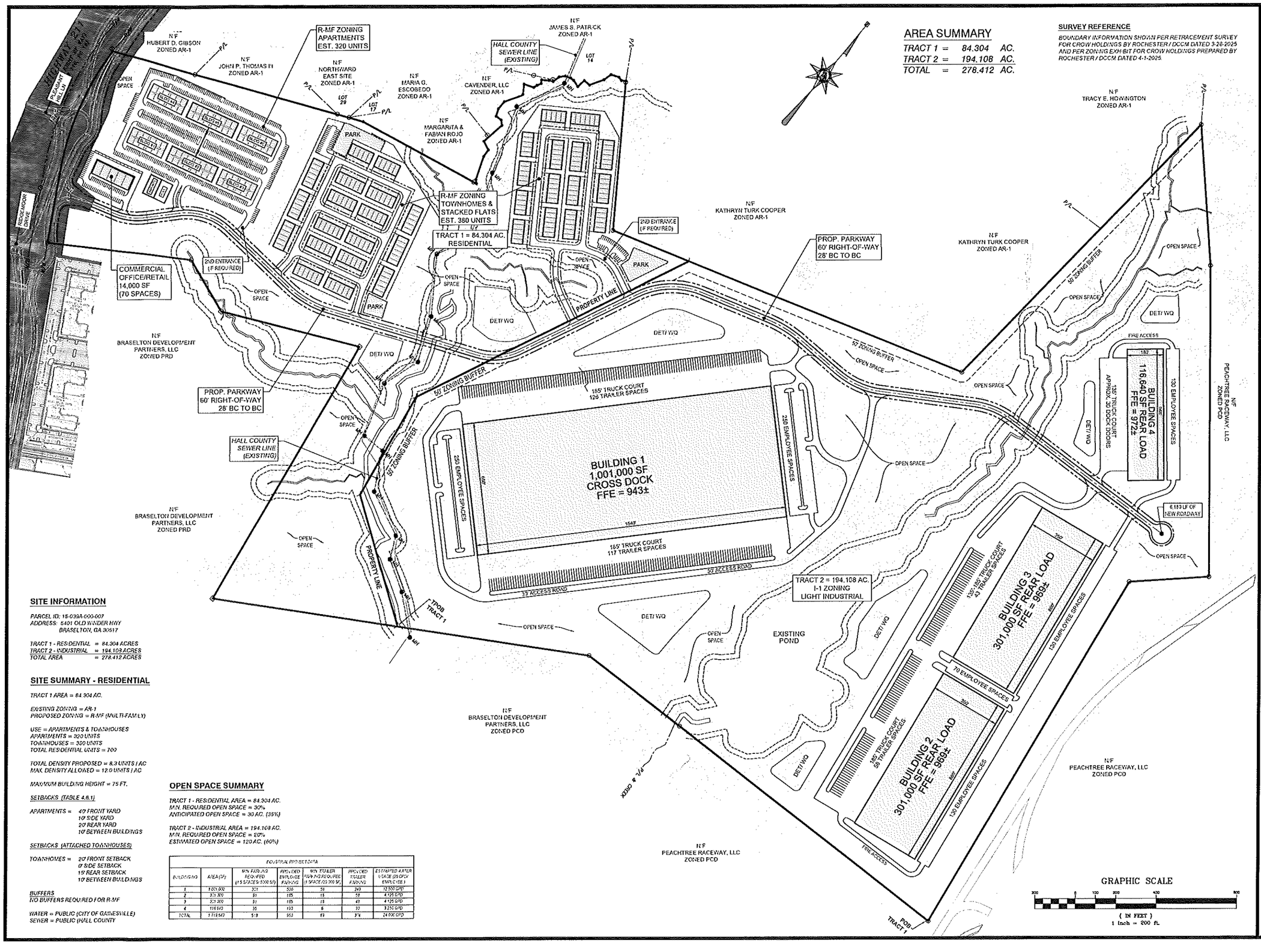
NO.	DATE	REVISIONS DESCRIPTION

GRAPHIC SCALE 0' 100' 200' 400' 600'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland

SHEET 1 OF 1

DATE: 4/1/25
SCALE: 1" = 200'
JOB NO.: 0195131
DRAWN BY: LJG
DWG NO.: ONELEXHIBIT



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL	*= 84.304 ACRES*
TRACT 2 - INDUSTRIAL	*= 194.108 ACRES*
TOTAL AREA	*= 278.412 ACRES*

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS =
40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES =
20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES / 1,000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE / 2,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD / EMPLOYEE)
1	1,001,000	501	500	51	243	12,500 GPD
2	301,000	91	185	15	59	4,125 GPD
3	301,000	91	185	15	49	4,125 GPD
4	116,640	35	133	6	22	3,250 GPD
TOTAL	1,719,640	518	953	69	374	24,000 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/29/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE
8-19-2025	4	ADD COMMERCIAL
10-3-2025	5	REVISED ENTRANCE

C-1.0

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)
Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – R-MF (Residential – Multi-Family)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes. All multi-family units will be available for rent, and all other units will be available for purchase. The density will be approximately 8.3 units per acre and shall not exceed 12 units per acre in accordance with the R-MF density standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 30 acres of open space (30%).

Site Description

The tract has is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County. Thereafter, all roadways within this development shall be designated as public and shall be maintained by Hall County. Entrance will comply with state DOT comments.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Apartment Project: Approximately 320 units in 6 Multi-Family Buildings
    - The six buildings will be a maximum of 4 stories.
- Single Family Attached Townhomes and Rear-Loaded (stacked) Townhomes
    - Will not exceed 380 units
- Front facades and sides of each townhome and stacked cottage shall be composed of brick, stone, or a combination of the two, excluding gables, which shall be composed of a masonry product.
- Vinyl siding is prohibited.
- The garage door shall constitute no more than 70% of the width of the individual townhome or stacked cottage unit.
- All residential driveways shall measure no less than 22ft from the right of way to the front of the garage door.
- The development shall feature internal sidewalks, no less than 5ft in width, constructed on both sides of all internal streets.
- Final review and approval of building elevations is subject to the Director or Assistant Director of Planning and Development, or their designee.
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering

Conditions

- There shall be a mandatory Homeowners Association (HOA).
- The amenity area shall include:
    - Apartments - guest parking, outdoor pavilion, picnic area, pool, playground, mail kiosk, and pickleball court. The amenity areas shall be completed at 50% of final build-out.
    - Townhomes - guest parking, outdoor pavilion, picnic area, playground, and mail kiosk. The amenity areas shall be completed at 50% of final build-out.

- The following language shall be placed upon the final plat of the 80-acre R-MF project: "Owners and users of this property are informed of motor raceway venues nearby, and

should expect noise, crowds, and other effects associated with such venues." All conditions of zoning shall be made part of any plats created for the development.

- The development shall be designed so that all state waters and required buffers (50ft and 75ft) do not encroach on any individual townhome or stacked cottage.
- All designated open space within the development shall be commonly held and shall not be individually held by any homeowner.

Parking

All parking shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Townhomes and Rear-Loaded (stacked) Townhomes	2 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
Multi-Family Parking	2 spaces per dwelling unit plus 1 guest space for every 15 dwelling units

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent 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 the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County Unified Development Code.

Model Home Permits

The development shall be limited to a maximum of one (1) townhome building and one (1) stacked cottage prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permit shall be issued prior to Final Plat recording.

Sales and Construction Trailers

Applicant is requesting the ability to install one leasing trailer for apartments, one sales trailer for the townhomes and stacked cottages, and two constructions trailer with associated parking areas in locations to be determined at the time of final plat approval.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

The entry monument signage shall not conflict with the 2025 Hall County Unified Development Code.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-MF master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to R-MF of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

390 Brogdon Road

Suwanee, GA 30024

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

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SMITH GILLIAM
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Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)

Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – I-I (Light-Industrial)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 120 acres of open space (60%).

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County at the expense of the Applicant. Thereafter, all roadways within this development may be designated as public, but the determination as to whether it shall be maintained by Hall County or a property ownership association will be made at a later date. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Approximately 1,719,640 SF of Light-Industrial warehouse space
    - Building 1: 1,001,000 SF, Cross Dock
        - Two 185' Truck Courts
    - Building 2: 301,000 SF, Rear Load
        - One 185' Truck Court
    - Building 3: 301,000 SF, Rear Load
        - One 135'-185' Truck Court
    - Building 4: 116,640 SF, Rear Load
        - One 135' Truck Court
- Buildings shall not exceed 55ft in height.
- The proposed building designs include tilt-wall concrete, cross docks, rear load docks, and truck courts.
- While the proposed site plan, renderings, elevations, and building designs may be updated and are subject to change, the final design will comply with applicable Unified Development Code Requirements.
- Speed tables in coordination with Hall County Engineering

Parking

Applicant is proposing 344 trailer parking spaces and 890 employee parking spaces around the light-industrial warehouses, as that is the industrial industry standard number of parking spaces for the use and size of the proposed warehouse and is consistent with other modern warehouse products that are being developed today in the northeast Georgia submarket. The site plan is subject to change, but shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Light Industrial	1.5 spaces per 5,000 square feet

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the light-industrial warehouse development to direct traffic to sales and leasing centers and to identify differing 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 the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County UDC.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

No entry monument signage shall conflict with the 2025 Hall County UDC.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.
    - Submitted along with this Amended Project Narrative is a letter from GDOT, dated July 11, 2025, granting commercial driveway access by the Department of Transportation at the Subject Property location.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the I-I master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to I-I of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

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K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

TRAFFIC IMPACT STUDY FOR

SR 211 Mixed-Use Site
Hall County, Georgia

DATE:
June 3, 2025

LOCATION:
Hall County, Georgia

PREPARED FOR:
CHI/Acquisitions, L.P.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



NV5

nv5.com

Executive Summary

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

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A. Introduction

A new mixed-use is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive in Hall County, Georgia. The proposed development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. The site is proposed to have a single access-point onto SR 211.

The traffic analyses in this report are for a single phase of construction – full build-out even though the development cycle will likely be divided between industrial and residential. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is fully completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2030:

1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Hall County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

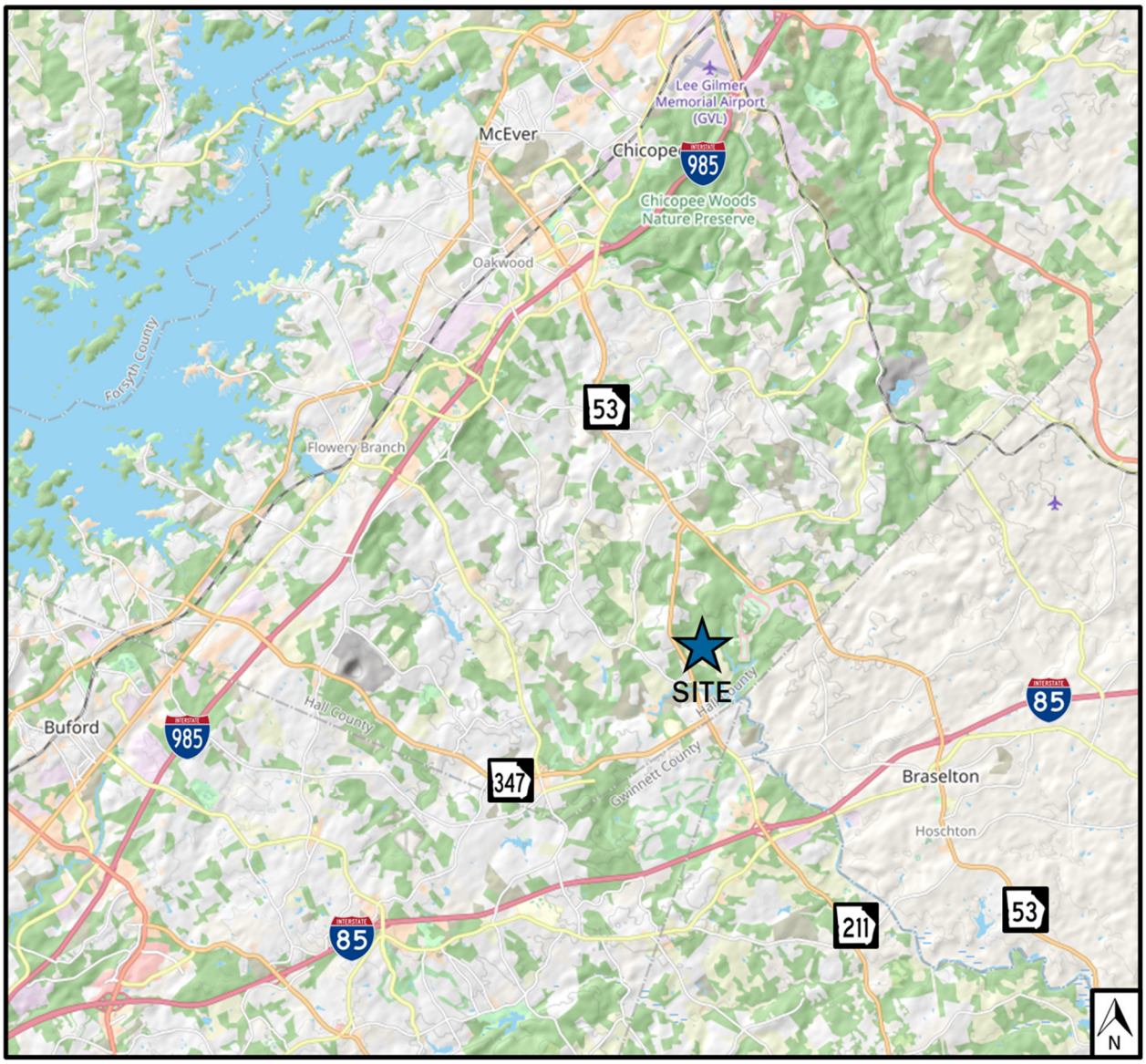
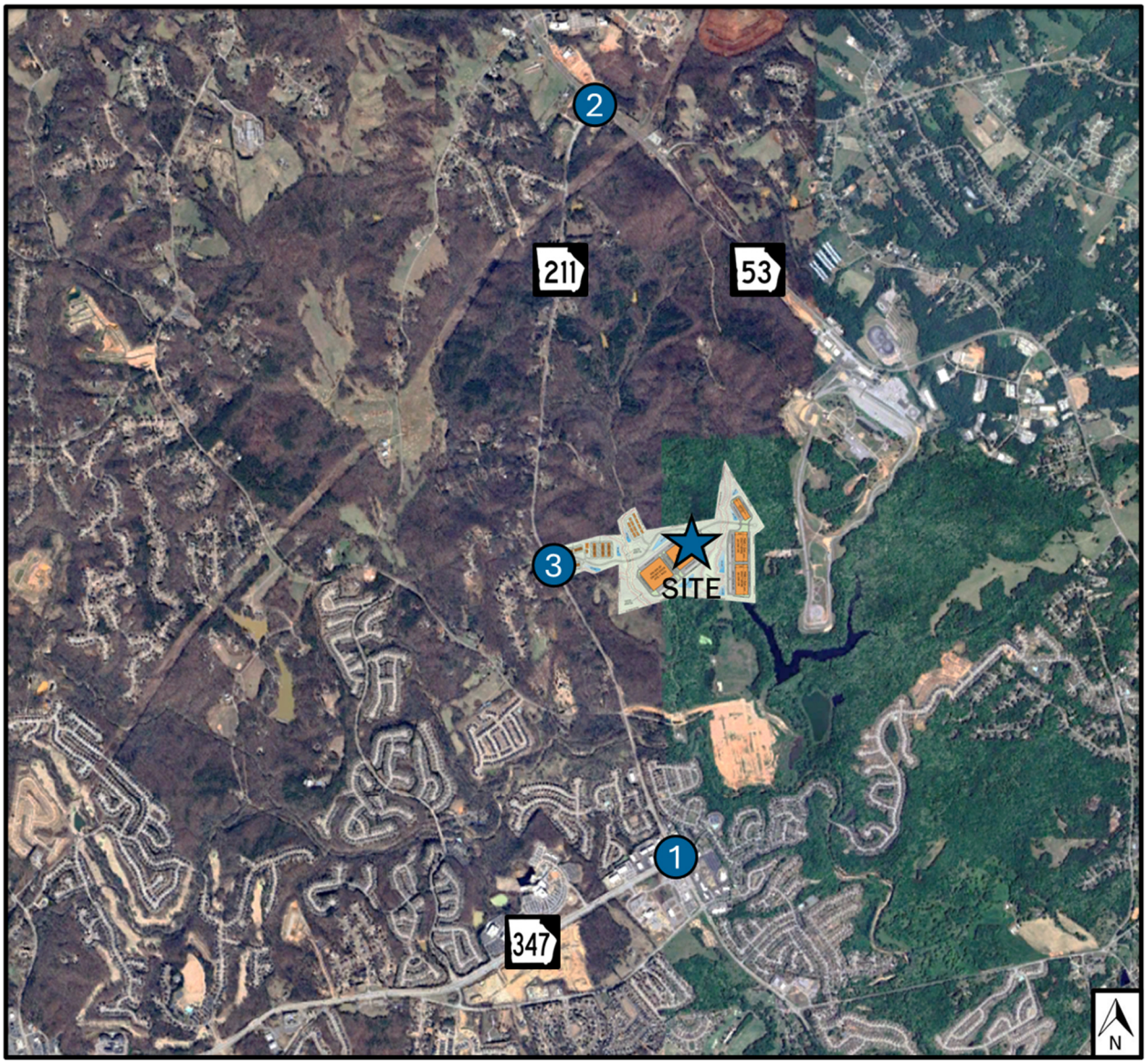


Figure 2: Site Location Aerial



1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway / Ridgemoor Drive

B. Existing Conditions

B.1. Transportation Facilities

SR 211 is currently a two-lane, undivided, minor arterial highway that has a north/south orientation for the purposes of this study. SR 211 runs south from its intersection with SR 53 towards Barrow County and I-85. The posted speed limit along SR 211 is 45 miles per hour (MPH) and land uses along the highway are primarily residential in the study area with commercial around its intersection with SR 347 / Bayberry Drive.

SR 53 is a four-lane, divided highway classified as a principal arterial highway west of its intersection with SR 211 and a minor arterial highway east of the intersection as the highway narrows to a two-lane, undivided roadway. SR 53 has an east/west orientation, for the purposes of this study, and runs west towards Oakwood and I-985 and runs east towards Braselton and I-85. The posted speed limit along SR 53 in the study area is 45 MPH. Most of the land is undeveloped along the highway with some small commercial uses in the area as well as a Hall County fire station.

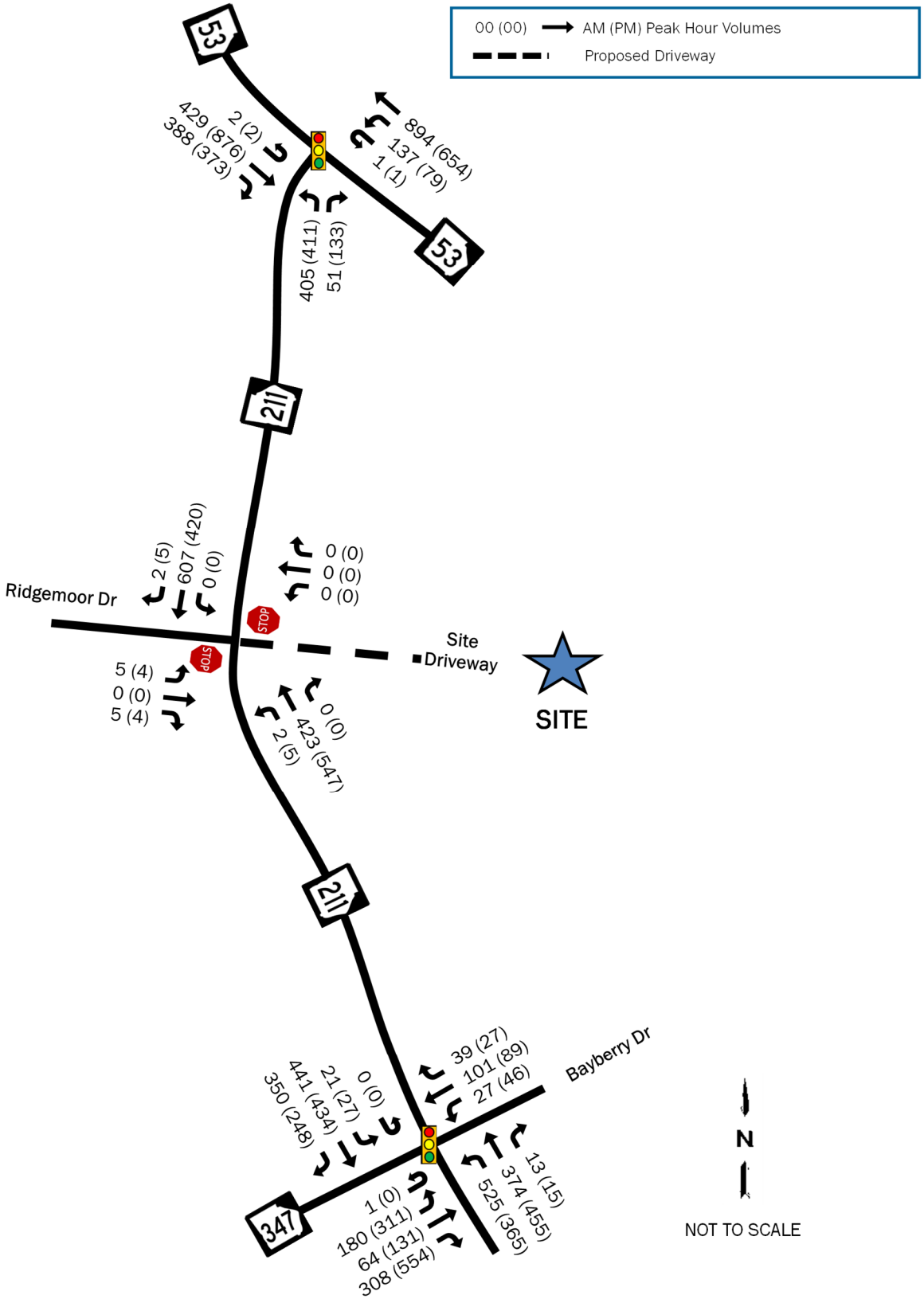
SR 347 (Friendship Road) is a six-lane, divided, minor arterial highway with an east-west orientation for the purposes of this study. SR 347 runs west from its intersection with SR 211 towards Buford and I-985. SR 53 shares an intersection at SR 211 with Bayberry Drive. The posted speed limit along SR 53 is 45 MPH and land uses along the highway are primarily commercial at the study intersection with residential west of the study area.

Bayberry Drive is a four-lane, divided, local roadway that runs east of its intersection with SR 211 into the Mulberry Park residential subdivision. Bayberry Drive also includes three access points for commercial developments located along SR 211. The posted speed limit along Bayberry Drive is 25 MPH.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, March 25, 2025. Average daily traffic counts were also collected on SR 211 in front of the proposed site. The average daily weekday traffic along SR 211 is approximately 12,500 vehicles per day near the project site. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2025 are shown in Figure 3 (2025 Existing Traffic Volumes).

Figure 3: 2025 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate used in the study area is based upon an analysis of historical traffic counts in study area according to Georgia DOT's Traffic Data Application. The project is expected to be completed in 2030. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 2.4% per year for five (5) years. The expected volumes are shown in Figure 4, 2030 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

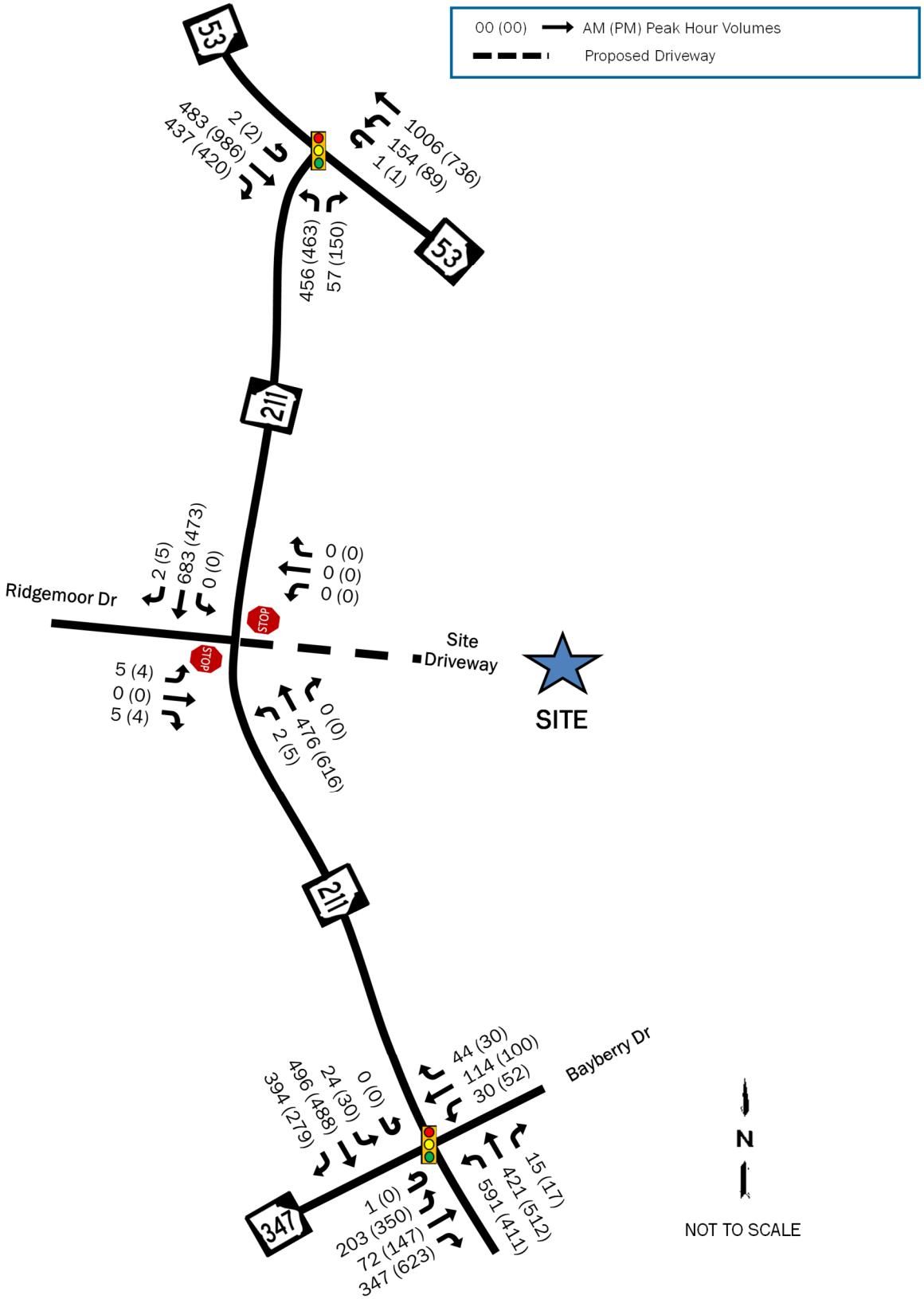
C.2. Planned Roadway Projects

GDOT has two projects planned for SR 211 that are expected to impact the study area and be completed by the end of 2030. The first, PI 0016089, will widen SR 211 from Liberty Church Road to SR 347 / Bayberry Drive from two-lanes to a four-lane, divided highway. This project will add significant capacity improvements to the intersection of SR 211 with SR 347 including an additional eastbound left-turn lane, eastbound right-turn lane, northbound through-lane, northbound right-turn lane, and a westbound right-turn lane. Letting for this project is scheduled for 2025.

The second project, PI 0007233, will continue the widening north to SR 53 creating a series of R-cuts along the highway and a multilane roundabout at the intersection of SR 211 with Union Church Road. This project will add a second southbound through-lane to the intersection of SR 211 with SR 347, but not significantly impact the intersection of SR 211 with SR 53, other than extending the storage bay for northbound right-turns. Construction for this project is expected to be completed by the end of 2030.

The changes from these widening plans are expected to include signal timing improvements, so for the purposes of this study, signal timings for the future (No-build) analysis were optimized and the same timings were used for the future + project traffic (Build) analysis.

Figure 4: 2030 No-Build Traffic Volumes



C.3. Project Trip Generation

Project trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. According to ITE, trips for light industrial developments include both personal vehicles and trucks. Table 1 below shows the breakdown of the trips expected to be generated by the new mixed-use development.

Table 1: Trip Generation

Land Use Code	Variable	Trip Type	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
110 - Light Ind.	1,719,640 SF	Personal Vehicle	1,820	159	37	196	38	143	181
		Truck	936	18	16	34	27	25	52
215 – Townhomes	350 Units	Personal Vehicle	2,616	55	121	176	117	89	206
220 – Apts	350 Units	Personal Vehicle	2,318	31	100	131	108	63	171
Total			**7,690**	**263**	**273**	**537**	**290**	**320**	**610**

The development will generate a total of 537 new vehicle trips (263 entering and 273 exciting) during the AM peak hour, and a total of 610 new vehicle trips (290 entering and 320 exiting) during the PM peak hour.

C.4. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. Traffic counts at the nearest intersection to the north and south of the site suggest that approximately

- 30% of vehicles will travel to/from the northwest along SR 53
- 10% will travel to/from the northeast along SR 53
- 25% will travel to/from the southwest along SR 347
- 35% will travel to/from the south along SR 211.

The detailed personal vehicles trip distribution is shown in Figure 5. The personal vehicles trips generated from the development utilizing the trip distribution is depicted in Figure 6. Truck counts at the intersections suggest a different distribution pattern for heavy vehicles. The counts suggest that:

- 30% of trucks will travel to/from the northwest along SR 53,
- 25% will travel to/from the northeast along SR 53,
- 20% will travel to/from the southwest along SR 347, and
- 25% will travel to/from the south along SR 211.

The truck distribution is shown in Figure 7, and the resulting truck trips are shown in Figure 8. Figure 9 shows the total project trip generation. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 5: Personal Vehicle Trip Distribution

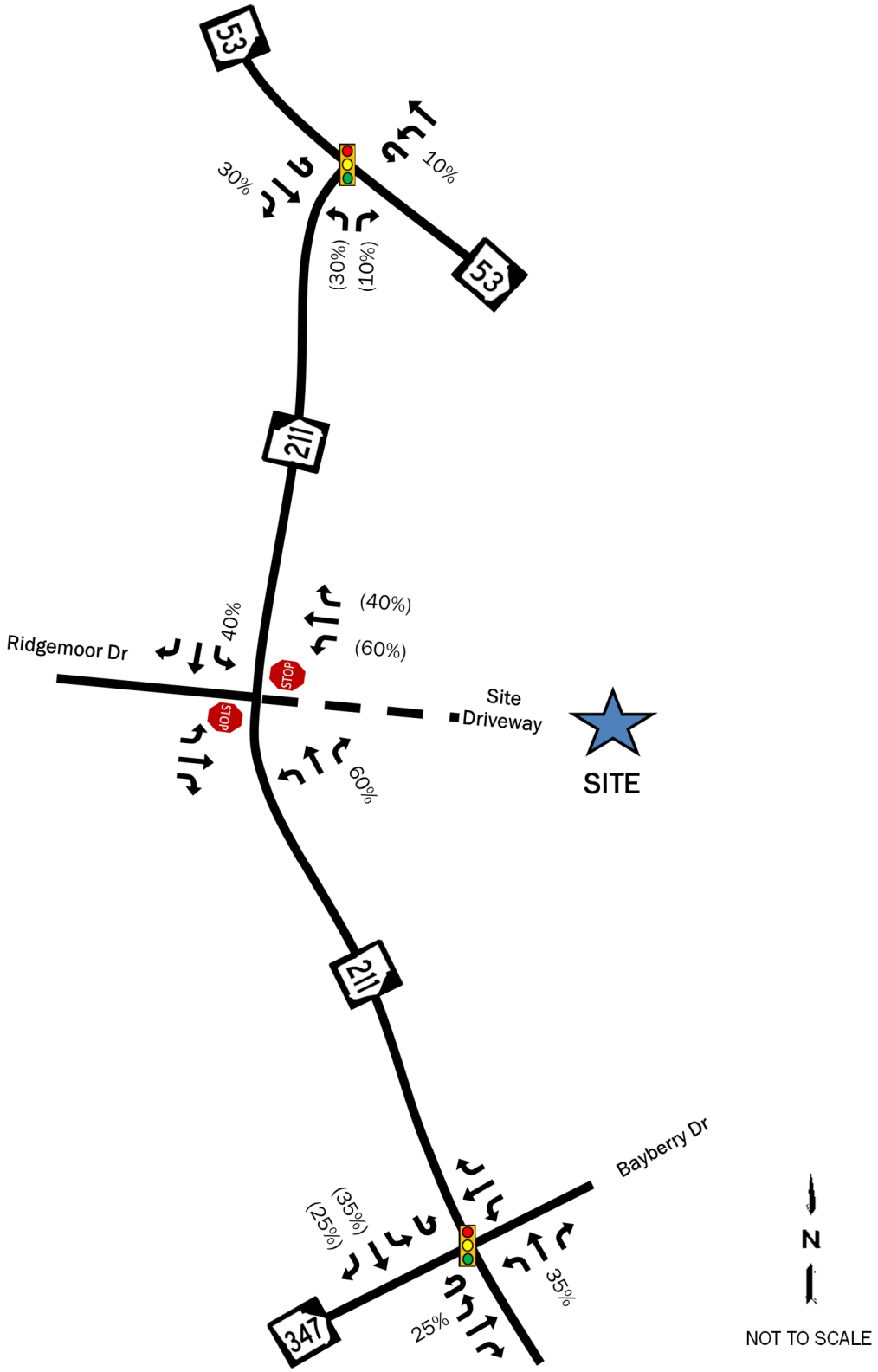


Figure 6: Personal Vehicle Development Trips

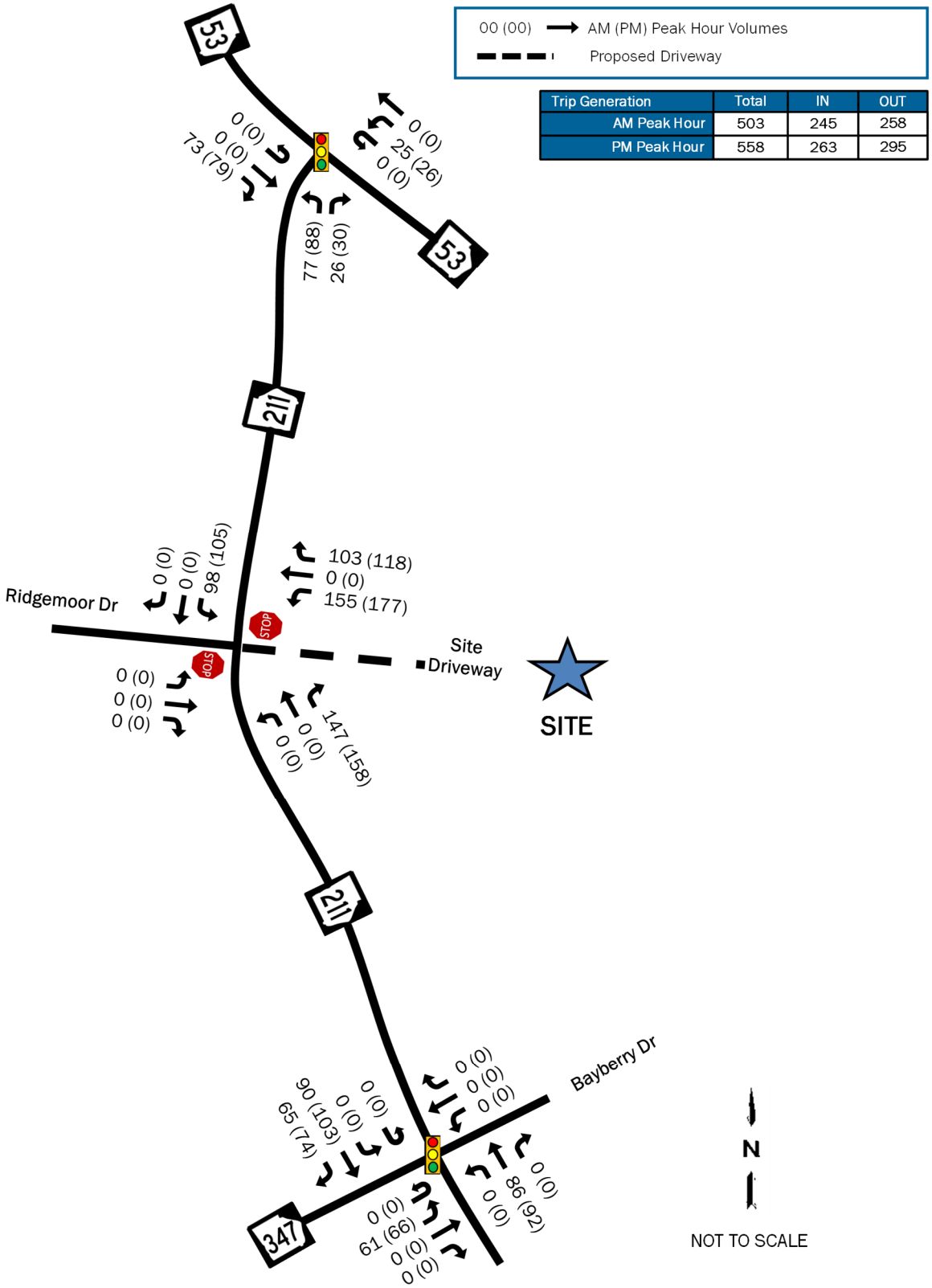


Figure 7: Truck Trip Distribution

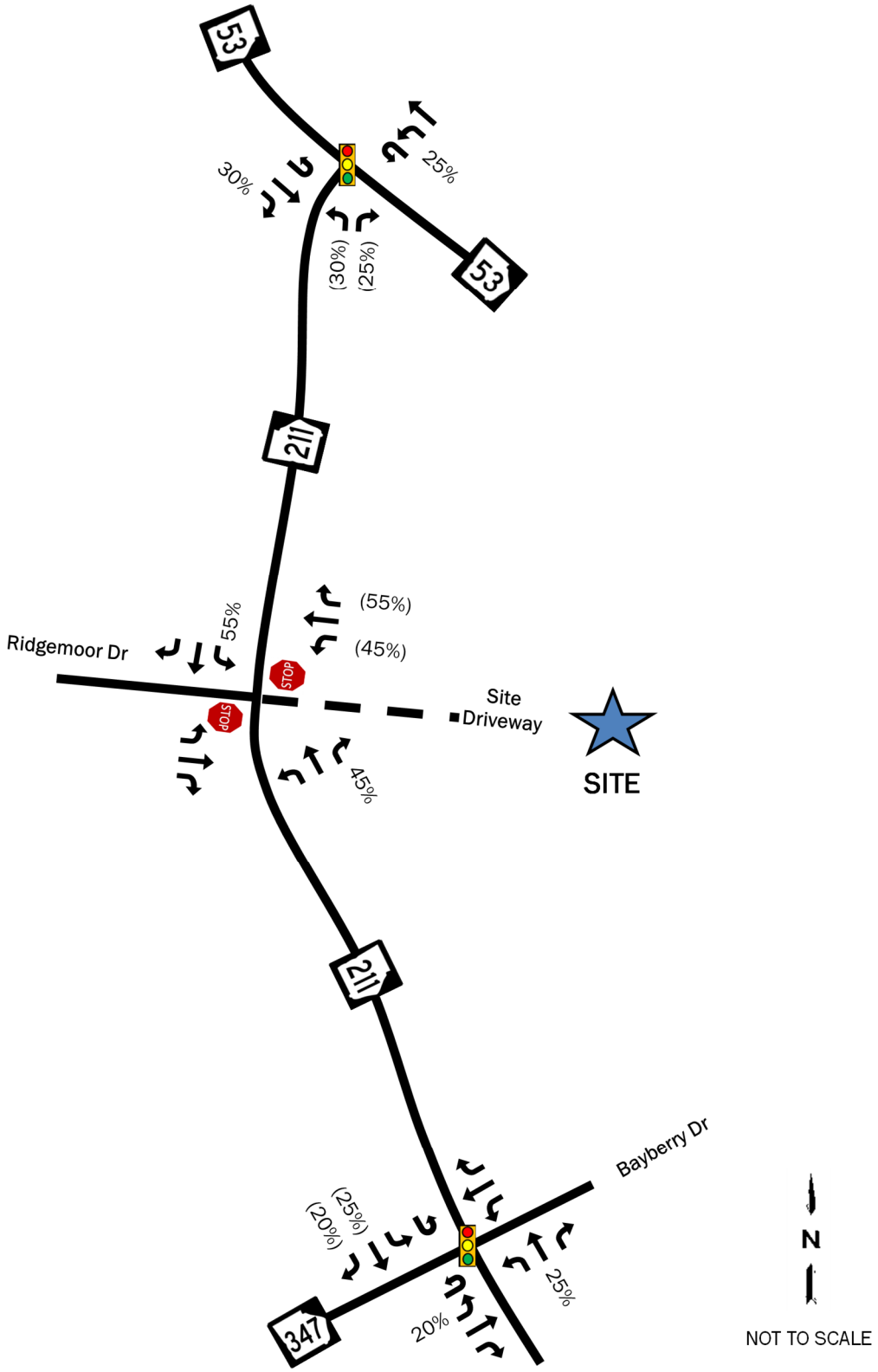


Figure 8: Truck Development Trips

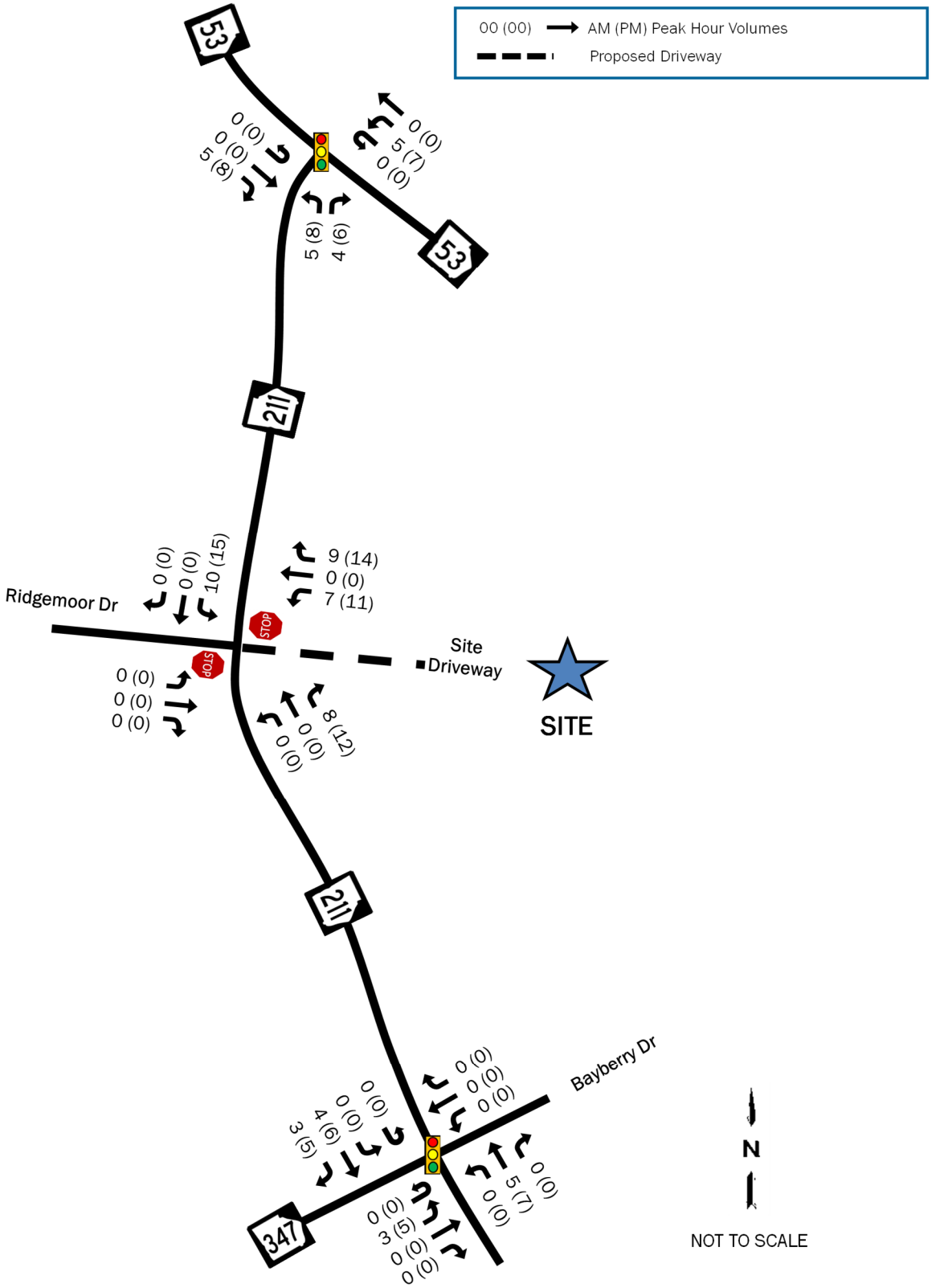


Figure 9: Total Development Trips

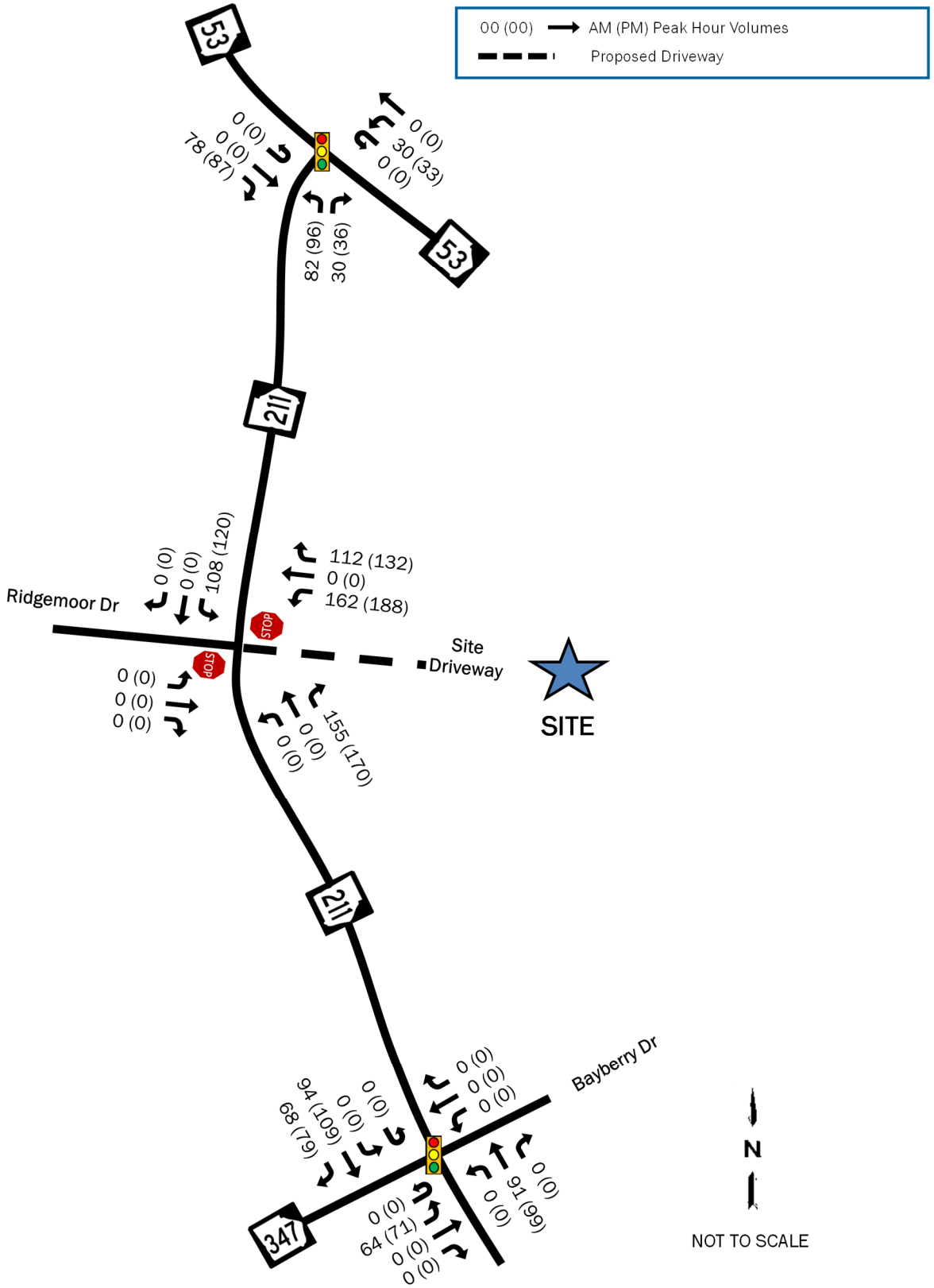
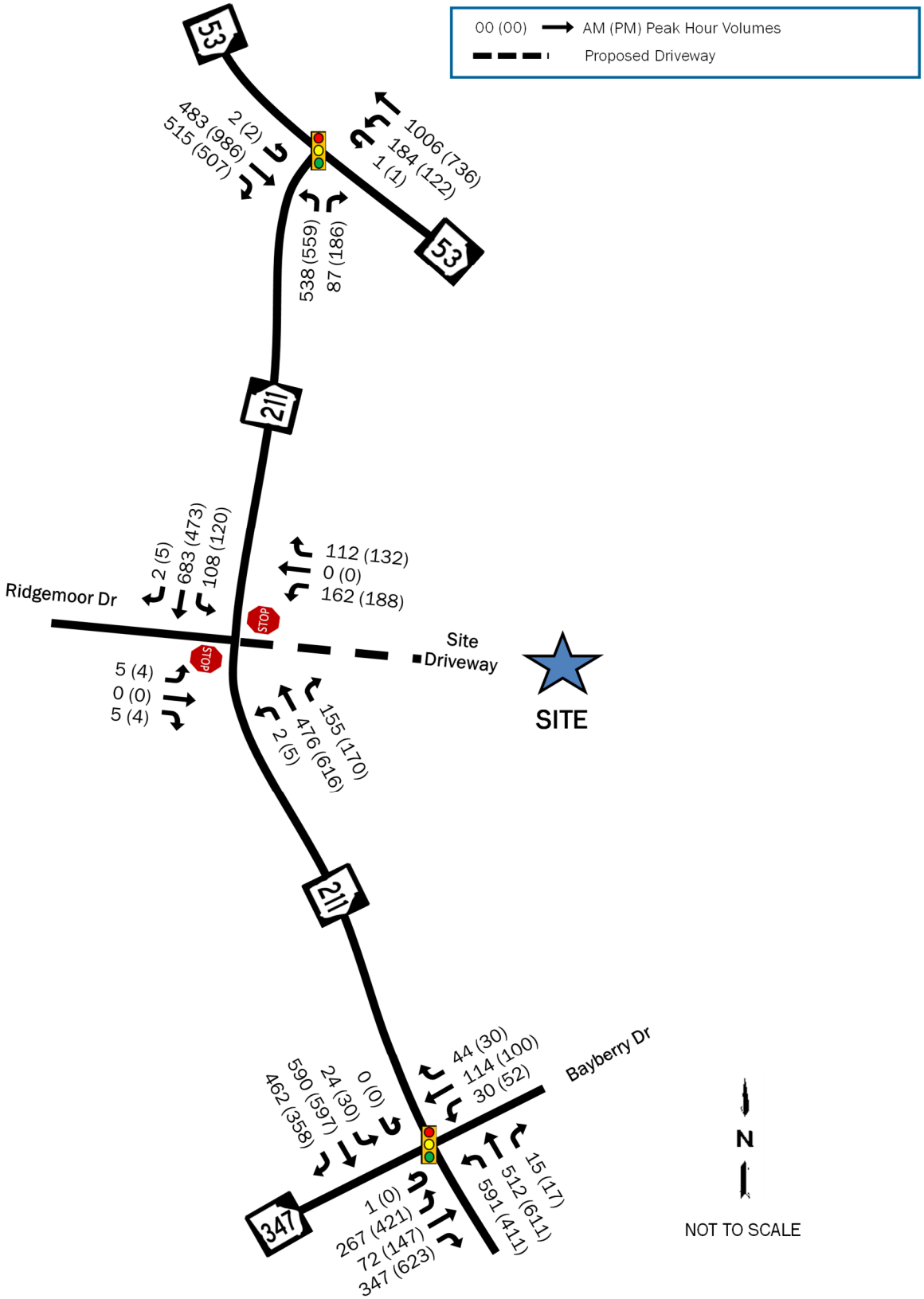


Figure 10: 2030 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C. Singal timing for the intersections SR 211 with SR 53 and with SR 347 / Bayberry Drive were taken from GDOT's Automated Traffic Signal Performance Measures application. Printouts of the timings are included with the Synchro® output reports in Appendix C. Since HCM does not analyze U-turns at signalized intersections, all U-turns were included as left-turns. The eastbound approach at the intersection of SR 211 with SR 53 had few U-turns that could not be accounted for as the intersection is a T-intersection, but there is an exclusive storage lane for these U-turns and the delay to make the U-turn is negligible to the rest of the intersection.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**52.6**	**F**	**113.5**
			EB	E	71.0	F	192.5
			WB	F	90.6	F	135.7
			NB	D	42.5	D	45.6
			SB	D	37.4	D	38.6
2	SR 211 & SR 53	Signal	**Overall**	**A**	**8.9**	**A**	**9.3**
			EB	A	6.6	A	6.9
			WB	A	7.3	A	6.9
			NB	B	16.9	B	19.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	20.3	C	18.4
			NBL	A	8.9	A	8.3

As shown in Table 2, the intersection of SR 211 with SR 347 / Bayberry Drive currently experiences heavy delay along the two side-streets, especially during the PM peak period. Much of the delay is due to a high cycle length during the PM peak period of 160 seconds and very little time allocated to the side streets, despite having a high volume of traffic coming from SR 347.

D.2. 2030 No-Build Conditions Capacity Analysis

The results of the 2030 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4. The analysis for 2030 assumes the improvements to SR 211 will be in place.

Table 3: 2030 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**39.8**	**D**	**37.0**
			EB	D	38.3	D	35.6
			WB	E	69.2	E	59.1
			NB	D	44.4	D	37.7
			SB	C	29.5	C	31.9
2	SR 211 & SR 53	Signal	**Overall**	**A**	**9.9**	**B**	**10.7**
			EB	A	7.0	A	7.3
			WB	A	7.8	A	7.5
			NB	C	20.3	C	24.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	23.8	C	21.3
			NBL	A	9.2	A	8.5

As shown in Table 3, the major improvements to SR 211 and the intersection of SR 211 with SR 347 / Bayberry Drive is expected to greatly improve traffic operations at the intersection. The Bayberry Drive approach may still experience slightly high delay due to timings needing to favor the other approaches, but queues for this approach are expected to stay low.

D.3. 2030 Build Conditions Capacity Analysis

The results of the 2030 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10. As with the no-build analysis, the SR 211 widening is expected to be completed.

Table 4: 2030 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**40.5**	**D**	**37.4**
			EB	D	38.8	D	35.9
			WB	E	69.6	E	59.1
			NB	D	42.6	D	36.7
			SB	D	34.2	C	34.9
2	SR 211 & SR 53	Signal	**Overall**	**B**	**12.1**	**B**	**13.4**
			EB	A	8.4	A	8.7
			WB	A	8.9	B	10.2
			NB	C	24.7	C	27.8
3	SR 211 & Site Driveway	Round-about	**Overall**	**A**	**7.1**	**A**	**8.0**
			EB	A	6.7	A	5.6
			WB	A	9.0	B	12.9
			NB	A	6.2	A	7.3
			SB	A	7.3	A	6.3

As shown in Table 4, the addition of traffic from the proposed mixed-use development is not expected to have a major impact on traffic operations at the nearby intersections. Delay is expected to increase slightly from the no-build volumes, but overall operations are expected to stay the same.

After conducting an Intersection Control Evaluation (See Section E.2) and weighing the industrial character of the site, the best intersection configuration for the proposed access is a multilane roundabout.

E. Site Driveway Evaluation

E.1. GDOT Turn-Lane Evaluations

The need for right and left-turn lanes at the proposed site driveway was analyzed using methodologies from GDOT. GDOT bases the warrants for turn lanes on the speed of the roadway, the average daily traffic along the roadway, and the number of lanes of the roadway. SR 211 is expected to be a four-lane divided roadway by the time the proposed site is completed. The speed limit of SR 211 is 45 MPH, and the average daily traffic is over 10,000 vehicles per day. Table 5 shows the results of the turn lane warrants for the two proposed driveways.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?
3	SR 211 & Ridgemoor Dr/ Site Driveway	SBL	1,608 LT/Day	250 LT/Day	YES
		NBR	2,237 RT/Day	75 RT/Day	YES
		NBL	58 LT/Day	250 LT/Day	No

As shown in Table 6, both a northbound right-turn deceleration lane and a southbound left-turn lane is warranted at the proposed site driveway. **It is noted that the turn lanes will only be applicable if a multilane roundabout is not constructed at the intersection.**

E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations

The site driveway was analyzed for different intersection types to decide what would be best for the intersection configuration. With the amount of traffic expected from the development, a signal is likely warranted at the proposed access point. A traffic signal ranked first in the ICE analysis; however, the signal is likely only warranted after the site reaches full-build out, so it would not be a likely option as the site is developed over time.

The second ranked option was an R-Cut which is consistent with the current concept for the SR 211 widening plans. While a R-Cut, could work at the site driveway, the site is expected to generate many large trucks throughout the day which would have to make a U-turn to head towards I-85, which could be dangerous and impeded traffic on SR 211.

A multilane roundabout ranked third in the evaluation but performed the best in terms of capacity, while allowing the safest access onto SR 211 for the larger vehicles; thus, a multilane roundabout is recommended at the site driveway. Additionally, it is recommended that the site driveway align with Ridgemoor Drive on the west side of SR 211 to prevent conflicting turns. Ridgemoor Drive is a small, dead-end road that provides access to about 37 single-family homes, so very little traffic is expected from that approach. The ICE worksheets are included in Appendix E.

F. Conclusions

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The widening of SR 211 and updated signal timings will yield satisfactorily operations during both peak hours even with additional traffic growth in the area. The addition of traffic from the proposed mixed-use site is expected to increase delay only marginally at the two study intersections, allowing them to continue operating similarly to no-build conditions.

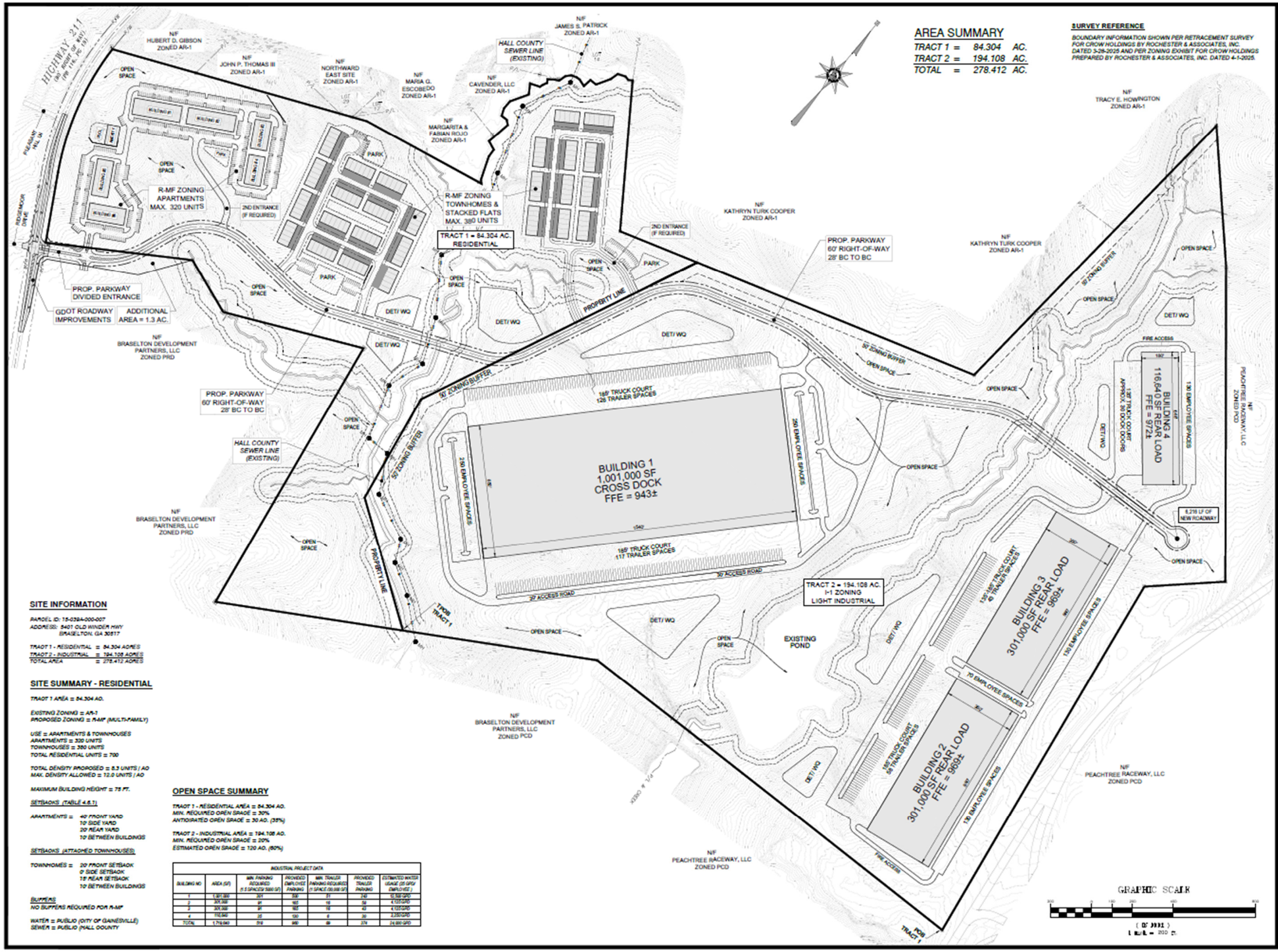
The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/ 1000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE /10,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	501	536	51	140	10,700 GPD
2	301,000	91	165	15	58	4,125 GPD
3	301,000	91	165	15	43	4,125 GPD
4	116,640	35	135	6	30	3,375 GPD
TOTAL	1,719,640	518	969	89	374	24,950 GPD

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Dawsonville, GA 30534
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-30-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISE ENTRANCE

C-1.0

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Prepared by National Data & Surveying Services

SR 211 & Friendship Rd/Bayberry Dr/SR 347

Peak Hour Turning Movement Count

ID: 25-180066-001
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	2444	0	2702
TEV	AM	NOON	PM
PHF	0.98		0.97

SR 211 — SOUTHBOUND

AM	350	441	21	0	593	AM
NOON	0	0	0	0	0	NOON
PM	248	434	27	0	793	PM

EASTBOUND — Friendship Rd/Bayberry Dr/SR 347

AM	NOON	PM		
977	0	702		
1	0	0	0	
180	0	311	1	
64	0	131	1	
308	0	554	1	
AM	NOON	PM		

WESTBOUND — Friendship Rd/Bayberry Dr/SR 347

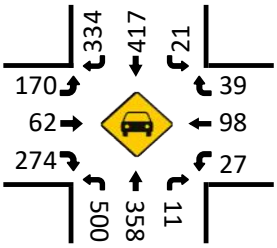
PM	NOON	AM	
27	0	39	0
89	0	101	1
46	0	27	1
0	0	0	0
173	0	98	
PM	NOON	AM	

SR 211 — NORTHBOUND

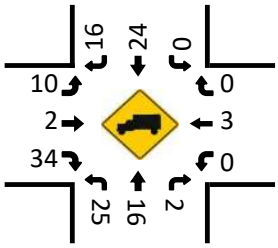
PM	1034	0	365	455	15	PM
NOON	0	0	0	0	0	NOON
AM	776	0	525	374	13	AM

0 2 1 0

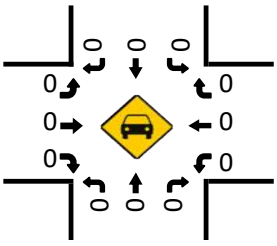
Cars (AM)



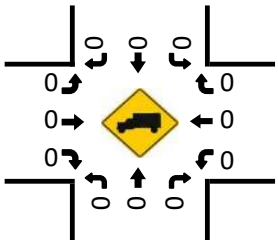
HT (AM)



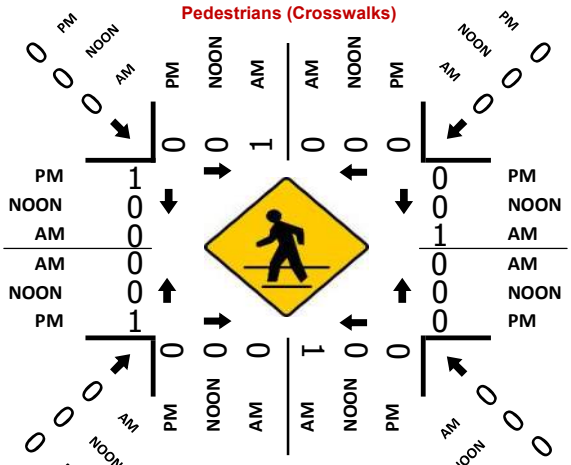
Cars (NOON)



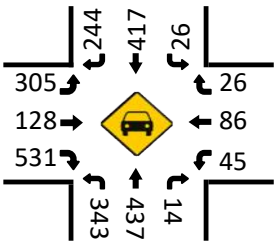
HT (NOON)



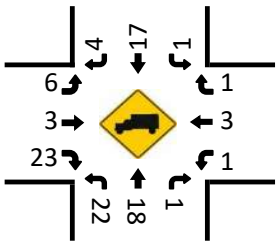
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

SR 211 & SR 53/SR 211

Peak Hour Turning Movement Count

ID: 25-180066-002
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2307	0	2529
PHF	0.92		0.97

SR 211 — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

SR 53/SR 211 — EASTBOUND

AM	NOON	PM	
1301	0	1067	⇦
2	0	2	↰ 1
0	0	0	↱ 0
429	0	876	→ 2
388	0	373	↘ 1
AM	NOON	PM	

SR 53/SR 211 — WESTBOUND

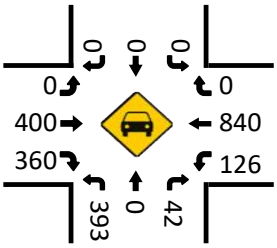
PM	NOON	AM	
0	0	0	↰ 0
654	0	894	← 2
79	0	137	↙ 1
1	0	1	↳ 0
1010	0	481	⇨
PM	NOON	AM	

SR 211 — NORTHBOUND

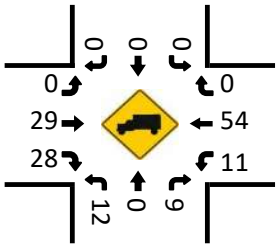
PM	452	0	411	0	133	PM
NOON	0	0	0	0	0	NOON
AM	525	0	405	0	51	AM

0 2 0 1

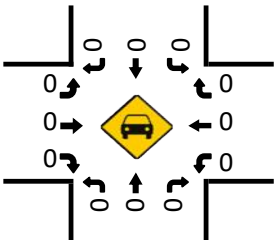
Cars (AM)



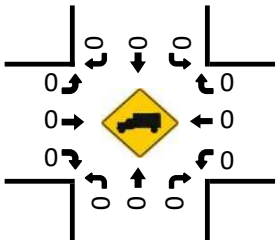
HT (AM)



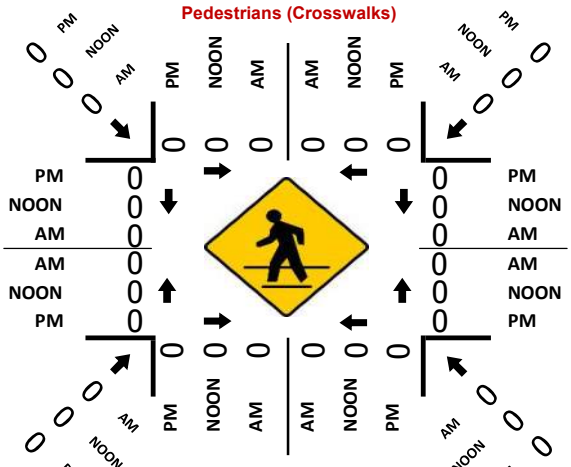
Cars (NOON)



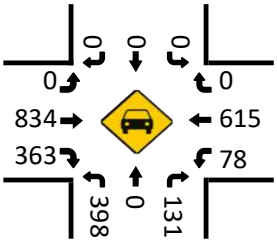
HT (NOON)



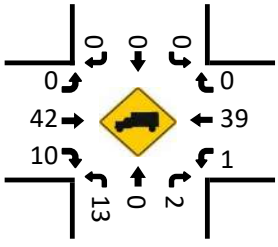
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,114	6,253	0	0	12,367

DAILY TOTALS

15-Minutes Interval

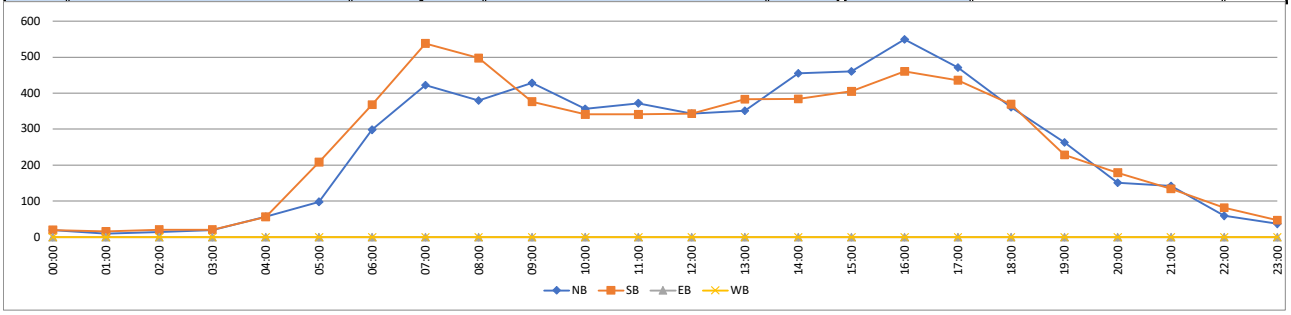
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	10	3			13	12:00	111	83			194
0:15	3	7			10	12:15	85	78			163
0:30	4	3			7	12:30	75	100			175
0:45	2	7			9	12:45	72	82			154
1:00	4	4			8	13:00	86	92			178
1:15	1	3			4	13:15	86	107			193
1:30	2	7			9	13:30	96	84			180
1:45	3	2			5	13:45	83	100			183
2:00	3	4			7	14:00	93	101			194
2:15	2	2			4	14:15	117	98			215
2:30	5	3			8	14:30	122	80			202
2:45	4	12			16	14:45	123	105			228
3:00	4	6			10	15:00	97	82			179
3:15	3	2			5	15:15	117	91			208
3:30	7	8			15	15:30	132	107			239
3:45	5	5			10	15:45	114	125			239
4:00	10	8			18	16:00	127	127			254
4:15	10	7			17	16:15	126	129			255
4:30	19	13			32	16:30	155	92			247
4:45	18	28			46	16:45	141	112			253
5:00	14	25			39	17:00	138	91			229
5:15	24	42			66	17:15	114	125			239
5:30	27	60			87	17:30	113	102			215
5:45	33	81			114	17:45	106	118			224
6:00	57	56			113	18:00	112	94			206
6:15	58	108			166	18:15	86	97			183
6:30	90	112			202	18:30	86	93			179
6:45	93	92			185	18:45	77	85			162
7:00	93	104			197	19:00	69	65			134
7:15	111	112			223	19:15	65	52			117
7:30	117	164			281	19:30	70	50			120
7:45	101	158			259	19:45	59	61			120
8:00	85	152			237	20:00	38	47			85
8:15	96	128			224	20:15	42	50			92
8:30	98	115			213	20:30	36	41			77
8:45	100	102			202	20:45	35	41			76
9:00	117	91			208	21:00	46	36			82
9:15	126	98			224	21:15	38	33			71
9:30	103	104			207	21:30	36	40			76
9:45	82	83			165	21:45	22	25			47
10:00	66	88			154	22:00	16	23			39
10:15	99	82			181	22:15	15	18			33
10:30	98	83			181	22:30	16	30			46
10:45	93	88			181	22:45	12	11			23
11:00	83	81			164	23:00	12	11			23
11:15	96	85			181	23:15	7	18			25
11:30	88	86			174	23:30	11	10			21
11:45	105	89			194	23:45	7	8			15
TOTALS	2472	2803	0	0	5275	TOTALS	3642	3450	0	0	7092
SPLIT %	47%	53%	0%	0%	43%	SPLIT %	51%	49%	0%	0%	57%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	19	20			39
01:00	02:00	10	16			26
02:00	03:00	14	21			35
03:00	04:00	19	21			40
04:00	05:00	57	56			113
05:00	06:00	98	208			306
06:00	07:00	298	368			666
07:00	08:00	422	538			960
08:00	09:00	379	497			876
09:00	10:00	428	376			804
10:00	11:00	356	341			697
11:00	12:00	372	341			713
12:00	13:00	343	343			686
13:00	14:00	351	383			734
14:00	15:00	455	384			839
15:00	16:00	460	405			865
16:00	17:00	549	460			1009
17:00	18:00	471	436			907
18:00	19:00	361	369			730
19:00	20:00	263	228			491
20:00	21:00	151	179			330
21:00	22:00	142	134			276
22:00	23:00	59	82			141
23:00	00:00	37	47			84

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2472	2803			5275
Peak Hour	8:45	7:30			7:30
Peak Volume	446	602			1001
Peak Hour Factor	0.885	0.918			0.891
Peak Period	12:00	to	00:00		
Volume	3642	3450			7092
Peak Hour	16:15	15:30			16:00
Peak Volume	560	488			1009
Peak Hour Factor	0.903	0.946			0.989
Peak Period	07:00	to	09:00		
Volume	801	1035			1836
Peak Hour	7:00	7:30			7:30
Peak Volume	422	602			1001
Peak Hour Factor	0.902	0.918			0.891
Peak Period	16:00	to	18:00		
Volume	1020	896			1916
Peak Hour	16:15	16:00			16:00
Peak Volume	560	460			1009
Peak Hour Factor	0.903	0.891			0.989



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Wednesday
Date: 3/26/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,171	6,344	0	0	12,515

DAILY TOTALS

15-Minutes Interval

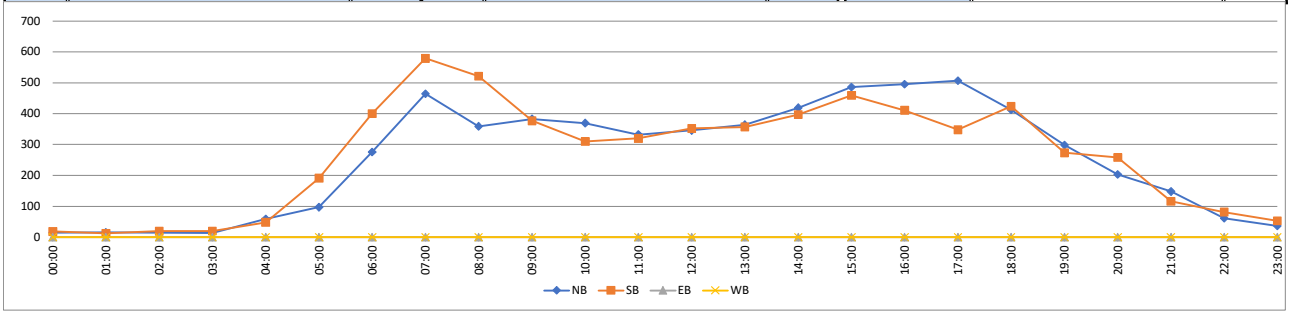
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	5	5			10	12:00	80	78			158
0:15	4	6			10	12:15	83	79			162
0:30	4	3			7	12:30	100	95			195
0:45	1	4			5	12:45	83	100			183
1:00	5	4			9	13:00	83	76			159
1:15	5	3			8	13:15	104	89			193
1:30	4	1			5	13:30	95	94			189
1:45	1	4			5	13:45	82	98			180
2:00	4	6			10	14:00	88	97			185
2:15	5	2			7	14:15	112	101			213
2:30	2	3			5	14:30	123	96			219
2:45	3	8			11	14:45	96	103			199
3:00	3	4			7	15:00	123	100			223
3:15	1	4			5	15:15	109	104			213
3:30	3	6			9	15:30	126	102			228
3:45	6	6			12	15:45	128	153			281
4:00	10	8			18	16:00	115	94			209
4:15	7	9			16	16:15	115	103			218
4:30	24	13			37	16:30	131	124			255
4:45	18	18			36	16:45	134	90			224
5:00	16	28			44	17:00	151	98			249
5:15	20	33			53	17:15	135	88			223
5:30	38	56			94	17:30	125	90			215
5:45	23	74			97	17:45	96	72			168
6:00	45	74			119	18:00	122	117			239
6:15	72	109			181	18:15	98	118			216
6:30	68	111			179	18:30	99	109			208
6:45	91	106			197	18:45	94	80			174
7:00	106	112			218	19:00	97	68			165
7:15	106	138			244	19:15	74	75			149
7:30	139	157			296	19:30	63	59			122
7:45	113	172			285	19:45	64	71			135
8:00	73	160			233	20:00	54	45			99
8:15	84	123			207	20:15	59	90			149
8:30	111	112			223	20:30	39	62			101
8:45	91	126			217	20:45	51	61			112
9:00	88	83			171	21:00	45	29			74
9:15	104	102			206	21:15	35	37			72
9:30	100	91			191	21:30	42	24			66
9:45	91	101			192	21:45	26	26			52
10:00	108	86			194	22:00	20	21			41
10:15	87	72			159	22:15	13	25			38
10:30	96	84			180	22:30	18	17			35
10:45	78	68			146	22:45	10	18			28
11:00	86	78			164	23:00	10	13			23
11:15	78	85			163	23:15	4	21			25
11:30	86	71			157	23:30	15	7			22
11:45	82	86			168	23:45	7	12			19
TOTALS	2395	2815	0	0	5210	TOTALS	3776	3529	0	0	7305
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	14	18			32
01:00	02:00	15	12			27
02:00	03:00	14	19			33
03:00	04:00	13	20			33
04:00	05:00	59	48			107
05:00	06:00	97	191			288
06:00	07:00	276	400			676
07:00	08:00	464	579			1043
08:00	09:00	359	521			880
09:00	10:00	383	377			760
10:00	11:00	369	310			679
11:00	12:00	332	320			652
12:00	13:00	346	352			698
13:00	14:00	364	357			721
14:00	15:00	419	397			816
15:00	16:00	486	459			945
16:00	17:00	495	411			906
17:00	18:00	507	348			855
18:00	19:00	413	424			837
19:00	20:00	298	273			571
20:00	21:00	203	258			461
21:00	22:00	148	116			264
22:00	23:00	61	81			142
23:00	00:00	36	53			89

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2395	2815			5210
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	12:00	to	00:00		
Volume	3776	3529			7305
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			963
Peak Hour Factor	0.912	0.775			0.857
Peak Period	07:00	to	09:00		
Volume	823	1100			1923
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	16:00	to	18:00		
Volume	1002	759			1761
Peak Hour	16:30	16:15			16:30
Peak Volume	551	415			951
Peak Hour Factor	0.912	0.837			0.932



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,166	6,318	0	0	12,484

DAILY TOTALS

15-Minutes Interval

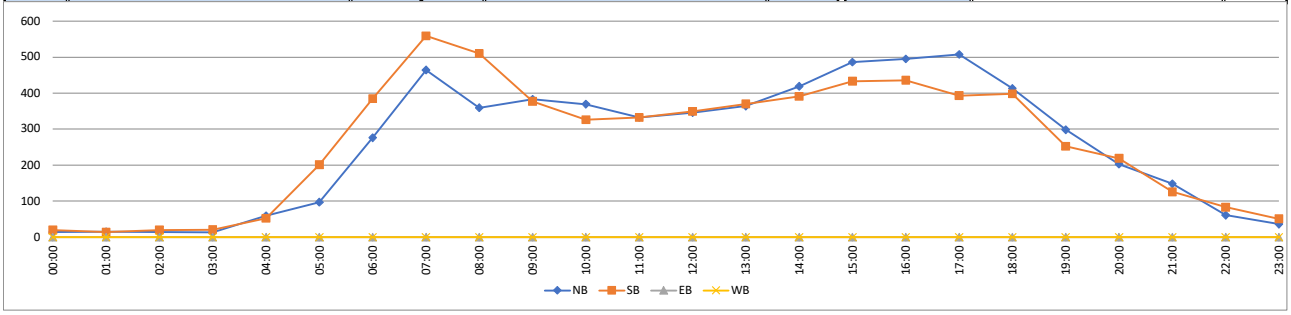
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	8	4			12	12:00	96	81			177
0:15	4	7			11	12:15	84	79			163
0:30	4	3			7	12:30	88	98			186
0:45	2	6			8	12:45	78	91			169
1:00	5	4			9	13:00	85	84			169
1:15	3	3			6	13:15	95	98			193
1:30	3	4			7	13:30	96	89			185
1:45	2	3			5	13:45	83	99			182
2:00	4	5			9	14:00	91	99			190
2:15	4	2			6	14:15	115	100			215
2:30	4	3			7	14:30	123	88			211
2:45	4	10			14	14:45	110	104			214
3:00	4	5			9	15:00	110	91			201
3:15	2	3			5	15:15	113	98			211
3:30	5	7			12	15:30	129	105			234
3:45	6	6			12	15:45	121	139			260
4:00	10	8			18	16:00	121	111			232
4:15	9	8			17	16:15	121	116			237
4:30	22	13			35	16:30	143	108			251
4:45	18	23			41	16:45	138	101			239
5:00	15	27			42	17:00	145	95			240
5:15	22	38			60	17:15	125	107			232
5:30	33	58			91	17:30	119	96			215
5:45	28	78			106	17:45	101	95			196
6:00	51	65			116	18:00	117	106			223
6:15	65	109			174	18:15	92	108			200
6:30	79	112			191	18:30	93	101			194
6:45	92	99			191	18:45	86	83			169
7:00	100	108			208	19:00	83	67			150
7:15	109	125			234	19:15	70	64			134
7:30	128	161			289	19:30	67	55			122
7:45	107	165			272	19:45	62	66			128
8:00	79	156			235	20:00	46	46			92
8:15	90	126			216	20:15	51	70			121
8:30	105	114			219	20:30	38	52			90
8:45	96	114			210	20:45	43	51			94
9:00	103	87			190	21:00	46	33			79
9:15	115	100			215	21:15	37	35			72
9:30	102	98			200	21:30	39	32			71
9:45	87	92			179	21:45	24	26			50
10:00	87	87			174	22:00	18	22			40
10:15	93	77			170	22:15	14	22			36
10:30	97	84			181	22:30	17	24			41
10:45	86	78			164	22:45	11	15			26
11:00	85	80			165	23:00	11	12			23
11:15	87	85			172	23:15	6	20			26
11:30	87	79			166	23:30	13	9			22
11:45	94	88			182	23:45	7	10			17
TOTALS	2445	2817	0	0	5262	TOTALS	3721	3501	0	0	7222
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	18	20			38
01:00	02:00	13	14			27
02:00	03:00	16	20			36
03:00	04:00	17	21			38
04:00	05:00	59	52			111
05:00	06:00	98	201			299
06:00	07:00	287	385			672
07:00	08:00	444	559			1003
08:00	09:00	370	510			880
09:00	10:00	407	377			784
10:00	11:00	363	326			689
11:00	12:00	353	332			685
12:00	13:00	346	349			695
13:00	14:00	359	370			729
14:00	15:00	439	391			830
15:00	16:00	473	433			906
16:00	17:00	523	436			959
17:00	18:00	490	393			883
18:00	19:00	388	398			786
19:00	20:00	282	252			534
20:00	21:00	178	219			397
21:00	22:00	146	126			272
22:00	23:00	60	83			143
23:00	00:00	37	51			88

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2445	2817			5262
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	12:00	to	00:00		
Volume	3721	3501			7222
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			980
Peak Hour Factor	0.950	0.853			0.942
Peak Period	07:00	to	09:00		
Volume	814	1069			1883
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	16:00	to	18:00		
Volume	1013	829			1842
Peak Hour	16:30	16:00			16:15
Peak Volume	551	436			967
Peak Hour Factor	0.950	0.940			0.963



0000139_0292 - 139-0292

- SRT 021100 R
County: Hall
Route number: 00005300
LRS section: 1391005300
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1665067600397,

Site Data

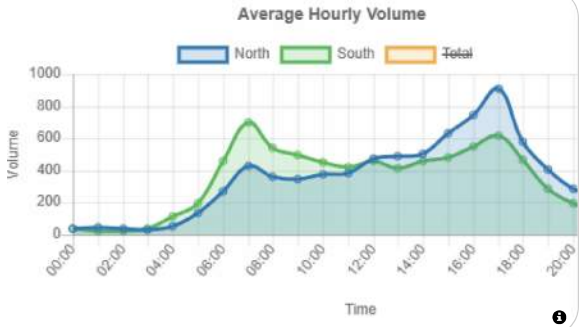


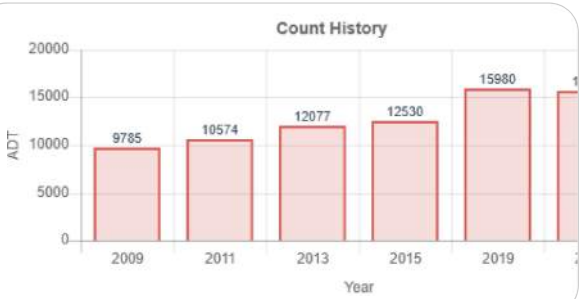
Count History

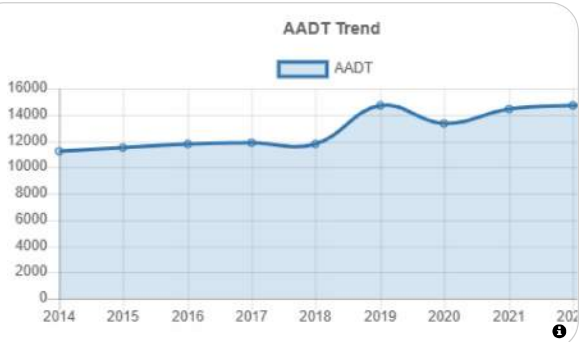
Year	Month	Count type	Duration	Count	ADT
2021	June	Class	48 hours	31,364	15,68
2019	August	Class	48 hours	31,959	15,98
2015	June	Class	48 hours	25,060	12,53
2013	June	Volume	48 hours	24,154	12,07
2011	September	Class	48 hours	21,149	10,57
2009	February	Class	48 hours	19,570	9,78

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	**Estim**
AADT	11,200	11,500	11,800	11,900	11,800	14,700	13,300	14,400	14,700	**14,80**
K-Factor	0.090	0.112	0.112	-	-	0.110	0.110	0.114	0.114	**0.114**
D-Factor	0.600	0.600	0.600	-	-	0.620	0.620	0.590	0.590	**0.590**
Future AADT	-	-	13,700	15,300	20,000	23,200	23,200	23,700	23,500	**24,20**







Vehicle Classification 2021

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.37%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**63.18%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**25.55%**
4. Buses 2- or 3-axle, full length.	**0.53%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.61%**
6. Single-unit trucks 3-axle, single-unit trucks.	**1.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**1.42%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**2.89%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.11%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0.02%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.02%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.03%**

0000139_0545 - 139-0545

- CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

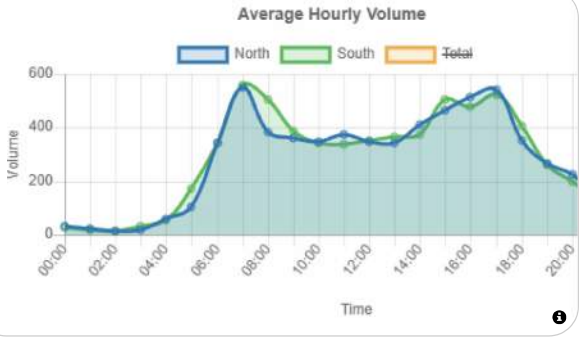


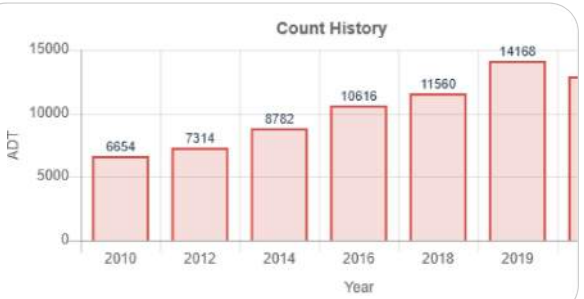
Count History

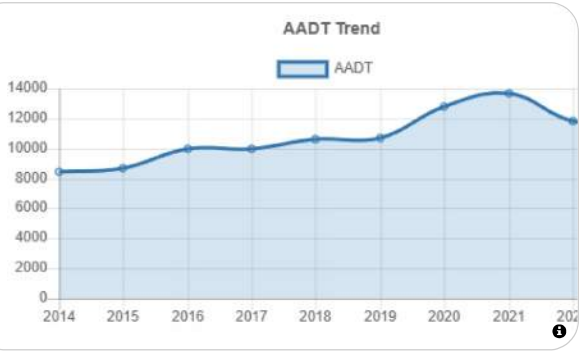
Year	Month	Count type	Duration	Count	ADT
2022	August	Class	48 hours	25,732	12,86
2019	December	Class	48 hours	28,337	14,16
2018	September	Class	48 hours	23,119	11,56
2016	July	Class	48 hours	21,231	10,61
2014	April	Volume	48 hours	17,564	8,782
2012	January	Volume	48 hours	14,627	7,314
2010	January	Class	48 hours	13,309	6,652

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimat**
AADT	8,420	8,700	9,950	10,000	10,600	10,700	12,800	13,700	11,800	**11,900**
K-Factor	0.099	0.099	0.112	-	0.094	0.094	0.111	0.111	0.095	**0.095**
D-Factor	0.500	0.500	0.600	-	0.550	0.550	0.570	0.570	0.530	**0.530**
Future AADT	-	-	16,400	21,800	20,600	20,300	20,300	23,200	21,700	**19,900**







Vehicle Classification 2022

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.50%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**70.27%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**21.97%**
4. Buses 2- or 3-axle, full length.	**0.56%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.17%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.83%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.07%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.84%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.72%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.07%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.01%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

HISTORICAL TRAFFIC COUNTS
Hall County, Georgia

Location	Counter ID									Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2025	2027	2025 - 2027	Percent
SR 211 n/o SR 347	139-0545		9,950		10,600		12,800		11,800	13,613	14,388	2.81%	24.37%
SR 53 e/o SR 211	139-0292	11,500				14,700		14,400		17,057	18,114	3.05%	30.68%
SR 53 w/o SR 211	139-0289		21,400		23,100		23,000		24,400	25,645	26,535	1.72%	44.95%
Data Taken From GDOT's Traffic Analysis & Data Application										**56,315**	**59,037**	**2.4%**	**100.00%**

Single-Family Attached Housing (215)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Single-Family Attached Housing	37 DU				215	Dwelling Units				
Daily		**232**	116	116			T = 7.62 * X - 50.48	50%	50%	7.20
AM Peak Hour (One Hour from 7-9)		**14**	4	10			T = 0.52 * X - 5.7	31%	69%	0.48
PM Peak Hour (One Hour from 4-6)		**18**	10	8			T = 0.6 * X - 3.93	57%	43%	0.57
Reductions for Pass-By Trips										
Daily		**0**	0	0						
AM Peak Hour		**0**	0	0						
PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS										
Daily		**232**	116	116						
AM Peak Hour		**14**	4	10						
PM Peak Hour		**18**	10	8						

Note:

[1] Where: T = Trips; X = Density by Variable

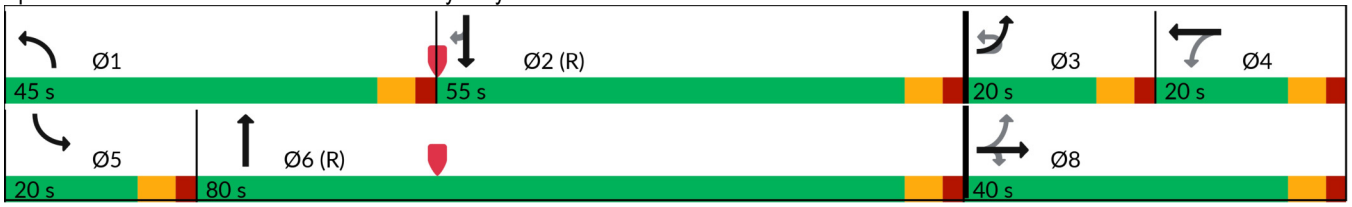
APPENDIX C:

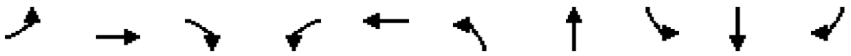
SYNCHRO REPORTS

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Future Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		33.4	33.4	33.4	13.5	13.5	30.5	86.0	7.3	58.2	58.2
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.22	0.61	0.05	0.42	0.42
v/c Ratio		0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
LOS		E	D	A	E	F	E	B	E	D	A
Approach Delay (s/veh)			33.6			88.7		42.6		25.6	
Approach LOS			C			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 38.2	Intersection LOS: D
Intersection Capacity Utilization 75.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

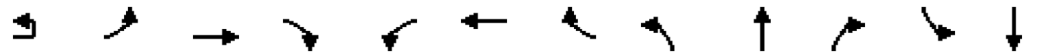




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	192	68	328	30	154	597	440	23	479	380
v/c Ratio	0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Length 50th (ft)	150	49	0	26	130	269	214	21	345	21
Queue Length 95th (ft)	#236	92	82	60	#252	309	297	51	515	105
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	234	448	601	135	188	929	1113	180	752	838
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.15	0.55	0.22	0.82	0.64	0.40	0.13	0.64	0.45

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Future Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		191	68	328	30	111	43	597	425	0	23	479
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		241	451	357	152	127	49	673	1126		31	784
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.20	0.61	0.00	0.02	0.43
Sat Flow, veh/h		1725	1856	1472	1004	1273	493	3374	1841	0	1810	1826
Grp Volume(v), veh/h		191	68	328	30	0	154	597	425	0	23	479
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	1004	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Cycle Q Clear(g_c), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		241	451	357	152	0	177	673	1126		31	784
V/C Ratio(X)		0.79	0.15	0.92	0.20	0.00	0.87	0.89	0.38		0.75	0.61
Avail Cap(c_a), veh/h		241	451	357	152	0	177	940	1126		181	784
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		49.4	41.7	51.6	58.4	0.0	62.1	54.5	13.7	0.0	68.5	30.9
Incr Delay (d2), s/veh		16.5	0.2	27.9	0.6	0.0	34.6	7.8	1.0	0.0	30.4	3.5
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		6.9	1.8	13.7	1.0	0.0	7.2	10.7	6.7	0.0	1.1	12.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		65.9	41.8	79.5	59.1	0.0	96.7	62.3	14.7	0.0	98.9	34.5
LnGrp LOS		E	D	E	E		F	E	B		F	C
Approach Vol, veh/h			587			184			1022			502
Approach Delay, s/veh			70.7			90.6			42.5			37.4
Approach LOS			E			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	33.9	66.1	20.0	20.0	8.4	91.6		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	26.1	30.4	15.7	14.0	3.8	18.3		32.4				
Green Ext Time (p_c), s	1.8	2.6	0.0	0.0	0.0	2.6		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	52.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

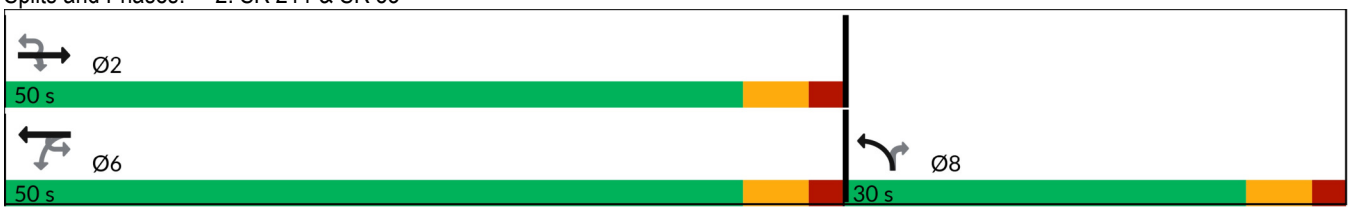


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	350
Future Volume (veh/h)	350
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	429	388	1	137	894	405	51
Future Volume (vph)	2	429	388	1	137	894	405	51
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	20.3	20.3	20.3		20.3	20.3	11.4	11.4
Actuated g/C Ratio	0.46	0.46	0.46		0.46	0.46	0.26	0.26
v/c Ratio	0.01	0.33	0.49		0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		5.7				10.8	15.9	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 44.2	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 9.8	Intersection LOS: A
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	505	456	144	931	435	55
v/c Ratio	0.01	0.33	0.49	0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Length 50th (ft)	0	37	0	21	80	46	0
Queue Length 95th (ft)	3	68	29	61	147	101	22
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	469	3147	1438	765	3177	1920	797
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.16	0.32	0.19	0.29	0.23	0.07

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	429	388	1	137	894	405	51
Future Volume (veh/h)	2	429	388	1	137	894	405	51
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		505	456		143	931	435	55
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1796	801		413	1811	678	274
Arrive On Green		0.53	0.53		0.53	0.53	0.20	0.20
Sat Flow, veh/h		3503	1522		557	3532	3428	1384
Grp Volume(v), veh/h		505	456		143	931	435	55
Grp Sat Flow(s),veh/h/ln		1706	1522		557	1721	1714	1384
Q Serve(g_s), s		3.6	8.8		8.4	7.6	5.1	1.4
Cycle Q Clear(g_c), s		3.6	8.8		11.9	7.6	5.1	1.4
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1796	801		413	1811	678	274
V/C Ratio(X)		0.28	0.57		0.35	0.51	0.64	0.20
Avail Cap(c_a), veh/h		3454	1541		683	3483	1893	764
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.7	7.0		9.0	6.7	16.0	14.6
Incr Delay (d2), s/veh		0.1	0.6		0.5	0.2	1.0	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.7	1.5		0.7	1.4	1.6	0.4
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		5.8	7.6		9.5	6.9	17.0	14.9
LnGrp LOS		A	A		A	A	B	B
Approach Vol, veh/h		961				1074	490	
Approach Delay, s/veh		6.7				7.3	16.8	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	28.9					28.9		14.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	10.8					13.9		7.1
Green Ext Time (p_c), s	5.2					8.9		1.6

Intersection Summary	
HCM 7th Control Delay, s/veh	8.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Future Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	510	0	0	660	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1174	1174	660	1174	1176	510	662	0	0	510	0	0
Stage 1	660	660	-	514	514	-	-	-	-	-	-	-
Stage 2	514	514	-	660	662	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	169	192	463	167	191	552	927	-	-	1020	-	-
Stage 1	452	460	-	540	535	-	-	-	-	-	-	-
Stage 2	543	535	-	449	459	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	168	191	463	165	191	552	927	-	-	1020	-	-
Mov Cap-2 Maneuver	168	191	-	165	191	-	-	-	-	-	-	-
Stage 1	452	460	-	538	534	-	-	-	-	-	-	-
Stage 2	542	534	-	444	459	-	-	-	-	-	-	-

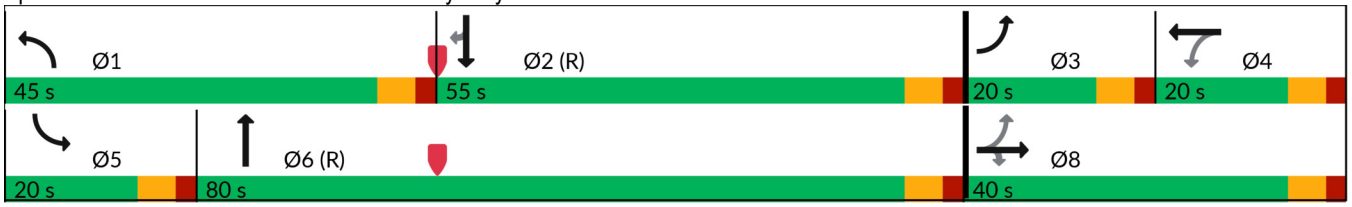
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	20.26	0	0.04	0
HCM LOS	C	A		

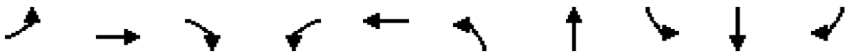
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	8	-	-	247	-	-	1020	-	-
HCM Lane V/C Ratio	0.002	-	-	0.044	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.9	0	-	20.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	311	131	554	46	89	365	455	27	434	248
Future Volume (vph)	311	131	554	46	89	365	455	27	434	248
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.8	32.8	32.8	12.8	12.8	22.8	86.3	7.8	66.4	66.4
Actuated g/C Ratio	0.23	0.23	0.23	0.09	0.09	0.16	0.62	0.06	0.47	0.47
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
LOS	F	D	B	E	F	E	B	E	C	A
Approach Delay (s/veh)		80.5			79.9		38.7		22.5	
Approach LOS		F			E		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.33	
Intersection Signal Delay (s/veh): 51.9	Intersection LOS: D
Intersection Capacity Utilization 76.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



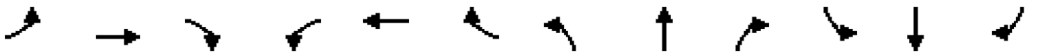


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	331	139	589	51	128	415	534	29	472	270
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Length 50th (ft)	~306	104	28	44	106	188	281	26	305	0
Queue Length 95th (ft)	#501	167	176	90	#193	230	386	60	449	53
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	248	448	769	126	187	929	1117	180	858	871
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.33	0.31	0.77	0.40	0.68	0.45	0.48	0.16	0.55	0.31

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Future Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	331	139	589	51	98	30	415	517	0	29	472	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	261	451	357	125	136	42	486	1119		37	885	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.14	0.61	0.00	0.02	0.48	0.00
Sat Flow, veh/h	1725	1856	1472	738	1363	417	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	331	139	589	51	0	128	415	517	0	29	472	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	738	0	1780	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Cycle Q Clear(g_c), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	261	451	357	125	0	178	486	1119		37	885	
V/C Ratio(X)	1.27	0.31	1.65	0.41	0.00	0.72	0.85	0.46		0.78	0.53	
Avail Cap(c_a), veh/h	261	451	357	125	0	178	940	1119		181	885	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.5	43.4	53.0	60.9	0.0	61.1	58.5	15.0	0.0	68.2	25.1	0.0
Incr Delay (d2), s/veh	147.5	0.4	303.7	2.1	0.0	13.1	4.4	1.4	0.0	28.8	2.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.2	3.9	42.4	1.8	0.0	5.1	7.3	8.8	0.0	1.3	11.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	202.0	43.8	356.7	63.0	0.0	74.2	62.9	16.3	0.0	97.0	27.4	0.0
LnGrp LOS	F	D	F	E		E	E	B		F	C	
Approach Vol, veh/h		1059			179			932			501	
Approach Delay, s/veh		267.3			71.0			37.0			31.4	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	26.2	73.8	20.0	20.0	8.9	91.1		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	18.8	27.2	16.0	11.8	4.2	23.4		36.0				
Green Ext Time (p_c), s	1.4	2.6	0.0	0.2	0.0	3.3		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	129.6
HCM 7th LOS	F

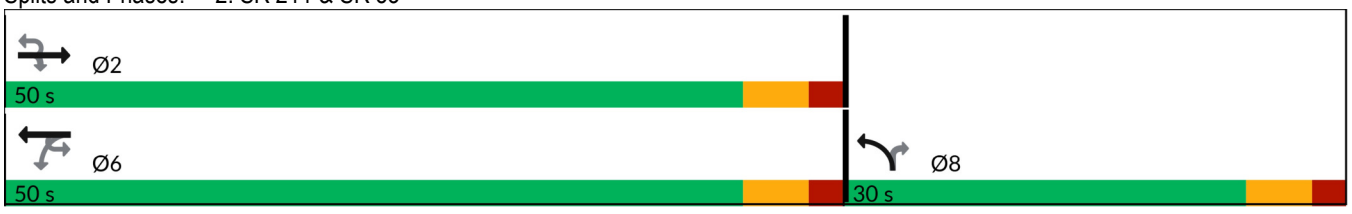
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	876	373	1	79	654	411	133
Future Volume (vph)	2	876	373	1	79	654	411	133
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.3	26.3	26.3		26.3	26.3	12.7	12.7
Actuated g/C Ratio	0.51	0.51	0.51		0.51	0.51	0.25	0.25
v/c Ratio	0.01	0.60	0.45		0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
LOS	A	B	A		B	A	C	B
Approach Delay (s/veh)		8.2				9.2	18.6	
Approach LOS		A				A	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 51.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay (s/veh): 10.6	Intersection LOS: B
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1031	439	83	681	442	143
v/c Ratio	0.01	0.60	0.45	0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Length 50th (ft)	0	97	0	13	55	56	12
Queue Length 95th (ft)	3	172	27	52	111	129	62
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	633	2876	1351	343	2903	1674	720
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.36	0.32	0.24	0.23	0.26	0.20

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	876	373	1	79	654	411	133
Future Volume (veh/h)	2	876	373	1	79	654	411	133
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1031	439		82	681	442	143
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1902	848		273	1918	677	273
Arrive On Green		0.56	0.56		0.56	0.56	0.20	0.20
Sat Flow, veh/h		3503	1522		343	3532	3428	1384
Grp Volume(v), veh/h		1031	439		82	681	442	143
Grp Sat Flow(s),veh/h/ln		1706	1522		343	1721	1714	1384
Q Serve(g_s), s		9.4	8.8		9.7	5.3	5.8	4.5
Cycle Q Clear(g_c), s		9.4	8.8		19.1	5.3	5.8	4.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1902	848		273	1918	677	273
V/C Ratio(X)		0.54	0.52		0.30	0.36	0.65	0.52
Avail Cap(c_a), veh/h		3069	1369		390	3095	1682	679
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.9	6.7		12.9	6.0	18.1	17.6
Incr Delay (d2), s/veh		0.2	0.5		0.6	0.1	1.1	1.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.9	1.6		0.6	1.1	2.0	1.3
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.1	7.2		13.5	6.1	19.2	19.1
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1470				763	585	
Approach Delay, s/veh		7.1				6.9	19.2	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	33.3					33.3		15.7
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	11.4					21.1		7.8
Green Ext Time (p_c), s	10.3					6.1		1.9

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Future Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	659	0	0	457	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1126	1126	457	1126	1132	659	462	0	0	659	0	0
Stage 1	457	457	-	670	670	-	-	-	-	-	-	-
Stage 2	670	670	-	457	462	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	182	205	604	180	203	453	1099	-	-	897	-	-
Stage 1	584	568	-	443	455	-	-	-	-	-	-	-
Stage 2	447	455	-	580	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	180	203	604	178	202	453	1099	-	-	897	-	-
Mov Cap-2 Maneuver	180	203	-	178	202	-	-	-	-	-	-	-
Stage 1	584	568	-	440	452	-	-	-	-	-	-	-
Stage 2	443	452	-	576	565	-	-	-	-	-	-	-

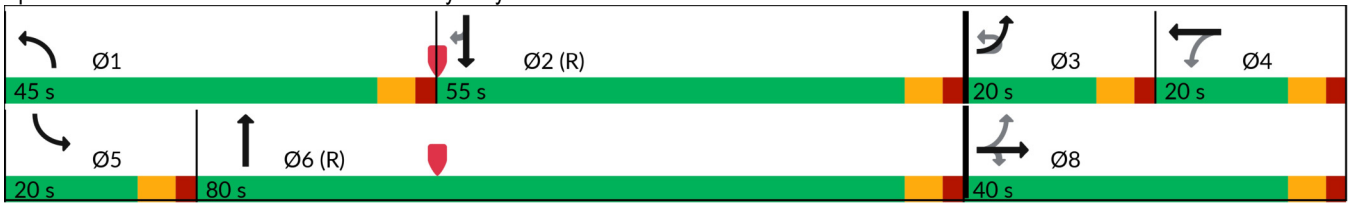
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	18.37	0	0.07	0
HCM LOS	C	A		

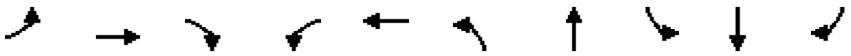
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	15	-	-	278	-	-	897	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.3	0	-	18.4	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Future Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		34.0	34.0	34.0	14.0	14.0	33.2	85.2	7.5	54.8	54.8
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.24	0.61	0.05	0.39	0.39
v/c Ratio		0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
LOS		F	D	A	E	F	E	B	E	D	B
Approach Delay (s/veh)			42.0			98.7		43.0		31.7	
Approach LOS			D			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay (s/veh): 42.9	Intersection LOS: D
Intersection Capacity Utilization 82.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

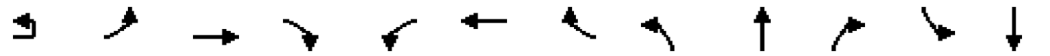




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	217	77	369	33	173	672	495	26	539	428
v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Length 50th (ft)	173	56	0	28	149	303	252	23	424	64
Queue Length 95th (ft)	#312	101	88	64	#296	346	346	55	#649	181
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	225	448	632	134	188	929	1103	180	708	797
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.72	0.45	0.14	0.76	0.54

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Future Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		216	77	369	33	125	48	672	478	0	26	539
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		227	451	357	147	128	49	747	1123		33	744
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.22	0.61	0.00	0.02	0.41
Sat Flow, veh/h		1725	1856	1472	959	1277	490	3374	1841	0	1810	1826
Grp Volume(v), veh/h		216	77	369	33	0	173	672	478	0	26	539
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	959	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Cycle Q Clear(g_c), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		227	451	357	147	0	177	747	1123		33	744
V/C Ratio(X)		0.95	0.17	1.03	0.22	0.00	0.98	0.90	0.43		0.79	0.72
Avail Cap(c_a), veh/h		227	451	357	147	0	177	940	1123		181	744
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.6	41.9	53.0	58.7	0.0	62.9	53.0	14.4	0.0	68.4	34.9
Incr Delay (d2), s/veh		46.6	0.2	56.1	0.8	0.0	61.3	9.9	1.2	0.0	32.4	6.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		9.6	2.1	17.8	1.1	0.0	9.2	12.2	7.9	0.0	1.2	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		98.2	42.0	109.1	59.5	0.0	124.1	62.9	15.5	0.0	100.9	41.0
LnGrp LOS		F	D	F	E		F	E	B		F	D
Approach Vol, veh/h			662			206			1150			565
Approach Delay, s/veh			97.8			113.8			43.2			43.7
Approach LOS			F			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	63.0	20.0	20.0	8.6	91.4		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	36.8	16.0	15.7	4.0	21.1		36.0				
Green Ext Time (p_c), s	1.9	2.5	0.0	0.0	0.0	3.0		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	62.9
HCM 7th LOS	E

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

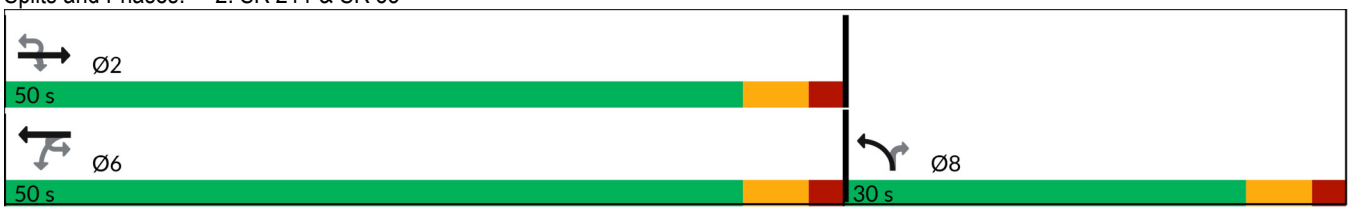


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	394
Future Volume (veh/h)	394
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	437	1	154	1006	456	57
Future Volume (vph)	2	483	437	1	154	1006	456	57
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	24.1	24.1	24.1		24.1	24.1	13.1	13.1
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.26	0.26
v/c Ratio	0.01	0.35	0.52		0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		6.0				11.8	18.1	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 49.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.64	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 60.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	514	161	1048	490	61
v/c Ratio	0.01	0.35	0.52	0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Length 50th (ft)	0	46	0	26	102	60	0
Queue Length 95th (ft)	3	86	30	79	195	130	25
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	357	2940	1381	673	2968	1725	724
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.19	0.37	0.24	0.35	0.28	0.08

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	437	1	154	1006	456	57
Future Volume (veh/h)	2	483	437	1	154	1006	456	57
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	514		160	1048	490	61
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1928	860		376	1944	700	283
Arrive On Green		0.57	0.57		0.57	0.57	0.20	0.20
Sat Flow, veh/h		3503	1522		497	3532	3428	1384
Grp Volume(v), veh/h		568	514		160	1048	490	61
Grp Sat Flow(s),veh/h/ln		1706	1522		497	1721	1714	1384
Q Serve(g_s), s		4.5	11.5		12.9	9.9	6.9	1.9
Cycle Q Clear(g_c), s		4.5	11.5		17.4	9.9	6.9	1.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1928	860		376	1944	700	283
V/C Ratio(X)		0.29	0.60		0.43	0.54	0.70	0.22
Avail Cap(c_a), veh/h		2888	1288		516	2912	1583	639
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.9	7.4		10.4	7.1	19.2	17.2
Incr Delay (d2), s/veh		0.1	0.7		0.8	0.2	1.3	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.3		1.0	2.1	2.4	0.5
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.0	8.1		11.2	7.3	20.5	17.6
LnGrp LOS		A	A		B	A	C	B
Approach Vol, veh/h		1082				1208	551	
Approach Delay, s/veh		7.0				7.8	20.2	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	35.4					35.4		16.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	13.5					19.4		8.9
Green Ext Time (p_c), s	6.0					10.0		1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Future Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	573	0	0	742	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1320	1320	742	1320	1322	573	745	0	0	573	0	0
Stage 1	742	742	-	578	578	-	-	-	-	-	-	-
Stage 2	578	578	-	742	745	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	134	157	415	132	156	507	863	-	-	966	-	-
Stage 1	407	422	-	498	501	-	-	-	-	-	-	-
Stage 2	501	501	-	404	421	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	133	156	415	130	156	507	863	-	-	966	-	-
Mov Cap-2 Maneuver	133	156	-	130	156	-	-	-	-	-	-	-
Stage 1	407	422	-	496	499	-	-	-	-	-	-	-
Stage 2	500	499	-	399	421	-	-	-	-	-	-	-

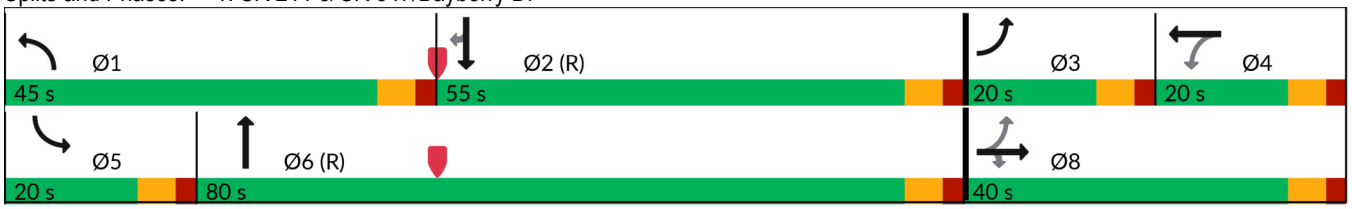
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.85	0	0.03	0
HCM LOS	C	A		

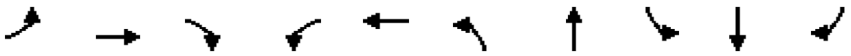
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	7	-	-	202	-	-	966	-	-
HCM Lane V/C Ratio	0.003	-	-	0.054	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.2	0	-	23.8	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	350	147	623	52	100	411	512	30	488	279
Future Volume (vph)	350	147	623	52	100	411	512	30	488	279
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	33.3	33.3	33.3	13.3	13.3	25.0	85.5	8.0	63.7	63.7
Actuated g/C Ratio	0.24	0.24	0.24	0.10	0.10	0.18	0.61	0.06	0.46	0.46
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
LOS	F	D	C	E	F	E	B	E	D	A
Approach Delay (s/veh)		113.3			84.5		39.3		25.5	
Approach LOS		F			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 64.9	Intersection LOS: E
Intersection Capacity Utilization 83.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



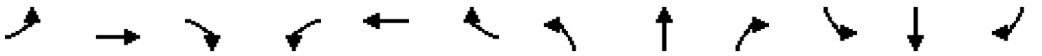


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	372	156	663	57	143	467	601	33	530	303
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Length 50th (ft)	~400	118	132	50	121	211	336	29	369	0
Queue Length 95th (ft)	#603	186	#394	99	#230	253	457	65	541	57
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	241	448	753	125	187	929	1108	180	824	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.54	0.35	0.88	0.46	0.76	0.50	0.54	0.18	0.64	0.35

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Future Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	372	156	663	57	110	33	467	582	0	33	530	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	250	451	357	119	137	41	540	1114		43	855	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.61	0.00	0.02	0.47	0.00
Sat Flow, veh/h	1725	1856	1472	678	1370	411	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	372	156	663	57	0	143	467	582	0	33	530	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	678	0	1782	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Cycle Q Clear(g_c), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	250	451	357	119	0	178	540	1114		43	855	
V/C Ratio(X)	1.49	0.35	1.85	0.48	0.00	0.80	0.86	0.52		0.77	0.62	
Avail Cap(c_a), veh/h	250	451	357	119	0	178	940	1114		181	855	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.0	43.8	53.0	61.9	0.0	61.6	57.3	16.0	0.0	68.0	27.9	0.0
Incr Delay (d2), s/veh	240.3	0.5	395.2	2.9	0.0	22.6	4.3	1.8	0.0	25.1	3.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.8	4.5	51.5	2.1	0.0	6.1	8.2	10.6	0.0	1.5	13.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	294.2	44.3	448.2	64.9	0.0	84.3	61.6	17.7	0.0	93.0	31.2	0.0
LnGrp LOS	F	D	F	E		F	E	B		F	C	
Approach Vol, veh/h		1191			200			1049			563	
Approach Delay, s/veh		347.2			78.7			37.3			34.9	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.6	20.0	20.0	9.3	90.7		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	32.4	16.0	13.6	4.5	27.6		36.0				
Green Ext Time (p_c), s	1.5	2.8	0.0	0.1	0.0	3.9		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	162.5
HCM 7th LOS	F

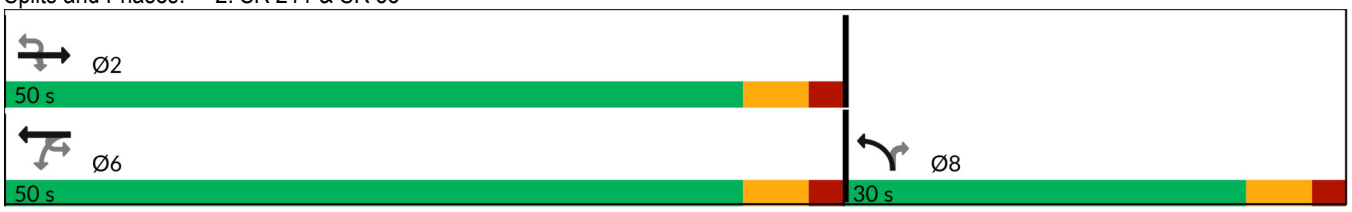
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	420	1	89	736	463	150
Future Volume (vph)	2	986	420	1	89	736	463	150
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	30.9	30.9	30.9		30.9	30.9	14.6	14.6
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.25	0.25
v/c Ratio	0.01	0.65	0.48		0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
LOS	A	B	A		C	A	C	B
Approach Delay (s/veh)		9.0				10.7	21.9	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 58.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 12.1	Intersection LOS: B
Intersection Capacity Utilization 60.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	494	94	767	498	161
v/c Ratio	0.01	0.65	0.48	0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Length 50th (ft)	0	129	0	18	72	77	27
Queue Length 95th (ft)	3	214	29	80	135	150	87
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	503	2621	1282	251	2646	1484	634
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.44	0.39	0.37	0.29	0.34	0.25

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	420	1	89	736	463	150
Future Volume (veh/h)	2	986	420	1	89	736	463	150
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	494		93	767	498	161
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2067	922		232	2085	688	278
Arrive On Green		0.61	0.61		0.61	0.61	0.20	0.20
Sat Flow, veh/h		3503	1522		287	3532	3428	1384
Grp Volume(v), veh/h		1160	494		93	767	498	161
Grp Sat Flow(s),veh/h/ln		1706	1522		287	1721	1714	1384
Q Serve(g_s), s		12.6	11.7		17.7	7.0	8.4	6.5
Cycle Q Clear(g_c), s		12.6	11.7		30.3	7.0	8.4	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2067	922		232	2085	688	278
V/C Ratio(X)		0.56	0.54		0.40	0.37	0.72	0.58
Avail Cap(c_a), veh/h		2424	1081		262	2444	1328	536
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.1		16.3	6.2	23.2	22.4
Incr Delay (d2), s/veh		0.2	0.5		1.1	0.1	1.5	1.9
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.9	2.5		1.0	1.6	3.1	2.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.5	7.6		17.5	6.3	24.6	24.3
LnGrp LOS		A	A		B	A	C	C
Approach Vol, veh/h		1654				860	659	
Approach Delay, s/veh		7.6				7.5	24.6	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.5					43.5		18.4
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	14.6					32.3		10.4
Green Ext Time (p_c), s	11.8					5.2		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Future Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	742	0	0	514	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1267	1267	514	1267	1273	742	520	0	0	742	0	0
Stage 1	514	514	-	753	753	-	-	-	-	-	-	-
Stage 2	753	753	-	514	520	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	146	169	560	144	167	406	1047	-	-	834	-	-
Stage 1	543	535	-	399	417	-	-	-	-	-	-	-
Stage 2	402	417	-	540	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	144	167	560	142	166	406	1047	-	-	834	-	-
Mov Cap-2 Maneuver	144	167	-	142	166	-	-	-	-	-	-	-
Stage 1	543	535	-	395	414	-	-	-	-	-	-	-
Stage 2	398	414	-	535	532	-	-	-	-	-	-	-

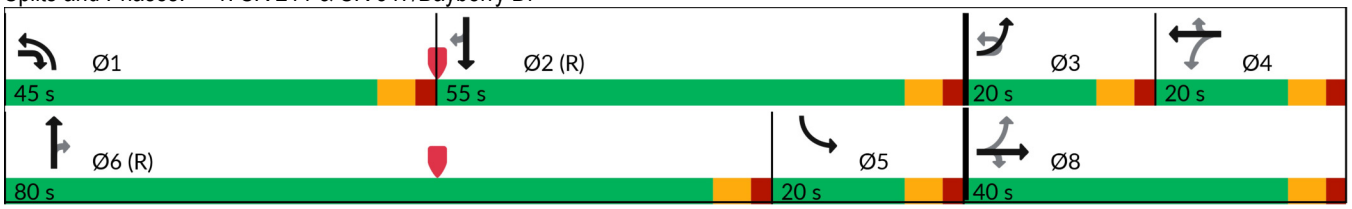
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.3	0	0.06	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	13	-	-	229	-	-	834	-	-
HCM Lane V/C Ratio	0.005	-	-	0.038	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	21.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Turn Type	custom	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases		3	8	1		4		1	6		5	2
Permitted Phases	3	8		8	4		4			6		
Detector Phase	3	3	8	1	4	4	4	1	6	6	5	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)		32.4	32.4	72.2	12.9	12.9	12.9	33.7	83.6	83.6	10.8	55.8
Actuated g/C Ratio		0.23	0.23	0.52	0.09	0.09	0.09	0.24	0.60	0.60	0.08	0.40
v/c Ratio		0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47
Control Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
LOS		D	D	A	E	F	A	E	B	A	E	C
Approach Delay (s/veh)			29.1			63.2			39.1			27.7
Approach LOS			C			E			D			C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 74.8%	ICU Level of Service D
Analysis Period (min) 15	

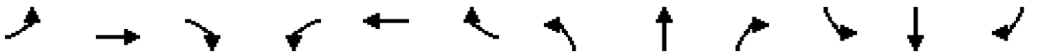
Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	462
Future Volume (vph)	462
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	4.0
Minimum Split (s)	10.0
Total Split (s)	55.0
Total Split (%)	39.3%
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	C-Max
Act Effct Green (s)	55.8
Actuated g/C Ratio	0.40
v/c Ratio	0.64
Control Delay (s/veh)	18.3
Queue Delay	0.0
Total Delay (s/veh)	18.3
LOS	B
Approach Delay (s/veh)	
Approach LOS	

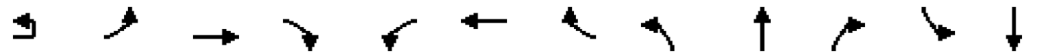
Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	285	77	369	33	125	48	672	582	17	26	641	502
v/c Ratio	0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47	0.64
Control Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Length 50th (ft)	111	56	51	28	112	0	300	153	0	22	231	153
Queue Length 95th (ft)	155	101	77	64	#196	0	346	188	0	54	306	301
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	484	448	1491	134	184	309	929	2072	885	180	1371	790
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.17	0.25	0.25	0.68	0.16	0.72	0.28	0.02	0.14	0.47	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		284	77	369	33	125	48	672	582	0	26	641
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		443	401	1133	130	153	132	747	1849		230	1507
Arrive On Green		0.09	0.22	0.22	0.08	0.08	0.08	0.22	0.53	0.00	0.13	0.43
Sat Flow, veh/h		3346	1856	2591	959	1856	1610	3374	3497	1422	1810	3469
Grp Volume(v), veh/h		284	77	369	33	125	48	672	582	0	26	641
Grp Sat Flow(s),veh/h/ln		1673	1856	1295	959	1856	1610	1687	1749	1422	1810	1735
Q Serve(g_s), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Cycle Q Clear(g_c), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Prop In Lane		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h		443	401	1133	130	153	132	747	1849		230	1507
V/C Ratio(X)		0.64	0.19	0.33	0.25	0.82	0.36	0.90	0.31		0.11	0.43
Avail Cap(c_a), veh/h		474	451	1203	147	186	161	940	1849		230	1507
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.0	44.9	25.9	61.1	63.2	35.9	53.0	18.7	0.0	54.1	27.5
Incr Delay (d2), s/veh		2.7	0.2	0.2	1.0	20.7	1.7	9.9	0.4	0.0	0.2	0.9
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		4.5	2.2	4.0	1.2	5.3	1.6	12.2	5.3	0.0	0.8	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		53.7	45.1	26.0	62.1	83.9	37.5	62.9	19.1	0.0	54.3	28.4
LnGrp LOS		D	D	C	E	F	D	E	B		D	C
Approach Vol, veh/h			730			206			1254			1169
Approach Delay, s/veh			38.8			69.6			42.6			34.2
Approach LOS			D			E			D			C

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	66.8	18.7	17.5	23.8	80.0		36.2				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	40.0	12.6	11.3	3.8	15.2		15.1				
Green Ext Time (p_c), s	1.9	3.9	0.1	0.2	0.0	4.0		1.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

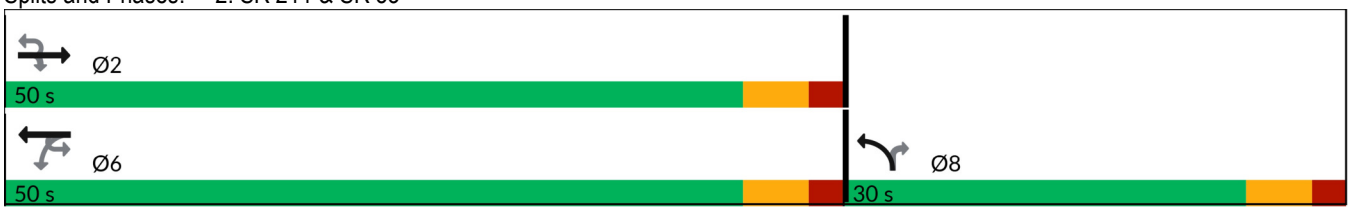


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	462
Future Volume (veh/h)	462
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	502
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	672
Arrive On Green	0.43
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	502
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	38.0
Cycle Q Clear(g_c), s	38.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	672
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	672
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	33.2
Incr Delay (d2), s/veh	7.4
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	15.1
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	40.6
LnGrp LOS	D
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	515	1	184	1006	538	87
Future Volume (vph)	2	483	515	1	184	1006	538	87
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.2	26.2	26.2		26.2	26.2	15.2	15.2
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.28	0.28
v/c Ratio	0.01	0.35	0.58		0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
LOS	A	A	A		B	B	C	A
Approach Delay (s/veh)		6.3				13.0	19.1	
Approach LOS		A				B	B	

Intersection Summary		
Cycle Length: 80		
Actuated Cycle Length: 54.2		
Natural Cycle: 55		
Control Type: Actuated-Uncoordinated		
Maximum v/c Ratio: 0.64		
Intersection Signal Delay (s/veh): 11.8	Intersection LOS: B	
Intersection Capacity Utilization 62.3%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 2: SR 211 & SR 53



Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	606	193	1048	578	94
v/c Ratio	0.01	0.35	0.58	0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Length 50th (ft)	0	50	0	36	111	76	0
Queue Length 95th (ft)	3	97	32	109	219	171	32
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	330	2794	1353	640	2821	1607	696
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.20	0.45	0.30	0.37	0.36	0.14

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	515	1	184	1006	538	87
Future Volume (veh/h)	2	483	515	1	184	1006	538	87
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	606		192	1048	578	94
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2020	901		345	2036	755	305
Arrive On Green		0.59	0.59		0.59	0.59	0.22	0.22
Sat Flow, veh/h		3503	1522		455	3532	3428	1384
Grp Volume(v), veh/h		568	606		192	1048	578	94
Grp Sat Flow(s),veh/h/ln		1706	1522		455	1721	1714	1384
Q Serve(g_s), s		5.2	17.2		22.8	11.4	10.1	3.6
Cycle Q Clear(g_c), s		5.2	17.2		28.0	11.4	10.1	3.6
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2020	901		345	2036	755	305
V/C Ratio(X)		0.28	0.67		0.56	0.51	0.77	0.31
Avail Cap(c_a), veh/h		2351	1049		389	2370	1288	520
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.4	8.8		13.2	7.7	23.4	20.8
Incr Delay (d2), s/veh		0.1	1.4		1.4	0.2	1.7	0.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.3	4.0		1.8	2.8	3.8	1.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.5	10.2		14.7	7.9	25.0	21.4
LnGrp LOS		A	B		B	A	C	C
Approach Vol, veh/h		1174				1240	672	
Approach Delay, s/veh		8.4				8.9	24.5	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.8					43.8		20.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	19.2					30.0		12.1
Green Ext Time (p_c), s	6.3					7.8		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

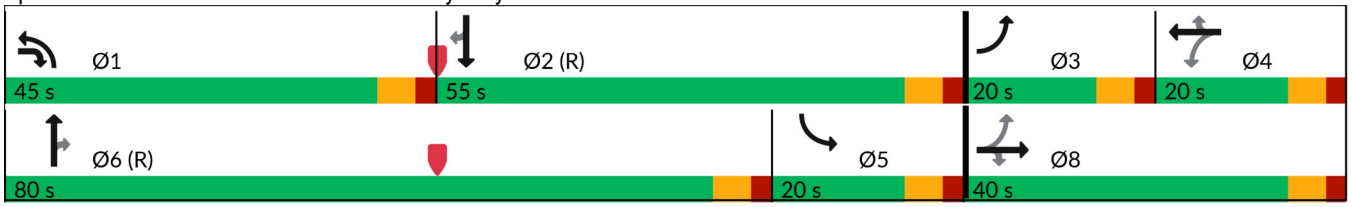
Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	10	298	762	861
Demand Flow Rate, veh/h	10	315	800	917
Vehicles Circulating, veh/h	1098	609	133	185
Vehicles Exiting, veh/h	4	324	975	739
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	9.0	6.2	7.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	10	315	376	424	431	486
Cap Entry Lane, veh/h	558	846	1194	1268	1139	1213
Entry HV Adj Factor	1.000	0.946	0.953	0.953	0.939	0.939
Flow Entry, veh/h	10	298	358	404	405	457
Cap Entry, veh/h	558	801	1138	1209	1070	1140
V/C Ratio	0.018	0.372	0.315	0.334	0.379	0.401
Control Delay, s/veh	6.7	9.0	6.2	6.1	7.3	7.3
LOS	A	A	A	A	A	A
95th %tile Queue, veh	0	2	1	1	2	2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Turn Type	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8	1		4		1	6		5	2	
Permitted Phases	8		8	4		4			6			2
Detector Phase	3	8	1	4	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.3	32.3	64.8	12.3	12.3	12.3	26.5	83.7	83.7	10.9	63.2	63.2
Actuated g/C Ratio	0.23	0.23	0.46	0.09	0.09	0.09	0.19	0.60	0.60	0.08	0.45	0.45
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
LOS	E	D	C	E	F	A	E	B	A	E	C	A
Approach Delay (s/veh)		41.2			67.5			33.6			21.1	
Approach LOS		D			E			C			C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 65.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

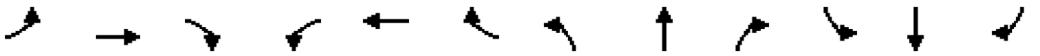




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	448	156	663	57	110	33	467	694	19	33	649	389
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Length 50th (ft)	186	119	174	50	98	0	208	188	0	28	211	20
Queue Length 95th (ft)	#269	186	211	99	163	0	247	229	0	64	290	99
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	500	448	1488	125	184	309	929	2074	886	180	1552	886
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.35	0.45	0.46	0.60	0.11	0.50	0.33	0.02	0.18	0.42	0.44

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.53	0.00	0.10	0.47	0.47
Sat Flow, veh/h	3346	1856	2591	678	1856	1610	3374	3497	1422	1810	3469	1547
Grp Volume(v), veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Grp Sat Flow(s),veh/h/ln	1673	1856	1295	678	1856	1610	1687	1749	1422	1810	1735	1547
Q Serve(g_s), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Cycle Q Clear(g_c), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
V/C Ratio(X)	0.84	0.35	0.64	0.49	0.61	0.21	0.86	0.38		0.18	0.40	0.53
Avail Cap(c_a), veh/h	532	451	1044	119	186	161	940	1849		186	1634	729
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.5	44.1	33.8	62.3	60.6	36.5	57.3	19.4	0.0	57.4	24.1	26.2
Incr Delay (d2), s/veh	11.6	0.5	1.3	3.1	5.4	0.7	4.3	0.6	0.0	0.5	0.7	2.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.5	9.0	2.1	4.1	1.1	8.2	6.5	0.0	1.1	7.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.1	44.6	35.1	65.3	66.1	37.1	61.6	20.0	0.0	57.9	24.8	29.0
LnGrp LOS	E	D	D	E	E	D	E	B		E	C	C
Approach Vol, veh/h		1267			200			1161			1071	
Approach Delay, s/veh		46.5			61.1			36.7			27.3	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.9	20.0	19.6	20.4	80.0		39.6				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	26.9	16.0	13.6	4.3	18.3		30.9				
Green Ext Time (p_c), s	1.5	5.6	0.0	0.0	0.0	5.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	38.7
HCM 7th LOS	D

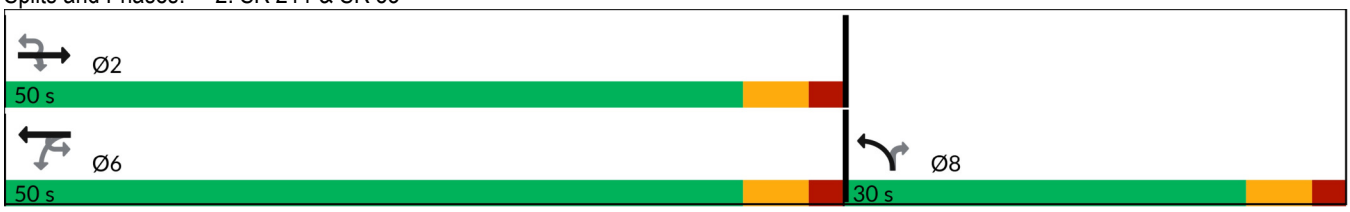
Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	507	1	122	736	559	186
Future Volume (vph)	2	986	507	1	122	736	559	186
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	34.4	34.4	34.4		34.4	34.4	17.4	17.4
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.27	0.27
v/c Ratio	0.01	0.64	0.55		0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
LOS	A	B	A		D	A	C	B
Approach Delay (s/veh)		9.5				15.0	24.3	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 64.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 14.3	Intersection LOS: B
Intersection Capacity Utilization 65.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	596	128	767	601	200
v/c Ratio	0.01	0.64	0.55	0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Length 50th (ft)	0	160	0	37	90	118	47
Queue Length 95th (ft)	3	234	32	#149	147	182	112
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	456	2418	1250	227	2441	1343	580
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.48	0.48	0.56	0.31	0.45	0.34

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	507	1	122	736	559	186
Future Volume (veh/h)	2	986	507	1	122	736	559	186
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	596		127	767	601	200
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2082	929		206	2099	766	309
Arrive On Green		0.61	0.61		0.61	0.61	0.22	0.22
Sat Flow, veh/h		3503	1522		260	3532	3428	1384
Grp Volume(v), veh/h		1160	596		127	767	601	200
Grp Sat Flow(s),veh/h/ln		1706	1522		260	1721	1714	1384
Q Serve(g_s), s		14.5	18.1		29.5	8.1	11.9	9.5
Cycle Q Clear(g_c), s		14.5	18.1		44.0	8.1	11.9	9.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2082	929		206	2099	766	309
V/C Ratio(X)		0.56	0.64		0.62	0.37	0.78	0.65
Avail Cap(c_a), veh/h		2082	929		206	2099	1141	461
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		8.3	9.0		23.7	7.1	26.4	25.4
Incr Delay (d2), s/veh		0.3	1.5		5.4	0.1	2.2	2.3
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.8	4.6		2.4	2.1	4.6	3.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		8.6	10.5		29.1	7.2	28.5	27.7
LnGrp LOS		A	B		C	A	C	C
Approach Vol, veh/h		1756				894	801	
Approach Delay, s/veh		9.3				10.3	28.3	
Approach LOS		A				B	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	50.0					50.0		22.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	20.1					46.0		13.9
Green Ext Time (p_c), s	11.4					0.0		2.2

Intersection Summary	
HCM 7th Control Delay, s/veh	14.0
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	8.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	8	347	952	649
Demand Flow Rate, veh/h	8	366	999	692
Vehicles Circulating, veh/h	899	788	146	217
Vehicles Exiting, veh/h	10	357	761	937
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.6	12.9	7.3	6.3
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	8	366	470	529	325	367
Cap Entry Lane, veh/h	661	727	1180	1254	1106	1181
Entry HV Adj Factor	1.000	0.948	0.952	0.954	0.939	0.937
Flow Entry, veh/h	8	347	447	505	305	344
Cap Entry, veh/h	661	689	1123	1196	1038	1107
V/C Ratio	0.012	0.504	0.398	0.422	0.294	0.311
Control Delay, s/veh	5.6	12.9	7.3	7.3	6.4	6.3
LOS	A	B	A	A	A	A
95th %tile Queue, veh	0	3	2	2	1	1

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?	Personal Vehicle Distribution	Truck Distribution	Volume	Threshold
3	SR 211 & Site Driveway	SBL	1608 LT/Day	250 LT/Day	YES	40%	55%	1,608	250
		NBR	2237 RT/Day	75 RT/Day	YES	60%	45%	2,237	75
		NBR	58 LT/Day	250 LT/Day	NO	50%	0%	58	250

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**6,754**	**3,377**	**3,377**
	AM Peak Hour	503	245	258
	PM Peak Hour	558	263	295
Trucks	**Daily**	**936**	**468**	**468**
	AM Peak Hour	34	18	16
	PM Peak Hour	52	27	25

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
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

APPENDIX E:

INTERSECTION CONTROL EVALUATION (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	GDOT		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	45 mph
Crossing Road:	Ridgemoor/Site	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	NV5			Date:	4/1/2025
Project Purpose:	Evaluate different intersection control for a new driveway for a Mixed-Use Development of Residential & Industrial				

Existing Data Year:	2025
Project Opening Year:	2030
Project Design Year:	2050
Annual Growth Rate:	2.4%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

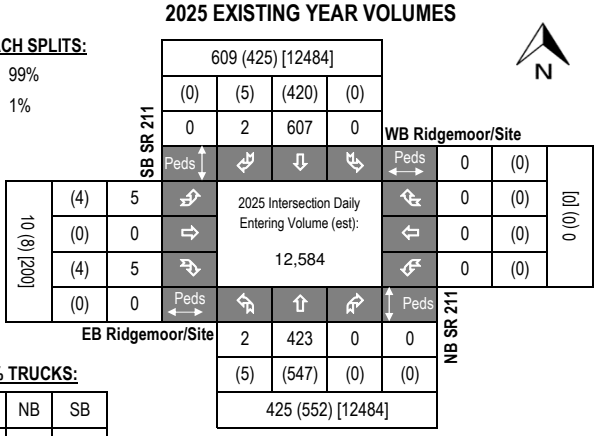
SR 211: 99%

Ridgemoor/Site: 1%

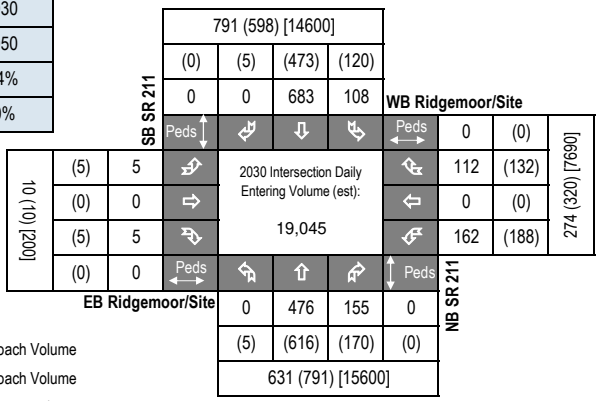
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	5%	5%

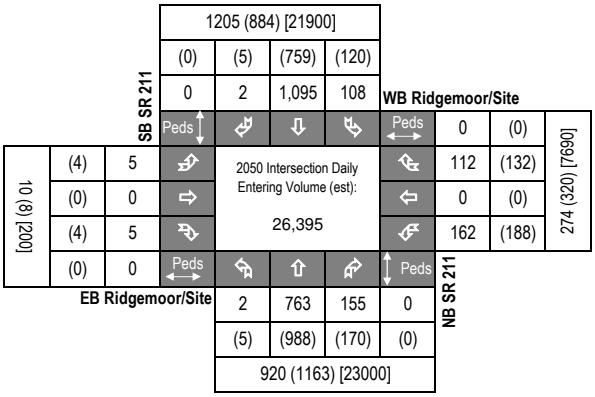
2025 EXISTING YEAR VOLUMES



2030 OPENING YEAR VOLUMES



2050 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Ridgemoor/Site
Existing Control:	New Intersection or Other
Prepared by:	NV5
Date:	4/1/2025

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**No**	**No**	**Yes**	**Yes**	Works with existing conditions, but future conditions propose a median
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Causes too much delay to SR 211
	Mini Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Single Lane Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Multilane Roundabout	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for side street traffic; eliminates U-turns for trucks
	RCUT (stop control)	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Currently proposed by PI 0007233
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Not significantly different from an RCUT
	High-T (unsignalized)	No	No	No	No	No	No	No	Out of scale of the project
	Offset-T Intersections	No	No	No	No	No	No	No	Not applicable
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an Interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for trucks
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Out of scale of the project
	RCUT (signalized)	No	No	No	No	No	No	No	Not a significant improvement over unsignalized R-Cut
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Out of scale of the project
	Continuous Green-T	No	No	No	No	No	No	No	Many driveways on west side of the roadway impacted
	Jughandle	No	No	No	No	No	No	No	Out of scale of the project
	Quadrant Roadway	No	No	No	No	No	No	No	Out of scale of the project
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an Interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an Interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: SR 211 @ Ridgemoor/Site
Existing Intersection Control: New Intersection or Other
Type of Analysis: Conventional Non-Safety Funded Project

District: 1 - Gainesville
County: Hall
Area: Suburb/Transitic

GDOT PI #: N/A
Prepared by: NV5
Date: 4/1/2025

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2030 Opening Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2030 Opening Yr No-Build Peak Hr Intersection V/C	0.00	0.00
2050 Design Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2050 Design Yr No-Build Peak Hr Intersection V/C ratio	0.00	0.00

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Conventional (Minor Stop)	Multilane Roundabout	RCUT (stop control)	Traffic Signal	N/A
Project Cost: (From CostEst Worksheet)	*Additional description here*	*Additional description here*	*Additional description here*	*Add LT bay(s) on major ST*	*Additional description here*
Construction Cost	$0	$1,770,000	$693,000	$283,000	
ROW Cost	$0	$0	$0	$0	
Environmental Cost	$0	$0	$0	$0	
Reimbursable Utility Cost	$0	$22,000	$10,000	$5,000	
Design & Contingency Cost	$0	$683,000	$231,000	$127,000	
Cost Adjustment (justification req'd)	0%	0%	0%	0%	
Total Cost	$0	$2,475,000	$934,000	$415,000	
Traffic Operations:		*User Cost Override*			
Traffic Analysis Software Used	Synchro	Synchro	Synchro	Synchro	
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	
2050 Design Yr Build Intersection Delay	500.0 sec / 500.0 sec	10.1 sec / 10.5 sec	20.0 sec / 30.8 sec	10.4 sec / 11.9 sec	
2050 Design Yr Build Intersection V/C	2.92 / 3.67	0.61 / 0.66	0.56 / 0.73	0.67 / 0.72	
Safety Analysis:					
Predefined CRF: PDO	0%	0%	0%	0%	
Predefined CRF: Fatal/Inj	0%	0%	0%	0%	
Predefined CRF Source:	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	
User Defined CRF: PDO					
User Defined CRF: Fatal/Inj					
User Defined CRF Source (write in if applicable):					
Environmental Impacts:[1]					
Historic District/Property	None	None	None	None	
Archaeology Resources	None	None	None	None	
Graveyard	None	None	None	None	
Stream	None	None	None	None	
Underground Tank/Hazmat	None	None	None	None	
Park Land	None	None	None	None	
EJ Community	None	None	None	None	
Wooded Area	None	None	None	None	
Wetland	None	None	None	None	
Stakeholder Posture:	*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*				
	[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report*				
Local Community Support	Unknown	Unknown	Unknown	Unknown	
GDOT Support	Unknown	Unknown	Unknown	Unknown	
Final ICE Stage 2 Score:	-4.6	3.4	4.5	5.3	
Rank of Control Type Alternatives:	4	3	2	1	
Final Intersection Control Selection:	**3 - Multilane Roundabout**				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary): The development is not expected to warrant a traffic signal until full-build out, so a signal may not be the best solution. A roundabout is considered safer for the expected heavy truck movements that are expected from the industrial portion of the development. It is noted that the developer will likely contribute right-of-way for the roundabout.

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Ridgemoor/Site
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: GDOT
Prepared By: NV5
Date: 4/1/2025
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,484	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2030 Opening Yr Peak Hour Intersection Delay:	7.1 sec	0.7 sec
2030 Opening Yr Peak Hour Intersection V/C:	0.40	0.47
2050 Design Yr Peak Hour Intersection Delay:	10.1 sec	10.5 sec
2050 Design Yr Peak Hour Intersection V/C:	0.61	0.66

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	#DIV/0!
	Head-On	0	0	0	0	0	#DIV/0!
	Rear End	0	0	0	0	0	#DIV/0!
	Sideswipe - same	0	0	0	0	0	#DIV/0!
	Sideswipe - opposite	0	0	0	0	0	#DIV/0!
	Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
	TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A mixed-use development consisting of just over 1.7M sq.ft. of warehousing, 350 townhomes, and 350 apartments is proposed on the east side of SR 211 north of Union Church Road. The addition of heavy trucks wanting to head south from the site towards I-85 presents a safety concern for the area, and a Multilane Roundabout would be the safest option to allow vehicles to move efficiently through the new intersection.

Proposed Intersection Control: Multilane Roundabout

REQUESTED BY: _____ Date: _____

Title: _____

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

CITY OF
GAINESVILLE

WATER RESOURCES

April 4, 2025

Smith, Gilliam, Williams & Miles, P.A.
Attn: Amanda Graham
P.O. Box 1098
Gainesville, GA 30503-1098

Re: Water Availability
Proposed Mixed-Use Development
5401 Old Winder Highway
Parcel: 15039A 000007

Dear Amanda,

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

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway.

Currently, the City has adequate domestic water capacity to serve the proposed residential components of your proposed mixed-use development. The warehouse components of the development will be reviewed upon submittal based on the water demands of each prospective tenant. This letter of water availability does not guarantee or confirm fire flow pressures and/or volumes for fire protection systems related to the proposed warehouses.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

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

May 6, 2025

Cameron Henderson
554 West Main Street, Suite 700
Buford, Georgia 30518

Subject: Sanitary Sewer Letter of Availability
5401 Old Winder Highway
Parcel Id No.: 15039A000007
Braselton, Georgia 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5401 Old Winder Highway, Braselton, Georgia, 30517 for a proposed 700 residential units + light industrial(1,719,640 s.f.) (estimated average daily flow of 162,500 GPD for multi-family residential) at this time. The nearest sanitary sewer main to this address is on the property.

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 and expires after 12 months Also, 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,

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

October 7, 2025 Approved Packet

End

AGENDA ITEM

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

REPORT TO: **Work Session (02/23/26)**

REPORT TO: **Voting Meeting (02/26/26)**

ITEM NO: 51/2026

SUBJECT: **5401 Old Winder Highway | Amend Conditions of Zoning |** 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Meetings:

Work Session Date: 02/23/26 **Voting Meeting Date:** 02/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} 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.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review.

These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. 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."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupant s, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Purpose of Request:

5401 Old Winder Highway | Amend Conditions of Zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Narrative
Site Plan
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Notice Sign
October 7, 2025 Approved Packet
Maps

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... K2P Land Partners, LLC

Request ..... **Special Use** | to amend conditions of zoning

Proposed Use ..... Industrial park

Size ..... 194.10± acres

Zoning ..... Light Industrial (I-1)

Location ..... **5401 Old Winder Highway |** Tax parcel 15039A 000007(pt)

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

Record Number..... HZCU25-0062

Staff recommends <u>APPROVAL</u> of the applicant's request subject to the following conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.

3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.

4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.

5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.

6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} 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.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.

8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.

11. 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.

12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

13. 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."

14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.

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

18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.

21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.

22. The proposed parkway shall be built to heavy industrial/commercial standards. This

parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Summary Analysis

The applicant is requesting to amend a condition of zoning on a 194.10± acre portion of a tract zoned Light Industrial (I-1) for the development of an industrial park consisting of up to 1,719,640 square feet of light industrial warehouse space with trailer parking and employee parking spaces.

A concurrent request has been submitted to amend the same condition of zoning as related to the remainder of the subject parcel, 84.30± acres, zoned Residential Multi-Family (R-MF) to allow a 700 unit residential development consisting of apartments and townhomes with various amenity features (HZCU25-0061).

On October 7, 2025, the Board of Commissioners approved the rezoning of the subject 194.10± acre tract and the adjacent 84.30± tract subject to the same following 22 conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} 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.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the

subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
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15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. There shall be no certificates of occupancy issued until the Georgia Department of

Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Per the submitted narrative, the applicant requests amendment to Condition 19 as listed above. The entrance to the development was previously proposed approximately midway between Pleasant Hill Lane and Ridgemoor Drive, featuring a Georgia Department of Transportation (GDOT) dog-bone design roundabout providing access to Old Winder Highway (State Route 211). The applicant states that after the zoning approval, the dog-bone roundabout was eliminated by GDOT and the newly proposed GDOT entrance to the development will be located at the intersection with Ridgemoor Drive. All intersection improvements will be designed and constructed to GDOT standards and shall be paid for by the applicant. As the “dog-bone roundabout” is specifically identified in Condition 19, an amendment to conditions is required.

Existing Approved Condition 19

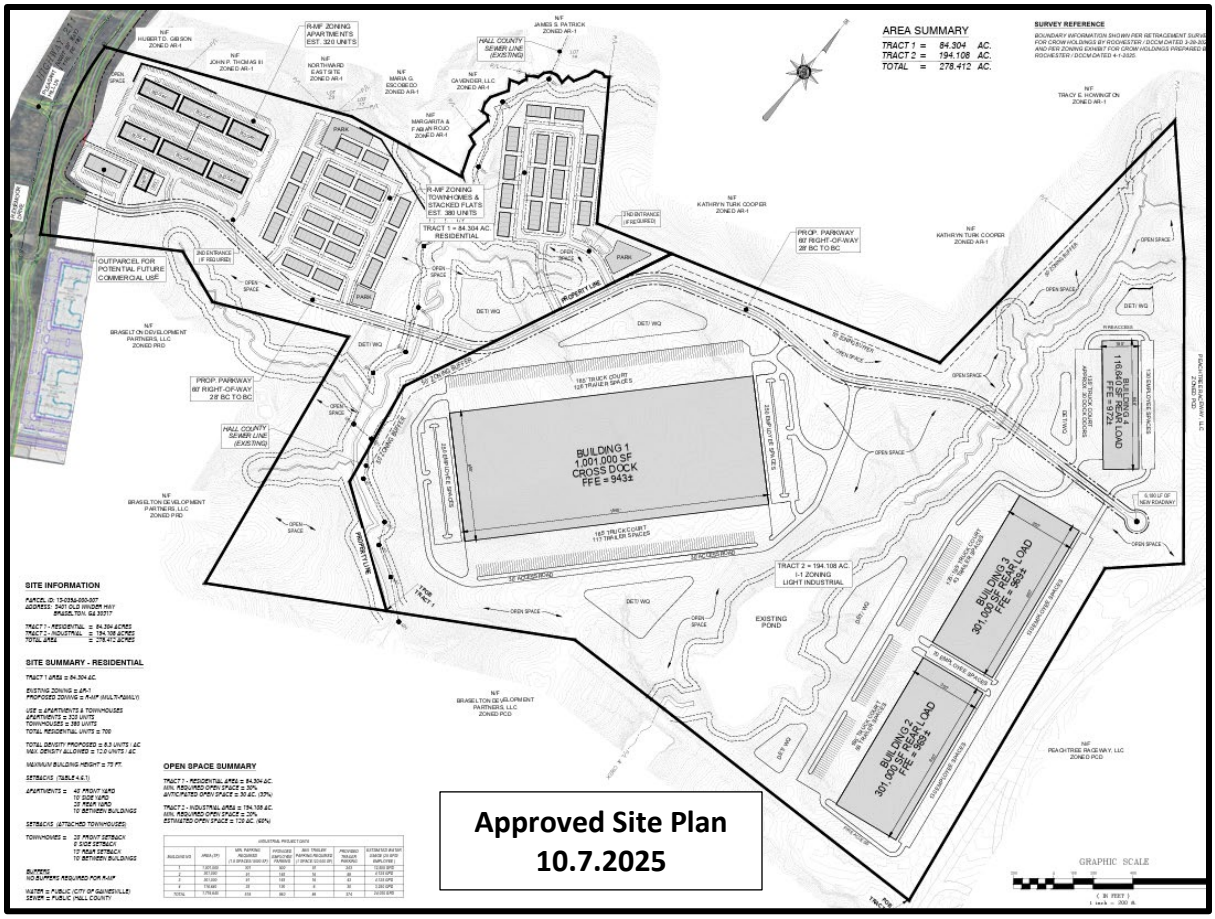
“There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.”

Applicant Proposed Condition 19

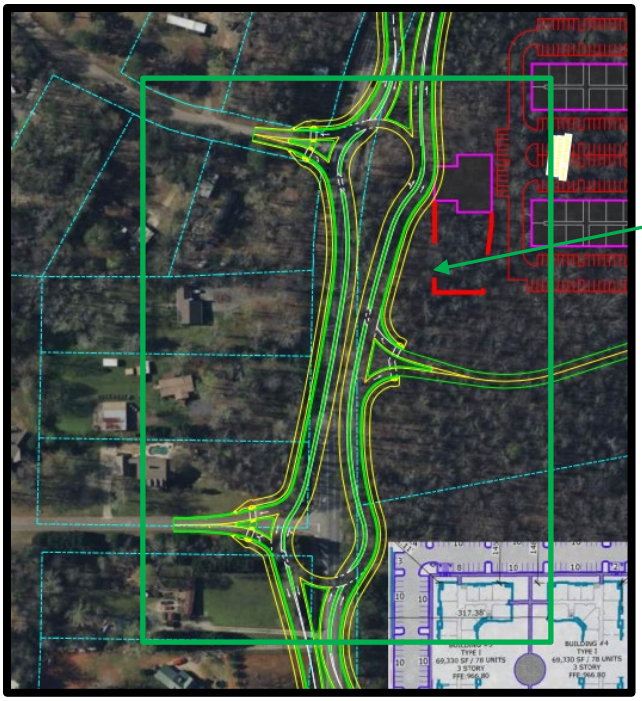
“Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.”

Staff Recommended Revised Condition 19

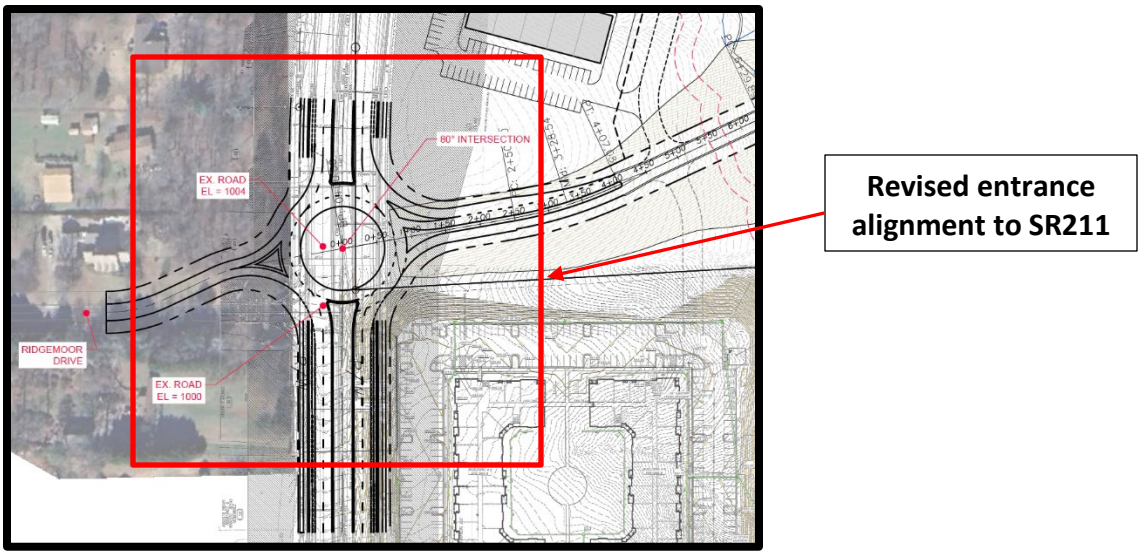
No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.



Approved Site Plan 10.7.2025



Existing "condition 19" referenced improvements for SR211



Zoning Analysis

When considering a zoning amendment to the zoning maps, the 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 amendment is suitable in view of the use and development of adjacent and nearby property. Additionally, improvements to Old Winder Highway (State Route 211) fall under the jurisdiction of the Georgia Department of Transportation (GDOT).**

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 amendment 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 from 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 amendment is 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 was established by previous board action with the original approval of the development. The requested amendment does not alter the approved land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **The current zoning restrictions require the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement.**

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; **The hardship associated with the current zoning is due to the restrictions requiring the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement. Without amendment of this condition, the project cannot take place.**

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 was rezoned Light Industrial (I-1) on October 7, 2025, and remains undeveloped and forested.**

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; **The Georgia Department of Transportation (GDOT) has revised its State Route 211 improvement plans, requiring the developer to adjust their project accordingly.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an approved Light Industrial development, this amendment does not create an isolated district unrelated to surrounding zoning.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment 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; **A request to amend the conditions of zoning 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 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.**

      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.**

   b. 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.**

   c. 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. **In a traffic study conducted by NV5 update on June 3, 2025, in association with the previously approved rezoning, the following recommendations were provided:**

- **"While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed. Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development."**

Development Support and Constraints

Hall County Environmental Health
In an email dated January 15, 2026, Emily McGahee stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Will need to permit with our office."

Gainesville-Hall Metropolitan Planning Organization
In an email dated January 12, 2026, Joseph Boyd, MPO Director, provided the following comment:

> "This parcel is along State Route 211, which is scheduled to be begin a widening project from two to four lanes in 2029. (GH-025/PI 0007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts."

Hall County Public Works and Utilities
In a memo dated January 16, 2026, Jason Skarda, Assistant 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 no centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:
Comment being vetted separately with Planning/Zoning and will be provided upon approval.

In an email dated January 14, 2026, Brent Cook, Hall County Engineer, provided an update to these comments recommending the following condition:

> "No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor."

Utilities

Hall County sewer service area; infrastructure is on-site (12” gravity line)

Hall County Fire Marshal

In an email dated January 15, 2026, 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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t: 770-531-6809 I f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, Georgia 30024
Phone [redacted]
Email Address mphelps@bfhcompany.com

Property Owner (Name & Mailing Address)

Kook-Ja Lee, Been Chuan Lee, and Main Di Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097
Phone
Email Address

Proposed Use Light-Industrial Development - Change in Zoning Conditions

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney for Applicant
340 Jesse Jewel Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: **I-1**
Rezone to: I-1 - Change in Zoning Condition
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15039A000007 Acreage 194.108 +/- Acres
Location Address 5401 Old Winder Highway, Braselton GA 30517

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

Sign _____ Date: 12/5/2025

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) Kook-Ja Lee, Been Chuan Lee, & Joyce Mei-Jen Chang

Address 4979 Young Arthur Terrace

Peachtree Corners, GA 30097

Phone Number [redacted]

Name of applicant(s) K2P Land Partners, LLC

Address 390 Brogdon Road

Suwanee, GA 30024

Phone Number [redacted] (Reiner Rietig)

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) on behalf of Been Chuan Lee & Joyce Mei-Jen Chang
Attorney-at-Law
#389801

Personally appeared before me
Gregory D Jay
Georgia Bar No. 389801
who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ginger Adams
Notary Public

12-8-2025
Date

Ginger Adams
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/07/2028

OPERATING AGREEMENT OF
K2P LAND PARTNERS, LLC

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9 (13) OF SUCH ACT. IN ADDITION, THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSION OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

This operating agreement (this "Agreement") of **K2P LAND PARTNERS, LLC,** a Georgia limited liability company (the "Company"), is entered into as of **March 1, 2022**, by and among **THOMAS M. PHELPS, JR.**, an individual in the State of Georgia**,** and **CLIFFORD KENNEDY**, an individual in the State of Georgia.

Statement of Background

The parties to this Agreement have caused to be formed the Company as a limited liability company under the Georgia Limited Liability Company Act and desire to make this agreement which shall be the "operating agreement" as that term is used in the Georgia Limited Liability Company Act. The parties to this Agreement are to be "members" of the limited liability company as that term is used in the Georgia Limited Liability Company Act and are hereinafter collectively referred to as the "Members".

Statement of Agreement

NOW, THEREFORE, for good and valuable consideration, the parties, intending legally to be bound, agree as follows:

Article I
Defined Terms

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time.

Holder in the current and future periods shall be equal to the net amount of items that would have been allocated to each such Interest Holder if the allocations in Sections 4.3.1, 4.3.2, and 4.3.6 had not occurred.

4.4. *Liquidation and Dissolution.*

4.4.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders pursuant to the provisions of Section 4.2.3 above.

4.4.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.5. *General.*

4.5.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Manager.

4.5.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Manager. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.2 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the distribution of the assets in liquidation pursuant to Section 4.4.

4.5.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders at the time the allocation or distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss, or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.5.4. The Manager is hereby authorized, upon the advice of the Company's tax counsel, to amend this Article IV to comply with the Code and the Regulations promulgated under Code Section 704(b); provided, however, that no amendment shall materially affect the economic interest of the Interest Holder without the Interest Holder's prior written consent.

Article V
Management: Rights, Powers, and Duties

5.1. *Management.*

5.1.1. *Managers.* In accordance with O.C.G.A. Section 14-11-304, the Company shall be managed by one or more managers, referred to herein as the Manager, each of whom may,

but need not, be a Member. The Manager shall be elected by the Members in accordance with their respective Percentages. All decisions not specifically reserved to the Members under the Act or this Agreement shall be delegated to the Manager. Upon execution of this Agreement, and without further action, Thomas M. Phelps, Jr., Clifford Kennedy, and Reiner Rietig shall be elected as the Managers of the Company, to serve until succeeded in accordance with the terms of this Agreement.

5.1.2. *General Powers.* The Managers (and any one of them acting alone) shall have full, exclusive, and complete discretion, power, and authority, subject in all cases to the other provisions of this Agreement and the requirements of applicable law, to manage, control, administer, and operate the business and affairs of the Company for the purposes herein stated, and to make all decisions affecting such business and affairs, including without limitation, for Company purposes, the power to:

5.1.2.1. acquire by purchase, lease, or otherwise, any real or personal property, tangible or intangible;

5.1.2.2. construct, operate, maintain, and improve, and to own, sell, convey, assign, mortgage, or lease any real estate and any personal property;

5.1.2.3. sell, dispose, trade, or exchange Company assets in the ordinary course of the Company's business;

5.1.2.4. enter into agreements and contracts, execute any instrument, checks, drafts, notes and other negotiable instruments, and to give receipts, releases, and discharges;

5.1.2.5. purchase liability and other insurance to protect the Company's properties and business;

5.1.2.6. execute or modify leases with respect to any part or all of the assets of the Company;

5.1.2.7. prepay, in whole or in part, refinance, amend, modify, or extend any mortgages or deeds of trust that may affect any asset of the Company and in connection therewith to execute for and on behalf of the Company any extensions, renewals, or modifications of such mortgages or deeds of trust;

5.1.2.8. execute any and all other instruments and documents that may be necessary or in the opinion of the Managers desirable to carry out the intent and purpose of this Agreement, including, but not limited to, documents whose operation and effect extend beyond the term of the Company;

5.1.2.9. make any and all expenditures that the Managers, in their sole discretion, deem necessary or appropriate in connection with the management of the affairs of the Company and the carrying out of their obligations and responsibilities under this Agreement, including, without limitation, all legal, accounting and other related expenses incurred in connection with the organization and financing and operation of the Company;

5.1.2.10. enter into any kind of activity necessary to, in connection with, or incidental to, the accomplishment of the purposes of the Company;

5.1.2.11. invest and reinvest Company reserves in short-term instruments or money market funds; and

5.1.2.12 undertake any expenditure or become bound by any obligation which has been expressly approved in annual operating budget adopted and approved pursuant to the provisions of Section 5.1.3 below.

5.1.3. *Extraordinary Transactions.*

5.1.3.1. Notwithstanding anything to the contrary in this Agreement, the Manager shall not undertake any of the following without the approval of the Members:

5.1.3.1.1. any Capital Transaction;

5.1.3.1.2. the Company's lending or borrowing more than $25,000.00 on any one occasion or in the aggregate more than $50,000.00 in any one calendar year;

5.1.3.1.3. the admission of additional Members to the Company;

5.1.3.1.4. the Company's engaging in business in any jurisdiction that does not provide for the registration of limited liability companies;

5.1.3.1.5 mortgage, pledge, hypothecate, create a lien or security interest against, or further encumber (or contract for, commit to or suffer or permit any of the foregoing) assets of the Company;

5.1.3.1.6 transfer, sell, convey or assign all or substantially all of the assets of the Company, or any interest therein or any title thereto (or contract for or suffer or permit any of the foregoing), including, without limitation, options to purchase and so called "installment sales contracts," "land contracts," or "contracts for deed");

(j) selling, exchanging, or otherwise transferring or disposing of the Property, to third parties, including without limitation the granting of title encumbrances or leases, except (i) lot sales in the ordinary course of business and in accordance with the Development Budget or any Annual Operating Budget and (ii) grants of utility, roadway and other easements that the Manager reasonably deems necessary or appropriate and in the ordinary course of business;

5.1.3.1.8 do any action in contravention of or in excess of the scope of this Agreement;

5.1.3.1.9 possess property of the Company, or assign rights in specific property of the Company, for other than Company purposes;

5.1.3.1.10 file a voluntary petition or otherwise initiate proceedings (i) to have the Company adjudicated insolvent or, (ii) seeking an order for relief of the Company as debtor under the United States Bankruptcy Code (11 U.S.C. §§ 101 *et seq.*); file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the Property, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due, or declare or effect a moratorium on the Company's debt or take any action in furtherance of any proscribed action;

5.1.3.1.11 amend this Agreement except as otherwise specifically authorized herein;

5.1.3.1.12 adopt and approve the annual operating budget of the Company;

5.1.3.1.13 enter into any transaction, the value of which exceeds $50,000.00; or

5.1.3.1.14 make any distribution of Cash Flow or Capital Proceeds.

(c) any merger or consolidation of the Company pursuant to Section 14-11-903 of the Act;

(d) the dissolution of the Company;

(e) the execution of any agreement or other arrangement for the furnishing to or by the Company of goods or services or entering into any contract for sale of lots or otherwise with RCP or any Person who is an Affiliate of RCP;

(f) the execution of any leasing, commission, brokerage, listing or other similar contracts which are for more than six (6) months and not terminable on thirty (30) days notice thereafter;

(h) the decision to adjust, settle, compromise or pay any claim, obligation, debt, demand, suit, litigation or judgment against the Company unless (i) the same is fully covered by insurance or (ii) such action does not involve an amount in excess of $2,000 in any particular instance;

(n) Expend funds other than in accordance with the Development Budget or alter or

IN WITNESS WHEREOF, the parties have executed, or caused this Agreement to be executed, under seal, as of the date set forth hereinabove.

THE COMPANY:

K2P LAND PARTNERS, LLC a Georgia limited liability company

By: Thomas M. Phelps, Jr (SEAL)
Thomas M. Phelps, Jr., Manager

By: Clifford Kennedy (SEAL)
Clifford Kennedy, Manager

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March, 1, 2022

THE MEMBERS:

Thomas M. PHelps, Jr
_____(SEAL)
THOMAS M. PHELPS, JR.

Clifford Kennedy
_____(SEAL)
CLIFFORD KENNEDY

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March 1, 2022

EXHIBIT A
List of Members, Capital and Percentages

Name Address, and Taxpayer I.D. Number	Initial Cash Capital Contribution	Percentages
Thomas M. Phelps, Jr. 390 Brogdon Road Suwanee, Georgia 30024 [redacted]	$100.00	50.00%
Clifford Kennedy 390 Brogdon Road Suwanee, Georgia 30024	$100.00	50.00%

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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: _____ Attorney on behalf of Georgia Bar No. 389801 **Date:** 12-8-25

Applicant's/Owner's Name (Printed): Been Charlie & Joyce Mei-Jen Cheng

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 12/11/25

Applicant's/Owner's Name (Printed): Mike Phelps, K2P Land Partners, LLC

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended February 12, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – I-I (Light-Industrial)

PROPOSED ZONING – I-I (Light-Industrial) Change in Condition No. 19

Summary

The accompanying seeks a change in condition 19 on the existing I-I zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and will not be funded by Hall County.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued upon installation and completion of the GDOT-proposed temporary traffic signal at the intersection of the Subject Property and Ridgemoor Drive. This condition shall not prevent Applicant, its successors and assigns, from beginning construction of any improvements on the subject property prior to completion of the roundabout.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

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ALL RIGHTS RESERVED

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A

Exhibit "B"

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

1/29/2026
ATTN: Michael Phelps
BBC Investment Group
390 Brogdon Rd
Suwanee, GA 30024

Subject: Access to Property; SR 211, between Ridgemoor Dr and Pleasant Hill Ln, Hall Co.
P.I. No.:0007233

To whom it may concern,

Subject to compliance with all applicable Department of Transportation requirements in effect at the time a permit is requested as well as adherence with any current or future authorizations under Georgia Code 32-6-111, the department will authorize access to the property.This access may include any improvements deemed necessary by the department, up to and including the installation of a temporary traffic signal and will remain in effect until construction of a conventional roundabout for the SR 211 widening project, PI 0007233, is completed

Please contact Jonathan Peevy 678-360-1510 if you have any questions.

Sincerely,

Jonathan Peevy, P.E.
District Traffic Engineer

JP
CC: Jason Dykes, P.E., District Engineer

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended February 3, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – I-I (Light-Industrial)

PROPOSED ZONING – I-I (Light-Industrial) Change in Condition No. 19

Summary

The accompanying seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

December 5, 2025

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

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Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

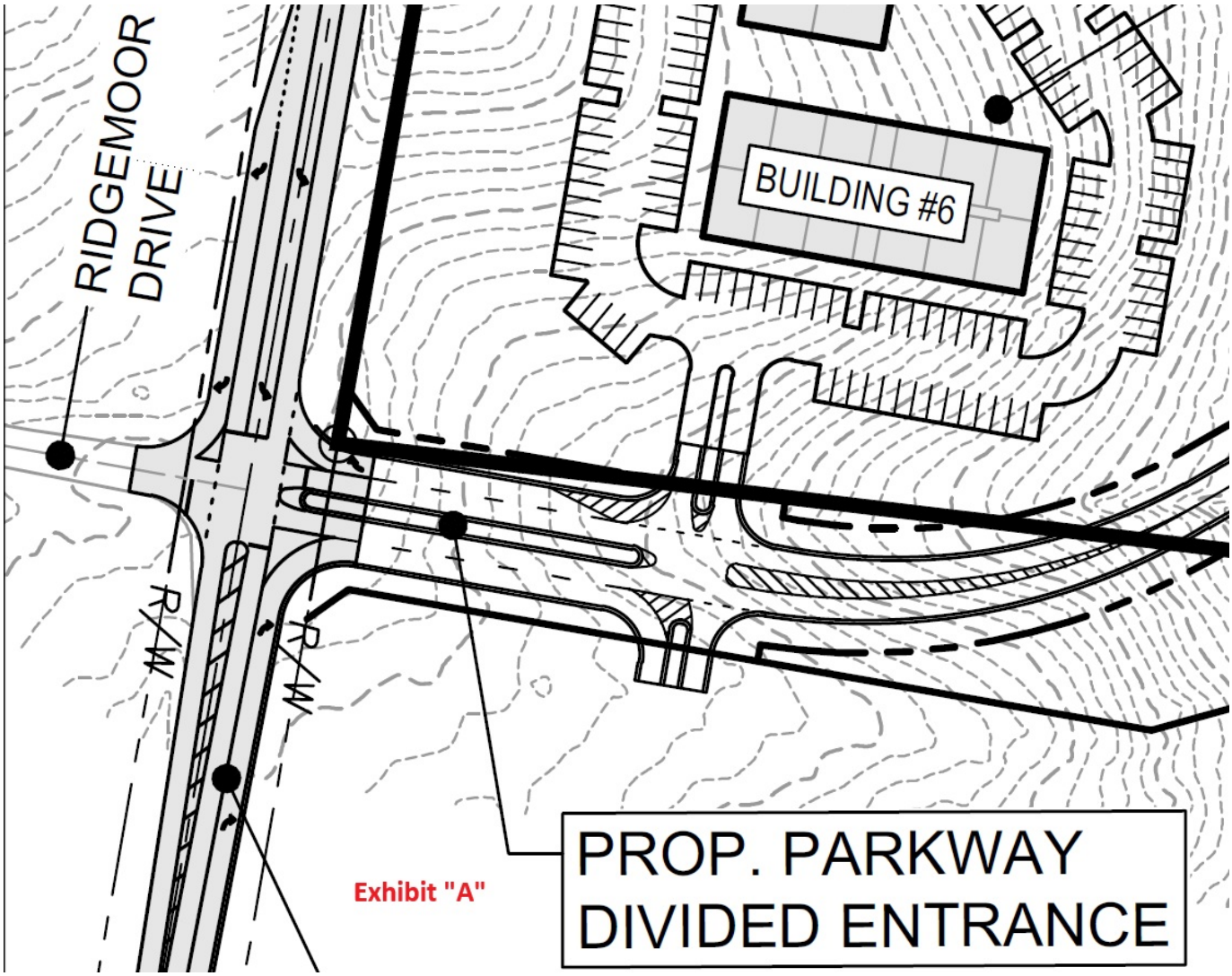
RIDGEMOOR DRIVE
BUILDING #6
R/W
R/W
PROP. PARKWAY
DIVIDED ENTRANCE
Exhibit "A"

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

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CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 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 Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

Off system, no impacts to the state route expected.

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

Residential no impacts expected.

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

(A) 888 & 890 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

(B) 888 & 890 Gainesville Highway | **Variance to Section 2.2.2** | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(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.

Outlook

RE: Upcoming Planning Tentative Adgendas

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Mon 1/12/2026 12:46 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, please see the following comments from the MPO:

- **5401 Old Winder Highway, K2P Land Partners** - This parcel is along State Route 211, which is scheduled to begin a widening project from two to four lanes in 2029. (GH-025, PI 007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

- **1658 & 1700 Candler Road, Cherokee Gun Club** – This parcel is along State Route 60, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-111B). There is currently no construction year assigned and this is not yet a project in the Georgia Department of Transportation's system, so there are no documents to reference for potential right-of-way impact at this time.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

Good afternoon,

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When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Thank you for your attention to this matter and for your cooperation in the review process.

Thursday, February 26, 2026

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(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

7355 Tribble Gap Road | **Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

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4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Thursday, March 12, 2026

2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

  (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

  - **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:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7273 Lula Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | **Proposed Use: Bring an existing structure into compliance |** Commission District 3 | **Andres Serrano, applicant**

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

- **7355 Tribble Gap Road | Special Use** | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Institutional Residential |**Commission District 3 | **Haley Stapleton, applicant**

  - **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**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

  (A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial|** Commission District 1 | **USI Holdings, LLC, applicant**

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park |** Commission District 3 | **Cook Communities, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **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:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 1/15/2026 2:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

5401 Old Winder Highway | Special Use | to amend conditions of zoning | 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 I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, 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

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

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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, which 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 no 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 JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required HZCU25-00062 & HZCU25-00061

public notice sign was posted on 1-21-2026 **for** 5401 Old Winder Hwy.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE Road, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6959

October 7, 2025 Approved Packet

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GAINESVILLE, GA 30503

t: 770.535.8288

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Billy Powell, District 2
Gregg Poole, District 3
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COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

October 9, 2025

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, GA 30024

RE: **Zoning Applications**

To Whom It May Concern:

Please be advised that in its Voting Meeting on October 7, 2025, the Hall County Board of Commissioners voted to approve the following applications with conditions.

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**

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**

Conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 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 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance

of fifty percent (50%) 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.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
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. It shall be the developer's responsibility to obtain any required approvals or permits.
11. 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.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. 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."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property

shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the 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.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.
19. here shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP)per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

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

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Kook-Ja Lee, Been Chuan Lee and Main DI Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097

Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30501

SURVEY NOTES

1. THE FIELD DATA DATED 3/25/2025 & 3/26/2025 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.09 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12i GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,997,542 FEET.

3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

4. CENTERLINE OF CREEK AS FIELD LOCATED ON 3/25/25 & 3/26/25 IS THE PROPERTY LINE. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

5. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0314G, EFFECTIVE DATE DECEMBER 1, 2022.

6. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

7. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

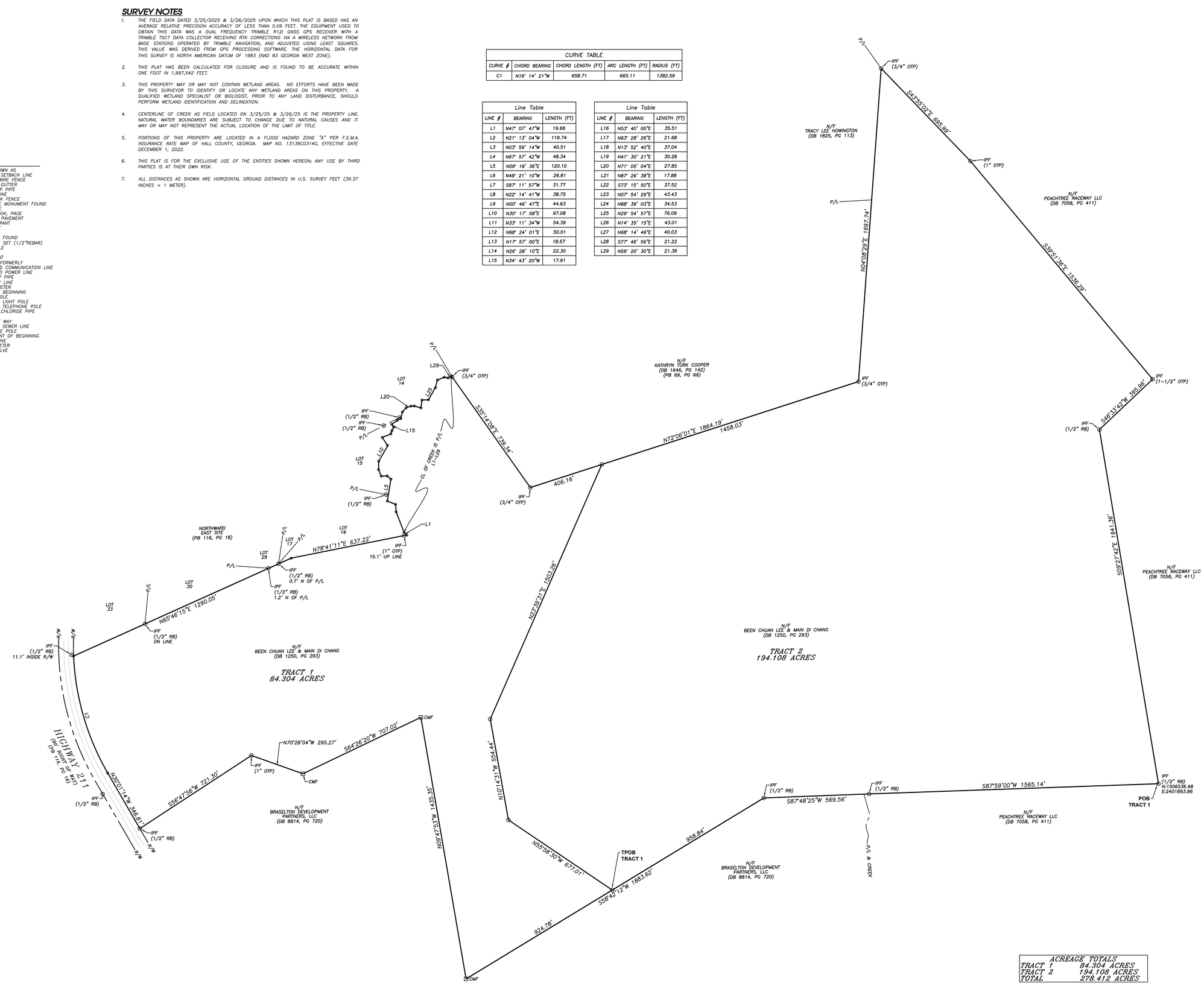
LEGEND

AKA	–	ALSO KNOWN AS
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
EP	–	EDGE OF PAVEMENT
FH	–	FIRE HYDRANT
GW	–	GUY WIRE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
–OC–	–	OVERHEAD COMMUNICATION LINE
–OE–	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RB	–	REBAR
R/W	–	RIGHT OF WAY
–S–	–	SANITARY SEWER LINE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
–W–	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N16° 14' 21"W	658.71	665.11	1382.59

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N47° 07' 47"W	19.66
L2	N21° 13' 04"W	119.74
L3	N03° 59' 14"W	40.51
L4	N67° 57' 42"W	48.34
L5	N09° 16' 36"E	120.10
L6	N49° 21' 10"W	26.81
L7	S87° 11' 57"W	31.77
L8	N22° 14' 41"W	38.75
L9	N00° 46' 47"E	44.63
L10	N30° 17' 58"E	97.08
L11	N33° 11' 34"W	54.39
L12	N68° 24' 01"E	50.01
L13	N17° 57' 00"E	18.57
L14	N26° 28' 10"E	22.30
L15	N34° 43' 20"W	17.91

Line Table		
LINE #	BEARING	LENGTH (FT)
L16	N53° 40' 00"E	35.51
L17	N63° 28' 26"E	21.68
L18	N13° 52' 40"E	37.04
L19	N41° 30' 21"E	30.28
L20	N71° 05' 04"E	27.85
L21	N87° 26' 38"E	17.88
L22	S73° 15' 50"E	37.52
L23	N07° 54' 29"E	43.43
L24	N88° 39' 03"E	34.53
L25	N29° 54' 57"E	76.09
L26	N14° 35' 15"E	43.01
L27	N68° 14' 49"E	40.03
L28	S77° 46' 56"E	21.22
L29	N56° 20' 30"E	21.38



ACREAGE TOTALS	
TRACT 1	84.304 ACRES
TRACT 2	194.108 ACRES
TOTAL	278.412 ACRES

DECM | Rochester
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | rochester.decm.com

ZONING EXHIBIT FOR

CROW HOLDINGS

LOCATED IN LAND LOT 33 HALL COUNTY, GEORGIA

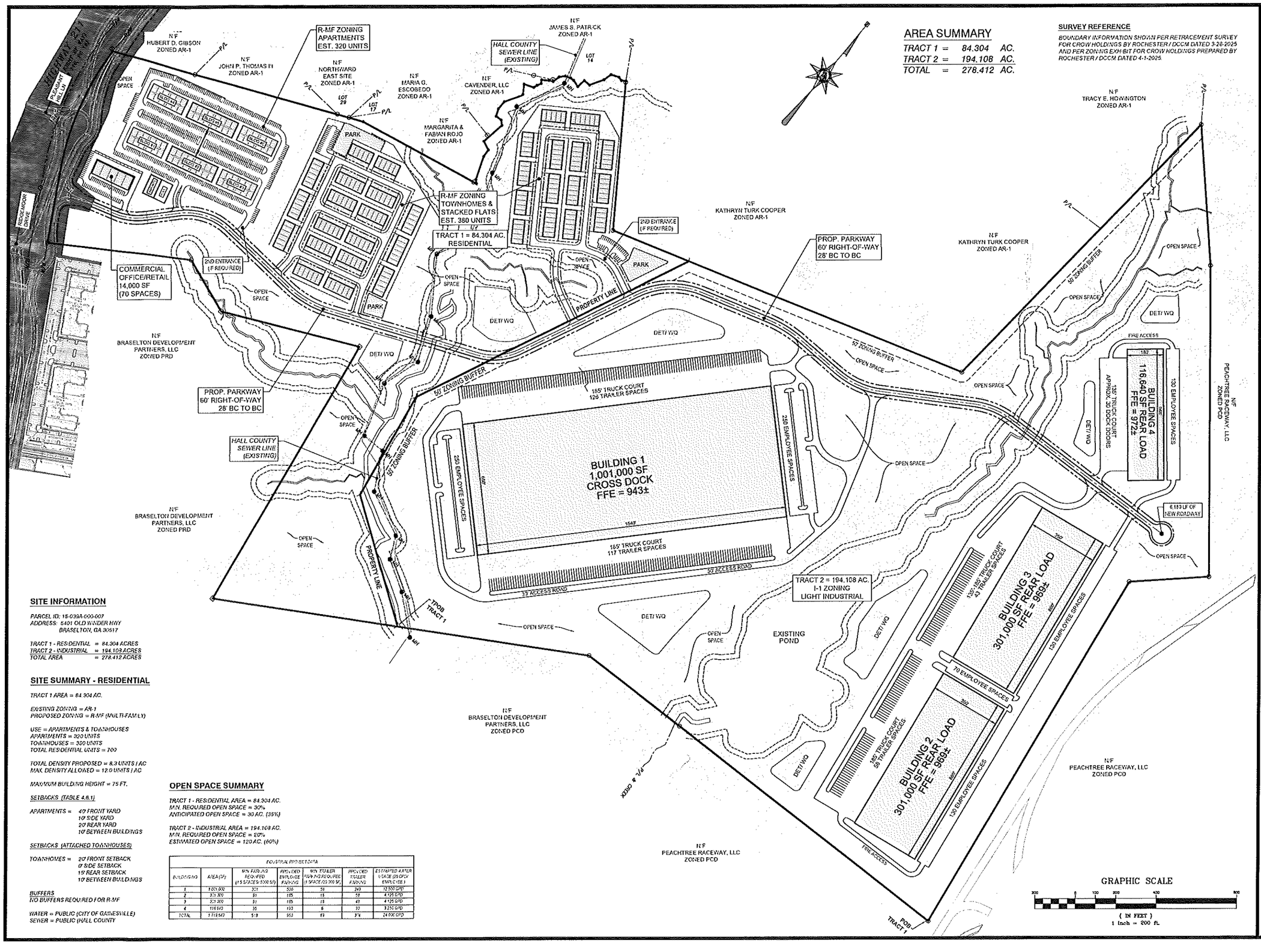
NO.	DATE	REVISIONS DESCRIPTION

GRAPHIC SCALE 0' 100' 200' 400' 600'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland

SHEET 1 OF 1

DATE: 4/1/25
SCALE: 1" = 200'
JOB NO.: 0195131
DRAWN BY: LJG
DWG NO.: ONELEXHIBIT



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL	*= 84.304 ACRES*
TRACT 2 - INDUSTRIAL	*= 194.108 ACRES*
TOTAL AREA	*= 278.412 ACRES*

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS =
40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES =
20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES / 1,000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE / 2,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD / EMPLOYEE)
1	1,001,000	501	500	51	243	12,500 GPD
2	301,000	91	185	15	59	4,125 GPD
3	301,000	91	185	15	49	4,125 GPD
4	116,640	35	133	6	22	3,250 GPD
TOTAL	1,719,640	518	953	69	374	24,000 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/29/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE
8-19-2025	4	ADD COMMERCIAL
10-3-2025	5	REVISED ENTRANCE

C-1.0

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)
Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – R-MF (Residential – Multi-Family)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes. All multi-family units will be available for rent, and all other units will be available for purchase. The density will be approximately 8.3 units per acre and shall not exceed 12 units per acre in accordance with the R-MF density standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 30 acres of open space (30%).

Site Description

The tract has is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County. Thereafter, all roadways within this development shall be designated as public and shall be maintained by Hall County. Entrance will comply with state DOT comments.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Apartment Project: Approximately 320 units in 6 Multi-Family Buildings
    - The six buildings will be a maximum of 4 stories.
- Single Family Attached Townhomes and Rear-Loaded (stacked) Townhomes
    - Will not exceed 380 units
- Front facades and sides of each townhome and stacked cottage shall be composed of brick, stone, or a combination of the two, excluding gables, which shall be composed of a masonry product.
- Vinyl siding is prohibited.
- The garage door shall constitute no more than 70% of the width of the individual townhome or stacked cottage unit.
- All residential driveways shall measure no less than 22ft from the right of way to the front of the garage door.
- The development shall feature internal sidewalks, no less than 5ft in width, constructed on both sides of all internal streets.
- Final review and approval of building elevations is subject to the Director or Assistant Director of Planning and Development, or their designee.
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering

Conditions

- There shall be a mandatory Homeowners Association (HOA).
- The amenity area shall include:
    - Apartments - guest parking, outdoor pavilion, picnic area, pool, playground, mail kiosk, and pickleball court. The amenity areas shall be completed at 50% of final build-out.
    - Townhomes - guest parking, outdoor pavilion, picnic area, playground, and mail kiosk. The amenity areas shall be completed at 50% of final build-out.

- The following language shall be placed upon the final plat of the 80-acre R-MF project: "Owners and users of this property are informed of motor raceway venues nearby, and

should expect noise, crowds, and other effects associated with such venues." All conditions of zoning shall be made part of any plats created for the development.

- The development shall be designed so that all state waters and required buffers (50ft and 75ft) do not encroach on any individual townhome or stacked cottage.
- All designated open space within the development shall be commonly held and shall not be individually held by any homeowner.

Parking

All parking shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Townhomes and Rear-Loaded (stacked) Townhomes	2 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
Multi-Family Parking	2 spaces per dwelling unit plus 1 guest space for every 15 dwelling units

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent 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 the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County Unified Development Code.

Model Home Permits

The development shall be limited to a maximum of one (1) townhome building and one (1) stacked cottage prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permit shall be issued prior to Final Plat recording.

Sales and Construction Trailers

Applicant is requesting the ability to install one leasing trailer for apartments, one sales trailer for the townhomes and stacked cottages, and two constructions trailer with associated parking areas in locations to be determined at the time of final plat approval.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

The entry monument signage shall not conflict with the 2025 Hall County Unified Development Code.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-MF master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to R-MF of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

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678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

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Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)

Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – I-I (Light-Industrial)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 120 acres of open space (60%).

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County at the expense of the Applicant. Thereafter, all roadways within this development may be designated as public, but the determination as to whether it shall be maintained by Hall County or a property ownership association will be made at a later date. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Approximately 1,719,640 SF of Light-Industrial warehouse space
    - Building 1: 1,001,000 SF, Cross Dock
        - Two 185' Truck Courts
    - Building 2: 301,000 SF, Rear Load
        - One 185' Truck Court
    - Building 3: 301,000 SF, Rear Load
        - One 135'-185' Truck Court
    - Building 4: 116,640 SF, Rear Load
        - One 135' Truck Court
- Buildings shall not exceed 55ft in height.
- The proposed building designs include tilt-wall concrete, cross docks, rear load docks, and truck courts.
- While the proposed site plan, renderings, elevations, and building designs may be updated and are subject to change, the final design will comply with applicable Unified Development Code Requirements.
- Speed tables in coordination with Hall County Engineering

Parking

Applicant is proposing 344 trailer parking spaces and 890 employee parking spaces around the light-industrial warehouses, as that is the industrial industry standard number of parking spaces for the use and size of the proposed warehouse and is consistent with other modern warehouse products that are being developed today in the northeast Georgia submarket. The site plan is subject to change, but shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Light Industrial	1.5 spaces per 5,000 square feet

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the light-industrial warehouse development to direct traffic to sales and leasing centers and to identify differing 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 the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County UDC.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

No entry monument signage shall conflict with the 2025 Hall County UDC.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.
    - Submitted along with this Amended Project Narrative is a letter from GDOT, dated July 11, 2025, granting commercial driveway access by the Department of Transportation at the Subject Property location.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the I-I master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to I-I of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

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K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

TRAFFIC IMPACT STUDY FOR

SR 211 Mixed-Use Site
Hall County, Georgia

DATE:
June 3, 2025

LOCATION:
Hall County, Georgia

PREPARED FOR:
CHI/Acquisitions, L.P.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



NV5

nv5.com

Executive Summary

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

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Figure 10: 2030 Build Traffic Volumes 14

A. Introduction

A new mixed-use is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive in Hall County, Georgia. The proposed development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. The site is proposed to have a single access-point onto SR 211.

The traffic analyses in this report are for a single phase of construction – full build-out even though the development cycle will likely be divided between industrial and residential. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is fully completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2030:

1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Hall County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

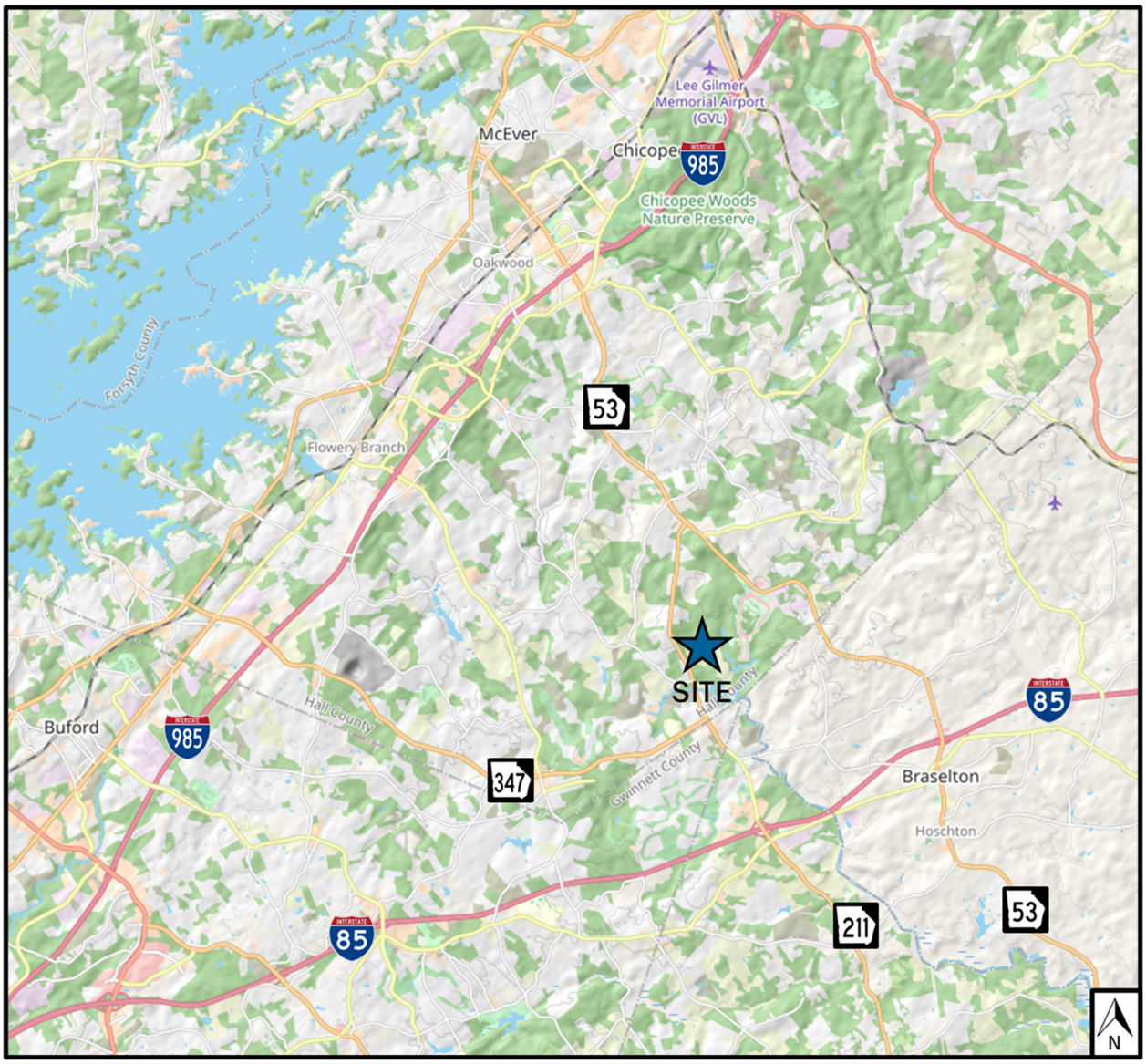
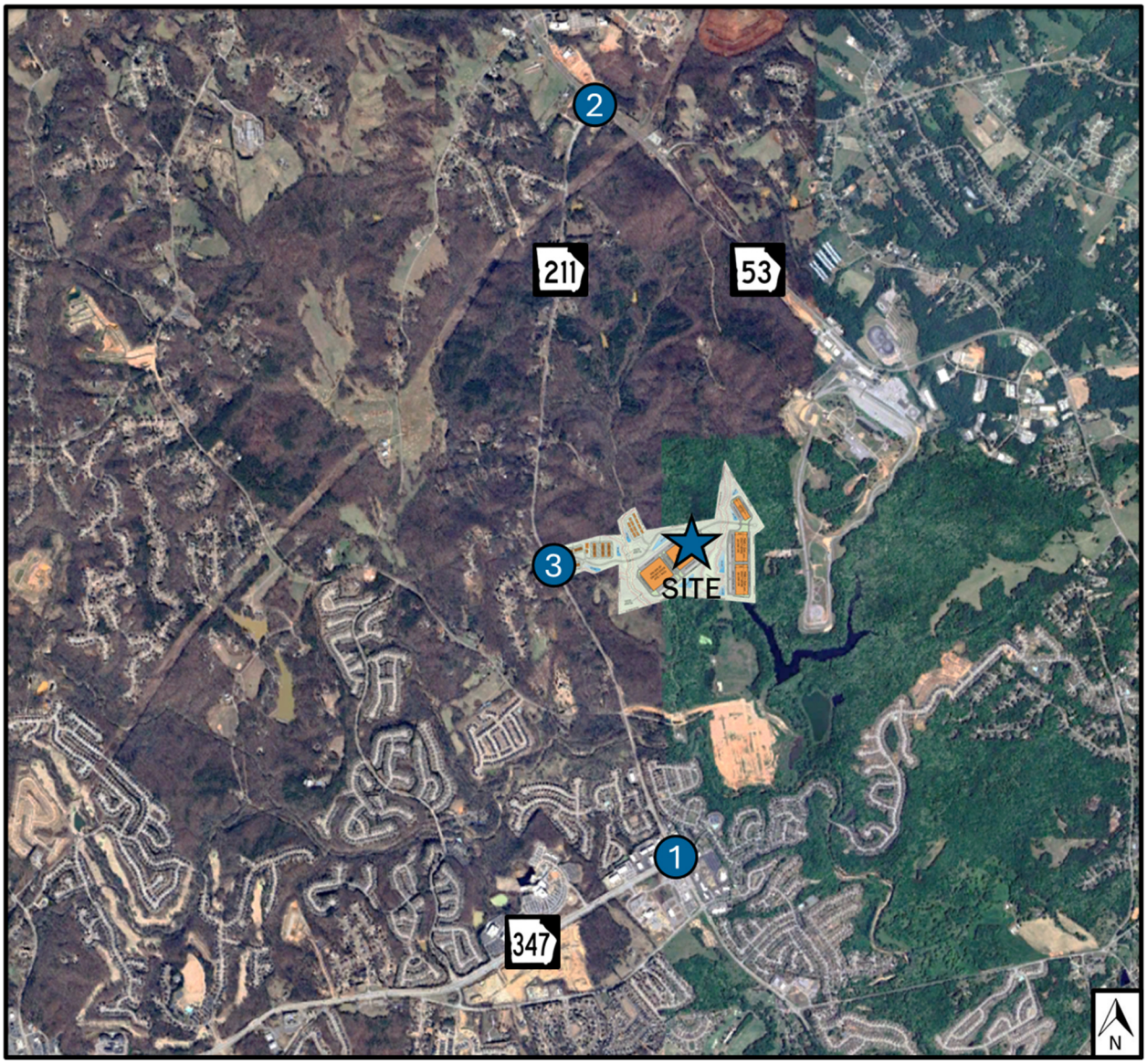


Figure 2: Site Location Aerial



1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway / Ridgemoor Drive

B. Existing Conditions

B.1. Transportation Facilities

SR 211 is currently a two-lane, undivided, minor arterial highway that has a north/south orientation for the purposes of this study. SR 211 runs south from its intersection with SR 53 towards Barrow County and I-85. The posted speed limit along SR 211 is 45 miles per hour (MPH) and land uses along the highway are primarily residential in the study area with commercial around its intersection with SR 347 / Bayberry Drive.

SR 53 is a four-lane, divided highway classified as a principal arterial highway west of its intersection with SR 211 and a minor arterial highway east of the intersection as the highway narrows to a two-lane, undivided roadway. SR 53 has an east/west orientation, for the purposes of this study, and runs west towards Oakwood and I-985 and runs east towards Braselton and I-85. The posted speed limit along SR 53 in the study area is 45 MPH. Most of the land is undeveloped along the highway with some small commercial uses in the area as well as a Hall County fire station.

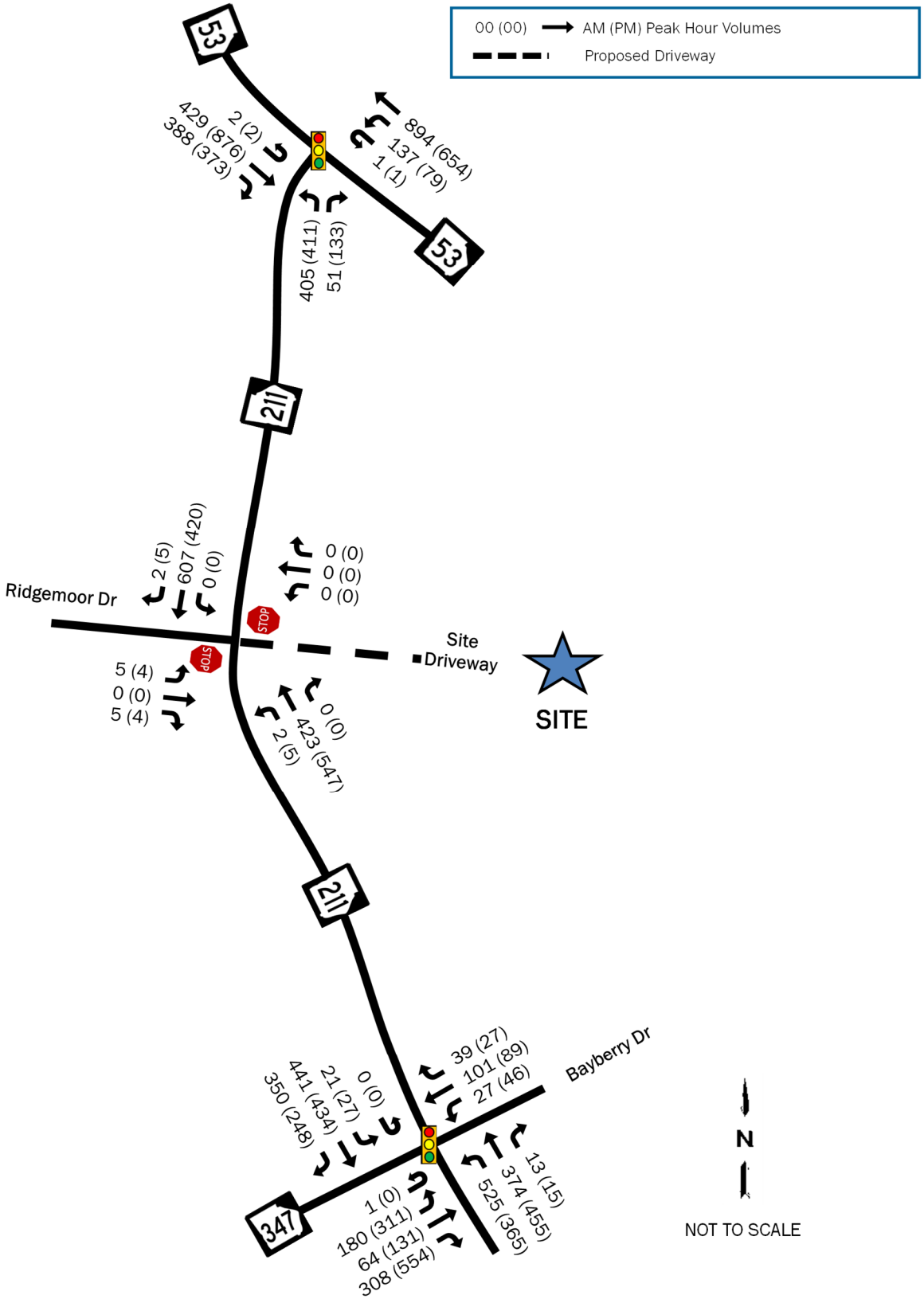
SR 347 (Friendship Road) is a six-lane, divided, minor arterial highway with an east-west orientation for the purposes of this study. SR 347 runs west from its intersection with SR 211 towards Buford and I-985. SR 53 shares an intersection at SR 211 with Bayberry Drive. The posted speed limit along SR 53 is 45 MPH and land uses along the highway are primarily commercial at the study intersection with residential west of the study area.

Bayberry Drive is a four-lane, divided, local roadway that runs east of its intersection with SR 211 into the Mulberry Park residential subdivision. Bayberry Drive also includes three access points for commercial developments located along SR 211. The posted speed limit along Bayberry Drive is 25 MPH.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, March 25, 2025. Average daily traffic counts were also collected on SR 211 in front of the proposed site. The average daily weekday traffic along SR 211 is approximately 12,500 vehicles per day near the project site. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2025 are shown in Figure 3 (2025 Existing Traffic Volumes).

Figure 3: 2025 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate used in the study area is based upon an analysis of historical traffic counts in study area according to Georgia DOT's Traffic Data Application. The project is expected to be completed in 2030. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 2.4% per year for five (5) years. The expected volumes are shown in Figure 4, 2030 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

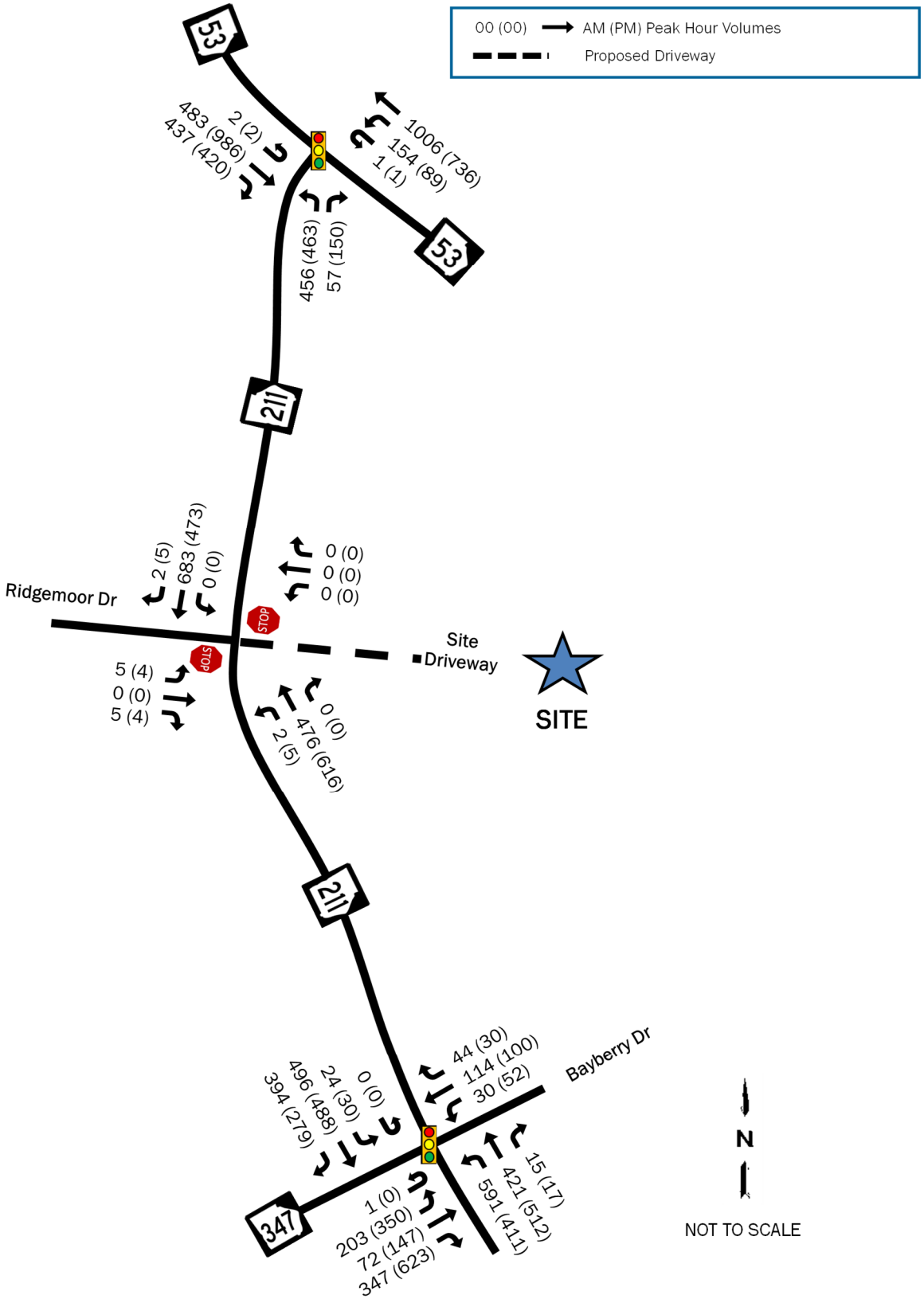
C.2. Planned Roadway Projects

GDOT has two projects planned for SR 211 that are expected to impact the study area and be completed by the end of 2030. The first, PI 0016089, will widen SR 211 from Liberty Church Road to SR 347 / Bayberry Drive from two-lanes to a four-lane, divided highway. This project will add significant capacity improvements to the intersection of SR 211 with SR 347 including an additional eastbound left-turn lane, eastbound right-turn lane, northbound through-lane, northbound right-turn lane, and a westbound right-turn lane. Letting for this project is scheduled for 2025.

The second project, PI 0007233, will continue the widening north to SR 53 creating a series of R-cuts along the highway and a multilane roundabout at the intersection of SR 211 with Union Church Road. This project will add a second southbound through-lane to the intersection of SR 211 with SR 347, but not significantly impact the intersection of SR 211 with SR 53, other than extending the storage bay for northbound right-turns. Construction for this project is expected to be completed by the end of 2030.

The changes from these widening plans are expected to include signal timing improvements, so for the purposes of this study, signal timings for the future (No-build) analysis were optimized and the same timings were used for the future + project traffic (Build) analysis.

Figure 4: 2030 No-Build Traffic Volumes



C.3. Project Trip Generation

Project trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. According to ITE, trips for light industrial developments include both personal vehicles and trucks. Table 1 below shows the breakdown of the trips expected to be generated by the new mixed-use development.

Table 1: Trip Generation

Land Use Code	Variable	Trip Type	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
110 - Light Ind.	1,719,640 SF	Personal Vehicle	1,820	159	37	196	38	143	181
		Truck	936	18	16	34	27	25	52
215 – Townhomes	350 Units	Personal Vehicle	2,616	55	121	176	117	89	206
220 – Apts	350 Units	Personal Vehicle	2,318	31	100	131	108	63	171
Total			**7,690**	**263**	**273**	**537**	**290**	**320**	**610**

The development will generate a total of 537 new vehicle trips (263 entering and 273 exciting) during the AM peak hour, and a total of 610 new vehicle trips (290 entering and 320 exiting) during the PM peak hour.

C.4. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. Traffic counts at the nearest intersection to the north and south of the site suggest that approximately

- 30% of vehicles will travel to/from the northwest along SR 53
- 10% will travel to/from the northeast along SR 53
- 25% will travel to/from the southwest along SR 347
- 35% will travel to/from the south along SR 211.

The detailed personal vehicles trip distribution is shown in Figure 5. The personal vehicles trips generated from the development utilizing the trip distribution is depicted in Figure 6. Truck counts at the intersections suggest a different distribution pattern for heavy vehicles. The counts suggest that:

- 30% of trucks will travel to/from the northwest along SR 53,
- 25% will travel to/from the northeast along SR 53,
- 20% will travel to/from the southwest along SR 347, and
- 25% will travel to/from the south along SR 211.

The truck distribution is shown in Figure 7, and the resulting truck trips are shown in Figure 8. Figure 9 shows the total project trip generation. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 5: Personal Vehicle Trip Distribution

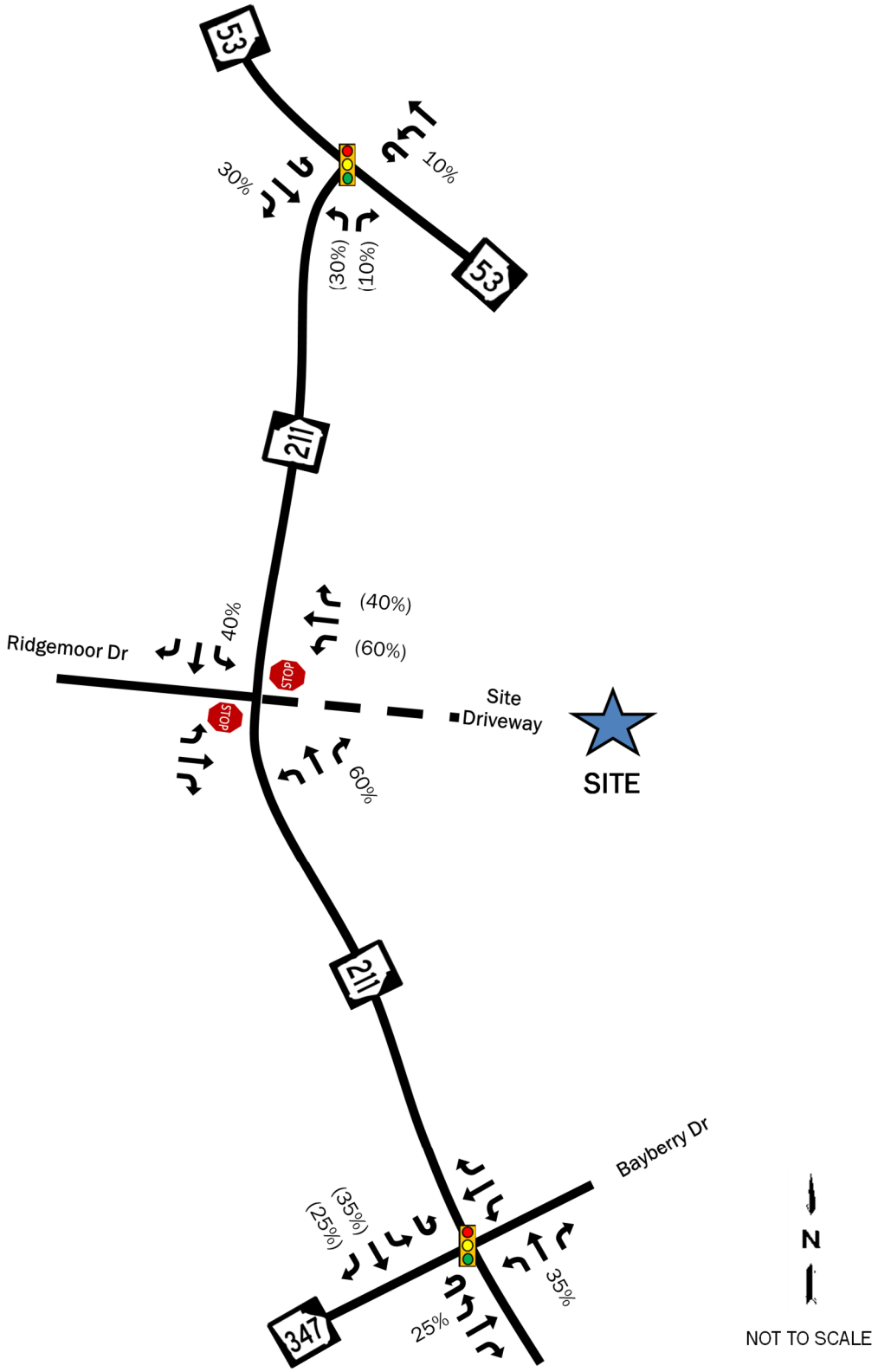


Figure 6: Personal Vehicle Development Trips

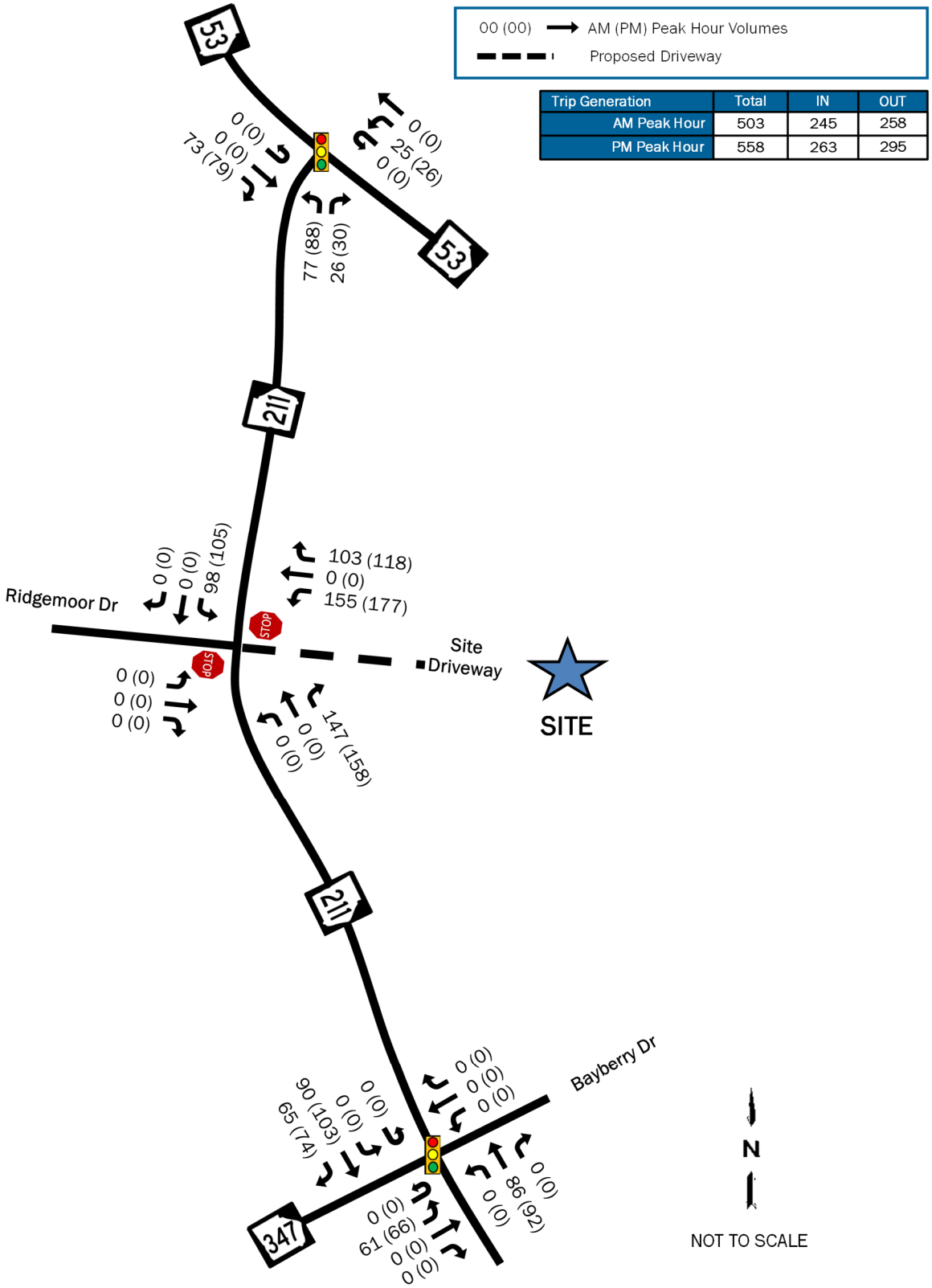


Figure 7: Truck Trip Distribution

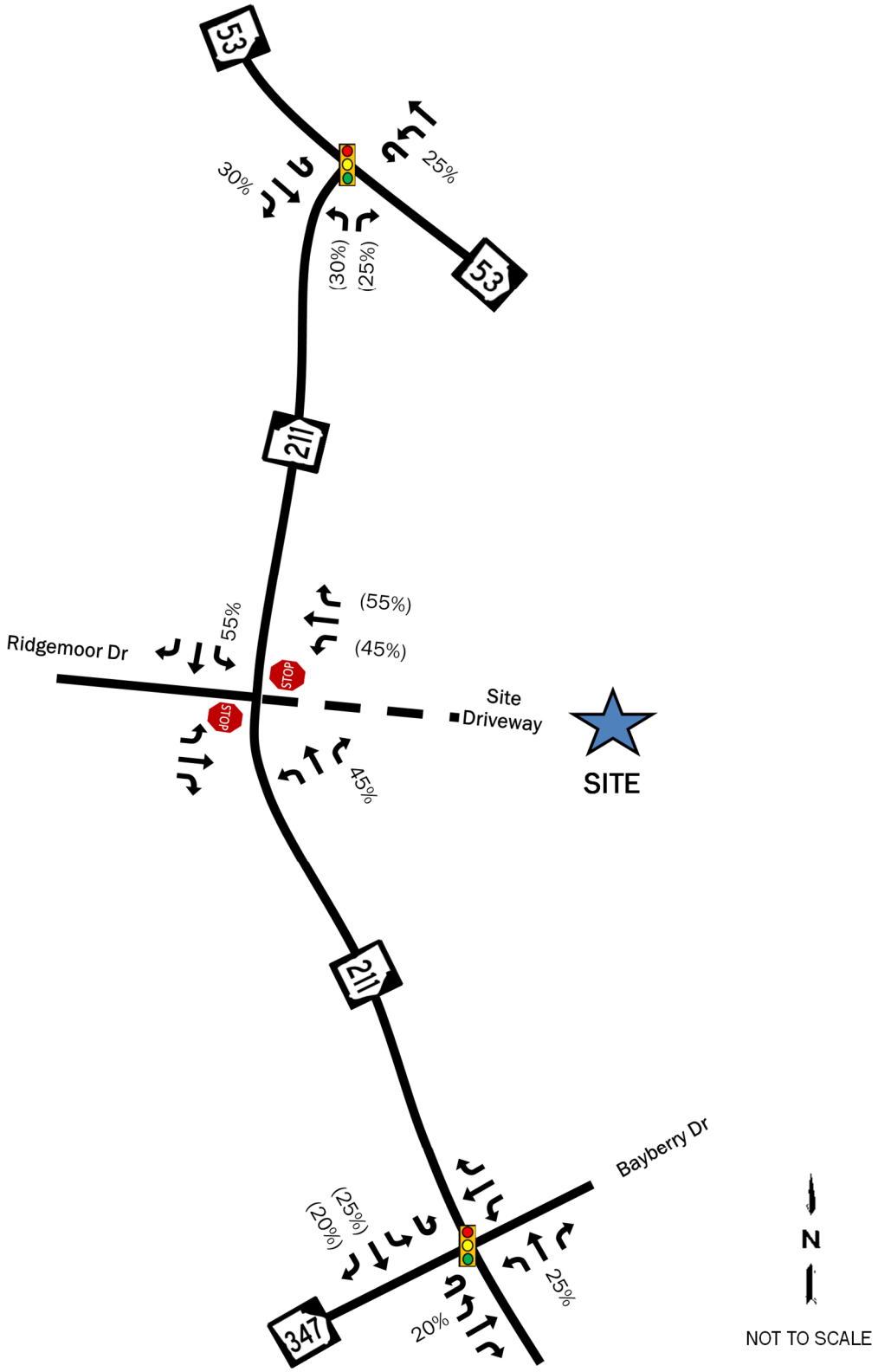


Figure 8: Truck Development Trips

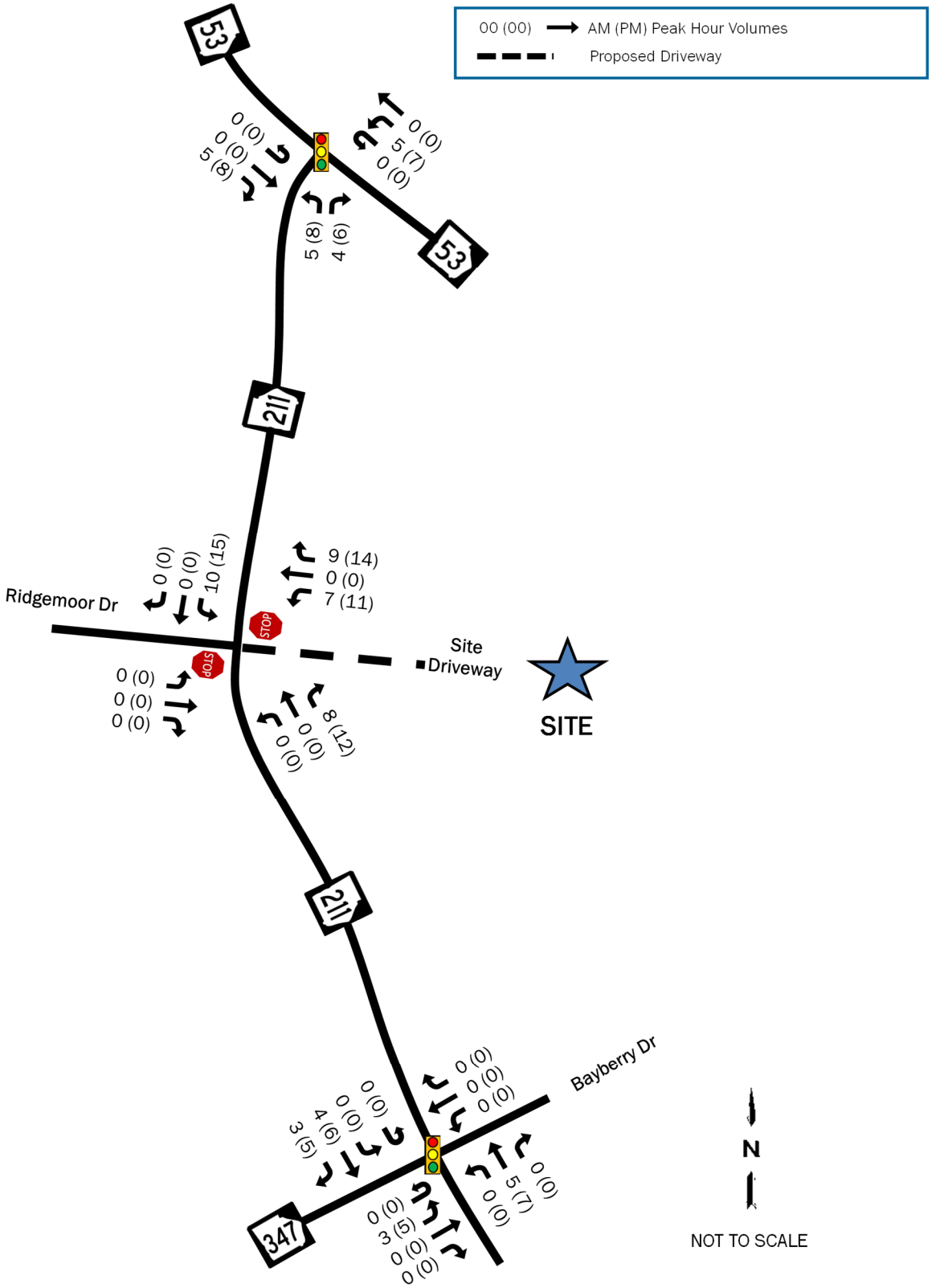


Figure 9: Total Development Trips

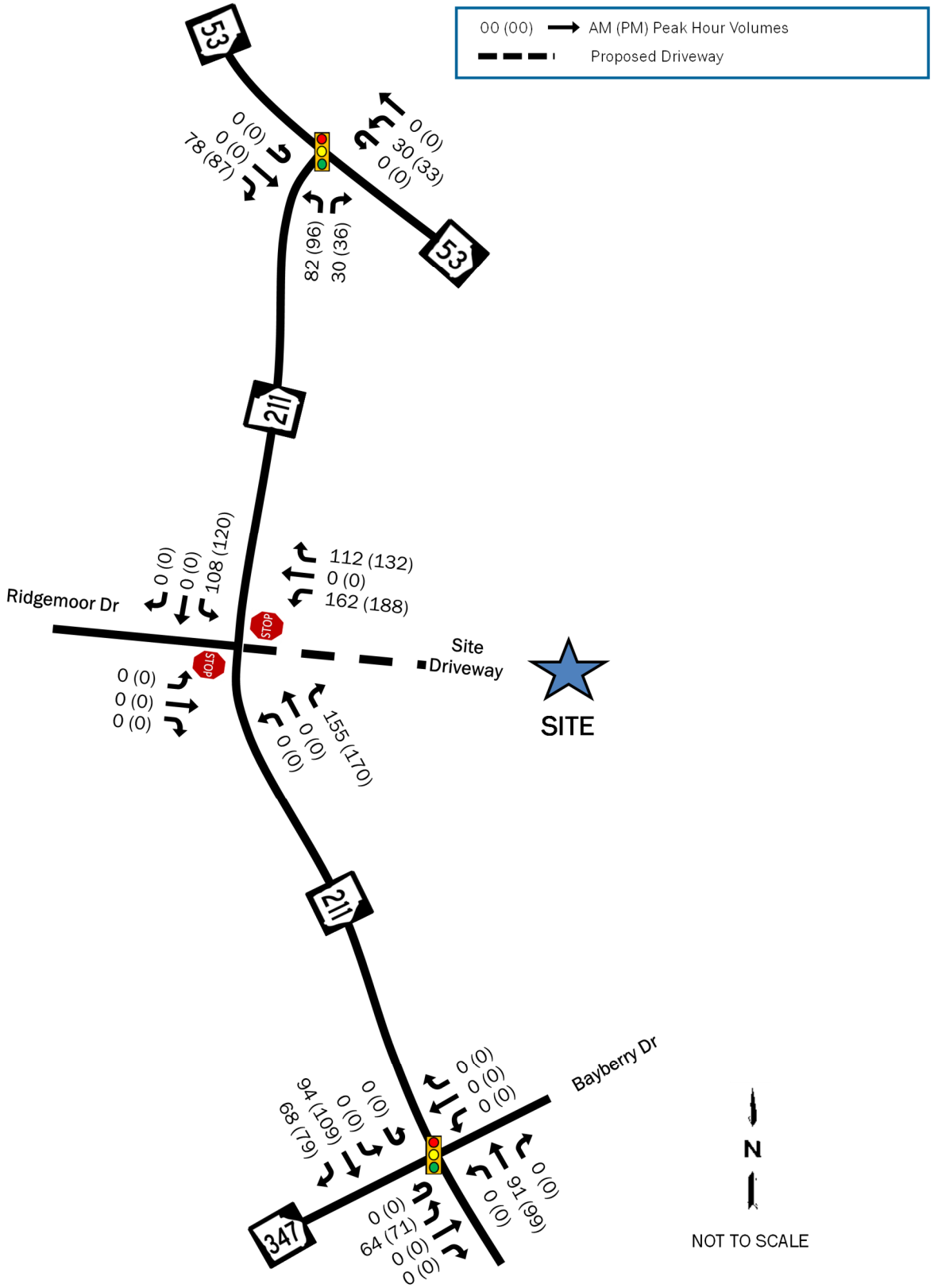
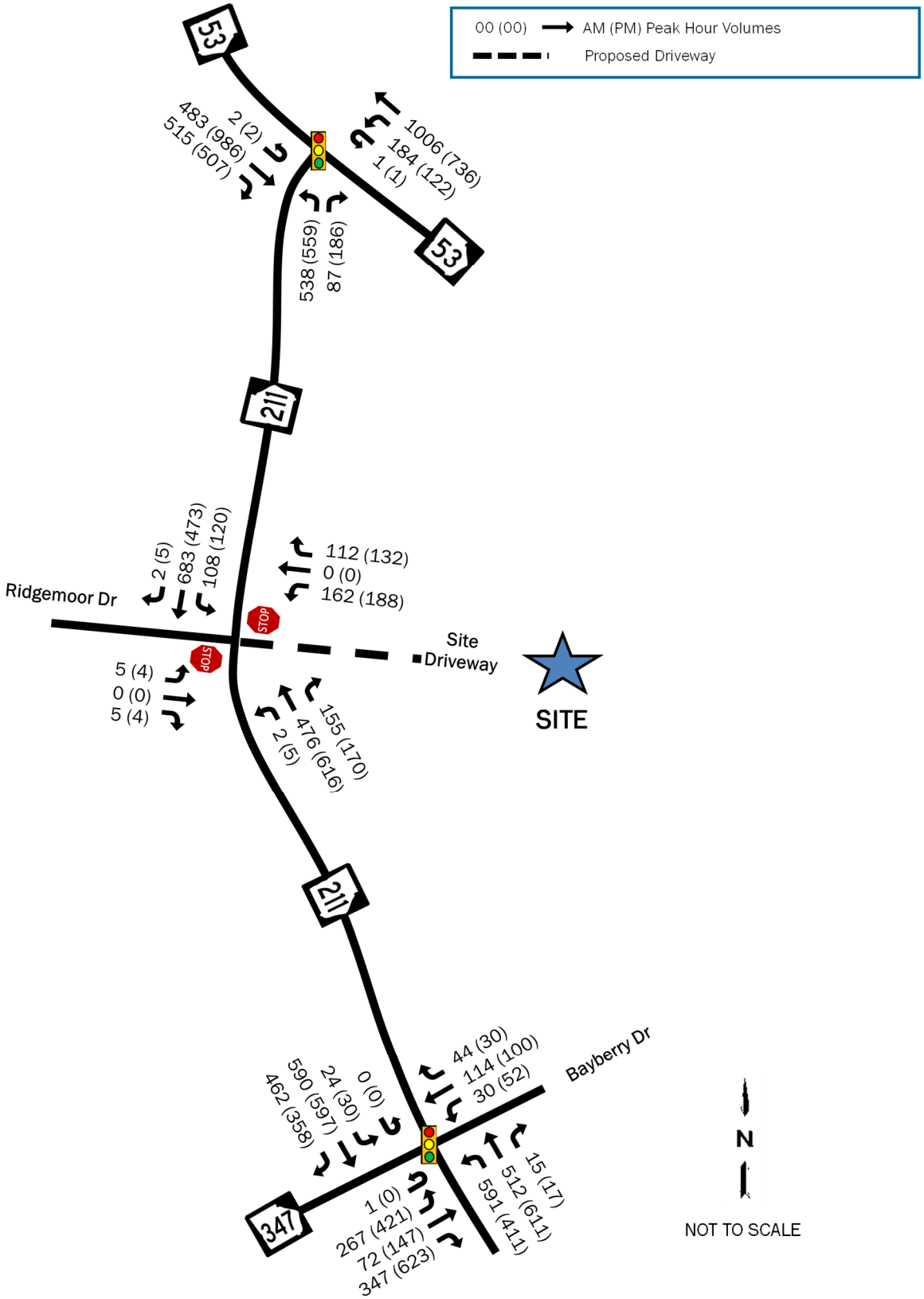


Figure 10: 2030 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C. Singal timing for the intersections SR 211 with SR 53 and with SR 347 / Bayberry Drive were taken from GDOT's Automated Traffic Signal Performance Measures application. Printouts of the timings are included with the Synchro® output reports in Appendix C. Since HCM does not analyze U-turns at signalized intersections, all U-turns were included as left-turns. The eastbound approach at the intersection of SR 211 with SR 53 had few U-turns that could not be accounted for as the intersection is a T-intersection, but there is an exclusive storage lane for these U-turns and the delay to make the U-turn is negligible to the rest of the intersection.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**52.6**	**F**	**113.5**
			EB	E	71.0	F	192.5
			WB	F	90.6	F	135.7
			NB	D	42.5	D	45.6
			SB	D	37.4	D	38.6
2	SR 211 & SR 53	Signal	**Overall**	**A**	**8.9**	**A**	**9.3**
			EB	A	6.6	A	6.9
			WB	A	7.3	A	6.9
			NB	B	16.9	B	19.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	20.3	C	18.4
			NBL	A	8.9	A	8.3

As shown in Table 2, the intersection of SR 211 with SR 347 / Bayberry Drive currently experiences heavy delay along the two side-streets, especially during the PM peak period. Much of the delay is due to a high cycle length during the PM peak period of 160 seconds and very little time allocated to the side streets, despite having a high volume of traffic coming from SR 347.

D.2. 2030 No-Build Conditions Capacity Analysis

The results of the 2030 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4. The analysis for 2030 assumes the improvements to SR 211 will be in place.

Table 3: 2030 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**39.8**	**D**	**37.0**
			EB	D	38.3	D	35.6
			WB	E	69.2	E	59.1
			NB	D	44.4	D	37.7
			SB	C	29.5	C	31.9
2	SR 211 & SR 53	Signal	**Overall**	**A**	**9.9**	**B**	**10.7**
			EB	A	7.0	A	7.3
			WB	A	7.8	A	7.5
			NB	C	20.3	C	24.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	23.8	C	21.3
			NBL	A	9.2	A	8.5

As shown in Table 3, the major improvements to SR 211 and the intersection of SR 211 with SR 347 / Bayberry Drive is expected to greatly improve traffic operations at the intersection. The Bayberry Drive approach may still experience slightly high delay due to timings needing to favor the other approaches, but queues for this approach are expected to stay low.

D.3. 2030 Build Conditions Capacity Analysis

The results of the 2030 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10. As with the no-build analysis, the SR 211 widening is expected to be completed.

Table 4: 2030 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**40.5**	**D**	**37.4**
			EB	D	38.8	D	35.9
			WB	E	69.6	E	59.1
			NB	D	42.6	D	36.7
			SB	D	34.2	C	34.9
2	SR 211 & SR 53	Signal	**Overall**	**B**	**12.1**	**B**	**13.4**
			EB	A	8.4	A	8.7
			WB	A	8.9	B	10.2
			NB	C	24.7	C	27.8
3	SR 211 & Site Driveway	Round-about	**Overall**	**A**	**7.1**	**A**	**8.0**
			EB	A	6.7	A	5.6
			WB	A	9.0	B	12.9
			NB	A	6.2	A	7.3
			SB	A	7.3	A	6.3

As shown in Table 4, the addition of traffic from the proposed mixed-use development is not expected to have a major impact on traffic operations at the nearby intersections. Delay is expected to increase slightly from the no-build volumes, but overall operations are expected to stay the same.

After conducting an Intersection Control Evaluation (See Section E.2) and weighing the industrial character of the site, the best intersection configuration for the proposed access is a multilane roundabout.

E. Site Driveway Evaluation

E.1. GDOT Turn-Lane Evaluations

The need for right and left-turn lanes at the proposed site driveway was analyzed using methodologies from GDOT. GDOT bases the warrants for turn lanes on the speed of the roadway, the average daily traffic along the roadway, and the number of lanes of the roadway. SR 211 is expected to be a four-lane divided roadway by the time the proposed site is completed. The speed limit of SR 211 is 45 MPH, and the average daily traffic is over 10,000 vehicles per day. Table 5 shows the results of the turn lane warrants for the two proposed driveways.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?
3	SR 211 & Ridgemoor Dr/ Site Driveway	SBL	1,608 LT/Day	250 LT/Day	YES
		NBR	2,237 RT/Day	75 RT/Day	YES
		NBL	58 LT/Day	250 LT/Day	No

As shown in Table 6, both a northbound right-turn deceleration lane and a southbound left-turn lane is warranted at the proposed site driveway. **It is noted that the turn lanes will only be applicable if a multilane roundabout is not constructed at the intersection.**

E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations

The site driveway was analyzed for different intersection types to decide what would be best for the intersection configuration. With the amount of traffic expected from the development, a signal is likely warranted at the proposed access point. A traffic signal ranked first in the ICE analysis; however, the signal is likely only warranted after the site reaches full-build out, so it would not be a likely option as the site is developed over time.

The second ranked option was an R-Cut which is consistent with the current concept for the SR 211 widening plans. While a R-Cut, could work at the site driveway, the site is expected to generate many large trucks throughout the day which would have to make a U-turn to head towards I-85, which could be dangerous and impeded traffic on SR 211.

A multilane roundabout ranked third in the evaluation but performed the best in terms of capacity, while allowing the safest access onto SR 211 for the larger vehicles; thus, a multilane roundabout is recommended at the site driveway. Additionally, it is recommended that the site driveway align with Ridgemoor Drive on the west side of SR 211 to prevent conflicting turns. Ridgemoor Drive is a small, dead-end road that provides access to about 37 single-family homes, so very little traffic is expected from that approach. The ICE worksheets are included in Appendix E.

F. Conclusions

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The widening of SR 211 and updated signal timings will yield satisfactorily operations during both peak hours even with additional traffic growth in the area. The addition of traffic from the proposed mixed-use site is expected to increase delay only marginally at the two study intersections, allowing them to continue operating similarly to no-build conditions.

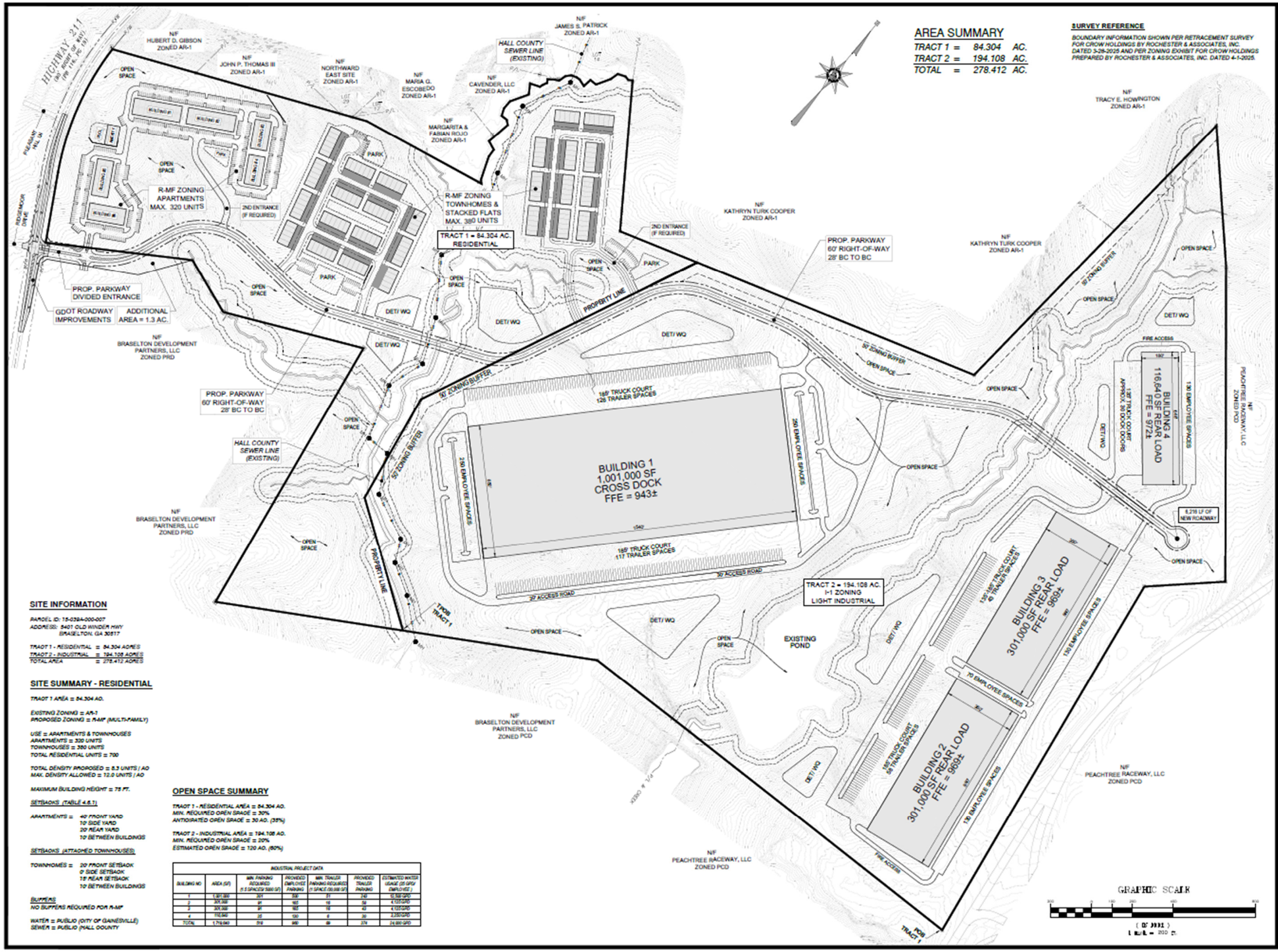
The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/ 1000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE /10,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	501	536	51	140	10,700 GPD
2	301,000	91	165	15	58	4,125 GPD
3	301,000	91	165	15	43	4,125 GPD
4	116,640	35	135	6	30	3,375 GPD
TOTAL	1,719,640	518	969	89	374	24,950 GPD

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Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-30-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISE ENTRANCE

C-1.0

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Prepared by National Data & Surveying Services

SR 211 & Friendship Rd/Bayberry Dr/SR 347

Peak Hour Turning Movement Count

ID: 25-180066-001
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	2444	0	2702
TEV	AM	NOON	PM
PHF	0.98		0.97

SR 211 — SOUTHBOUND

AM	350	441	21	0	593	AM
NOON	0	0	0	0	0	NOON
PM	248	434	27	0	793	PM

EASTBOUND — Friendship Rd/Bayberry Dr/SR 347

AM	NOON	PM		
977	0	702		
1	0	0	0	
180	0	311	1	
64	0	131	1	
308	0	554	1	
AM	NOON	PM		

WESTBOUND — Friendship Rd/Bayberry Dr/SR 347

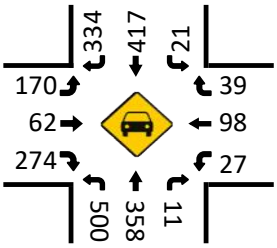
PM	NOON	AM	
27	0	39	0
89	0	101	1
46	0	27	1
0	0	0	0
173	0	98	
PM	NOON	AM	

SR 211 — NORTHBOUND

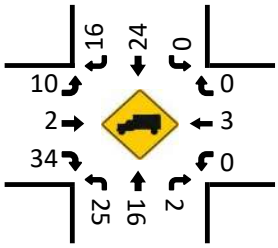
PM	1034	0	365	455	15	PM
NOON	0	0	0	0	0	NOON
AM	776	0	525	374	13	AM

0 2 1 0

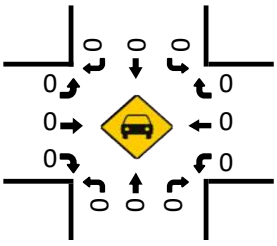
Cars (AM)



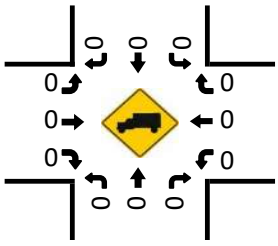
HT (AM)



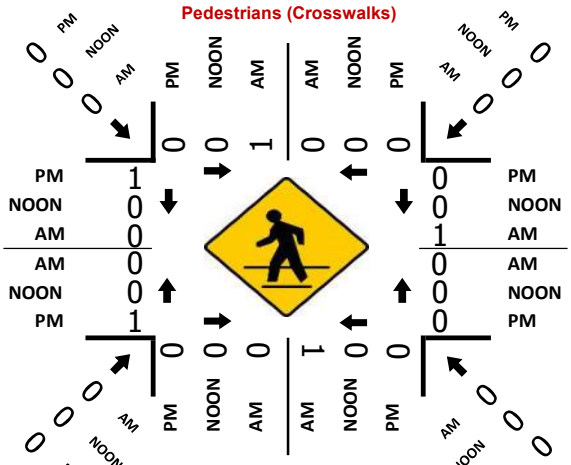
Cars (NOON)



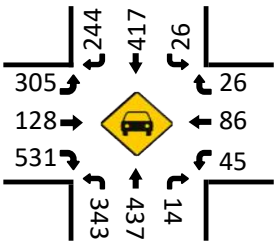
HT (NOON)



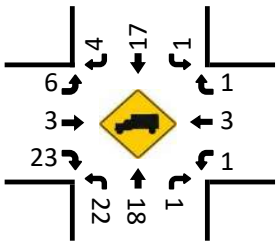
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

SR 211 & SR 53/SR 211

Peak Hour Turning Movement Count

ID: 25-180066-002
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2307	0	2529
PHF	0.92		0.97

SR 211 — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

SR 53/SR 211 — EASTBOUND

AM	NOON	PM	
1301	0	1067	⇦
2	0	2	↰ 1
0	0	0	↱ 0
429	0	876	→ 2
388	0	373	↘ 1
AM	NOON	PM	

SR 53/SR 211 — WESTBOUND

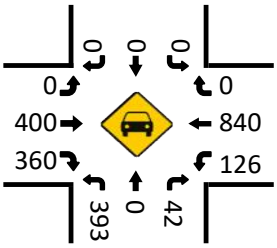
PM	NOON	AM	
0	0	0	↰ 0
654	0	894	← 2
79	0	137	↙ 1
1	0	1	↳ 0
1010	0	481	⇨
PM	NOON	AM	

SR 211 — NORTHBOUND

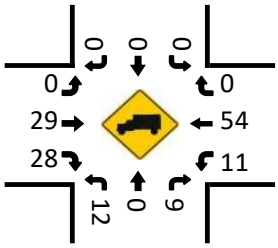
PM	452	0	411	0	133	PM
NOON	0	0	0	0	0	NOON
AM	525	0	405	0	51	AM

0 2 0 1

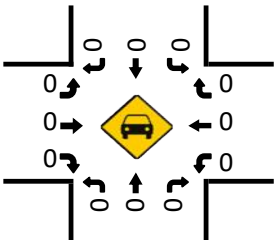
Cars (AM)



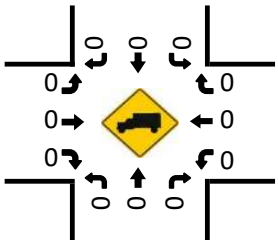
HT (AM)



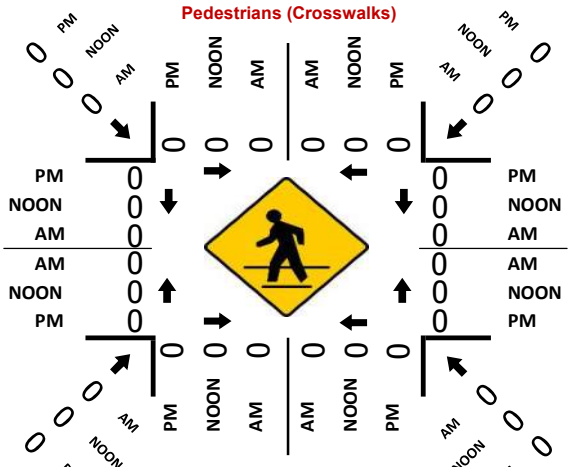
Cars (NOON)



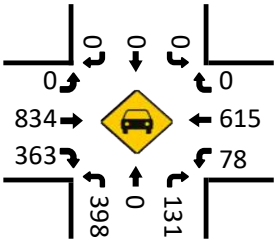
HT (NOON)



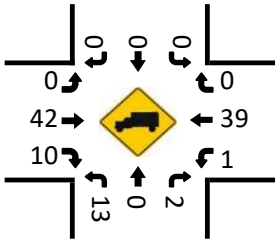
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,114	6,253	0	0	12,367

DAILY TOTALS

15-Minutes Interval

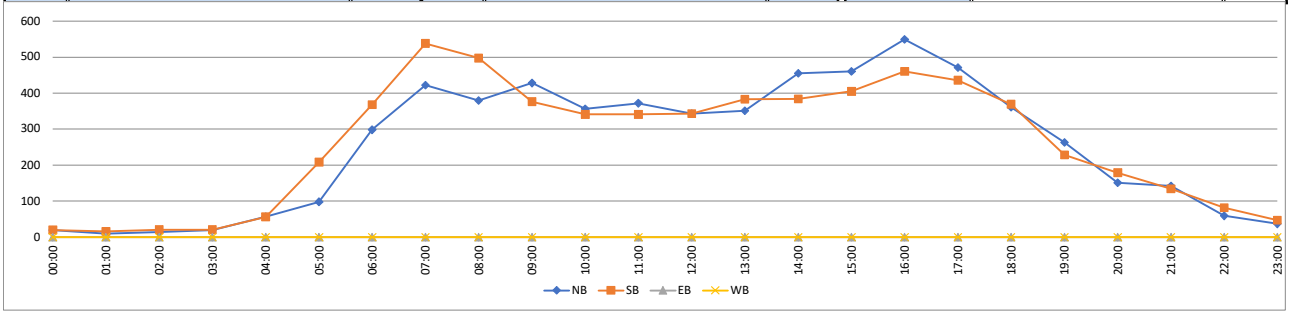
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	10	3			13	12:00	111	83			194
0:15	3	7			10	12:15	85	78			163
0:30	4	3			7	12:30	75	100			175
0:45	2	7			9	12:45	72	82			154
1:00	4	4			8	13:00	86	92			178
1:15	1	3			4	13:15	86	107			193
1:30	2	7			9	13:30	96	84			180
1:45	3	2			5	13:45	83	100			183
2:00	3	4			7	14:00	93	101			194
2:15	2	2			4	14:15	117	98			215
2:30	5	3			8	14:30	122	80			202
2:45	4	12			16	14:45	123	105			228
3:00	4	6			10	15:00	97	82			179
3:15	3	2			5	15:15	117	91			208
3:30	7	8			15	15:30	132	107			239
3:45	5	5			10	15:45	114	125			239
4:00	10	8			18	16:00	127	127			254
4:15	10	7			17	16:15	126	129			255
4:30	19	13			32	16:30	155	92			247
4:45	18	28			46	16:45	141	112			253
5:00	14	25			39	17:00	138	91			229
5:15	24	42			66	17:15	114	125			239
5:30	27	60			87	17:30	113	102			215
5:45	33	81			114	17:45	106	118			224
6:00	57	56			113	18:00	112	94			206
6:15	58	108			166	18:15	86	97			183
6:30	90	112			202	18:30	86	93			179
6:45	93	92			185	18:45	77	85			162
7:00	93	104			197	19:00	69	65			134
7:15	111	112			223	19:15	65	52			117
7:30	117	164			281	19:30	70	50			120
7:45	101	158			259	19:45	59	61			120
8:00	85	152			237	20:00	38	47			85
8:15	96	128			224	20:15	42	50			92
8:30	98	115			213	20:30	36	41			77
8:45	100	102			202	20:45	35	41			76
9:00	117	91			208	21:00	46	36			82
9:15	126	98			224	21:15	38	33			71
9:30	103	104			207	21:30	36	40			76
9:45	82	83			165	21:45	22	25			47
10:00	66	88			154	22:00	16	23			39
10:15	99	82			181	22:15	15	18			33
10:30	98	83			181	22:30	16	30			46
10:45	93	88			181	22:45	12	11			23
11:00	83	81			164	23:00	12	11			23
11:15	96	85			181	23:15	7	18			25
11:30	88	86			174	23:30	11	10			21
11:45	105	89			194	23:45	7	8			15
TOTALS	2472	2803	0	0	5275	TOTALS	3642	3450	0	0	7092
SPLIT %	47%	53%	0%	0%	43%	SPLIT %	51%	49%	0%	0%	57%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	19	20			39
01:00	02:00	10	16			26
02:00	03:00	14	21			35
03:00	04:00	19	21			40
04:00	05:00	57	56			113
05:00	06:00	98	208			306
06:00	07:00	298	368			666
07:00	08:00	422	538			960
08:00	09:00	379	497			876
09:00	10:00	428	376			804
10:00	11:00	356	341			697
11:00	12:00	372	341			713
12:00	13:00	343	343			686
13:00	14:00	351	383			734
14:00	15:00	455	384			839
15:00	16:00	460	405			865
16:00	17:00	549	460			1009
17:00	18:00	471	436			907
18:00	19:00	361	369			730
19:00	20:00	263	228			491
20:00	21:00	151	179			330
21:00	22:00	142	134			276
22:00	23:00	59	82			141
23:00	00:00	37	47			84

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2472	2803			5275
Peak Hour	8:45	7:30			7:30
Peak Volume	446	602			1001
Peak Hour Factor	0.885	0.918			0.891
Peak Period	12:00	to	00:00		
Volume	3642	3450			7092
Peak Hour	16:15	15:30			16:00
Peak Volume	560	488			1009
Peak Hour Factor	0.903	0.946			0.989
Peak Period	07:00	to	09:00		
Volume	801	1035			1836
Peak Hour	7:00	7:30			7:30
Peak Volume	422	602			1001
Peak Hour Factor	0.902	0.918			0.891
Peak Period	16:00	to	18:00		
Volume	1020	896			1916
Peak Hour	16:15	16:00			16:00
Peak Volume	560	460			1009
Peak Hour Factor	0.903	0.891			0.989



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Wednesday
Date: 3/26/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,171	6,344	0	0	12,515

DAILY TOTALS

15-Minutes Interval

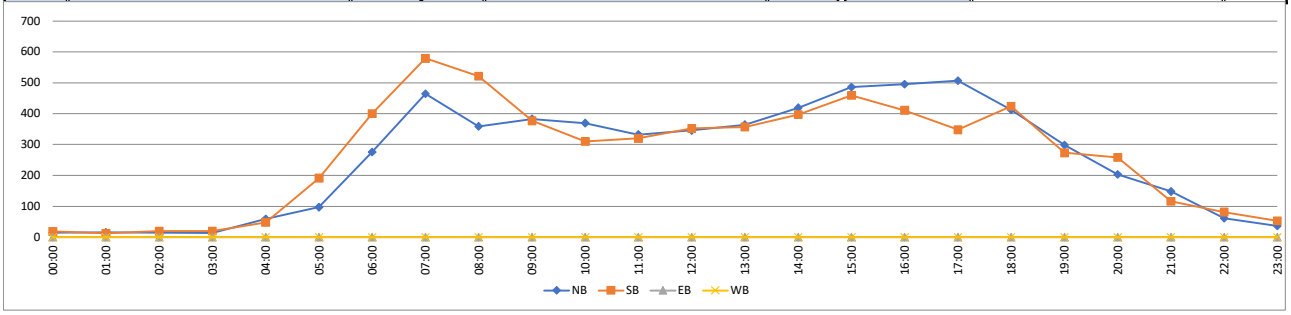
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	5	5			10	12:00	80	78			158
0:15	4	6			10	12:15	83	79			162
0:30	4	3			7	12:30	100	95			195
0:45	1	4			5	12:45	83	100			183
1:00	5	4			9	13:00	83	76			159
1:15	5	3			8	13:15	104	89			193
1:30	4	1			5	13:30	95	94			189
1:45	1	4			5	13:45	82	98			180
2:00	4	6			10	14:00	88	97			185
2:15	5	2			7	14:15	112	101			213
2:30	2	3			5	14:30	123	96			219
2:45	3	8			11	14:45	96	103			199
3:00	3	4			7	15:00	123	100			223
3:15	1	4			5	15:15	109	104			213
3:30	3	6			9	15:30	126	102			228
3:45	6	6			12	15:45	128	153			281
4:00	10	8			18	16:00	115	94			209
4:15	7	9			16	16:15	115	103			218
4:30	24	13			37	16:30	131	124			255
4:45	18	18			36	16:45	134	90			224
5:00	16	28			44	17:00	151	98			249
5:15	20	33			53	17:15	135	88			223
5:30	38	56			94	17:30	125	90			215
5:45	23	74			97	17:45	96	72			168
6:00	45	74			119	18:00	122	117			239
6:15	72	109			181	18:15	98	118			216
6:30	68	111			179	18:30	99	109			208
6:45	91	106			197	18:45	94	80			174
7:00	106	112			218	19:00	97	68			165
7:15	106	138			244	19:15	74	75			149
7:30	139	157			296	19:30	63	59			122
7:45	113	172			285	19:45	64	71			135
8:00	73	160			233	20:00	54	45			99
8:15	84	123			207	20:15	59	90			149
8:30	111	112			223	20:30	39	62			101
8:45	91	126			217	20:45	51	61			112
9:00	88	83			171	21:00	45	29			74
9:15	104	102			206	21:15	35	37			72
9:30	100	91			191	21:30	42	24			66
9:45	91	101			192	21:45	26	26			52
10:00	108	86			194	22:00	20	21			41
10:15	87	72			159	22:15	13	25			38
10:30	96	84			180	22:30	18	17			35
10:45	78	68			146	22:45	10	18			28
11:00	86	78			164	23:00	10	13			23
11:15	78	85			163	23:15	4	21			25
11:30	86	71			157	23:30	15	7			22
11:45	82	86			168	23:45	7	12			19
TOTALS	2395	2815	0	0	5210	TOTALS	3776	3529	0	0	7305
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	14	18			32
01:00	02:00	15	12			27
02:00	03:00	14	19			33
03:00	04:00	13	20			33
04:00	05:00	59	48			107
05:00	06:00	97	191			288
06:00	07:00	276	400			676
07:00	08:00	464	579			1043
08:00	09:00	359	521			880
09:00	10:00	383	377			760
10:00	11:00	369	310			679
11:00	12:00	332	320			652
12:00	13:00	346	352			698
13:00	14:00	364	357			721
14:00	15:00	419	397			816
15:00	16:00	486	459			945
16:00	17:00	495	411			906
17:00	18:00	507	348			855
18:00	19:00	413	424			837
19:00	20:00	298	273			571
20:00	21:00	203	258			461
21:00	22:00	148	116			264
22:00	23:00	61	81			142
23:00	00:00	36	53			89

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2395	2815			5210
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	12:00	to	00:00		
Volume	3776	3529			7305
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			963
Peak Hour Factor	0.912	0.775			0.857
Peak Period	07:00	to	09:00		
Volume	823	1100			1923
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	16:00	to	18:00		
Volume	1002	759			1761
Peak Hour	16:30	16:15			16:30
Peak Volume	551	415			951
Peak Hour Factor	0.912	0.837			0.932



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,166	6,318	0	0	12,484

DAILY TOTALS

15-Minutes Interval

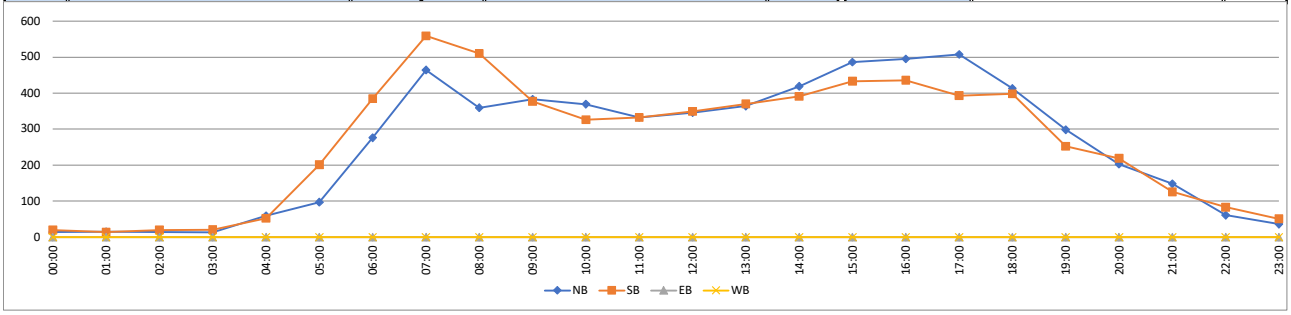
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	8	4			12	12:00	96	81			177
0:15	4	7			11	12:15	84	79			163
0:30	4	3			7	12:30	88	98			186
0:45	2	6			8	12:45	78	91			169
1:00	5	4			9	13:00	85	84			169
1:15	3	3			6	13:15	95	98			193
1:30	3	4			7	13:30	96	89			185
1:45	2	3			5	13:45	83	99			182
2:00	4	5			9	14:00	91	99			190
2:15	4	2			6	14:15	115	100			215
2:30	4	3			7	14:30	123	88			211
2:45	4	10			14	14:45	110	104			214
3:00	4	5			9	15:00	110	91			201
3:15	2	3			5	15:15	113	98			211
3:30	5	7			12	15:30	129	105			234
3:45	6	6			12	15:45	121	139			260
4:00	10	8			18	16:00	121	111			232
4:15	9	8			17	16:15	121	116			237
4:30	22	13			35	16:30	143	108			251
4:45	18	23			41	16:45	138	101			239
5:00	15	27			42	17:00	145	95			240
5:15	22	38			60	17:15	125	107			232
5:30	33	58			91	17:30	119	96			215
5:45	28	78			106	17:45	101	95			196
6:00	51	65			116	18:00	117	106			223
6:15	65	109			174	18:15	92	108			200
6:30	79	112			191	18:30	93	101			194
6:45	92	99			191	18:45	86	83			169
7:00	100	108			208	19:00	83	67			150
7:15	109	125			234	19:15	70	64			134
7:30	128	161			289	19:30	67	55			122
7:45	107	165			272	19:45	62	66			128
8:00	79	156			235	20:00	46	46			92
8:15	90	126			216	20:15	51	70			121
8:30	105	114			219	20:30	38	52			90
8:45	96	114			210	20:45	43	51			94
9:00	103	87			190	21:00	46	33			79
9:15	115	100			215	21:15	37	35			72
9:30	102	98			200	21:30	39	32			71
9:45	87	92			179	21:45	24	26			50
10:00	87	87			174	22:00	18	22			40
10:15	93	77			170	22:15	14	22			36
10:30	97	84			181	22:30	17	24			41
10:45	86	78			164	22:45	11	15			26
11:00	85	80			165	23:00	11	12			23
11:15	87	85			172	23:15	6	20			26
11:30	87	79			166	23:30	13	9			22
11:45	94	88			182	23:45	7	10			17
TOTALS	2445	2817	0	0	5262	TOTALS	3721	3501	0	0	7222
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	18	20			38
01:00	02:00	13	14			27
02:00	03:00	16	20			36
03:00	04:00	17	21			38
04:00	05:00	59	52			111
05:00	06:00	98	201			299
06:00	07:00	287	385			672
07:00	08:00	444	559			1003
08:00	09:00	370	510			880
09:00	10:00	407	377			784
10:00	11:00	363	326			689
11:00	12:00	353	332			685
12:00	13:00	346	349			695
13:00	14:00	359	370			729
14:00	15:00	439	391			830
15:00	16:00	473	433			906
16:00	17:00	523	436			959
17:00	18:00	490	393			883
18:00	19:00	388	398			786
19:00	20:00	282	252			534
20:00	21:00	178	219			397
21:00	22:00	146	126			272
22:00	23:00	60	83			143
23:00	00:00	37	51			88

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2445	2817			5262
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	12:00	to	00:00		
Volume	3721	3501			7222
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			980
Peak Hour Factor	0.950	0.853			0.942
Peak Period	07:00	to	09:00		
Volume	814	1069			1883
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	16:00	to	18:00		
Volume	1013	829			1842
Peak Hour	16:30	16:00			16:15
Peak Volume	551	436			967
Peak Hour Factor	0.950	0.940			0.963



0000139_0292 - 139-0292

- SRT 021100 R
County: Hall
Route number: 00005300
LRS section: 1391005300
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1665067600397,

Site Data

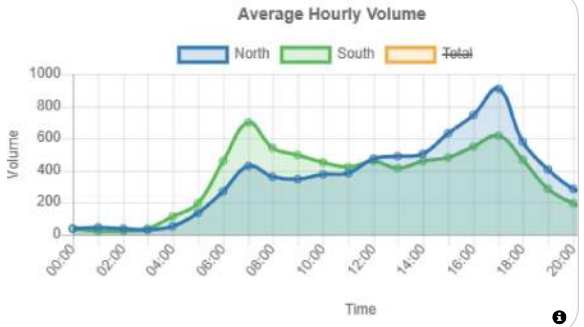


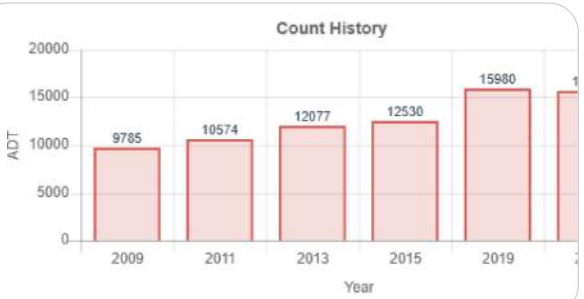
Count History

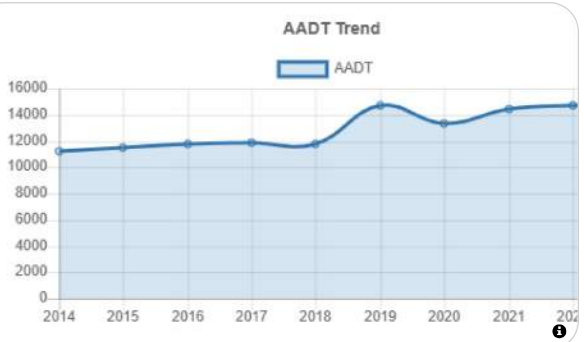
Year	Month	Count type	Duration	Count	ADT
2021	June	Class	48 hours	31,364	15,68
2019	August	Class	48 hours	31,959	15,98
2015	June	Class	48 hours	25,060	12,53
2013	June	Volume	48 hours	24,154	12,07
2011	September	Class	48 hours	21,149	10,57
2009	February	Class	48 hours	19,570	9,78

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	**Estim**
AADT	11,200	11,500	11,800	11,900	11,800	14,700	13,300	14,400	14,700	**14,80**
K-Factor	0.090	0.112	0.112	-	-	0.110	0.110	0.114	0.114	**0.114**
D-Factor	0.600	0.600	0.600	-	-	0.620	0.620	0.590	0.590	**0.590**
Future AADT	-	-	13,700	15,300	20,000	23,200	23,200	23,700	23,500	**24,20**







Vehicle Classification 2021

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.37%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**63.18%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**25.55%**
4. Buses 2- or 3-axle, full length.	**0.53%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.61%**
6. Single-unit trucks 3-axle, single-unit trucks.	**1.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**1.42%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**2.89%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.11%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0.02%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.02%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.03%**

0000139_0545 - 139-0545

- CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

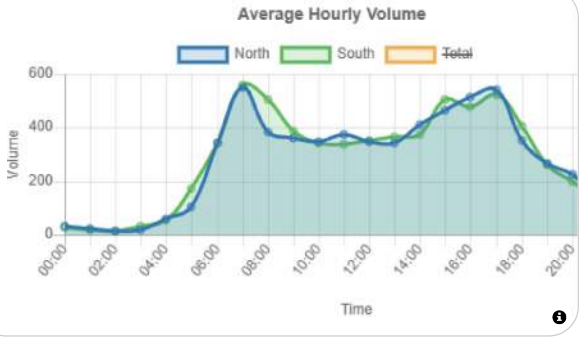


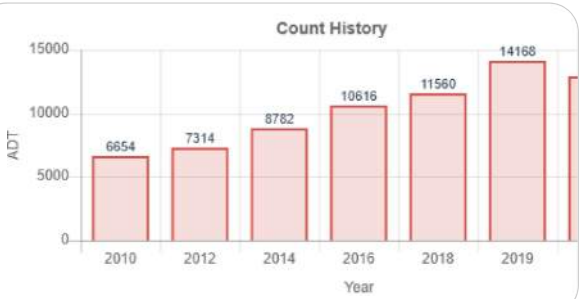
Count History

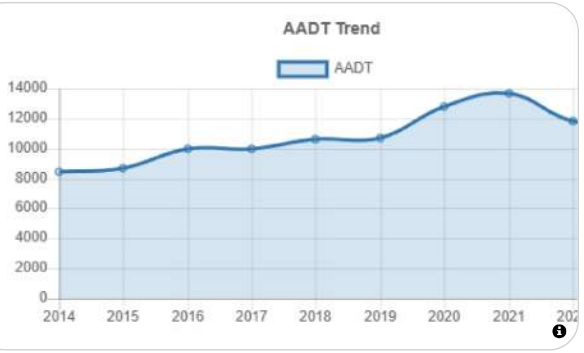
Year	Month	Count type	Duration	Count	ADT
2022	August	Class	48 hours	25,732	12,86
2019	December	Class	48 hours	28,337	14,16
2018	September	Class	48 hours	23,119	11,56
2016	July	Class	48 hours	21,231	10,61
2014	April	Volume	48 hours	17,564	8,782
2012	January	Volume	48 hours	14,627	7,314
2010	January	Class	48 hours	13,309	6,652

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimat**
AADT	8,420	8,700	9,950	10,000	10,600	10,700	12,800	13,700	11,800	**11,900**
K-Factor	0.099	0.099	0.112	-	0.094	0.094	0.111	0.111	0.095	**0.095**
D-Factor	0.500	0.500	0.600	-	0.550	0.550	0.570	0.570	0.530	**0.530**
Future AADT	-	-	16,400	21,800	20,600	20,300	20,300	23,200	21,700	**19,900**







Vehicle Classification 2022

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.50%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**70.27%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**21.97%**
4. Buses 2- or 3-axle, full length.	**0.56%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.17%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.83%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.07%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.84%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.72%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.07%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.01%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

HISTORICAL TRAFFIC COUNTS
Hall County, Georgia

Location	Counter ID									Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2025	2027	2025 - 2027	Percent
SR 211 n/o SR 347	139-0545		9,950		10,600		12,800		11,800	13,613	14,388	2.81%	24.37%
SR 53 e/o SR 211	139-0292	11,500				14,700		14,400		17,057	18,114	3.05%	30.68%
SR 53 w/o SR 211	139-0289		21,400		23,100		23,000		24,400	25,645	26,535	1.72%	44.95%
Data Taken From GDOT's Traffic Analysis & Data Application										**56,315**	**59,037**	**2.4%**	**100.00%**

Single-Family Attached Housing (215)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Single-Family Attached Housing	37 DU				215	Dwelling Units				
Daily		**232**	116	116			T = 7.62 * X - 50.48	50%	50%	7.20
AM Peak Hour (One Hour from 7-9)		**14**	4	10			T = 0.52 * X - 5.7	31%	69%	0.48
PM Peak Hour (One Hour from 4-6)		**18**	10	8			T = 0.6 * X - 3.93	57%	43%	0.57
Reductions for Pass-By Trips										
Daily		**0**	0	0						
AM Peak Hour		**0**	0	0						
PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS										
Daily		**232**	116	116						
AM Peak Hour		**14**	4	10						
PM Peak Hour		**18**	10	8						

Note:

[1] Where: T = Trips; X = Density by Variable

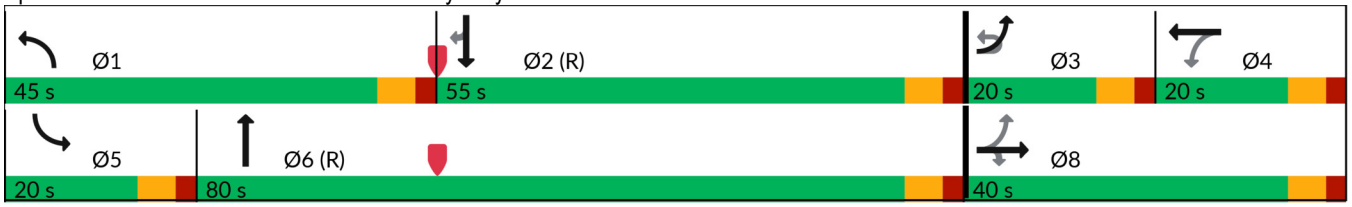
APPENDIX C:

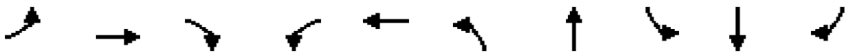
SYNCHRO REPORTS

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Future Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		33.4	33.4	33.4	13.5	13.5	30.5	86.0	7.3	58.2	58.2
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.22	0.61	0.05	0.42	0.42
v/c Ratio		0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
LOS		E	D	A	E	F	E	B	E	D	A
Approach Delay (s/veh)			33.6			88.7		42.6		25.6	
Approach LOS			C			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 38.2	Intersection LOS: D
Intersection Capacity Utilization 75.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

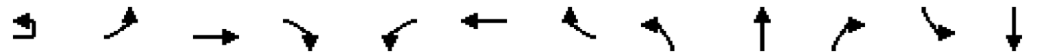




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	192	68	328	30	154	597	440	23	479	380
v/c Ratio	0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Length 50th (ft)	150	49	0	26	130	269	214	21	345	21
Queue Length 95th (ft)	#236	92	82	60	#252	309	297	51	515	105
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	234	448	601	135	188	929	1113	180	752	838
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.15	0.55	0.22	0.82	0.64	0.40	0.13	0.64	0.45

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Future Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		191	68	328	30	111	43	597	425	0	23	479
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		241	451	357	152	127	49	673	1126		31	784
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.20	0.61	0.00	0.02	0.43
Sat Flow, veh/h		1725	1856	1472	1004	1273	493	3374	1841	0	1810	1826
Grp Volume(v), veh/h		191	68	328	30	0	154	597	425	0	23	479
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	1004	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Cycle Q Clear(g_c), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		241	451	357	152	0	177	673	1126		31	784
V/C Ratio(X)		0.79	0.15	0.92	0.20	0.00	0.87	0.89	0.38		0.75	0.61
Avail Cap(c_a), veh/h		241	451	357	152	0	177	940	1126		181	784
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		49.4	41.7	51.6	58.4	0.0	62.1	54.5	13.7	0.0	68.5	30.9
Incr Delay (d2), s/veh		16.5	0.2	27.9	0.6	0.0	34.6	7.8	1.0	0.0	30.4	3.5
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		6.9	1.8	13.7	1.0	0.0	7.2	10.7	6.7	0.0	1.1	12.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		65.9	41.8	79.5	59.1	0.0	96.7	62.3	14.7	0.0	98.9	34.5
LnGrp LOS		E	D	E	E		F	E	B		F	C
Approach Vol, veh/h			587			184			1022			502
Approach Delay, s/veh			70.7			90.6			42.5			37.4
Approach LOS			E			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	33.9	66.1	20.0	20.0	8.4	91.6		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	26.1	30.4	15.7	14.0	3.8	18.3		32.4				
Green Ext Time (p_c), s	1.8	2.6	0.0	0.0	0.0	2.6		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	52.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

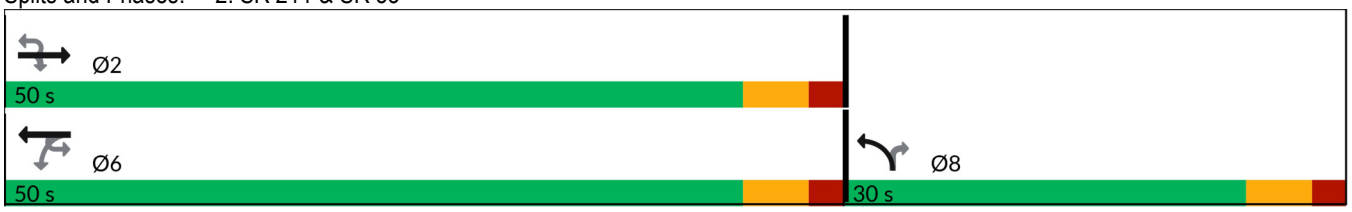


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	350
Future Volume (veh/h)	350
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	429	388	1	137	894	405	51
Future Volume (vph)	2	429	388	1	137	894	405	51
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	20.3	20.3	20.3		20.3	20.3	11.4	11.4
Actuated g/C Ratio	0.46	0.46	0.46		0.46	0.46	0.26	0.26
v/c Ratio	0.01	0.33	0.49		0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		5.7				10.8	15.9	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 44.2	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 9.8	Intersection LOS: A
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	505	456	144	931	435	55
v/c Ratio	0.01	0.33	0.49	0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Length 50th (ft)	0	37	0	21	80	46	0
Queue Length 95th (ft)	3	68	29	61	147	101	22
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	469	3147	1438	765	3177	1920	797
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.16	0.32	0.19	0.29	0.23	0.07

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	429	388	1	137	894	405	51
Future Volume (veh/h)	2	429	388	1	137	894	405	51
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		505	456		143	931	435	55
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1796	801		413	1811	678	274
Arrive On Green		0.53	0.53		0.53	0.53	0.20	0.20
Sat Flow, veh/h		3503	1522		557	3532	3428	1384
Grp Volume(v), veh/h		505	456		143	931	435	55
Grp Sat Flow(s),veh/h/ln		1706	1522		557	1721	1714	1384
Q Serve(g_s), s		3.6	8.8		8.4	7.6	5.1	1.4
Cycle Q Clear(g_c), s		3.6	8.8		11.9	7.6	5.1	1.4
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1796	801		413	1811	678	274
V/C Ratio(X)		0.28	0.57		0.35	0.51	0.64	0.20
Avail Cap(c_a), veh/h		3454	1541		683	3483	1893	764
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.7	7.0		9.0	6.7	16.0	14.6
Incr Delay (d2), s/veh		0.1	0.6		0.5	0.2	1.0	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.7	1.5		0.7	1.4	1.6	0.4
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		5.8	7.6		9.5	6.9	17.0	14.9
LnGrp LOS		A	A		A	A	B	B
Approach Vol, veh/h		961				1074	490	
Approach Delay, s/veh		6.7				7.3	16.8	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	28.9					28.9		14.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	10.8					13.9		7.1
Green Ext Time (p_c), s	5.2					8.9		1.6

Intersection Summary	
HCM 7th Control Delay, s/veh	8.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Future Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	510	0	0	660	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1174	1174	660	1174	1176	510	662	0	0	510	0	0
Stage 1	660	660	-	514	514	-	-	-	-	-	-	-
Stage 2	514	514	-	660	662	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	169	192	463	167	191	552	927	-	-	1020	-	-
Stage 1	452	460	-	540	535	-	-	-	-	-	-	-
Stage 2	543	535	-	449	459	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	168	191	463	165	191	552	927	-	-	1020	-	-
Mov Cap-2 Maneuver	168	191	-	165	191	-	-	-	-	-	-	-
Stage 1	452	460	-	538	534	-	-	-	-	-	-	-
Stage 2	542	534	-	444	459	-	-	-	-	-	-	-

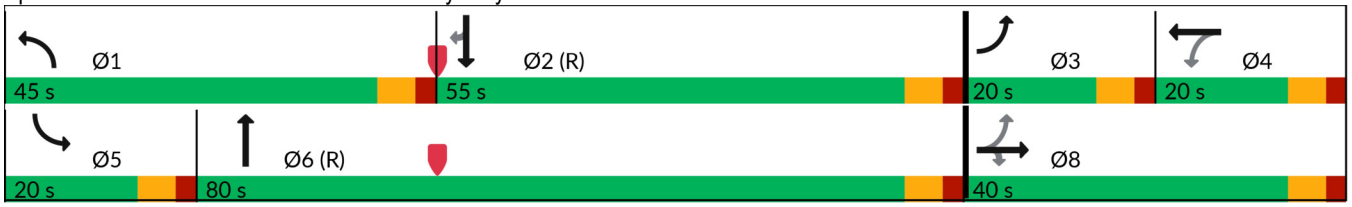
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	20.26	0	0.04	0
HCM LOS	C	A		

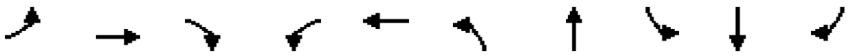
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	8	-	-	247	-	-	1020	-	-
HCM Lane V/C Ratio	0.002	-	-	0.044	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.9	0	-	20.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	311	131	554	46	89	365	455	27	434	248
Future Volume (vph)	311	131	554	46	89	365	455	27	434	248
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.8	32.8	32.8	12.8	12.8	22.8	86.3	7.8	66.4	66.4
Actuated g/C Ratio	0.23	0.23	0.23	0.09	0.09	0.16	0.62	0.06	0.47	0.47
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
LOS	F	D	B	E	F	E	B	E	C	A
Approach Delay (s/veh)		80.5			79.9		38.7		22.5	
Approach LOS		F			E		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.33	
Intersection Signal Delay (s/veh): 51.9	Intersection LOS: D
Intersection Capacity Utilization 76.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



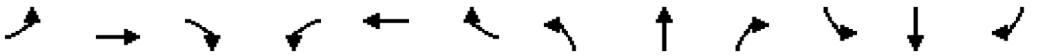


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	331	139	589	51	128	415	534	29	472	270
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Length 50th (ft)	~306	104	28	44	106	188	281	26	305	0
Queue Length 95th (ft)	#501	167	176	90	#193	230	386	60	449	53
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	248	448	769	126	187	929	1117	180	858	871
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.33	0.31	0.77	0.40	0.68	0.45	0.48	0.16	0.55	0.31

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Future Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	331	139	589	51	98	30	415	517	0	29	472	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	261	451	357	125	136	42	486	1119		37	885	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.14	0.61	0.00	0.02	0.48	0.00
Sat Flow, veh/h	1725	1856	1472	738	1363	417	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	331	139	589	51	0	128	415	517	0	29	472	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	738	0	1780	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Cycle Q Clear(g_c), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	261	451	357	125	0	178	486	1119		37	885	
V/C Ratio(X)	1.27	0.31	1.65	0.41	0.00	0.72	0.85	0.46		0.78	0.53	
Avail Cap(c_a), veh/h	261	451	357	125	0	178	940	1119		181	885	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.5	43.4	53.0	60.9	0.0	61.1	58.5	15.0	0.0	68.2	25.1	0.0
Incr Delay (d2), s/veh	147.5	0.4	303.7	2.1	0.0	13.1	4.4	1.4	0.0	28.8	2.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.2	3.9	42.4	1.8	0.0	5.1	7.3	8.8	0.0	1.3	11.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	202.0	43.8	356.7	63.0	0.0	74.2	62.9	16.3	0.0	97.0	27.4	0.0
LnGrp LOS	F	D	F	E		E	E	B		F	C	
Approach Vol, veh/h		1059			179			932			501	
Approach Delay, s/veh		267.3			71.0			37.0			31.4	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	26.2	73.8	20.0	20.0	8.9	91.1		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	18.8	27.2	16.0	11.8	4.2	23.4		36.0				
Green Ext Time (p_c), s	1.4	2.6	0.0	0.2	0.0	3.3		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	129.6
HCM 7th LOS	F

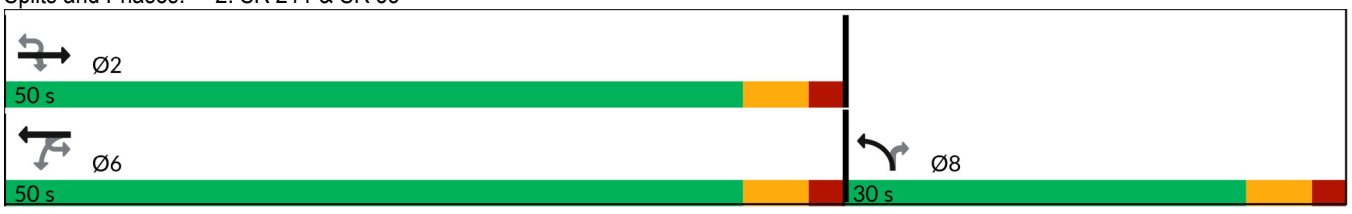
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	876	373	1	79	654	411	133
Future Volume (vph)	2	876	373	1	79	654	411	133
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.3	26.3	26.3		26.3	26.3	12.7	12.7
Actuated g/C Ratio	0.51	0.51	0.51		0.51	0.51	0.25	0.25
v/c Ratio	0.01	0.60	0.45		0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
LOS	A	B	A		B	A	C	B
Approach Delay (s/veh)		8.2				9.2	18.6	
Approach LOS		A				A	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 51.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay (s/veh): 10.6	Intersection LOS: B
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1031	439	83	681	442	143
v/c Ratio	0.01	0.60	0.45	0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Length 50th (ft)	0	97	0	13	55	56	12
Queue Length 95th (ft)	3	172	27	52	111	129	62
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	633	2876	1351	343	2903	1674	720
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.36	0.32	0.24	0.23	0.26	0.20

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	876	373	1	79	654	411	133
Future Volume (veh/h)	2	876	373	1	79	654	411	133
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1031	439		82	681	442	143
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1902	848		273	1918	677	273
Arrive On Green		0.56	0.56		0.56	0.56	0.20	0.20
Sat Flow, veh/h		3503	1522		343	3532	3428	1384
Grp Volume(v), veh/h		1031	439		82	681	442	143
Grp Sat Flow(s),veh/h/ln		1706	1522		343	1721	1714	1384
Q Serve(g_s), s		9.4	8.8		9.7	5.3	5.8	4.5
Cycle Q Clear(g_c), s		9.4	8.8		19.1	5.3	5.8	4.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1902	848		273	1918	677	273
V/C Ratio(X)		0.54	0.52		0.30	0.36	0.65	0.52
Avail Cap(c_a), veh/h		3069	1369		390	3095	1682	679
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.9	6.7		12.9	6.0	18.1	17.6
Incr Delay (d2), s/veh		0.2	0.5		0.6	0.1	1.1	1.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.9	1.6		0.6	1.1	2.0	1.3
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.1	7.2		13.5	6.1	19.2	19.1
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1470				763	585	
Approach Delay, s/veh		7.1				6.9	19.2	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	33.3					33.3		15.7
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	11.4					21.1		7.8
Green Ext Time (p_c), s	10.3					6.1		1.9

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Future Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	659	0	0	457	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1126	1126	457	1126	1132	659	462	0	0	659	0	0
Stage 1	457	457	-	670	670	-	-	-	-	-	-	-
Stage 2	670	670	-	457	462	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	182	205	604	180	203	453	1099	-	-	897	-	-
Stage 1	584	568	-	443	455	-	-	-	-	-	-	-
Stage 2	447	455	-	580	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	180	203	604	178	202	453	1099	-	-	897	-	-
Mov Cap-2 Maneuver	180	203	-	178	202	-	-	-	-	-	-	-
Stage 1	584	568	-	440	452	-	-	-	-	-	-	-
Stage 2	443	452	-	576	565	-	-	-	-	-	-	-

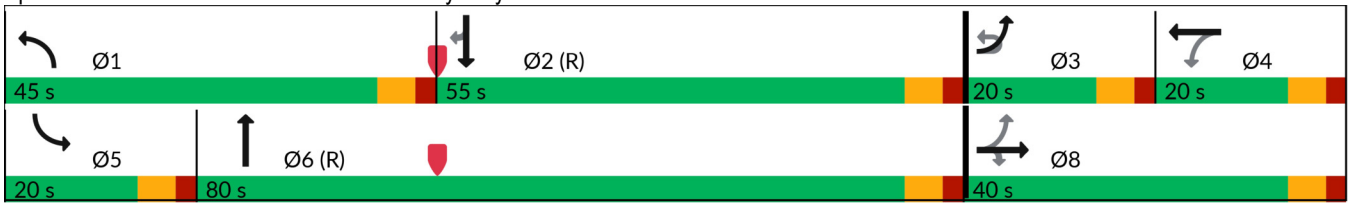
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	18.37	0	0.07	0
HCM LOS	C	A		

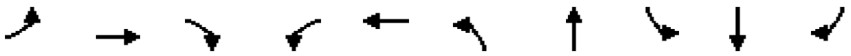
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	15	-	-	278	-	-	897	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.3	0	-	18.4	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Future Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		34.0	34.0	34.0	14.0	14.0	33.2	85.2	7.5	54.8	54.8
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.24	0.61	0.05	0.39	0.39
v/c Ratio		0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
LOS		F	D	A	E	F	E	B	E	D	B
Approach Delay (s/veh)			42.0			98.7		43.0		31.7	
Approach LOS			D			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay (s/veh): 42.9	Intersection LOS: D
Intersection Capacity Utilization 82.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

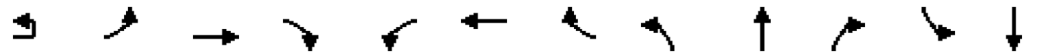




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	217	77	369	33	173	672	495	26	539	428
v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Length 50th (ft)	173	56	0	28	149	303	252	23	424	64
Queue Length 95th (ft)	#312	101	88	64	#296	346	346	55	#649	181
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	225	448	632	134	188	929	1103	180	708	797
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.72	0.45	0.14	0.76	0.54

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Future Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		216	77	369	33	125	48	672	478	0	26	539
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		227	451	357	147	128	49	747	1123		33	744
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.22	0.61	0.00	0.02	0.41
Sat Flow, veh/h		1725	1856	1472	959	1277	490	3374	1841	0	1810	1826
Grp Volume(v), veh/h		216	77	369	33	0	173	672	478	0	26	539
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	959	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Cycle Q Clear(g_c), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		227	451	357	147	0	177	747	1123		33	744
V/C Ratio(X)		0.95	0.17	1.03	0.22	0.00	0.98	0.90	0.43		0.79	0.72
Avail Cap(c_a), veh/h		227	451	357	147	0	177	940	1123		181	744
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.6	41.9	53.0	58.7	0.0	62.9	53.0	14.4	0.0	68.4	34.9
Incr Delay (d2), s/veh		46.6	0.2	56.1	0.8	0.0	61.3	9.9	1.2	0.0	32.4	6.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		9.6	2.1	17.8	1.1	0.0	9.2	12.2	7.9	0.0	1.2	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		98.2	42.0	109.1	59.5	0.0	124.1	62.9	15.5	0.0	100.9	41.0
LnGrp LOS		F	D	F	E		F	E	B		F	D
Approach Vol, veh/h			662			206			1150			565
Approach Delay, s/veh			97.8			113.8			43.2			43.7
Approach LOS			F			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	63.0	20.0	20.0	8.6	91.4		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	36.8	16.0	15.7	4.0	21.1		36.0				
Green Ext Time (p_c), s	1.9	2.5	0.0	0.0	0.0	3.0		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	62.9
HCM 7th LOS	E

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

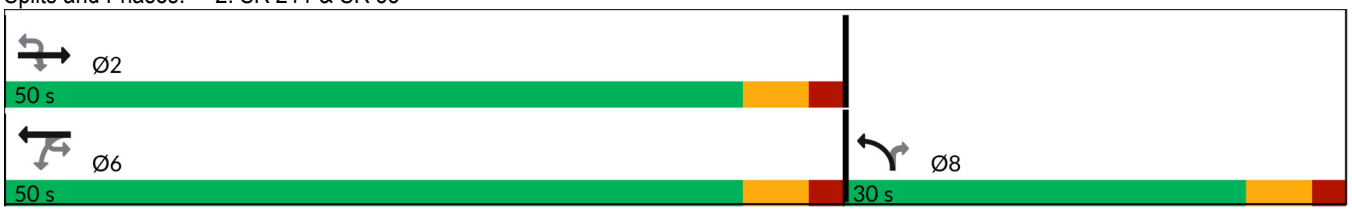


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	394
Future Volume (veh/h)	394
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	437	1	154	1006	456	57
Future Volume (vph)	2	483	437	1	154	1006	456	57
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	24.1	24.1	24.1		24.1	24.1	13.1	13.1
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.26	0.26
v/c Ratio	0.01	0.35	0.52		0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		6.0				11.8	18.1	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 49.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.64	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 60.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	514	161	1048	490	61
v/c Ratio	0.01	0.35	0.52	0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Length 50th (ft)	0	46	0	26	102	60	0
Queue Length 95th (ft)	3	86	30	79	195	130	25
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	357	2940	1381	673	2968	1725	724
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.19	0.37	0.24	0.35	0.28	0.08

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	437	1	154	1006	456	57
Future Volume (veh/h)	2	483	437	1	154	1006	456	57
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	514		160	1048	490	61
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1928	860		376	1944	700	283
Arrive On Green		0.57	0.57		0.57	0.57	0.20	0.20
Sat Flow, veh/h		3503	1522		497	3532	3428	1384
Grp Volume(v), veh/h		568	514		160	1048	490	61
Grp Sat Flow(s),veh/h/ln		1706	1522		497	1721	1714	1384
Q Serve(g_s), s		4.5	11.5		12.9	9.9	6.9	1.9
Cycle Q Clear(g_c), s		4.5	11.5		17.4	9.9	6.9	1.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1928	860		376	1944	700	283
V/C Ratio(X)		0.29	0.60		0.43	0.54	0.70	0.22
Avail Cap(c_a), veh/h		2888	1288		516	2912	1583	639
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.9	7.4		10.4	7.1	19.2	17.2
Incr Delay (d2), s/veh		0.1	0.7		0.8	0.2	1.3	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.3		1.0	2.1	2.4	0.5
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.0	8.1		11.2	7.3	20.5	17.6
LnGrp LOS		A	A		B	A	C	B
Approach Vol, veh/h		1082				1208	551	
Approach Delay, s/veh		7.0				7.8	20.2	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	35.4					35.4		16.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	13.5					19.4		8.9
Green Ext Time (p_c), s	6.0					10.0		1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Future Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	573	0	0	742	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1320	1320	742	1320	1322	573	745	0	0	573	0	0
Stage 1	742	742	-	578	578	-	-	-	-	-	-	-
Stage 2	578	578	-	742	745	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	134	157	415	132	156	507	863	-	-	966	-	-
Stage 1	407	422	-	498	501	-	-	-	-	-	-	-
Stage 2	501	501	-	404	421	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	133	156	415	130	156	507	863	-	-	966	-	-
Mov Cap-2 Maneuver	133	156	-	130	156	-	-	-	-	-	-	-
Stage 1	407	422	-	496	499	-	-	-	-	-	-	-
Stage 2	500	499	-	399	421	-	-	-	-	-	-	-

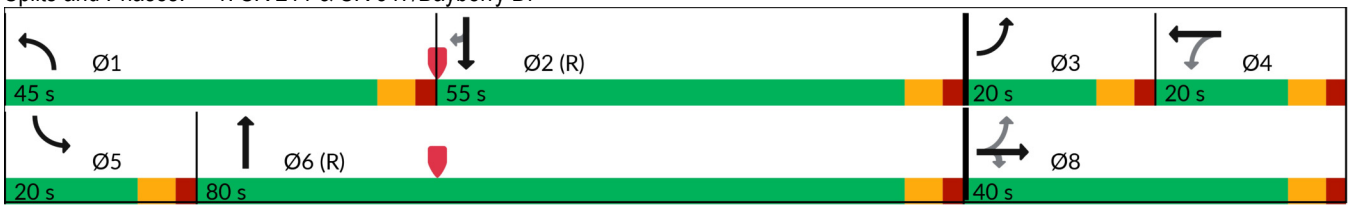
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.85	0	0.03	0
HCM LOS	C	A		

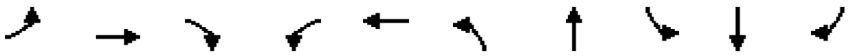
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	7	-	-	202	-	-	966	-	-
HCM Lane V/C Ratio	0.003	-	-	0.054	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.2	0	-	23.8	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	350	147	623	52	100	411	512	30	488	279
Future Volume (vph)	350	147	623	52	100	411	512	30	488	279
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	33.3	33.3	33.3	13.3	13.3	25.0	85.5	8.0	63.7	63.7
Actuated g/C Ratio	0.24	0.24	0.24	0.10	0.10	0.18	0.61	0.06	0.46	0.46
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
LOS	F	D	C	E	F	E	B	E	D	A
Approach Delay (s/veh)		113.3			84.5		39.3		25.5	
Approach LOS		F			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 64.9	Intersection LOS: E
Intersection Capacity Utilization 83.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



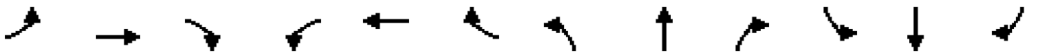


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	372	156	663	57	143	467	601	33	530	303
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Length 50th (ft)	~400	118	132	50	121	211	336	29	369	0
Queue Length 95th (ft)	#603	186	#394	99	#230	253	457	65	541	57
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	241	448	753	125	187	929	1108	180	824	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.54	0.35	0.88	0.46	0.76	0.50	0.54	0.18	0.64	0.35

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Future Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	372	156	663	57	110	33	467	582	0	33	530	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	250	451	357	119	137	41	540	1114		43	855	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.61	0.00	0.02	0.47	0.00
Sat Flow, veh/h	1725	1856	1472	678	1370	411	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	372	156	663	57	0	143	467	582	0	33	530	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	678	0	1782	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Cycle Q Clear(g_c), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	250	451	357	119	0	178	540	1114		43	855	
V/C Ratio(X)	1.49	0.35	1.85	0.48	0.00	0.80	0.86	0.52		0.77	0.62	
Avail Cap(c_a), veh/h	250	451	357	119	0	178	940	1114		181	855	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.0	43.8	53.0	61.9	0.0	61.6	57.3	16.0	0.0	68.0	27.9	0.0
Incr Delay (d2), s/veh	240.3	0.5	395.2	2.9	0.0	22.6	4.3	1.8	0.0	25.1	3.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.8	4.5	51.5	2.1	0.0	6.1	8.2	10.6	0.0	1.5	13.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	294.2	44.3	448.2	64.9	0.0	84.3	61.6	17.7	0.0	93.0	31.2	0.0
LnGrp LOS	F	D	F	E		F	E	B		F	C	
Approach Vol, veh/h		1191			200			1049			563	
Approach Delay, s/veh		347.2			78.7			37.3			34.9	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.6	20.0	20.0	9.3	90.7		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	32.4	16.0	13.6	4.5	27.6		36.0				
Green Ext Time (p_c), s	1.5	2.8	0.0	0.1	0.0	3.9		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	162.5
HCM 7th LOS	F

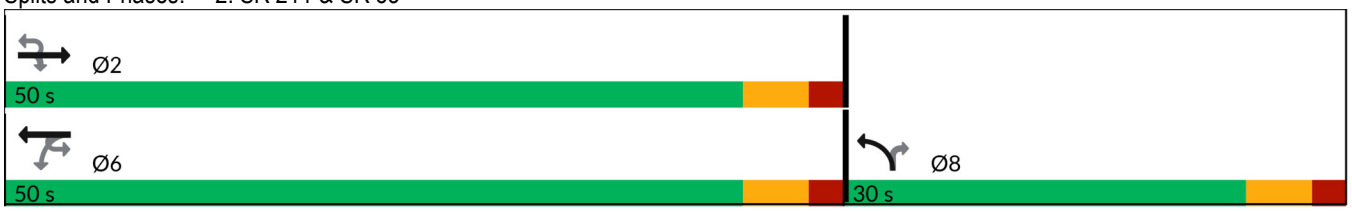
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	420	1	89	736	463	150
Future Volume (vph)	2	986	420	1	89	736	463	150
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	30.9	30.9	30.9		30.9	30.9	14.6	14.6
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.25	0.25
v/c Ratio	0.01	0.65	0.48		0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
LOS	A	B	A		C	A	C	B
Approach Delay (s/veh)		9.0				10.7	21.9	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 58.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 12.1	Intersection LOS: B
Intersection Capacity Utilization 60.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	494	94	767	498	161
v/c Ratio	0.01	0.65	0.48	0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Length 50th (ft)	0	129	0	18	72	77	27
Queue Length 95th (ft)	3	214	29	80	135	150	87
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	503	2621	1282	251	2646	1484	634
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.44	0.39	0.37	0.29	0.34	0.25

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	420	1	89	736	463	150
Future Volume (veh/h)	2	986	420	1	89	736	463	150
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	494		93	767	498	161
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2067	922		232	2085	688	278
Arrive On Green		0.61	0.61		0.61	0.61	0.20	0.20
Sat Flow, veh/h		3503	1522		287	3532	3428	1384
Grp Volume(v), veh/h		1160	494		93	767	498	161
Grp Sat Flow(s),veh/h/ln		1706	1522		287	1721	1714	1384
Q Serve(g_s), s		12.6	11.7		17.7	7.0	8.4	6.5
Cycle Q Clear(g_c), s		12.6	11.7		30.3	7.0	8.4	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2067	922		232	2085	688	278
V/C Ratio(X)		0.56	0.54		0.40	0.37	0.72	0.58
Avail Cap(c_a), veh/h		2424	1081		262	2444	1328	536
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.1		16.3	6.2	23.2	22.4
Incr Delay (d2), s/veh		0.2	0.5		1.1	0.1	1.5	1.9
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.9	2.5		1.0	1.6	3.1	2.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.5	7.6		17.5	6.3	24.6	24.3
LnGrp LOS		A	A		B	A	C	C
Approach Vol, veh/h		1654				860	659	
Approach Delay, s/veh		7.6				7.5	24.6	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.5					43.5		18.4
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	14.6					32.3		10.4
Green Ext Time (p_c), s	11.8					5.2		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Future Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	742	0	0	514	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1267	1267	514	1267	1273	742	520	0	0	742	0	0
Stage 1	514	514	-	753	753	-	-	-	-	-	-	-
Stage 2	753	753	-	514	520	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	146	169	560	144	167	406	1047	-	-	834	-	-
Stage 1	543	535	-	399	417	-	-	-	-	-	-	-
Stage 2	402	417	-	540	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	144	167	560	142	166	406	1047	-	-	834	-	-
Mov Cap-2 Maneuver	144	167	-	142	166	-	-	-	-	-	-	-
Stage 1	543	535	-	395	414	-	-	-	-	-	-	-
Stage 2	398	414	-	535	532	-	-	-	-	-	-	-

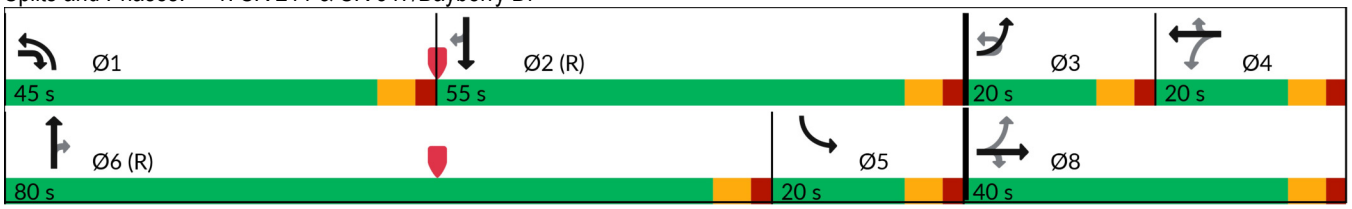
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.3	0	0.06	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	13	-	-	229	-	-	834	-	-
HCM Lane V/C Ratio	0.005	-	-	0.038	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	21.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Turn Type	custom	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases		3	8	1		4		1	6		5	2
Permitted Phases	3	8		8	4		4			6		
Detector Phase	3	3	8	1	4	4	4	1	6	6	5	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)		32.4	32.4	72.2	12.9	12.9	12.9	33.7	83.6	83.6	10.8	55.8
Actuated g/C Ratio		0.23	0.23	0.52	0.09	0.09	0.09	0.24	0.60	0.60	0.08	0.40
v/c Ratio		0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47
Control Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
LOS		D	D	A	E	F	A	E	B	A	E	C
Approach Delay (s/veh)			29.1			63.2			39.1			27.7
Approach LOS			C			E			D			C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 74.8%	ICU Level of Service D
Analysis Period (min) 15	

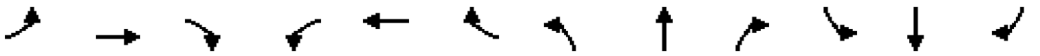
Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	462
Future Volume (vph)	462
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	4.0
Minimum Split (s)	10.0
Total Split (s)	55.0
Total Split (%)	39.3%
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	C-Max
Act Effct Green (s)	55.8
Actuated g/C Ratio	0.40
v/c Ratio	0.64
Control Delay (s/veh)	18.3
Queue Delay	0.0
Total Delay (s/veh)	18.3
LOS	B
Approach Delay (s/veh)	
Approach LOS	

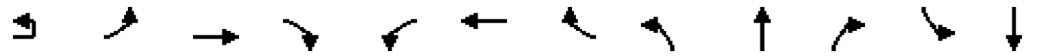
Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	285	77	369	33	125	48	672	582	17	26	641	502
v/c Ratio	0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47	0.64
Control Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Length 50th (ft)	111	56	51	28	112	0	300	153	0	22	231	153
Queue Length 95th (ft)	155	101	77	64	#196	0	346	188	0	54	306	301
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	484	448	1491	134	184	309	929	2072	885	180	1371	790
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.17	0.25	0.25	0.68	0.16	0.72	0.28	0.02	0.14	0.47	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		284	77	369	33	125	48	672	582	0	26	641
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		443	401	1133	130	153	132	747	1849		230	1507
Arrive On Green		0.09	0.22	0.22	0.08	0.08	0.08	0.22	0.53	0.00	0.13	0.43
Sat Flow, veh/h		3346	1856	2591	959	1856	1610	3374	3497	1422	1810	3469
Grp Volume(v), veh/h		284	77	369	33	125	48	672	582	0	26	641
Grp Sat Flow(s),veh/h/ln		1673	1856	1295	959	1856	1610	1687	1749	1422	1810	1735
Q Serve(g_s), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Cycle Q Clear(g_c), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Prop In Lane		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h		443	401	1133	130	153	132	747	1849		230	1507
V/C Ratio(X)		0.64	0.19	0.33	0.25	0.82	0.36	0.90	0.31		0.11	0.43
Avail Cap(c_a), veh/h		474	451	1203	147	186	161	940	1849		230	1507
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.0	44.9	25.9	61.1	63.2	35.9	53.0	18.7	0.0	54.1	27.5
Incr Delay (d2), s/veh		2.7	0.2	0.2	1.0	20.7	1.7	9.9	0.4	0.0	0.2	0.9
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		4.5	2.2	4.0	1.2	5.3	1.6	12.2	5.3	0.0	0.8	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		53.7	45.1	26.0	62.1	83.9	37.5	62.9	19.1	0.0	54.3	28.4
LnGrp LOS		D	D	C	E	F	D	E	B		D	C
Approach Vol, veh/h			730			206			1254			1169
Approach Delay, s/veh			38.8			69.6			42.6			34.2
Approach LOS			D			E			D			C

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	66.8	18.7	17.5	23.8	80.0		36.2				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	40.0	12.6	11.3	3.8	15.2		15.1				
Green Ext Time (p_c), s	1.9	3.9	0.1	0.2	0.0	4.0		1.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

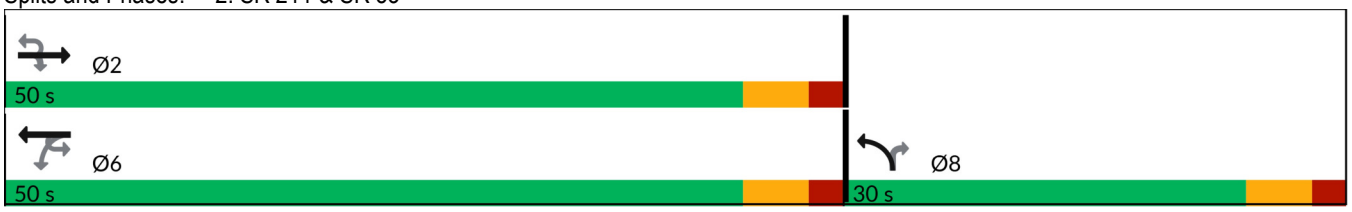


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	462
Future Volume (veh/h)	462
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	502
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	672
Arrive On Green	0.43
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	502
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	38.0
Cycle Q Clear(g_c), s	38.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	672
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	672
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	33.2
Incr Delay (d2), s/veh	7.4
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	15.1
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	40.6
LnGrp LOS	D
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	515	1	184	1006	538	87
Future Volume (vph)	2	483	515	1	184	1006	538	87
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.2	26.2	26.2		26.2	26.2	15.2	15.2
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.28	0.28
v/c Ratio	0.01	0.35	0.58		0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
LOS	A	A	A		B	B	C	A
Approach Delay (s/veh)		6.3				13.0	19.1	
Approach LOS		A				B	B	

Intersection Summary		
Cycle Length: 80		
Actuated Cycle Length: 54.2		
Natural Cycle: 55		
Control Type: Actuated-Uncoordinated		
Maximum v/c Ratio: 0.64		
Intersection Signal Delay (s/veh): 11.8	Intersection LOS: B	
Intersection Capacity Utilization 62.3%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 2: SR 211 & SR 53



Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	606	193	1048	578	94
v/c Ratio	0.01	0.35	0.58	0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Length 50th (ft)	0	50	0	36	111	76	0
Queue Length 95th (ft)	3	97	32	109	219	171	32
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	330	2794	1353	640	2821	1607	696
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.20	0.45	0.30	0.37	0.36	0.14

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	515	1	184	1006	538	87
Future Volume (veh/h)	2	483	515	1	184	1006	538	87
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	606		192	1048	578	94
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2020	901		345	2036	755	305
Arrive On Green		0.59	0.59		0.59	0.59	0.22	0.22
Sat Flow, veh/h		3503	1522		455	3532	3428	1384
Grp Volume(v), veh/h		568	606		192	1048	578	94
Grp Sat Flow(s),veh/h/ln		1706	1522		455	1721	1714	1384
Q Serve(g_s), s		5.2	17.2		22.8	11.4	10.1	3.6
Cycle Q Clear(g_c), s		5.2	17.2		28.0	11.4	10.1	3.6
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2020	901		345	2036	755	305
V/C Ratio(X)		0.28	0.67		0.56	0.51	0.77	0.31
Avail Cap(c_a), veh/h		2351	1049		389	2370	1288	520
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.4	8.8		13.2	7.7	23.4	20.8
Incr Delay (d2), s/veh		0.1	1.4		1.4	0.2	1.7	0.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.3	4.0		1.8	2.8	3.8	1.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.5	10.2		14.7	7.9	25.0	21.4
LnGrp LOS		A	B		B	A	C	C
Approach Vol, veh/h		1174				1240	672	
Approach Delay, s/veh		8.4				8.9	24.5	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.8					43.8		20.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	19.2					30.0		12.1
Green Ext Time (p_c), s	6.3					7.8		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

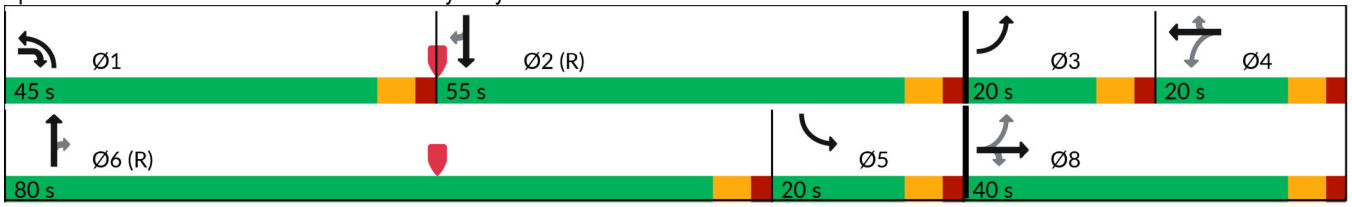
Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	10	298	762	861
Demand Flow Rate, veh/h	10	315	800	917
Vehicles Circulating, veh/h	1098	609	133	185
Vehicles Exiting, veh/h	4	324	975	739
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	9.0	6.2	7.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	10	315	376	424	431	486
Cap Entry Lane, veh/h	558	846	1194	1268	1139	1213
Entry HV Adj Factor	1.000	0.946	0.953	0.953	0.939	0.939
Flow Entry, veh/h	10	298	358	404	405	457
Cap Entry, veh/h	558	801	1138	1209	1070	1140
V/C Ratio	0.018	0.372	0.315	0.334	0.379	0.401
Control Delay, s/veh	6.7	9.0	6.2	6.1	7.3	7.3
LOS	A	A	A	A	A	A
95th %tile Queue, veh	0	2	1	1	2	2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Turn Type	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8	1		4		1	6		5	2	
Permitted Phases	8		8	4		4			6			2
Detector Phase	3	8	1	4	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.3	32.3	64.8	12.3	12.3	12.3	26.5	83.7	83.7	10.9	63.2	63.2
Actuated g/C Ratio	0.23	0.23	0.46	0.09	0.09	0.09	0.19	0.60	0.60	0.08	0.45	0.45
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
LOS	E	D	C	E	F	A	E	B	A	E	C	A
Approach Delay (s/veh)		41.2			67.5			33.6			21.1	
Approach LOS		D			E			C			C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 65.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

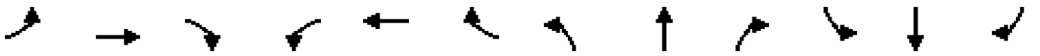




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	448	156	663	57	110	33	467	694	19	33	649	389
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Length 50th (ft)	186	119	174	50	98	0	208	188	0	28	211	20
Queue Length 95th (ft)	#269	186	211	99	163	0	247	229	0	64	290	99
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	500	448	1488	125	184	309	929	2074	886	180	1552	886
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.35	0.45	0.46	0.60	0.11	0.50	0.33	0.02	0.18	0.42	0.44

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.53	0.00	0.10	0.47	0.47
Sat Flow, veh/h	3346	1856	2591	678	1856	1610	3374	3497	1422	1810	3469	1547
Grp Volume(v), veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Grp Sat Flow(s),veh/h/ln	1673	1856	1295	678	1856	1610	1687	1749	1422	1810	1735	1547
Q Serve(g_s), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Cycle Q Clear(g_c), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
V/C Ratio(X)	0.84	0.35	0.64	0.49	0.61	0.21	0.86	0.38		0.18	0.40	0.53
Avail Cap(c_a), veh/h	532	451	1044	119	186	161	940	1849		186	1634	729
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.5	44.1	33.8	62.3	60.6	36.5	57.3	19.4	0.0	57.4	24.1	26.2
Incr Delay (d2), s/veh	11.6	0.5	1.3	3.1	5.4	0.7	4.3	0.6	0.0	0.5	0.7	2.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.5	9.0	2.1	4.1	1.1	8.2	6.5	0.0	1.1	7.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.1	44.6	35.1	65.3	66.1	37.1	61.6	20.0	0.0	57.9	24.8	29.0
LnGrp LOS	E	D	D	E	E	D	E	B		E	C	C
Approach Vol, veh/h		1267			200			1161			1071	
Approach Delay, s/veh		46.5			61.1			36.7			27.3	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.9	20.0	19.6	20.4	80.0		39.6				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	26.9	16.0	13.6	4.3	18.3		30.9				
Green Ext Time (p_c), s	1.5	5.6	0.0	0.0	0.0	5.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	38.7
HCM 7th LOS	D

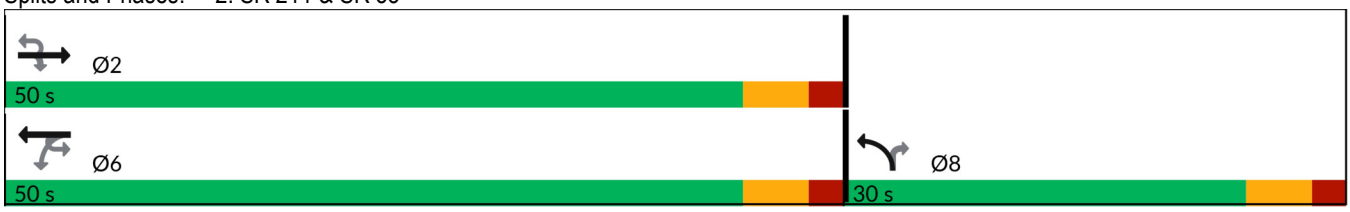
Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	507	1	122	736	559	186
Future Volume (vph)	2	986	507	1	122	736	559	186
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	34.4	34.4	34.4		34.4	34.4	17.4	17.4
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.27	0.27
v/c Ratio	0.01	0.64	0.55		0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
LOS	A	B	A		D	A	C	B
Approach Delay (s/veh)		9.5				15.0	24.3	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 64.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 14.3	Intersection LOS: B
Intersection Capacity Utilization 65.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	596	128	767	601	200
v/c Ratio	0.01	0.64	0.55	0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Length 50th (ft)	0	160	0	37	90	118	47
Queue Length 95th (ft)	3	234	32	#149	147	182	112
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	456	2418	1250	227	2441	1343	580
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.48	0.48	0.56	0.31	0.45	0.34

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	507	1	122	736	559	186
Future Volume (veh/h)	2	986	507	1	122	736	559	186
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	596		127	767	601	200
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2082	929		206	2099	766	309
Arrive On Green		0.61	0.61		0.61	0.61	0.22	0.22
Sat Flow, veh/h		3503	1522		260	3532	3428	1384
Grp Volume(v), veh/h		1160	596		127	767	601	200
Grp Sat Flow(s),veh/h/ln		1706	1522		260	1721	1714	1384
Q Serve(g_s), s		14.5	18.1		29.5	8.1	11.9	9.5
Cycle Q Clear(g_c), s		14.5	18.1		44.0	8.1	11.9	9.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2082	929		206	2099	766	309
V/C Ratio(X)		0.56	0.64		0.62	0.37	0.78	0.65
Avail Cap(c_a), veh/h		2082	929		206	2099	1141	461
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		8.3	9.0		23.7	7.1	26.4	25.4
Incr Delay (d2), s/veh		0.3	1.5		5.4	0.1	2.2	2.3
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.8	4.6		2.4	2.1	4.6	3.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		8.6	10.5		29.1	7.2	28.5	27.7
LnGrp LOS		A	B		C	A	C	C
Approach Vol, veh/h		1756				894	801	
Approach Delay, s/veh		9.3				10.3	28.3	
Approach LOS		A				B	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	50.0					50.0		22.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	20.1					46.0		13.9
Green Ext Time (p_c), s	11.4					0.0		2.2

Intersection Summary	
HCM 7th Control Delay, s/veh	14.0
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	8.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	8	347	952	649
Demand Flow Rate, veh/h	8	366	999	692
Vehicles Circulating, veh/h	899	788	146	217
Vehicles Exiting, veh/h	10	357	761	937
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.6	12.9	7.3	6.3
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	8	366	470	529	325	367
Cap Entry Lane, veh/h	661	727	1180	1254	1106	1181
Entry HV Adj Factor	1.000	0.948	0.952	0.954	0.939	0.937
Flow Entry, veh/h	8	347	447	505	305	344
Cap Entry, veh/h	661	689	1123	1196	1038	1107
V/C Ratio	0.012	0.504	0.398	0.422	0.294	0.311
Control Delay, s/veh	5.6	12.9	7.3	7.3	6.4	6.3
LOS	A	B	A	A	A	A
95th %tile Queue, veh	0	3	2	2	1	1

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?	Personal Vehicle Distribution	Truck Distribution	Volume	Threshold
3	SR 211 & Site Driveway	SBL	1608 LT/Day	250 LT/Day	YES	40%	55%	1,608	250
		NBR	2237 RT/Day	75 RT/Day	YES	60%	45%	2,237	75
		NBR	58 LT/Day	250 LT/Day	NO	50%	0%	58	250

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**6,754**	**3,377**	**3,377**
	AM Peak Hour	503	245	258
	PM Peak Hour	558	263	295
Trucks	**Daily**	**936**	**468**	**468**
	AM Peak Hour	34	18	16
	PM Peak Hour	52	27	25

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
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

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
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

APPENDIX E:

INTERSECTION CONTROL EVALUATION (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	GDOT		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	45 mph
Crossing Road:	Ridgemoor/Site	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	NV5			Date:	4/1/2025
Project Purpose:	Evaluate different intersection control for a new driveway for a Mixed-Use Development of Residential & Industrial				

Existing Data Year:	2025
Project Opening Year:	2030
Project Design Year:	2050
Annual Growth Rate:	2.4%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

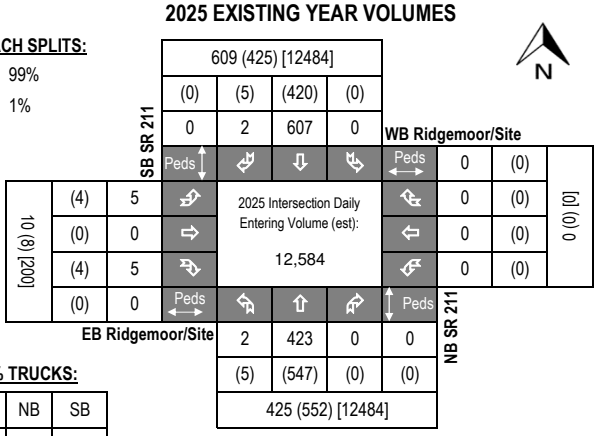
SR 211: 99%

Ridgemoor/Site: 1%

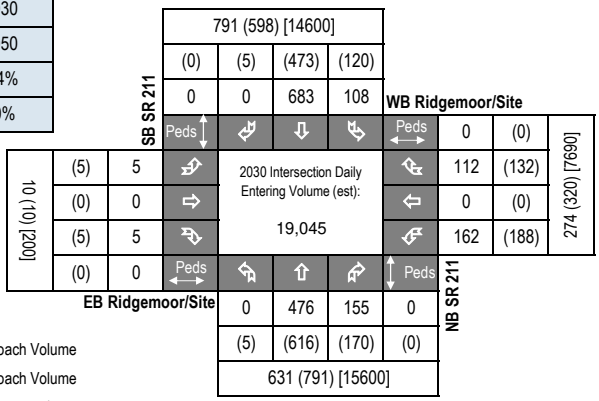
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	5%	5%

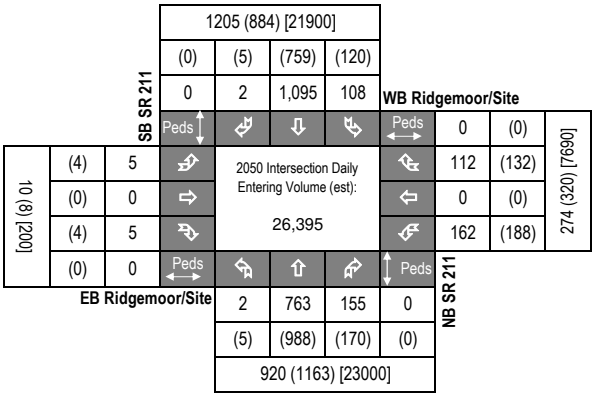
2025 EXISTING YEAR VOLUMES



2030 OPENING YEAR VOLUMES



2050 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Ridgemoor/Site
Existing Control:	New Intersection or Other
Prepared by:	NV5
Date:	4/1/2025

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**No**	**No**	**Yes**	**Yes**	Works with existing conditions, but future conditions propose a median
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Causes too much delay to SR 211
	Mini Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Single Lane Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Multilane Roundabout	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for side street traffic; eliminates U-turns for trucks
	RCUT (stop control)	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Currently proposed by PI 0007233
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Not significantly different from an RCUT
	High-T (unsignalized)	No	No	No	No	No	No	No	Out of scale of the project
	Offset-T Intersections	No	No	No	No	No	No	No	Not applicable
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an Interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for trucks
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Out of scale of the project
	RCUT (signalized)	No	No	No	No	No	No	No	Not a significant improvement over unsignalized R-Cut
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Out of scale of the project
	Continuous Green-T	No	No	No	No	No	No	No	Many driveways on west side of the roadway impacted
	Jughandle	No	No	No	No	No	No	No	Out of scale of the project
	Quadrant Roadway	No	No	No	No	No	No	No	Out of scale of the project
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an Interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an Interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: SR 211 @ Ridgemoor/Site
Existing Intersection Control: New Intersection or Other
Type of Analysis: Conventional Non-Safety Funded Project

District: 1 - Gainesville
County: Hall
Area: Suburb/Transitic

GDOT PI #: N/A
Prepared by: NV5
Date: 4/1/2025

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2030 Opening Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2030 Opening Yr No-Build Peak Hr Intersection V/C	0.00	0.00
2050 Design Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2050 Design Yr No-Build Peak Hr Intersection V/C ratio	0.00	0.00

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Conventional (Minor Stop)	Multilane Roundabout	RCUT (stop control)	Traffic Signal	N/A
Project Cost: (From CostEst Worksheet)	*Additional description here*	*Additional description here*	*Additional description here*	*Add LT bay(s) on major ST*	*Additional description here*
Construction Cost	$0	$1,770,000	$693,000	$283,000	
ROW Cost	$0	$0	$0	$0	
Environmental Cost	$0	$0	$0	$0	
Reimbursable Utility Cost	$0	$22,000	$10,000	$5,000	
Design & Contingency Cost	$0	$683,000	$231,000	$127,000	
Cost Adjustment (justification req'd)	0%	0%	0%	0%	
Total Cost	$0	$2,475,000	$934,000	$415,000	
Traffic Operations:		*User Cost Override*			
Traffic Analysis Software Used	Synchro	Synchro	Synchro	Synchro	
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	
2050 Design Yr Build Intersection Delay	500.0 sec / 500.0 sec	10.1 sec / 10.5 sec	20.0 sec / 30.8 sec	10.4 sec / 11.9 sec	
2050 Design Yr Build Intersection V/C	2.92 / 3.67	0.61 / 0.66	0.56 / 0.73	0.67 / 0.72	
Safety Analysis:					
Predefined CRF: PDO	0%	0%	0%	0%	
Predefined CRF: Fatal/Inj	0%	0%	0%	0%	
Predefined CRF Source:	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	
User Defined CRF: PDO					
User Defined CRF: Fatal/Inj					
User Defined CRF Source (write in if applicable):					
Environmental Impacts:[1]					
Historic District/Property	None	None	None	None	
Archaeology Resources	None	None	None	None	
Graveyard	None	None	None	None	
Stream	None	None	None	None	
Underground Tank/Hazmat	None	None	None	None	
Park Land	None	None	None	None	
EJ Community	None	None	None	None	
Wooded Area	None	None	None	None	
Wetland	None	None	None	None	
Stakeholder Posture:	*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*				
	[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report*				
Local Community Support	Unknown	Unknown	Unknown	Unknown	
GDOT Support	Unknown	Unknown	Unknown	Unknown	
Final ICE Stage 2 Score:	-4.6	3.4	4.5	5.3	
Rank of Control Type Alternatives:	4	3	2	1	
Final Intersection Control Selection:	**3 - Multilane Roundabout**				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary): The development is not expected to warrant a traffic signal until full-build out, so a signal may not be the best solution. A roundabout is considered safer for the expected heavy truck movements that are expected from the industrial portion of the development. It is noted that the developer will likely contribute right-of-way for the roundabout.

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Ridgemoor/Site
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: GDOT
Prepared By: NV5
Date: 4/1/2025
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,484	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2030 Opening Yr Peak Hour Intersection Delay:	7.1 sec	0.7 sec
2030 Opening Yr Peak Hour Intersection V/C:	0.40	0.47
2050 Design Yr Peak Hour Intersection Delay:	10.1 sec	10.5 sec
2050 Design Yr Peak Hour Intersection V/C:	0.61	0.66

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	#DIV/0!
	Head-On	0	0	0	0	0	#DIV/0!
	Rear End	0	0	0	0	0	#DIV/0!
	Sideswipe - same	0	0	0	0	0	#DIV/0!
	Sideswipe - opposite	0	0	0	0	0	#DIV/0!
	Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
	TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A mixed-use development consisting of just over 1.7M sq.ft. of warehousing, 350 townhomes, and 350 apartments is proposed on the east side of SR 211 north of Union Church Road. The addition of heavy trucks wanting to head south from the site towards I-85 presents a safety concern for the area, and a Multilane Roundabout would be the safest option to allow vehicles to move efficiently through the new intersection.

Proposed Intersection Control: Multilane Roundabout

REQUESTED BY: _____ Date: _____

Title: _____

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

CITY OF
GAINESVILLE

WATER RESOURCES

April 4, 2025

Smith, Gilliam, Williams & Miles, P.A.
Attn: Amanda Graham
P.O. Box 1098
Gainesville, GA 30503-1098

Re: Water Availability
Proposed Mixed-Use Development
5401 Old Winder Highway
Parcel: 15039A 000007

Dear Amanda,

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

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway.

Currently, the City has adequate domestic water capacity to serve the proposed residential components of your proposed mixed-use development. The warehouse components of the development will be reviewed upon submittal based on the water demands of each prospective tenant. This letter of water availability does not guarantee or confirm fire flow pressures and/or volumes for fire protection systems related to the proposed warehouses.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

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

May 6, 2025

Cameron Henderson
554 West Main Street, Suite 700
Buford, Georgia 30518

Subject: Sanitary Sewer Letter of Availability
5401 Old Winder Highway
Parcel Id No.: 15039A000007
Braselton, Georgia 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5401 Old Winder Highway, Braselton, Georgia, 30517 for a proposed 700 residential units + light industrial(1,719,640 s.f.) (estimated average daily flow of 162,500 GPD for multi-family residential) at this time. The nearest sanitary sewer main to this address is on the property.

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 and expires after 12 months Also, if the project design changes, this letter is void and a new "availability" letter must be obtained.

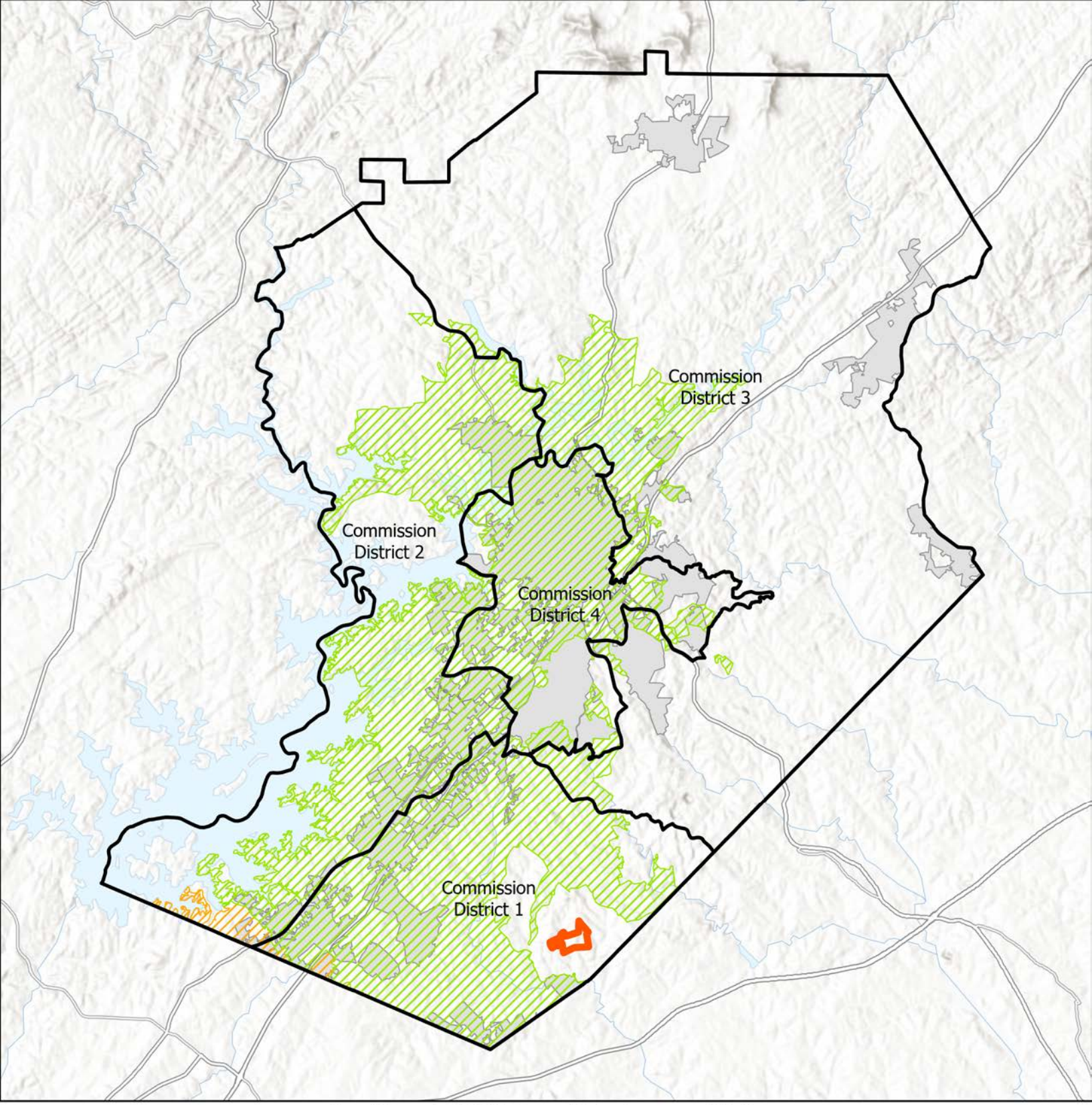
If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800

Sincerely,

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

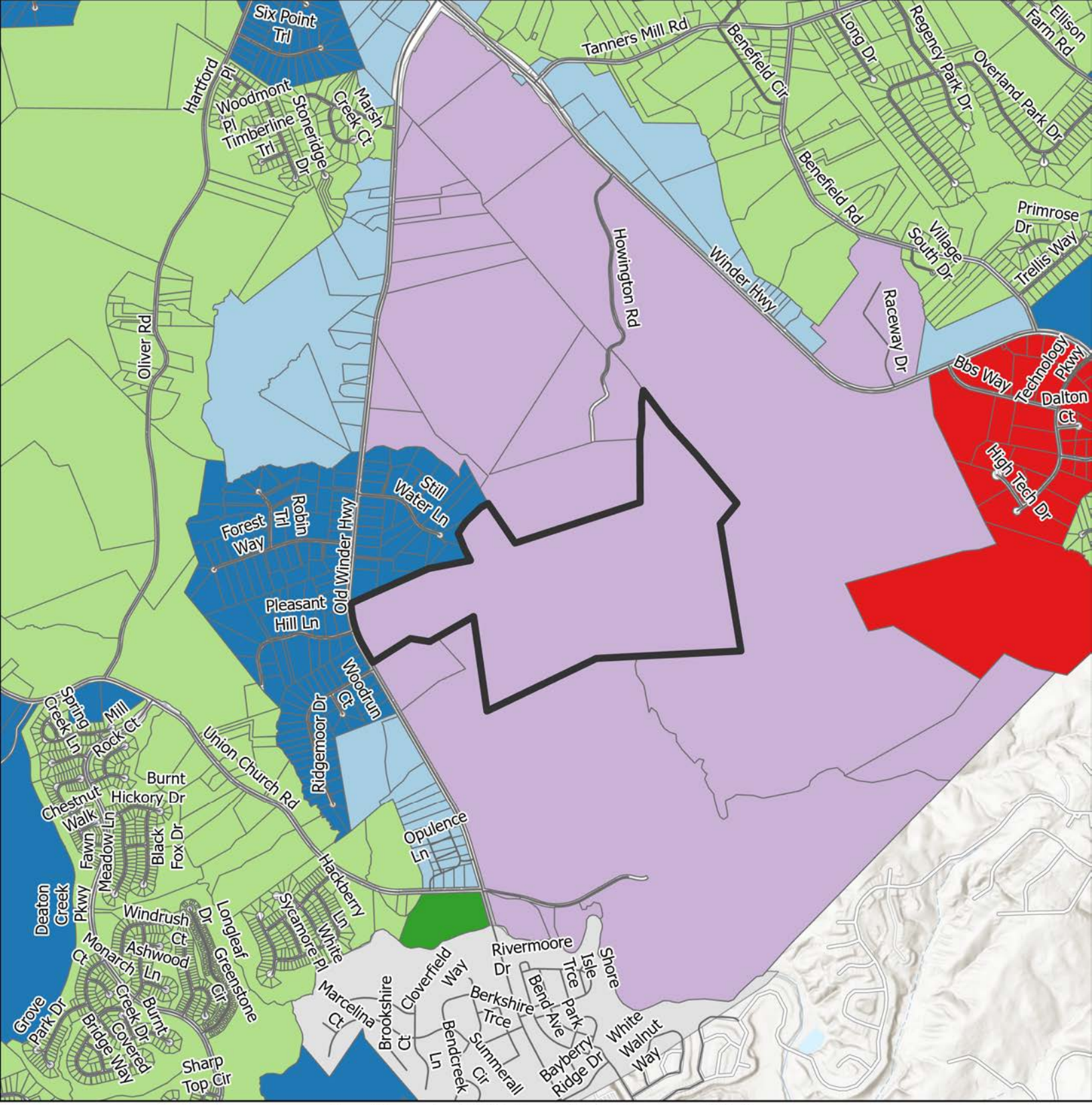
October 7, 2025 Approved Packet

End



Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

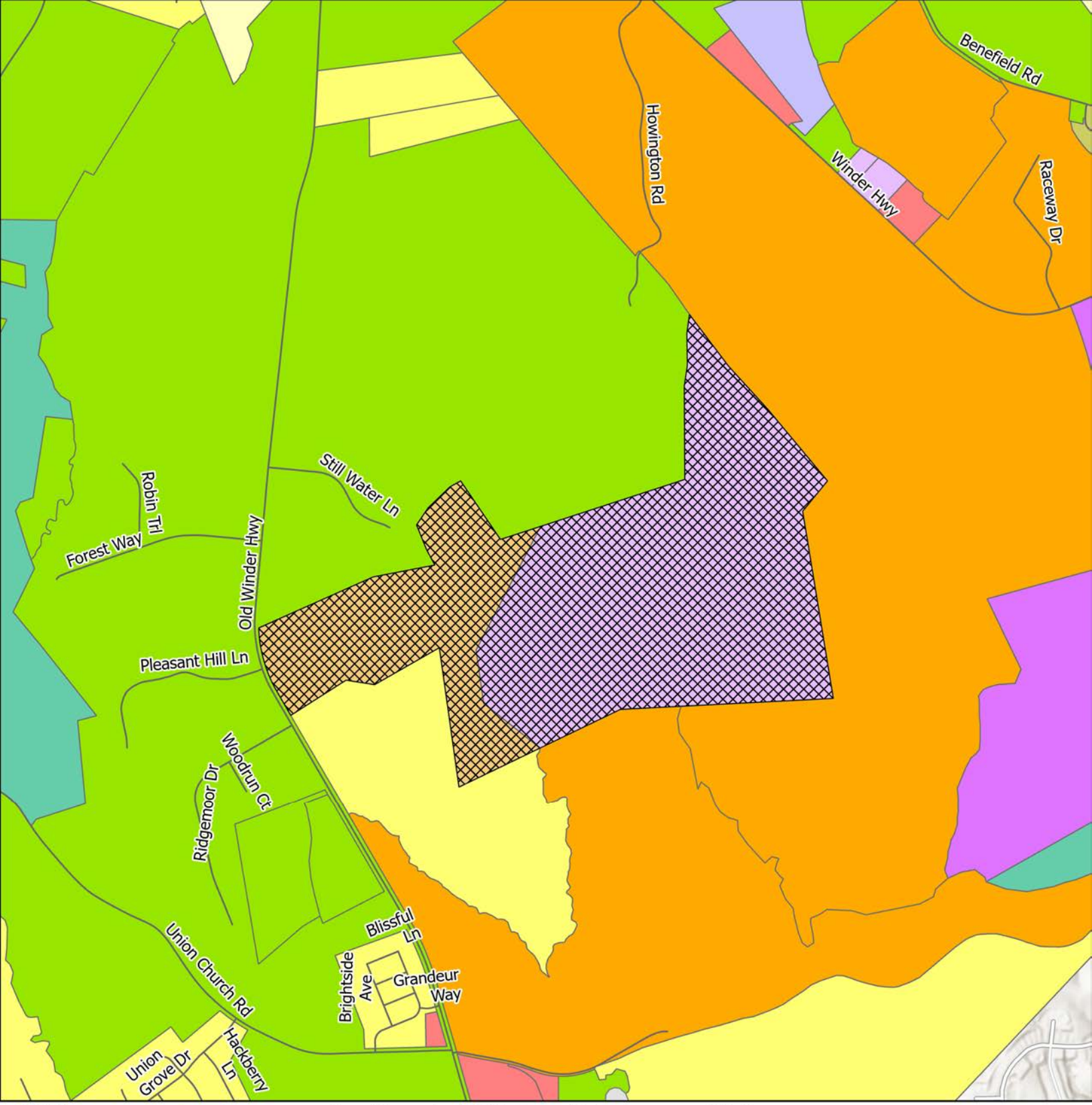


Subject Area
City Limits

FLU

- Business Corridors
- Employment
- Greenspace - Conservation
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

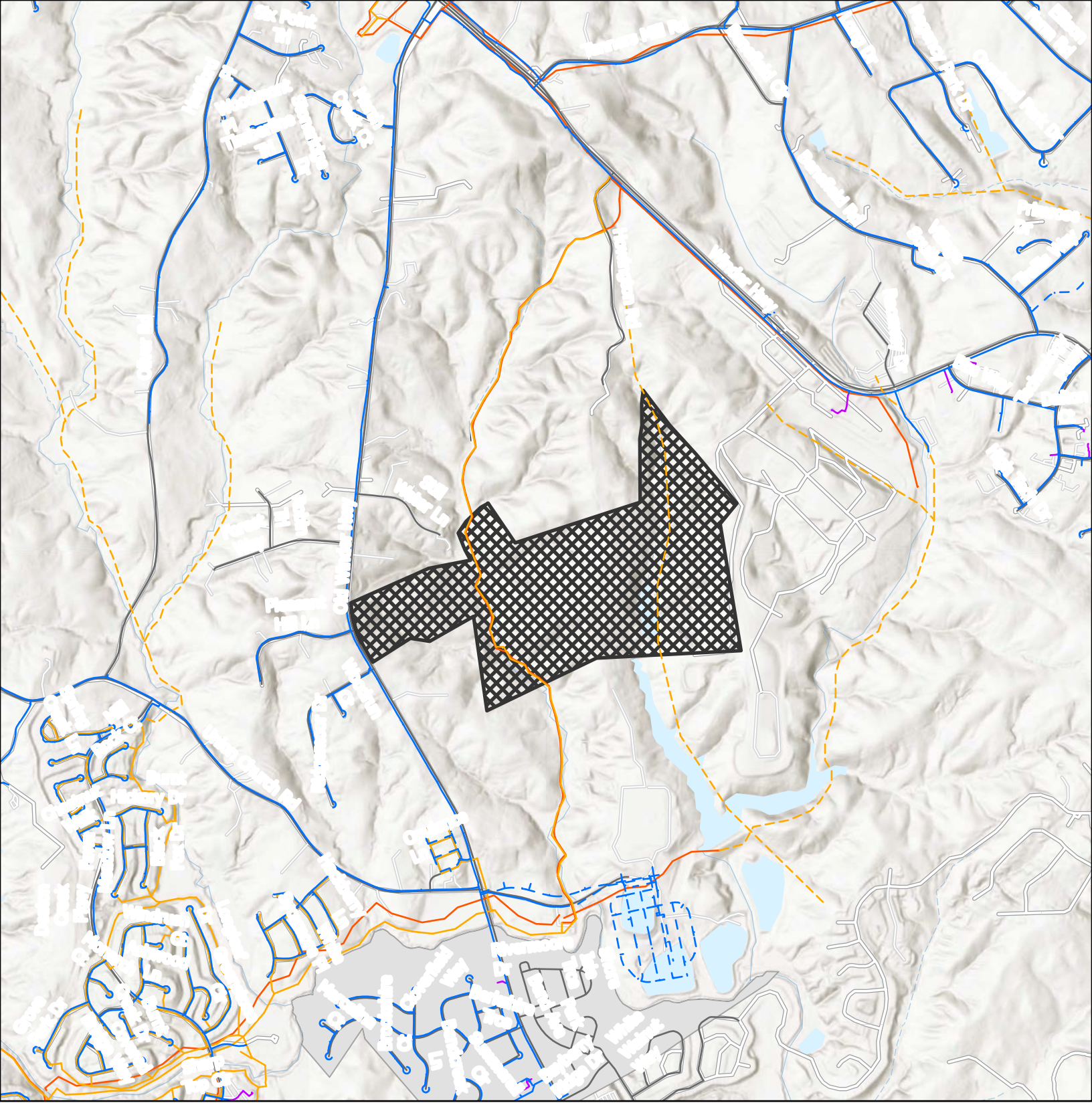


Subject Area
centerline
City Limits

ZONING

AR-1
H-B
I-1
I-2
MHP
MUNI
PCD
PCFD
PID
PRD
R-1
R-MF

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1



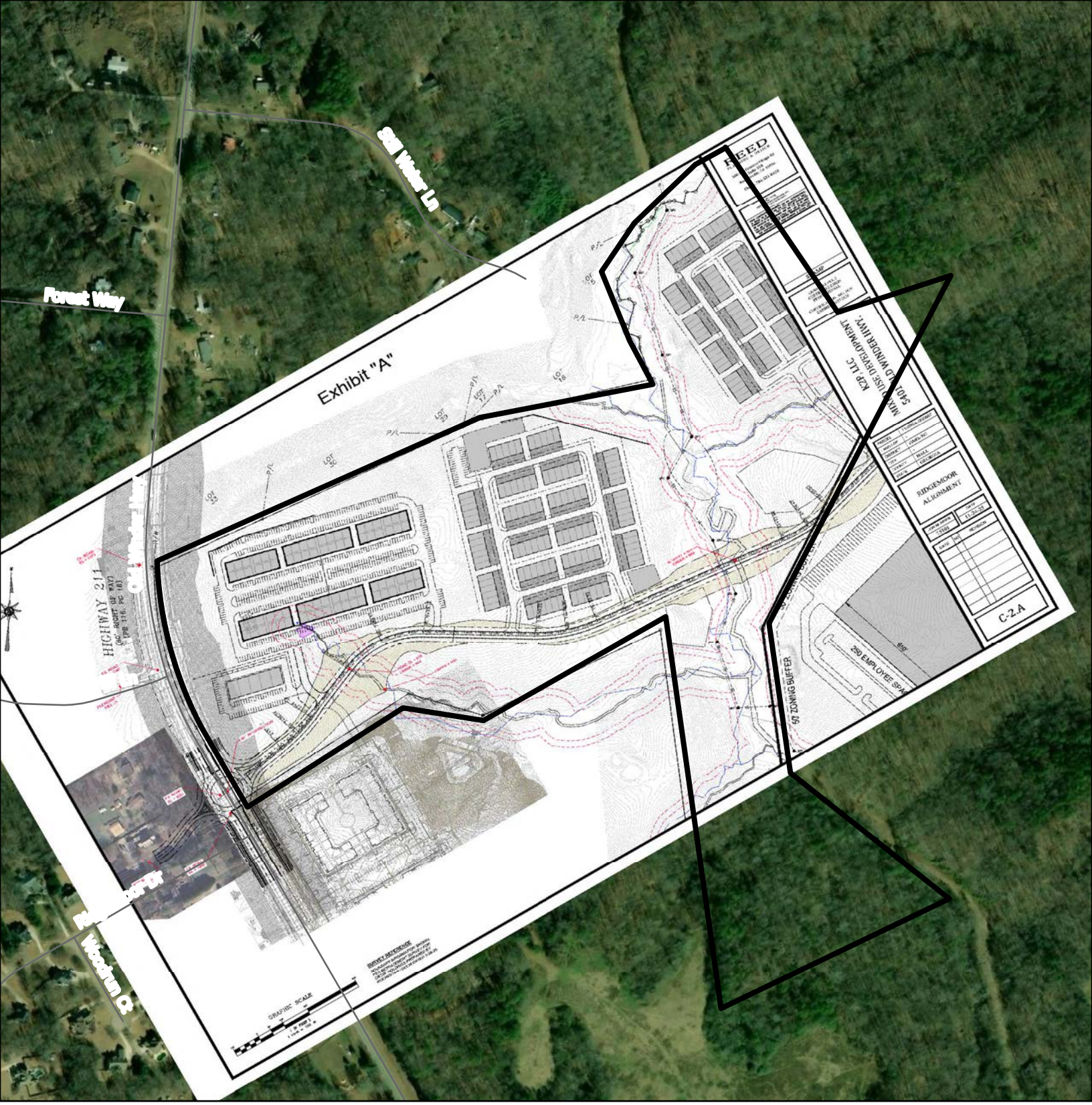


Exhibit "A"
Forest Way
Still Water Ln
HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)
REED
RIDGEMOOR ALIGNMENT
C-2.A
50' ZONING BUFFER
250 EMPLOYEE SPA
GRAPHIC SCALE



Subject Area

Applicant: K2P Land Partners, LLC (I-1)
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1