



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA**

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504

Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, March 09, 2026 - 03:00 PM

Call to Order

Appointments for Consideration

- 1 Appointment to the Chicopee Woods Area Park Commission to serve a term from March 27, 2026 to March 26, 2029. Commission District 2.

Community Services and Parks

- 2 Approve the award of RFQ/P #46-028 East Hall Library Opening Day Collection for the Hall County Library System to Childrens Plus, Inc. (dba Libraria) of Beecher, IL, in the estimated amount of \$205,320.00 and Midwest Tape, LLC of Holland, OH, in the estimated amount of \$39,015.00.

Planning & Zoning

- 3 **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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 12, 2026 Voting Meeting.*
- 4 **2785 Athens Highway | Special Use** | to move a site-built house more than 7 years old into the County | on a proposed 0.91± acre tract located on the east side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 (pt) | **Proposed Use: Single family dwelling** | Commission District 3 | **Daniel Jaimes, applicant**
- 5 **1780 Candler Road | Special Use** | for outdoor storage, major in Gateway Corridor Overlay District (GCOD) | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, applicant**
- 6 **1780 Candler Road | Variance to Section 6.2** | Gateway Corridor Overlay District (GCOD) standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, applicant**

- 7 **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**
- 8 **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**
- 9 **6962 Spout Springs Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | **Proposed Use: Second dwelling** | Commission District 1 | **Scott & Brandy Weaver, applicant**
- 10 **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 Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building** | Commission District 2 | **Cole Burchardt, applicant**
- 11 **3113 Shelter Cove | Variance to Section 4.3** | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | **Proposed Use: Accessory structure** | Commission District 2 | **Michael Reid Daniel, applicant**
- 12 **5001 Bryant Quarter Road | Variance to Section 9.2.4** | to reduce the required road frontage | on a proposed 4.96± acre tract located on the northwest side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 (pt) | **Proposed Use: Minor subdivision** | Commission District 3 | **Yajaira Rodriguez, applicant**

Public Works and Utilities

- 13 Approve Change Order #2 to Task Order #2026-013 under RFP/Q #42-002 Demand Services for Minor Resurfacing, Paving, and Full Depth Reclamation for the FY 2026 Base and Pave program to add 1.94 additional miles of base and paving to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$460,545.00.

County Administrator

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

Commission Time

Executive Session

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

Adjourn

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



AGENDA ITEM

Appointments for Consideration

REPORT TO: Work Session (03/09/26)
REPORT TO: Voting Meeting (03/12/26)
ITEM NO: 26/2026
SUBJECT: Appointment to the Chicopee Woods Area Park Commission to serve a term from March 27, 2026 to March 26, 2029. Commission District 2.

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: JR
Recommendation: n/a

Purpose of Request:
Appointment to the Chicopee Woods Area Park Commission to serve a term from March 27, 2026 to March 26, 2029. Commission District 2.

History:
Emily Bagwell is the current appointment.

Facts and Issues:

- Purpose of Commission: Acquiring, constructing, equipping, maintaining or operating a recreational center and area or centers and areas.
- Emily Bagwell is willing and eligible to serve another term.

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-27

Approvals:

Approve	Clerk
JR	JR

Attachments:



AGENDA ITEM

Community Services and Parks

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 90/2026

SUBJECT: Approve the award of RFQ/P #46-028 East Hall Library Opening Day Collection for the Hall County Library System to Childrens Plus, Inc. (dba Libraria) of Beecher, IL, in the estimated amount of \$205,320.00 and Midwest Tape, LLC of Holland, OH, in the estimated amount of \$39,015.00.

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: LM
Recommendation: Approve.

Purpose of Request: Approve the award of RFQ/P #46-028 East Hall Library Opening Day Collection for the Hall County Library System to Childrens Plus, Inc. (dba Libraria) of Beecher, IL, in the estimated amount of \$205,320.00 and Midwest Tape, LLC of Holland, OH, in the estimated amount of \$39,015.00.

History:

Facts and Issues: Children's Plus Inc (dba Libraria) will provide books and can meet the new expedited timeline of the library's opening date.

Options:

Midwest Tape LLC will provide audio/visual materials and can meet the new expedited timeline of the library's opening date.

Ingram Library is unsure if it can meet the new expedited timeline of the library's opening.

Mackin Book Company did not provide an appropriate and consistent pricing structure for adequate evaluation.

Funding Requested \$ 244,335.00
Are funds within current budget? Yes
Source of Funds SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? Yes
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Buyer	Submit	Purchasing	Budget
AY	JR	AY	JM
Finance	Attorney	Administration	Clerk
TS	JL	CR	JR

Attachments:

Financial Supplement
 Bid Tab
 Signature Request Cover Sheet
 Children's Plus Contract
 Midwest Tape Contract



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 90/2026

Funds Requested: \$ 244,335.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	324-SPLOST VIII	6500-HALL COUNTY LIBRARY SYSTEM	531100-GENERAL SUPPLIES AND MATERIALS	\$244,335.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: LM

Phone: 770-532-3311

RFQ/P #46-028 East Hall Library Opening Day Collection

Bid Tab Summary

SCORES	Midwest Tape LLC	Childrens Plus Inc (dba Libraria)	Ingram Library	Mackin Book Company	The Library Supply	Follett Content Solutions, LLC
	Holland, OH	Beecher, IL	LaVergne, TN	Burnsville, MN	Miami Lakes, FL	McHenry, IL
Average Technical Scores	780.00	740.00	713.33	700.00	NO BID	NO BID
Average Cost Scores	75.00	91.67	83.33	37.50	NO BID	NO BID
Total Scores	855.00	831.67	796.67	737.50	NO BID	NO BID

Books	N/A	\$205,320.00	\$208,560.00	\$0.00
A/V	\$39,015.00	N/A	N/A	\$0.00
Total Cost	\$39,015.00	\$205,320.00	\$208,560.00	\$0.00

Note 1: Children's Plus (Libraria) is able to meet new expedited deadline.

Note 2: Mackin did not provide an adequate and consistent pricing structure.

Number of bids emailed	14
Number of bids emailed to Hall Co	0
Total responses	6
Number of Hall Co responses	0
No Bids	2



Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: February 23, 2026

To: David Gibbs, Chairman, BOC

From: Andy Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 46-028

Bid/Contract Name: East Hall Library Opening Day Collection

Department(s) Requesting Contract: Library System

Award Recipient Name: Childrens Plus Inc & Midwest Tape LLC

Contract Description:

Annual Contract New Renewal

FY 2025 Projected Spend:

Price Increase Requested Increase Percentage: N/A

Project/Service Contract FY 2026 Estimated Amount:\$244,335.00

Product Contract Estimated Amount:

Comment:

Approve the award of RFQ/P 46-028 East Hall Library Opening Day Collection for the Hall County Library System (Parks & Leisure Services) to Childrens Plus Inc in the amount of \$205,320.00 and Midwest Tape LLC in the amount of \$39,015.00. Children's Plus Inc (dba Libraria) will provide books and can meet the new expedited timeline of the library's opening date. Midwest Tape LLC will provide audio/visual materials and can meet the new expedited timeline of the library's opening date. The FY 2026 estimated amount has been reviewed by Finance.

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood



Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #46-028

For the provision of

East Hall Library Opening Day Collection

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

ARTICLE #101 – INTRODUCTION

This Contract for providing a shelf-ready opening day collection for East Hall Library (hereinafter "Services") is made and as entered into as of _____ (execution date) and _____ (effective date) is by and between Hall County, Georgia, (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and Children's Plus, Inc. DBA Libraria _____ which is principally located at 1387 Dutch American Way Beecher, IL 60401 (hereinafter "Vendor").

WHEREAS Vendor is an entity that is legally registered and qualified and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Vendor are known individually as a "Party" and collectively as the "Parties"; and,

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

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

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

WHEREAS this Contract will become legally binding upon signature and execution by both Parties; and,

WHEREAS any documents, exhibits, attachments, plans, or references are all incorporated herein by reference.

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

ARTICLE #102 – CONTRACT

- A. Vendor agrees to provide the Services to the County as detailed in the Scope of Work. Unapproved work outside the Scope of Work may not be compensated.
- B. County agrees to pay as compensation any fees as listed on the *Exhibit C – Cost Proposal Worksheet*, which shall be fixed and firm for the duration of the contract unless modified by mutual consent via Amendment or Renewal.

ARTICLE #103 – NOTICES

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

COUNTY PROJECT MANAGER

Lisa MacKinney
Library Director
Hall County Government
127 Main Street NW
Gainesville, GA 30501
lmackinney@hallcountylibrary.org
Ph: (770) 532-3311

COUNTY ISSUING OFFICER

Andy Youngblood
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
andrew.youngblood@hallcounty.org
Ph: (770) 531-4940

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Ansley Walsh - Bid Specialist

Email Address(es): bids@libraria.com

Phone Number(s): (800) 230-1279

Physical Address: 1387 Dutch American Way

City/State/ZIP: Beecher, IL 60401

REMIT TO ADDRESS (if different): P.O. Box 847 Beecher, IL 60401

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

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

ARTICLE #105 – CONTRACT TERM

The Contract term will be for nine (9) months (270 days) after the issuance of a Notice to Proceed.

ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION

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

ARTICLE #107 – REMEDIES AND CONTRACT PERFORMANCE

In the event that either Party to this Contract breaches this Contract, including failure to meet the timetables set forth herein, the non-breaching Party shall provide a written Notice to Cure to the breaching Party which describes the breach of this Contract. The breaching Party shall have thirty (30) days from the date of receipt of the written Notice to cure the breach or to otherwise negotiate a resolution of the breach.

If the breach has not been cured and the Parties hereto have not resolved the issue described in the Notice to Cure by thirty (30) days after receipt of the letter, the Party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or relief as to any bonds issued hereon.

Additional provisions are:

- A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the reasonable control of and without the fault or negligence of the Vendor. If the Services to be provided to the County are interrupted by a force majeure event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Vendor under this Contract. If delay results from a third-party's negligent conduct or failure to perform, the Vendor shall not be excused from compliance with the terms and obligations of the Contract. Neither Party shall be held liable or responsible to the other Party nor be deemed to have defaulted under or breached this Contract for failure or delay in fulfilling or performing any obligation under this Contract when such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party including, but not limited to, fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the Party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either Party shall provide the other Party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure.
Definition: The term "force majeure" as defined in Black's Law Dictionary is "an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the Parties could not have anticipated or controlled."
- B. **Obligations Beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.
- C. **Transition Cooperation with the County and Cooperation with Other Vendors.** Vendor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Vendor. Further, if the County has entered into or enters into contracts with other Vendors related to the Services, Vendor agrees to cooperate

fully with other such Vendors. Vendor shall not engage in any act that will interfere with the performance of work by any other Vendor (s).

ARTICLE #108 – TERMINATION PROVISIONS

The County may terminate this Contract by providing sixty (60) days written notice to the Vendor at any time. Should the County terminate this Contract prior to the date of automatic termination, Vendor shall provide the County with all deliverables up to the date of termination thirty (30) days after the Notice to Terminate is issued. The County shall pay the Vendor for all work properly performed in compliance with the terms of this Contract up to the date of termination.

- A. **Termination for Convenience.** Following sixty (60) days' written notice, the County may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Vendor.
- B. **Termination for Cause.** The occurrence of any of the following events shall constitute cause for the County to declare the Vendor in default of its obligations under the Contract:
1. The Vendor fails to deliver, or has delivered, nonconforming Services or fails to perform, to the County's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract including, but without limitation, the expressed warranties made by the Vendor.
 2. The County determines that Vendor's unsatisfactory performance substantially endangers completion or that default is likely to occur.
 3. The Vendor fails to make substantial and timely progress toward performance of the Contract.
 4. The Vendor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Vendor terminates or suspends its business; or the County reasonably believes that the Vendor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
 5. The Vendor has failed to comply with applicable federal, state, and local laws, rules, County ordinances, regulations, and orders when performing within the scope of the Contract.
 6. The Vendor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with *ARTICLE #108.C* below constitutes cause for the Vendor to declare that the County is in default of its obligations under the Contract.
- C. **Notice of Default.** If either Party causes any of the default events set out in *ARTICLE #108 – TERMINATION PROVISIONS*, then either Party shall issue a written Notice of Default to the Party that causes one (1) or more of the default events requesting that the breach or noncompliance be remedied within the period of time specified in the Notice of Default. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching Party may:
1. Immediately terminate the Contract for default without additional written notice; and/or,
 2. In the event of a breach by the Vendor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Vendor; and/or,
 3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.
- D. **Termination Due to Non-Availability of Funds.** This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that

the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Vendor in the event of any de-appropriation.

- E. **Termination due to Failure of Vendor to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:
1. If the Vendor must be certified or licensed as a condition precedent to providing the Services, the revocation, suspension, or other loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.
 2. The County determines that the actions, or failure to act, of the Vendor, its agents, employees, have caused, or reasonably could cause, life, health, or safety to be jeopardized.
 3. The Vendor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal, or maliciously incorrect.
 4. Failure of the Vendor to obtain, provide, maintain, and deliver the performance and payment bonds when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in *ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS*.
- F. **Payment Limitation in Event of Termination.** In the event of termination of the Contract for any reason by County, the County shall pay only those amounts, if any, due and owing to the Vendor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.
- G. **Vendor's Termination Duties.** Upon receipt of a Notice of Termination, the Vendor shall:
1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of Notice of Termination describing the status of all work under the Contract including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.
 2. Immediately cease use and return to the County any personal property or materials, whether tangible or intangible, provided by the County to the Vendor.
 3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Vendor under the Contract.
 4. Cooperate in good faith with the County, its employees, agents, and Vendors during the transition period between the Notification of Termination and the substitution of any replacement Vendor.
 5. Vendor is to immediately return any payments made by the County for goods and services that were not delivered by the Vendor.

ARTICLE #109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY

The Parties agree that the County shall not be responsible for defending or indemnifying any Vendor from any claim brought by any third party against the Vendor.

ARTICLE #110 – ASSIGNMENT AND DELEGATION BY VENDOR

The Vendor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior expressed written consent of the County.

ARTICLE #111 – USE OF THIRD PARTIES

This Contract is for the benefit of the Parties hereto only and is not intended to benefit any third party or give rise to any duty or causes of action for any third party. All restrictions, obligations, and responsibilities of the Vendor under the Contract shall also apply to third parties, if allowed in writing by the County. Any Contract with a third-party must also preserve the rights of the County.

ARTICLE #112 – ENTIRE CONTRACT

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

ARTICLE #113 – SEVERABILITY

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

ARTICLE #114 – RECORDS

- A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County shall be made open to public inspection unless otherwise provided by law.
- B. **Record Retention and Access.** The Vendor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE #115 – ADDITIONAL TERMS AND CONDITIONS

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

ARTICLE #116 – WAIVER

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

ARTICLE #117 – VENDOR AND COUNTY RIGHTS AND OBLIGATIONS

- A. The County has the right at any time to require the Vendor to put an immediate stop to any procedure, or the use of any equipment, chemical, material, personnel, etc. considered by the County to be hazardous or toxic to persons, buildings, or surfaces. The Vendor will utilize acceptable substitutes approved by the County as quickly as possible. In the event of such replacement, Vendor shall (i) notify County of any resulting replacement, (ii) introduce an individual serving as a replacement to County, and/or (iii) provide County with a résumé and any other information regarding an individual that may be reasonably requested by County.
- B. The County has the right to require the Vendor to reassign or remove any employee from the premises temporarily or permanently when, in the County's sole opinion, the employee is not suitable. The County's decision shall be final, and Vendor will remove the employee immediately and replace with a person of at least equivalent training, experience, and requisite qualifications as quickly as possible, subject to the County's approval.
- C. Vendor agrees to obtain prior written approval from the County for the use of subcontractors to provide the Services described in Scope of Work prior to subcontractors' performance of work. Such non-disclosure of subcontractors may result in non-payment for Services.

ARTICLE #118 – INSURANCE REQUIREMENTS

The Vendor must procure and maintain insurance policies at the Vendor's own expense and must furnish the County with a certificate of insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The COI must list "Hall County, Georgia" as the certificate holder and as an additional insured under the commercial general, automobile, and umbrella liability policies as follows: "County of Hall, its Board of Commissioners, officers, employees, servants, and agents, 2875 Browns Bridge Rd, Gainesville, GA, 30504". The policy must protect the Vendor and the County (as an additional insured) from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract. The Vendor must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages or destruction of property caused by or arising from any and all services carried on and any and all work performed by the Contractor pursuant to this Contract:

Workers' Compensation Insurance: Required for all contracts.

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

Additional Provisions:

Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against Hall County Board of Commissioners (BOC), its elected or appointed officers, officials, agents, authorized volunteers, and employees for losses paid under the terms of this policy which arise from work performed by the Named Insured for Hall County BOC. This provision applies regardless of whether or not Hall County BOC has received a waiver of subrogation from the insurer.

General Liability Insurance: Required for all service contracts.

- \$2,000,000 General Aggregate
- \$2,000,000 Products & Completed Operations Aggregate

- \$1,000,000 Each Occurrence
- \$1,000,000 Personal & Advertising Injury
- \$500,000 Damages to Premises/Fire/Legal
- \$5,000 Medical Payments

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

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

Additional Provisions:

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

Umbrella Liability Insurance: Required for all contracts.

\$1,000,000 per Occurrence

Additional Provisions: Required for all contracts.

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

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

- \$1,000,000 Each Claim/Wrongful Act
- \$2,000,000 General Aggregate
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

ARTICLE #119 – NO WAIVER

- A. **Authority to Enter into Contract.** The Vendor represents and warrants that it has full authority to enter and perform its obligations under the Contract and that the Contract constitutes a legal, valid, and binding obligation upon the Vendor in accordance with its terms. The representatives of the Parties hereto also represent and warrant that they are authorized to sign this Contract on behalf of each party hereto.
- B. **Solicitation.** The Vendor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Contract upon an agreement or understanding for commission, percentage, brokerage or contingency.

- C. **Vehicles and Equipment.** Except for any specified County-owned equipment and vehicles listed herein, Vendor warrants that no Vendor employees, subcontractors, or others will operate County-owned vehicles or equipment in the performance of this Contract without express written consent from the County. Vendor shall be responsible for providing all transportation and equipment necessary to deliver the Services under the Contract.

ARTICLE #120 – INTELLECTUAL PROPERTY RIGHTS AND OWNERSHIP

The Vendor agrees it will not use the name or any intellectual property, including but not limited to, County trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of the County.

ARTICLE #121 – COMPENSATION

- A. The County will pay the Vendor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Vendor's response on *Exhibit C – Cost Proposal Worksheet*, which is attached hereto and incorporated into this Contract as if fully set forth herein. Payments will be made monthly in arrears to the Vendor after acceptance of the Vendor's delivered Services by the County, and after receiving receipt of undisputed invoice to the County.
- B. Prices quoted shall be firm and fixed throughout the term of this Contract, unless otherwise amended or modified by mutual agreement.
- C. Cost may be prorated for Services added or removed under this Contract to align cost with the remaining term of Contract.
- D. It is understood that this bid or proposal is made without collusion or fraud. Vendor understands and acknowledges that collusive bidding is a violation of state and federal law and may result in the cancellation of the Contract.

ARTICLE #122 – COUNTY PAYMENT TO VENDOR

- A. Upon Contract Execution, the County will issue a Notice to Proceed (NTP) and a Purchase Order (PO) to the Vendor. The terms of this Contract shall be incorporated by reference into any PO issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO by electronic mail (e-mail) to the Vendor's representative in *ARTICLE #103 – NOTICES*.
- The Vendor shall not deliver any Services, equipment, devices, or components thereof until authorized in writing by the County. Any work including, but not limited to, travel, preliminary meetings, planning, etc. performed outside of the terms and conditions of and before the issuance of a NTP will not be considered for payment. Vendor is not to begin work or ship any product on any verbal communication from the County. The County will not be liable for payment for any work or product with the issuance of a verbal communication.
- The Scope of Services shall remain in effect from the NTP date to substantial completion of the project. The Parties agree that the County will not pay or otherwise compensate the Vendor for any services, labor, materials, equipment, devices, or components thereof outside of the Scope of Work and/or beyond the term of this Contract, unless specifically authorized in writing as evidenced by an amendment pursuant to *ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION*, a time extension letter, or as otherwise authorized by the County.
- B. **Invoice/Payment**
1. Vendor shall invoice the County via email each month sent solely to accountspayable@hallcounty.org and only after the County inspects and accepts the

Services provided. Receipt of the Services and/or materials does not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in *Exhibit C – Cost Proposal Worksheet*.

2. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Each invoice shall include the Vendor's current "Remit to" address, a description of the Services provided, the invoice amount, the Contract number, and the associated PO number issued.
3. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted. The County does not pay for services not yet received but only in arrears except by written acceptance of pre-payment or deposit.
4. The Vendor shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under the Contract, including sales and use taxes.

C. Unsatisfactory Performance/Delay of Payment

1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory the County's Project Manager identified in *ARTICLE #103 – NOTICES* shall issue a written Notice to Cure to Contractor. Vendor agrees that upon receipt of the written Notice to Cure it shall make every effort to correct the deficiency or deficiencies within the timeframe prescribed therein. If the Vendor fails to timely correct the deficiency or deficiencies, the County reserves the right to delay or deny payment pursuant to this *ARTICLE* or terminate the Contract pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.
2. **Delay of Payment Due to Vendor's Failure.** If the County determines that the Vendor has failed to perform or deliver any Services as required by the Contract, the Vendor shall not be entitled to any compensation under the Contract until such Services are delivered and accepted. In this event, the County may withhold that portion of the Vendor's compensation, which represents payment for Services that were not delivered. To the extent that the Vendor's failure to perform or deliver in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs as liquidated damages from any amounts payable to Vendor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.

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

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

F. The Vendor must not factor or assign payments to another entity or a financial institution. The County will only pay the Party with whom it is contracted. The County will not under any circumstances pay a third party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS

Reserved.

ARTICLE #124 – RETAINAGE

Reserved.

ARTICLE #125 – VENUE AND GOVERNING LAW

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

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE

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

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

- A. By signing this Contract, the Vendor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws including, but not limited to, 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011 regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Vendor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.
- B. Vendor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit (herein known as *Exhibit E – E-Verify Affidavit*), notarized by an Official Notary Public and incorporated herein by reference providing services pursuant to this Contract.

ARTICLE #128 – ORDER OF PRECEDENCE

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

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

ARTICLE #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the Vendor's response, are herein incorporated into this Contract by reference.

- Exhibit A – Bid Response Form
- Exhibit B – Contract for Services
- Exhibit C – Cost Proposal Worksheet
- Exhibit D – W-9 Form
- Exhibit E – E-Verify Affidavit
- Exhibit F – Ethics Affidavit
- Exhibit G – Scored Questions

ARTICLE #130 – SALES TAX EXEMPTION STATUS

The County is exempt from State of Georgia Local Sales and Use Tax. The Vendor understands and acknowledges that it is responsible for any sales and use tax it may incur. The Vendor will not charge the County any sales and use tax as a separate line item. The Vendor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

ARTICLE #131 – HOLD HARMLESS AGREEMENT

The Vendor hereby agrees to indemnify, hold free and harmless Hall County Government, County Commissioners, its agents, servants, employees, officers, directors, elected officials, or any other person(s) against any loss or expense. This includes attorney fees because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this Contract.

ARTICLE #132 – NOT A JOINT VENTURE

Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind of agent and principal relationship between the parties thereto. Each party shall be deemed to be an independent contractor contracting for goods and services and acting toward the mutual benefits expected to be derived herefrom. Neither Vendor nor any of Vendor's agents, servants, employees, subcontractors, or contractors shall become or be deemed to become agents, servants, or employees of the County. Vendor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subcontractors including, but not limited to, employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages.

ARTICLE #133 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.
3. The terms and conditions set herein shall supersede and govern over all Vendor's terms and conditions or service level agreements.
4. The County retains the right to "red line" sections of the Vendor's terms and conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of goods or services shall be deemed as the Vendor's full and complete acceptance of the County's terms and conditions.
6. The terms supplier, vendor, bidder, offeror, contractor, consultant, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "contractor" for services.
7. The terms goods, materials, commodities, components, drawings, drafts, renderings, plans (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.

9. The County's payment terms are net 30 days (N30) in arrears. The County does not pay for services not yet rendered or goods not received and accepted. The County holds no obligation to goods delivered or services rendered that were not ordered and specified in writing. The Vendor shall only deliver goods and services as described on the PO and within the Scope of Work and the Vendor's bid response.
10. The Vendor shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.
11. The Vendor shall not construe any verbal consent to purchase goods or services as valid.
12. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, contract, or agreement unless mutually agreed in writing by both Parties.
13. The County does not accept automatic contract renewals except for monthly subscription services.
14. The County does not pay deposits towards goods ordered or services not yet rendered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
15. The County will accept back orders only if goods are out of stock and with prior written notice. The Vendor shall ship all quantities that it has in stock and hold orders for back orders.
16. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memorandums of understanding, and other such agreements.
17. For all legalities, the jurisdiction shall be the State of Georgia, County of Hall.
18. Deliveries shall be made to the ship-to address(es) listed on the PO and within the specified time. The Vendor must note if multiple ship-to addresses are used and deliver goods to the appropriate ship-to address.
19. Risk of loss of the goods shall pass to the County upon inspection and acceptance only. Receipt of goods or services does not constitute acceptance. Title to goods shall remain with the Vendor until acceptance by the County.
20. The Vendor warrants that its goods and services are merchantable, and it has a legal right to deliver the goods and services and as described herein.
21. The County shall have the right to inspect all goods or services at the time and place of delivery.
22. No right or interest in the contract shall be assigned by the Vendor without written permission of the County, and no delegation of any obligation owed or the performance of any obligation by the Vendor shall be made without the written permission of the County. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
23. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
24. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 et seq. of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
25. All goods and services supplied pursuant to a PO shall, unless otherwise noted, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation, request for proposals, invitation for bid, or other solicitations upon which the PO is based, and the terms, conditions, and specifications of the solicitation are incorporated herein by reference and made a part hereof.
26. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials owned by the County shall become and remain County property and shall be delivered to the County upon request.

27. Invoices should be submitted to the County as described in the PO. Each PO number and/or contract number must be shown on each invoice submitted.
28. A PO issued with an attached contract or agreement, the terms and conditions of the attached contract or agreement shall govern in the event of any conflict with these terms and conditions.
29. The Vendor may be suspended, terminated, or debarred if it is determined that it has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the Vendor certifies that it and any of its subcontractors have not been debarred, suspended, or declared ineligible by any agency of the County or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The Vendor certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Goods are Free-On-Board (F.O.B.) destination unless otherwise denoted. Freight, shipping, and delivery shall be pre-paid and added to the invoice as a separate line item. The Vendor shall charge the County the exact amount of freight, delivery, handling, and insurance charges.
32. The County does not pay late fees nor interest charges.
33. The County is not bound to any minimum or maximum quantity or dollar amount set by the Vendor.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.
35. Any changes to a PO in quantity or dollar amount require a written change order issued by the County.

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

Print Vendor's Full Legal Name Below:

Children's Plus, Inc. DBA Libraria

By: *Ansley Walsh*

Print Name: Ansley Walsh

Title: Bid Specialist

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman
Hall County Board of Commissioners

Date: _____

Sworn to and subscribed before me this

12 Day of December, 2025.

Attestation: _____

Commission Clerk

Notary Public: *Rachel Larsen*

Notary commission expires: 12/3/2028

[Locus Sigilli – Seal or Stamp]

APPROVED AS TO FORM

Nathaniel R. Anderson

Nathaniel R. Anderson,
Senior Assistant County Attorney





Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #46-028

For the provision of

East Hall Library Opening Day Collection

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

ARTICLE #101 – INTRODUCTION

This Contract for providing a shelf-ready opening day collection for East Hall Library (hereinafter "Services") is made and as entered into as of _____ (execution date) and _____ (effective date) is by and between Hall County, Georgia, (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and Midwest Tape, LLC _____ which is principally located at 1417 Timberwolf Drive; Holland, Ohio 43528 (hereinafter "Vendor").

WHEREAS Vendor is an entity that is legally registered and qualified and holding any such licenses and certifications as may be required to render Services to do business in the State of Georgia. County and Vendor are known individually as a "Party" and collectively as the "Parties"; and,

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

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

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

WHEREAS this Contract will become legally binding upon signature and execution by both Parties; and,

WHEREAS any documents, exhibits, attachments, plans, or references are all incorporated herein by reference.

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

ARTICLE #102 – CONTRACT

- A. Vendor agrees to provide the Services to the County as detailed in the Scope of Work. Unapproved work outside the Scope of Work may not be compensated.
- B. County agrees to pay as compensation any fees as listed on the *Exhibit C – Cost Proposal Worksheet*, which shall be fixed and firm for the duration of the contract unless modified by mutual consent via Amendment or Renewal.

ARTICLE #103 – NOTICES

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

COUNTY PROJECT MANAGER

Lisa MacKinney
Library Director
Hall County Government
127 Main Street NW
Gainesville, GA 30501
lmackinney@hallcountylibrary.org
Ph: (770) 532-3311

COUNTY ISSUING OFFICER

Andy Youngblood
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
andrew.youngblood@hallcounty.org
Ph: (770) 531-4940

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Sue Bascuk, Vice President

Midwest Tape, LLC

Email Address(es): sbascuk@midwesttape.com or BIDRFPinfo@midwesttape.com

Phone Number(s): 800-875-2785

Physical Address: 1417 Timberwolf Drive

City/State/ZIP: Holland, Ohio 43528

REMIT TO ADDRESS (if different): Midwest Tape, LLC

P.O. Box 715733; Cincinnati, Ohio 45271-5733

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

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

ARTICLE #105 – CONTRACT TERM

The Contract term will be for nine (9) months (270 days) after the issuance of a Notice to Proceed.

ARTICLE #106 – CONTRACT AMENDMENTS AND MODIFICATION

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

ARTICLE #107 – REMEDIES AND CONTRACT PERFORMANCE

In the event that either Party to this Contract breaches this Contract, including failure to meet the timetables set forth herein, the non-breaching Party shall provide a written Notice to Cure to the breaching Party which describes the breach of this Contract. The breaching Party shall have thirty (30) days from the date of receipt of the written Notice to cure the breach or to otherwise negotiate a resolution of the breach.

If the breach has not been cured and the Parties hereto have not resolved the issue described in the Notice to Cure by thirty (30) days after receipt of the letter, the Party authoring the letter shall be entitled to seek any and all remedies allowed by Georgia law, including damages, equitable relief, declaratory relief, specific performance, and/or relief as to any bonds issued hereon.

Additional provisions are:

- A. **Delay or Impossibility of Performance.** Any failure or delay must be beyond the reasonable control of and without the fault or negligence of the Vendor. If the Services to be provided to the County are interrupted by a force majeure event, as defined below, the County will be entitled to an equitable adjustment to the fees and other payments due to the Vendor under this Contract. If delay results from a third-party's negligent conduct or failure to perform, the Vendor shall not be excused from compliance with the terms and obligations of the Contract. Neither Party shall be held liable or responsible to the other Party nor be deemed to have defaulted under or breached this Contract for failure or delay in fulfilling or performing any obligation under this Contract when such failure or delay is caused by or results from causes beyond the reasonable control of the affected Party including, but not limited to, fire, floods, embargoes, acts of war, civil unrest, insurrections, riots, strikes, lockouts or other labor disturbances, or acts of God; provided, however, that the Party so affected shall use reasonable commercial efforts to avoid or remove such causes of nonperformance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either Party shall provide the other Party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure.
Definition: The term "force majeure" as defined in Black's Law Dictionary is "an event or effect that can be neither anticipated nor controlled. It is a contractual provision allocating the risk of loss if performance becomes impossible or impracticable, especially as a result of an event that the Parties could not have anticipated or controlled."
- B. **Obligations Beyond Contract Term.** The Contract shall remain in full force and effect to the end of the specified term or until terminated or canceled pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.
- C. **Transition Cooperation with the County and Cooperation with Other Vendors.** Vendor agrees that upon termination of this Contract for any reason, it shall provide sufficient efforts and reasonable cooperation and assistance to the County to ensure an orderly and efficient transition to the County or an alternative Vendor. Further, if the County has entered into or enters into contracts with other Vendors related to the Services, Vendor agrees to cooperate

fully with other such Vendors. Vendor shall not engage in any act that will interfere with the performance of work by any other Vendor (s).

ARTICLE #108 – TERMINATION PROVISIONS

The County may terminate this Contract by providing sixty (60) days written notice to the Vendor at any time. Should the County terminate this Contract prior to the date of automatic termination, Vendor shall provide the County with all deliverables up to the date of termination thirty (30) days after the Notice to Terminate is issued. The County shall pay the Vendor for all work properly performed in compliance with the terms of this Contract up to the date of termination.

- A. **Termination for Convenience.** Following sixty (60) days' written notice, the County may terminate the Contract in whole or in part for any reason without the payment of any penalty or incurring any further obligation to the Vendor.
- B. **Termination for Cause.** The occurrence of any of the following events shall constitute cause for the County to declare the Vendor in default of its obligations under the Contract:
1. The Vendor fails to deliver, or has delivered, nonconforming Services or fails to perform, to the County's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract including, but without limitation, the expressed warranties made by the Vendor.
 2. The County determines that Vendor's unsatisfactory performance substantially endangers completion or that default is likely to occur.
 3. The Vendor fails to make substantial and timely progress toward performance of the Contract.
 4. The Vendor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Vendor terminates or suspends its business; or the County reasonably believes that the Vendor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
 5. The Vendor has failed to comply with applicable federal, state, and local laws, rules, County ordinances, regulations, and orders when performing within the scope of the Contract.
 6. The Vendor has engaged in conduct that has or may expose the County or the State to liability, as determined in the County's sole discretion; or a material breach of the terms of the Contract by County upon County's failure to cure such material breach after written notice thereof has been delivered in accordance with *ARTICLE #108.C* below constitutes cause for the Vendor to declare that the County is in default of its obligations under the Contract.
- C. **Notice of Default.** If either Party causes any of the default events set out in *ARTICLE #108 – TERMINATION PROVISIONS*, then either Party shall issue a written Notice of Default to the Party that causes one (1) or more of the default events requesting that the breach or noncompliance be remedied within the period of time specified in the Notice of Default. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the non-breaching Party may:
1. Immediately terminate the Contract for default without additional written notice; and/or,
 2. In the event of a breach by the Vendor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Vendor; and/or,
 3. Enforce the terms and conditions of the Contract and seek any legal or equitable remedies.
- D. **Termination Due to Non-Availability of Funds.** This Contract will terminate immediately and absolutely if the County determines that adequate funds are de-appropriated such that

the County cannot fulfill its obligations under the Contract, such determination being at the County's sole discretion and conclusive. County agrees to provide prompt written notice to Vendor in the event of any de-appropriation.

- E. Termination due to Failure of Vendor to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:
1. If the Vendor must be certified or licensed as a condition precedent to providing the Services, the revocation, suspension, or other loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect.
 2. The County determines that the actions, or failure to act, of the Vendor, its agents, employees, have caused, or reasonably could cause, life, health, or safety to be jeopardized.
 3. The Vendor furnished any statement, representation, or certification in connection with the Contract or the bidding process, which is materially false, deceptive, criminal, or maliciously incorrect.
 4. Failure of the Vendor to obtain, provide, maintain, and deliver the performance and payment bonds when required under this Contract, or failure to comply with any requirement pertaining to the appropriate amounts thereof as set forth in *ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS*.
- F. Payment Limitation in Event of Termination.** In the event of termination of the Contract for any reason by County, the County shall pay only those amounts, if any, due and owing to the Vendor for Services actually received and accepted by the County up to and including the date of termination of the Contract and for which the County is obligated to pay pursuant to the Contract.
- G. Vendor's Termination Duties.** Upon receipt of a Notice of Termination, the Vendor shall:
1. Cease work under the Contract and take all necessary or appropriate steps to limit disbursements and minimize costs and furnish a report within thirty (30) days of the date of Notice of Termination describing the status of all work under the Contract including, without limitation, results accomplished, conclusions resulting therefrom, and any other matters the County may require.
 2. Immediately cease use and return to the County any personal property or materials, whether tangible or intangible, provided by the County to the Vendor.
 3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Vendor under the Contract.
 4. Cooperate in good faith with the County, its employees, agents, and Vendors during the transition period between the Notification of Termination and the substitution of any replacement Vendor.
 5. Vendor is to immediately return any payments made by the County for goods and services that were not delivered by the Vendor.

ARTICLE #109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY

The Parties agree that the County shall not be responsible for defending or indemnifying any Vendor from any claim brought by any third party against the Vendor.

ARTICLE #110 – ASSIGNMENT AND DELEGATION BY VENDOR

The Vendor shall not assign or delegate this Contract, or any performance required by it, in whole or in part, without the prior expressed written consent of the County.

ARTICLE #111 – USE OF THIRD PARTIES

This Contract is for the benefit of the Parties hereto only and is not intended to benefit any third party or give rise to any duty or causes of action for any third party. All restrictions, obligations, and responsibilities of the Vendor under the Contract shall also apply to third parties, if allowed in writing by the County. Any Contract with a third-party must also preserve the rights of the County.

ARTICLE #112 – ENTIRE CONTRACT

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

ARTICLE #113 – SEVERABILITY

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of this Contract is declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this Contract as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the remaining portions of this Contract not so held to be invalid or the application of this Contract to other circumstances not so held to be invalid.

ARTICLE #114 – RECORDS

- A. **Public Records Request.** The Georgia Open Records Act, as provided in O.C.G.A. § 50-18-70 et seq, requires procurement records and all other records received by or prepared or maintained on behalf of the County shall be made open to public inspection unless otherwise provided by law.
- B. **Record Retention and Access.** The Vendor shall maintain books, records, and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all charges billed to the County throughout the term of the Contract for a period of at least five (5) years following the date of final payment or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records.

ARTICLE #115 – ADDITIONAL TERMS AND CONDITIONS

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

ARTICLE #116 – WAIVER

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

ARTICLE #117 – VENDOR AND COUNTY RIGHTS AND OBLIGATIONS

- A. The County has the right at any time to require the Vendor to put an immediate stop to any procedure, or the use of any equipment, chemical, material, personnel, etc. considered by the County to be hazardous or toxic to persons, buildings, or surfaces. The Vendor will utilize acceptable substitutes approved by the County as quickly as possible. In the event of such replacement, Vendor shall (i) notify County of any resulting replacement, (ii) introduce an individual serving as a replacement to County, and/or (iii) provide County with a résumé and any other information regarding an individual that may be reasonably requested by County.
- B. The County has the right to require the Vendor to reassign or remove any employee from the premises temporarily or permanently when, in the County's sole opinion, the employee is not suitable. The County's decision shall be final, and Vendor will remove the employee immediately and replace with a person of at least equivalent training, experience, and requisite qualifications as quickly as possible, subject to the County's approval.
- C. Vendor agrees to obtain prior written approval from the County for the use of subcontractors to provide the Services described in Scope of Work prior to subcontractors' performance of work. Such non-disclosure of subcontractors may result in non-payment for Services.

ARTICLE #118 – INSURANCE REQUIREMENTS

The Vendor must procure and maintain insurance policies at the Vendor's own expense and must furnish the County with a certificate of insurance (COI) providing evidence of proof of coverage at least in the amounts indicated in this subsection. The COI must list "Hall County, Georgia" as the certificate holder and as an additional insured under the commercial general, automobile, and umbrella liability policies as follows: "County of Hall, its Board of Commissioners, officers, employees, servants, and agents, 2875 Browns Bridge Rd, Gainesville, GA, 30504". The policy must protect the Vendor and the County (as an additional insured) from any claims for bodily injury, property damage, or personal injury covered by the indemnification obligations set forth herein throughout the duration of the Contract. The Vendor must maintain the following insurance coverage during the term of the Contract, in at least the minimum amounts set forth below, to cover all loss and liability for damages or destruction of property caused by or arising from any and all services carried on and any and all work performed by the Contractor pursuant to this Contract:

Workers' Compensation Insurance: Required for all contracts.

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

Additional Provisions:

Waiver of Subrogation. The insurer agrees to waive all rights of subrogation against Hall County Board of Commissioners (BOC), its elected or appointed officers, officials, agents, authorized volunteers, and employees for losses paid under the terms of this policy which arise from work performed by the Named Insured for Hall County BOC. This provision applies regardless of whether or not Hall County BOC has received a waiver of subrogation from the insurer.

General Liability Insurance: Required for all service contracts.

- \$2,000,000 General Aggregate
- \$2,000,000 Products & Completed Operations Aggregate

- \$1,000,000 Each Occurrence
- \$1,000,000 Personal & Advertising Injury
- \$500,000 Damages to Premises/Fire/Legal
- \$5,000 Medical Payments

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

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

Additional Provisions:

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

Umbrella Liability Insurance: Required for all contracts.

\$1,000,000 per Occurrence

Additional Provisions: Required for all contracts.

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

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

- \$1,000,000 Each Claim/Wrongful Act
- \$2,000,000 General Aggregate
- If written on a claim's made policy, the policy must be maintained for at least two (2) years after the completion of the work and/or contract.

ARTICLE #119 – NO WAIVER

- A. **Authority to Enter into Contract.** The Vendor represents and warrants that it has full authority to enter and perform its obligations under the Contract and that the Contract constitutes a legal, valid, and binding obligation upon the Vendor in accordance with its terms. The representatives of the Parties hereto also represent and warrant that they are authorized to sign this Contract on behalf of each party hereto.
- B. **Solicitation.** The Vendor warrants that no person or selling agency (except bona fide employees or selling agents maintained for the purpose of securing business) has been employed or retained to solicit and secure the Contract upon an agreement or understanding for commission, percentage, brokerage or contingency.

- C. **Vehicles and Equipment.** Except for any specified County-owned equipment and vehicles listed herein, Vendor warrants that no Vendor employees, subcontractors, or others will operate County-owned vehicles or equipment in the performance of this Contract without express written consent from the County. Vendor shall be responsible for providing all transportation and equipment necessary to deliver the Services under the Contract.

ARTICLE #120 – INTELLECTUAL PROPERTY RIGHTS AND OWNERSHIP

The Vendor agrees it will not use the name or any intellectual property, including but not limited to, County trademarks or logos in any manner, including commercial advertising or as a business reference, without the expressed prior written consent of the County.

ARTICLE #121 – COMPENSATION

- A. The County will pay the Vendor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Vendor's response on *Exhibit C – Cost Proposal Worksheet*, which is attached hereto and incorporated into this Contract as if fully set forth herein. Payments will be made monthly in arrears to the Vendor after acceptance of the Vendor's delivered Services by the County, and after receiving receipt of undisputed invoice to the County.
- B. Prices quoted shall be firm and fixed throughout the term of this Contract, unless otherwise amended or modified by mutual agreement.
- C. Cost may be prorated for Services added or removed under this Contract to align cost with the remaining term of Contract.
- D. It is understood that this bid or proposal is made without collusion or fraud. Vendor understands and acknowledges that collusive bidding is a violation of state and federal law and may result in the cancellation of the Contract.

ARTICLE #122 – COUNTY PAYMENT TO VENDOR

- A. Upon Contract Execution, the County will issue a Notice to Proceed (NTP) and a Purchase Order (PO) to the Vendor. The terms of this Contract shall be incorporated by reference into any PO issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO by electronic mail (e-mail) to the Vendor's representative in *ARTICLE #103 – NOTICES*.

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

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

- B. **Invoice/Payment**

1. Vendor shall invoice the County via email each month sent solely to accountspayable@hallcounty.org and only after the County inspects and accepts the

Services provided. Receipt of the Services and/or materials does not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in *Exhibit C – Cost Proposal Worksheet*.

2. Each properly prepared invoice must be sent in accordance with the instructions listed on the PO. Each invoice shall include the Vendor's current "Remit to" address, a description of the Services provided, the invoice amount, the Contract number, and the associated PO number issued.
 3. Standard payment terms are net 30 days (N30) in arrears from the date the invoice is accepted. The County does not pay for services not yet received but only in arrears except by written acceptance of pre-payment or deposit.
 4. The Vendor shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under the Contract, including sales and use taxes.
- C. Unsatisfactory Performance/Delay of Payment**
1. If the County determines that the quality of the Services provided are deficient, unacceptable, or unsatisfactory the County's Project Manager identified in *ARTICLE #103 – NOTICES* shall issue a written Notice to Cure to Contractor. Vendor agrees that upon receipt of the written Notice to Cure it shall make every effort to correct the deficiency or deficiencies within the timeframe prescribed therein. If the Vendor fails to timely correct the deficiency or deficiencies, the County reserves the right to delay or deny payment pursuant to this *ARTICLE* or terminate the Contract pursuant to *ARTICLE #108 – TERMINATION PROVISIONS*.
 2. **Delay of Payment Due to Vendor's Failure.** If the County determines that the Vendor has failed to perform or deliver any Services as required by the Contract, the Vendor shall not be entitled to any compensation under the Contract until such Services are delivered and accepted. In this event, the County may withhold that portion of the Vendor's compensation, which represents payment for Services that were not delivered. To the extent that the Vendor's failure to perform or deliver in a timely manner causes the County to incur costs, the County may deduct the amount of such incurred costs as liquidated damages from any amounts payable to Vendor. The County's authority to deduct such incurred costs shall not in any way affect the County's authority to terminate the Contract.
- D. Set-Off Against Sums Owed by the Vendor.** If the Vendor owes the County any sum under the terms of this Contract, pursuant to any judgment or pursuant to any law, the County may set off the sum owed by the Vendor against any sum owed to the Vendor, in the County's sole discretion.
- E. Final Payment.** The Vendor shall issue an invoice for final payment to the County no later than thirty (30) days following the expiration or termination date of the Contract.
- F.** The Vendor must not factor or assign payments to another entity or a financial institution. The County will only pay the Party with whom it is contracted. The County will not under any circumstances pay a third party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS
Reserved.

ARTICLE #124 – RETAINAGE
Reserved.

ARTICLE #125 – VENUE AND GOVERNING LAW

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

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE

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

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

- A. By signing this Contract, the Vendor certifies that prior to and throughout the performance of all applicable work under this Contract it will remain in full compliance with all federal and state immigration laws including, but not limited to, 8 U.S.C. § 1324a and the Georgia Security and Immigration Compliance Act (O.C.G.A. §13-10-90 et seq.), as amended by the Illegal Immigration Reform and Enforcement Act of 2011 regarding the verification of employment eligibility of employees under the Immigration Reform and Control Act of 1986. Vendor will ensure that only persons who are citizens or nationals of the United States or non-citizens authorized under federal immigration laws are employed to perform services under this Contract or any subcontract or sub-subcontract hereunder.
- B. Vendor further certifies its compliance with the aforementioned federal and state immigration laws set forth by signing a sworn affidavit, the Georgia Security and Immigration Compliance Act Affidavit (herein known as *Exhibit E – E-Verify Affidavit*), notarized by an Official Notary Public and incorporated herein by reference providing services pursuant to this Contract.

ARTICLE #128 – ORDER OF PRECEDENCE

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

- 1. Any amendments to the Contract, including all exhibits thereto.
- 2. The Contract itself, including all exhibits thereto.
- 3. Attachments appended to the Contract.
- 4. All other Contract attachments appended to the Contract.

ARTICLE #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the Vendor's response, are herein incorporated into this Contract by reference.

- Exhibit A – Bid Response Form
- Exhibit B – Contract for Services
- Exhibit C – Cost Proposal Worksheet
- Exhibit D – W-9 Form
- Exhibit E – E-Verify Affidavit
- Exhibit F – Ethics Affidavit
- Exhibit G – Scored Questions

ARTICLE #130 – SALES TAX EXEMPTION STATUS

The County is exempt from State of Georgia Local Sales and Use Tax. The Vendor understands and acknowledges that it is responsible for any sales and use tax it may incur. The Vendor will not charge the County any sales and use tax as a separate line item. The Vendor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

ARTICLE #131 – HOLD HARMLESS AGREEMENT

The Vendor hereby agrees to indemnify, hold free and harmless Hall County Government, County Commissioners, its agents, servants, employees, officers, directors, elected officials, or any other person(s) against any loss or expense. This includes attorney fees because of any liability imposed by law upon the County, except in cases of the County's sole negligence, sustained by any person(s) on account of bodily injury or property damage arising out of or in the consequence of this Contract.

ARTICLE #132 – NOT A JOINT VENTURE

Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind of agent and principal relationship between the parties thereto. Each party shall be deemed to be an independent contractor contracting for goods and services and acting toward the mutual benefits expected to be derived herefrom. Neither Vendor nor any of Vendor's agents, servants, employees, subcontractors, or contractors shall become or be deemed to become agents, servants, or employees of the County. Vendor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subcontractors including, but not limited to, employment of labor, hours of labor, health and safety, working conditions, workers' compensation insurance, and payment of wages.

ARTICLE #133 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.
3. The terms and conditions set herein shall supersede and govern over all Vendor's terms and conditions or service level agreements.
4. The County retains the right to "red line" sections of the Vendor's terms and conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of goods or services shall be deemed as the Vendor's full and complete acceptance of the County's terms and conditions.
6. The terms supplier, vendor, bidder, offeror, contractor, consultant, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "contractor" for services.
7. The terms goods, materials, commodities, components, drawings, drafts, renderings, plans (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.

9. The County's payment terms are net 30 days (N30) in arrears. The County does not pay for services not yet rendered or goods not received and accepted. The County holds no obligation to goods delivered or services rendered that were not ordered and specified in writing. The Vendor shall only deliver goods and services as described on the PO and within the Scope of Work and the Vendor's bid response.
10. The Vendor shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.
11. The Vendor shall not construe any verbal consent to purchase goods or services as valid.
12. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, contract, or agreement unless mutually agreed in writing by both Parties.
13. The County does not accept automatic contract renewals except for monthly subscription services.
14. The County does not pay deposits towards goods ordered or services not yet rendered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
15. The County will accept back orders only if goods are out of stock and with prior written notice. The Vendor shall ship all quantities that it has in stock and hold orders for back orders.
16. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memorandums of understanding, and other such agreements.
17. For all legalities, the jurisdiction shall be the State of Georgia, County of Hall.
18. Deliveries shall be made to the ship-to address(es) listed on the PO and within the specified time. The Vendor must note if multiple ship-to addresses are used and deliver goods to the appropriate ship-to address.
19. Risk of loss of the goods shall pass to the County upon inspection and acceptance only. Receipt of goods or services does not constitute acceptance. Title to goods shall remain with the Vendor until acceptance by the County.
20. The Vendor warrants that its goods and services are merchantable, and it has a legal right to deliver the goods and services and as described herein.
21. The County shall have the right to inspect all goods or services at the time and place of delivery.
22. No right or interest in the contract shall be assigned by the Vendor without written permission of the County, and no delegation of any obligation owed or the performance of any obligation by the Vendor shall be made without the written permission of the County. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
23. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
24. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 et seq. of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
25. All goods and services supplied pursuant to a PO shall, unless otherwise noted, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation, request for proposals, invitation for bid, or other solicitations upon which the PO is based, and the terms, conditions, and specifications of the solicitation are incorporated herein by reference and made a part hereof.
26. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials owned by the County shall become and remain County property and shall be delivered to the County upon request.

27. Invoices should be submitted to the County as described in the PO. Each PO number and/or contract number must be shown on each invoice submitted.
28. A PO issued with an attached contract or agreement, the terms and conditions of the attached contract or agreement shall govern in the event of any conflict with these terms and conditions.
29. The Vendor may be suspended, terminated, or debarred if it is determined that it has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the Vendor certifies that it and any of its subcontractors have not been debarred, suspended, or declared ineligible by any agency of the County or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The Vendor certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Goods are Free-On-Board (F.O.B.) destination unless otherwise denoted. Freight, shipping, and delivery shall be pre-paid and added to the invoice as a separate line item. The Vendor shall charge the County the exact amount of freight, delivery, handling, and insurance charges.
32. The County does not pay late fees nor interest charges.
33. The County is not bound to any minimum or maximum quantity or dollar amount set by the Vendor.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.
35. Any changes to a PO in quantity or dollar amount require a written change order issued by the County.

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

Print Vendor's Full Legal Name Below:

Midwest Tape, LLC

HALL COUNTY, GEORGIA

By: *Sue Bascuk*

By: _____

Print Name: Sue Bascuk

David Gibbs, Chairman
Hall County Board of Commissioners

Title: Vice President

Date: _____

Sworn to and subscribed before me this

25 Day of November, 2025.

Attestation: _____

Commission Clerk

Notary Public: *Stephanie Lynn Kinser Richendollar*

Notary commission expires: May 13, 2028

[Locus Sigilli – Seal or Stamp]



STEPHANIE LYNN KINSER
RICHENDOLLAR
Notary Public
State of Ohio
My Comm. Expires
May 13, 2028

APPROVED AS TO FORM

Nathaniel R. Anderson

Nathaniel R. Anderson,
Senior Assistant County Attorney



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 104/2026

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** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 12, 2026 Voting Meeting.*

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

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:

- Staff Report
- Application
- Narrative
- Site Plan
- Maps
- Plat
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign
- Request to Table - rec'd 2/20/2026
- Updated Notice Sign

**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:

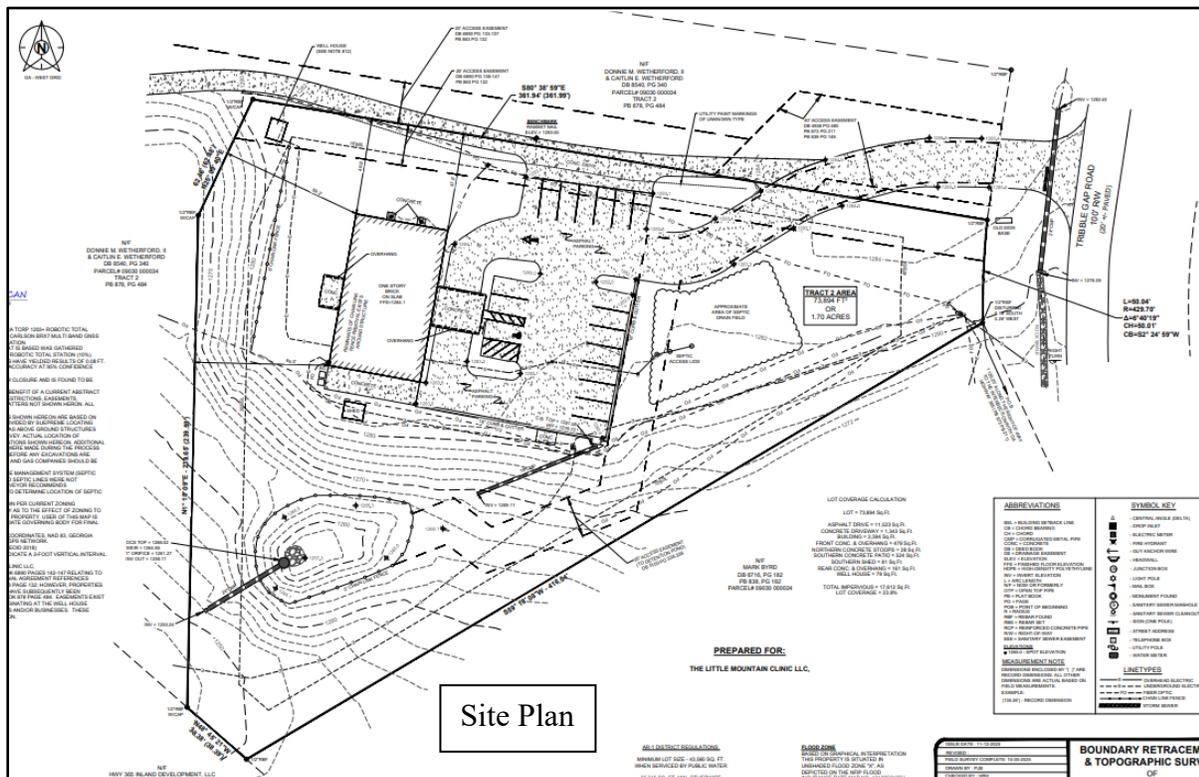
- North: Agricultural Residential (AR-1): Single-family residence
- East: Agricultural Residential (AR-1): Vacant
Planned Commercial Development (PCD): Dental lab
- South: Light Industrial (I-1): Self-service - storage facility
Planned Industrial Development (PID): Vacant
- West: Agricultural Residential (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 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."

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Haley Stapleton
7505 Tribble Gap Rd
Alto Ga 30510

Phone [REDACTED]

Email Address [REDACTED]

Proposed Use personal care home

Property Owner (Name & Mailing Address)

Haley Stapleton
The Little Mountain Clinic
7505 Tribble Gap Rd Alto Ga 30510

Phone [REDACTED]

Email Address [REDACTED]

Contact Person (Name & Mailing Address)

Haley Stapleton
7505 Tribble Gap Rd
Alto Ga 30510

Phone [REDACTED]

Email Address [REDACTED]

Tax Parcel Number 09030 000022

Location Address 7355 Tribble Gap Rd Alto Ga 30510

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Type of Request:

SU CUP

Fee: \$ _____

Receipt #: _____

Check #: _____

Mapping: ARI

Acreage 1.7 AC

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. Steute

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 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
Address mountain clinic) 7505 Tribble
Gap Rd Alto Ga 30510
Phone Number 

Name of applicant(s) Haley Stapleton under Leslie Overstreet
Address 7505 Tribble Gap Rd
Alto Ga 30510
Phone Number 

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.

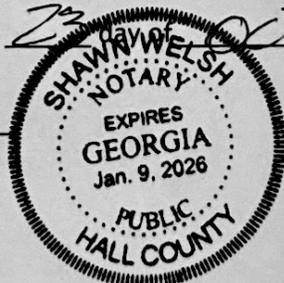
Haley V. Stapleton
Signature of Owner(s)

Haley V. Stapleton
Printed Name of Owner(s)

State of GA County of Hall

Sworn to before me and signed in my presence this 22nd day of OCT, 2025

[Signature]
Notary Public Signature
Commission Expires: 1/9/2026





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: *Halley Stapleton* Date: 9/19/25

Applicant's/Owner's Name (Printed): Halley 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 don't 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.

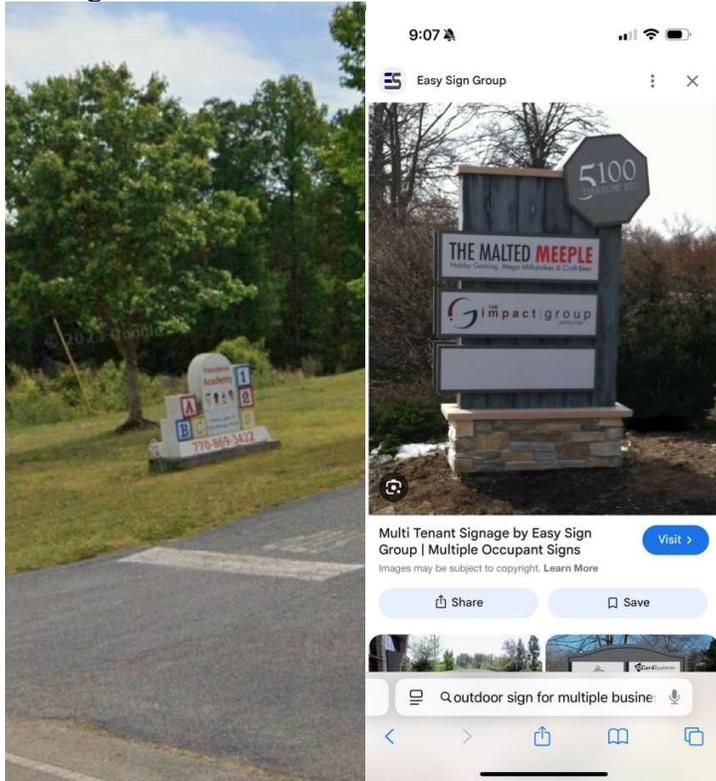
Proposed Standards for development:

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.



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 herein. 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.



10/30/2025 RYAN HONICAN
DATE PRINTED NAME

SURVEYORS NOTES:

1. ANGLES AND DISTANCES MEASURED WITH LEICA TCPR 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 PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HEREON. 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 SUPREME 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 RECORDED IN PLAT BOOK 878 PAGE 484. EASEMENTS EXIST ALONG AND CENTERED UPON WATER LINES ORIGINATING AT THE WELL HOUSE TRAVELING TO THEIR RESPECTIVE RESIDENCES AND/OR BUSINESSES. THESE EASEMENTS ARE UNABLE TO BE PLOTTED HEREON.

REFERENCE INFORMATION

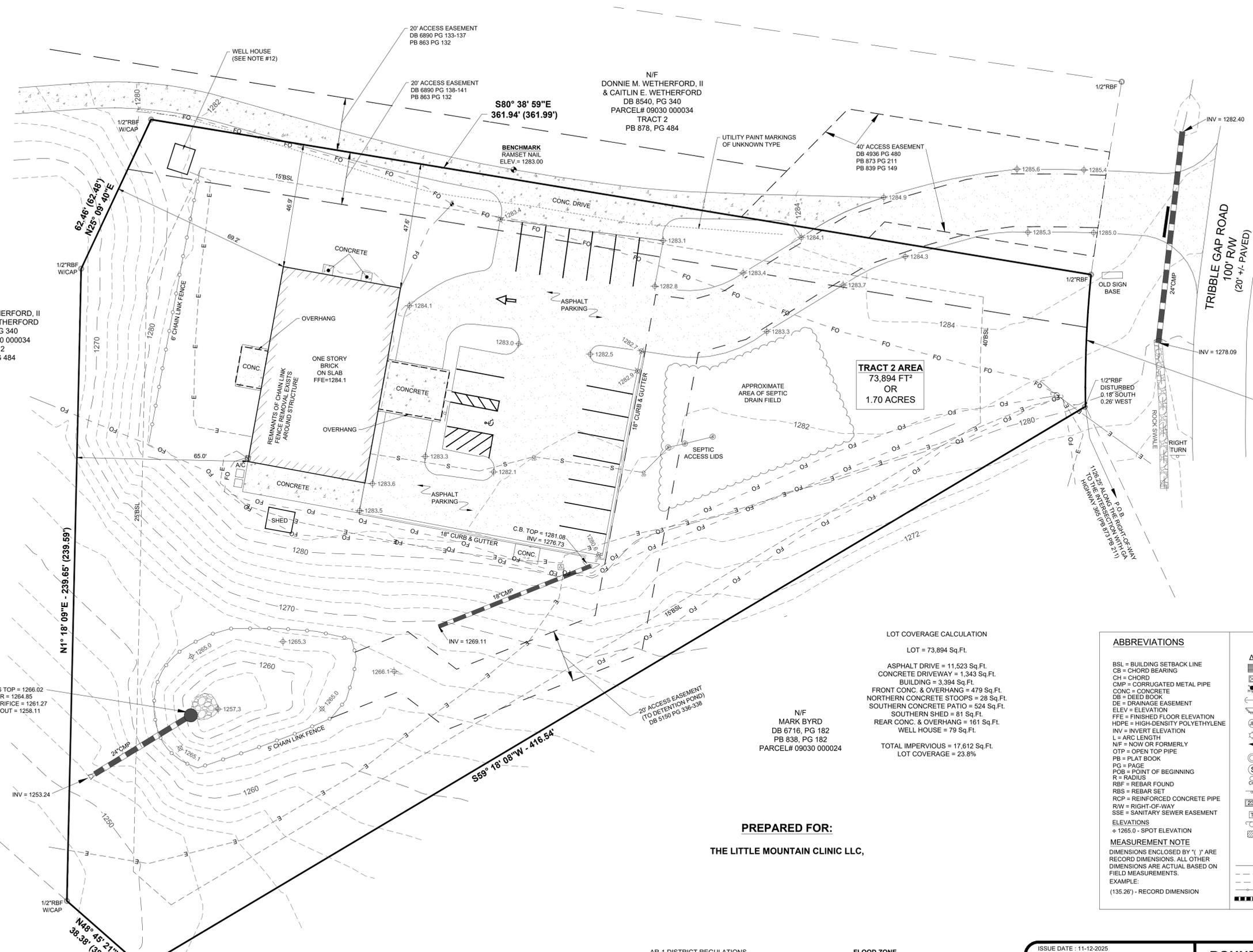
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- DB 5150 PG 336-338
- DB 6890 PG 133-147
- DB 9132 PG 207-210
- DB 9717 PG 538
- PB 504 PG 128A
- PB 837 PG 240B
- PB 838 PG 182
- PB 839 PG 149
- PB 863 PG 132
- PB 873 PG 211
- PB 838 PG 182

N/F
HWY 365 INLAND DEVELOPMENT, LLC
DB 8876, PG 191
PARCEL# 09030 000003
LOT 1
PB 504, PG 128A

N/F
DONNIE M. WETHERFORD, II
& CAITLIN E. WETHERFORD
DB 8540, PG 340
PARCEL# 09030 000034
TRACT 2
PB 878, PG 484

N/F
DONNIE M. WETHERFORD, II
& CAITLIN E. WETHERFORD
DB 8540, PG 340
PARCEL# 09030 000034
TRACT 2
PB 878, PG 484

N/F
MARK BYRD
DB 6716, PG 182
PB 838, PG 182
PARCEL# 09030 000024



TRACT 2 AREA
73,894 FT²
OR
1.70 ACRES

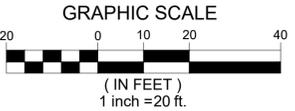
LOT COVERAGE CALCULATION

LOT = 73,894 Sq.Ft.

ASPHALT DRIVE = 11,523 Sq.Ft.
CONCRETE DRIVEWAY = 1,343 Sq.Ft.
BUILDING = 3,994 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,



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)

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
- RFB = REBAR FOUND
- RBS = REBAR SET
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "I" 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
- - - - - UNDERGROUND ELECTRIC
- - - - - FIBER OPTIC
- ⊕ - CHAIN LINK FENCE
- ⊕ - STORM SEWER

ISSUE DATE : 11-12-2025

REVISED :

FIELD SURVEY COMPLETE: 10-30-2025

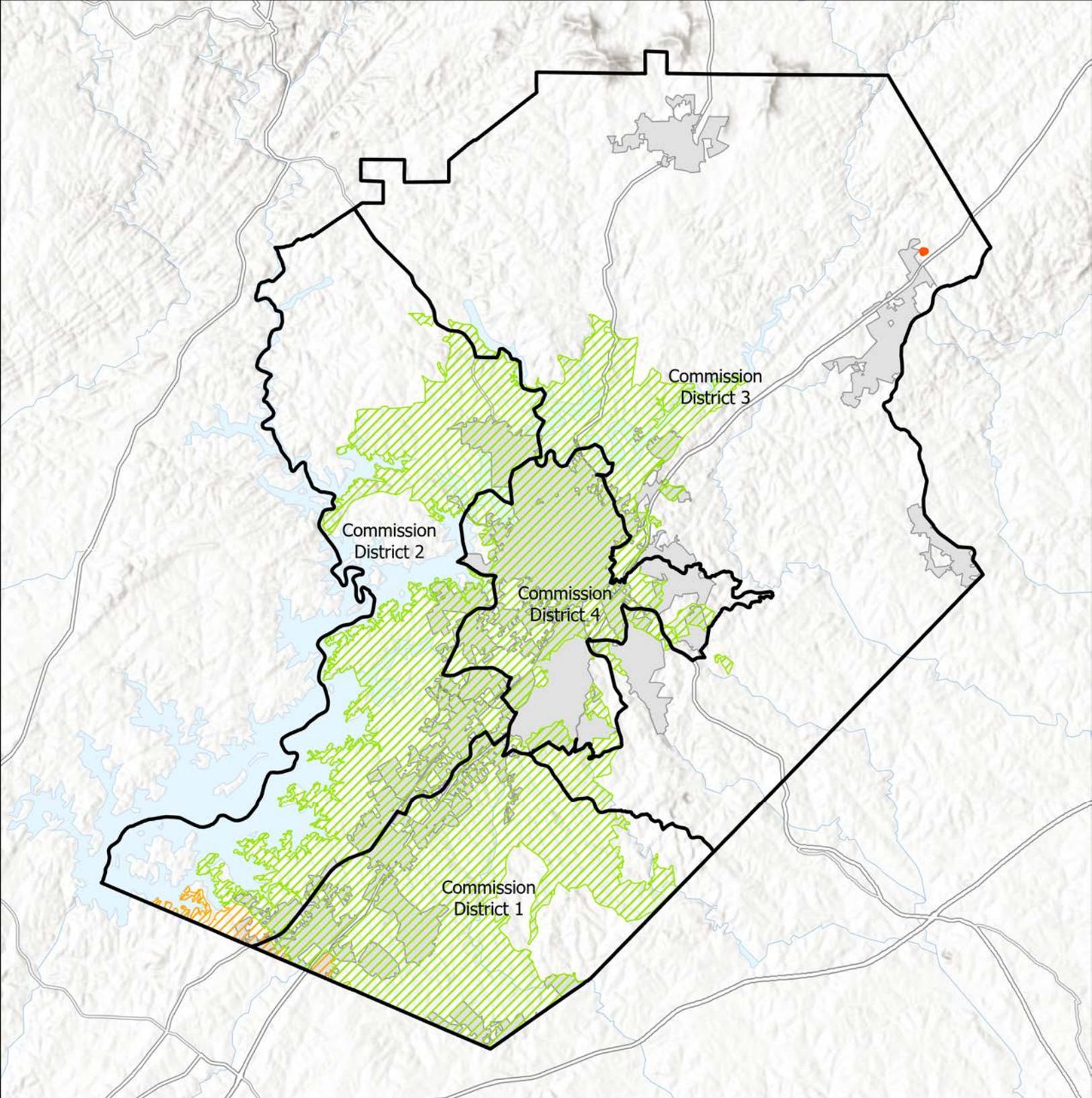
DRAWN BY : PJB

CHECKED BY : HRH

DWG FILE : 7355 TRIBBLE GAP RD-TOPO-1

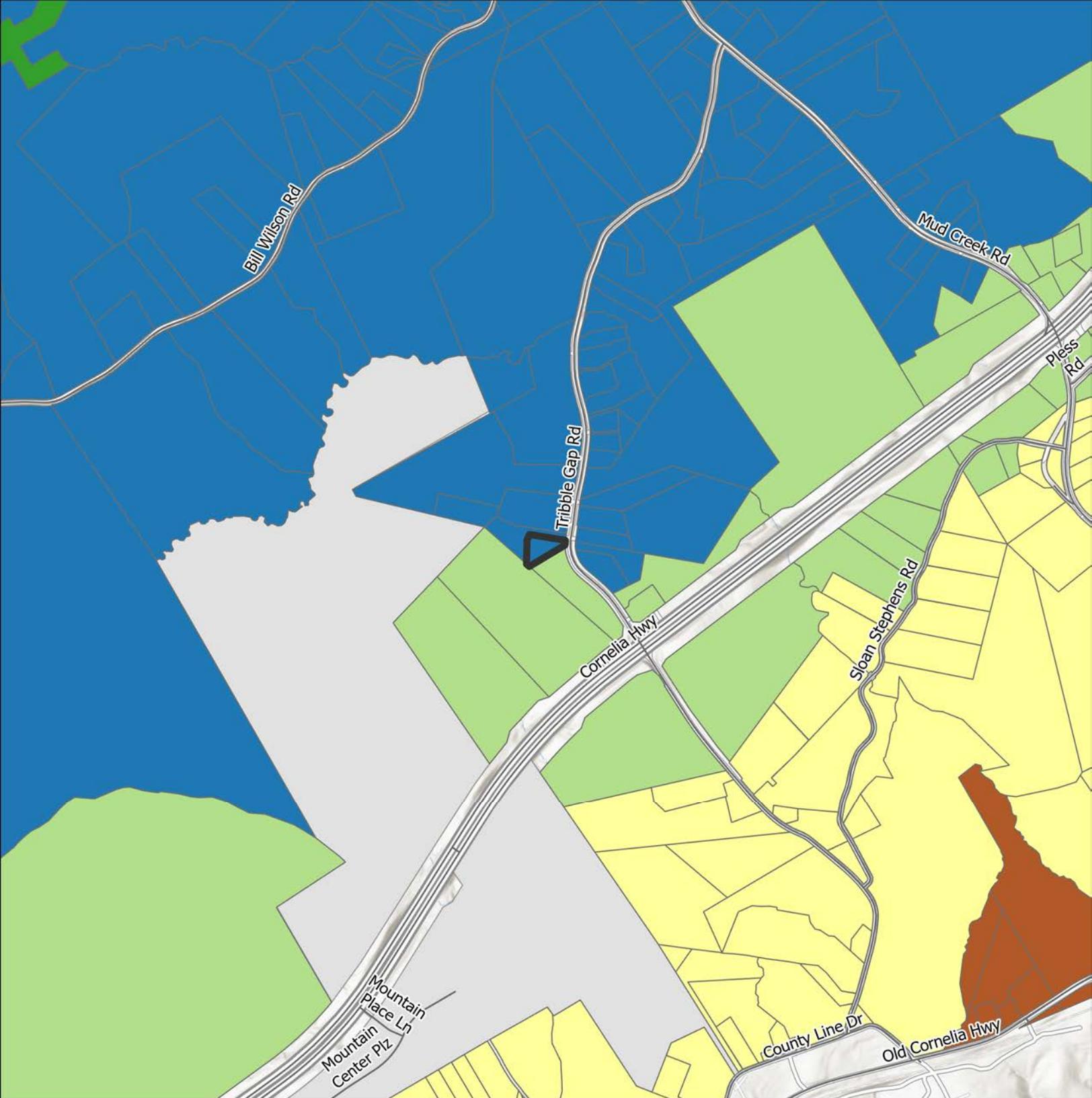
4448 COVENRY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-939-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

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



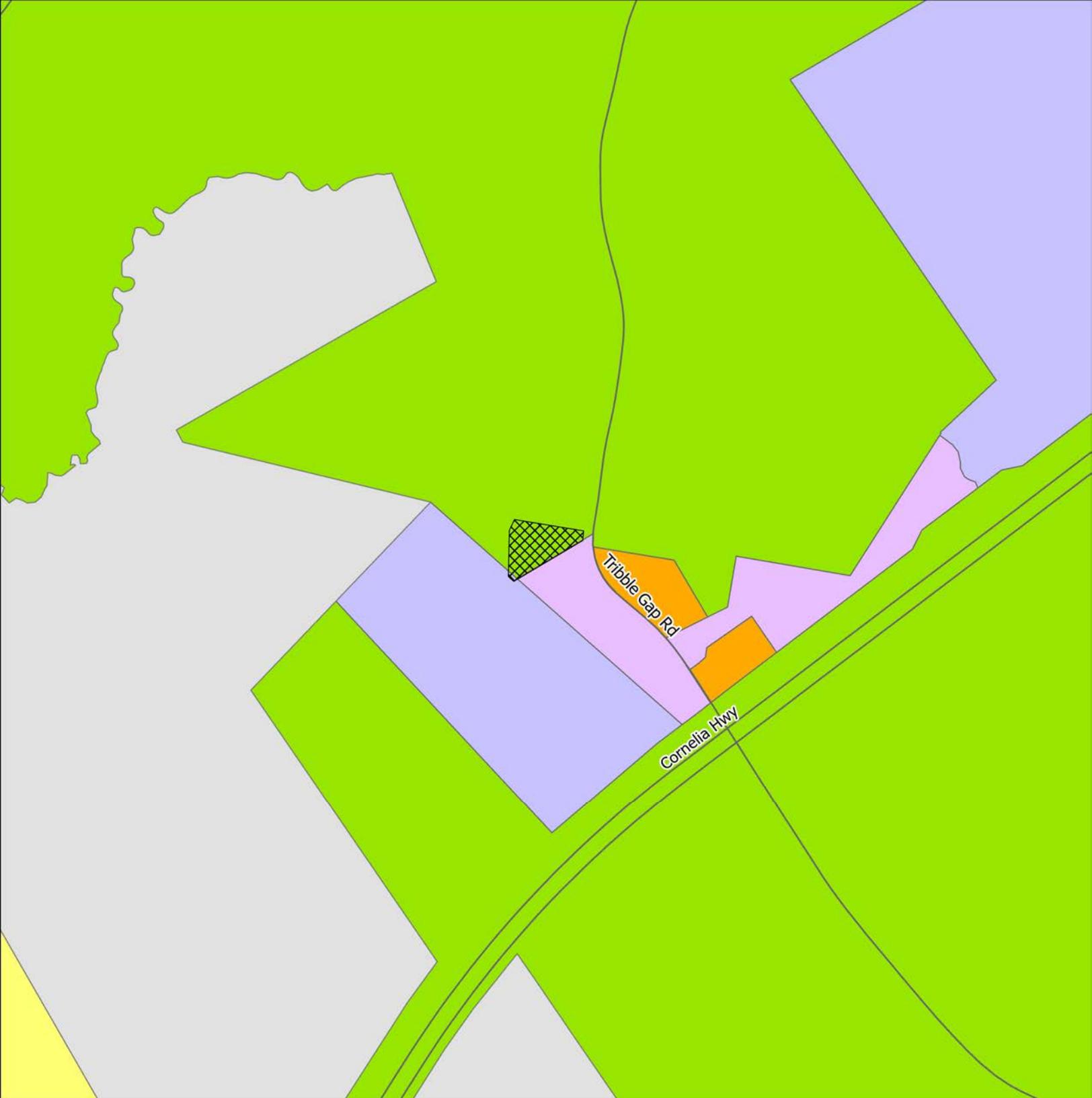
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
 -  Atlanta, GA
 -  Gainesville, GA

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

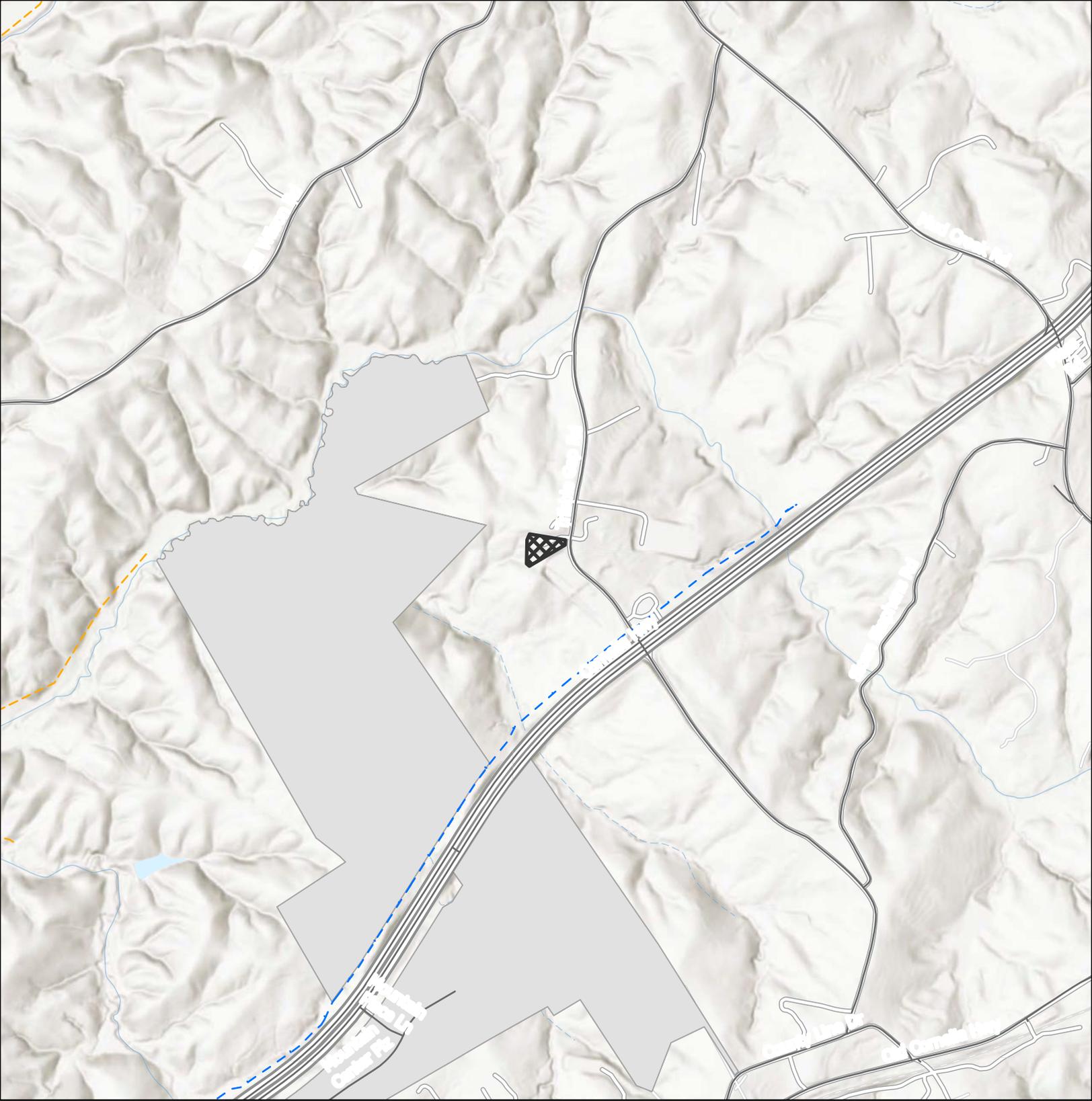
 MUNI

 PCD

 PID

 PRD

Applicant: Haley Stapleton
Tax Parcel #: 09030 000022
Location: 7355 Tribble Gap Road
Commission District 3



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MAP OR PLAT PREPARED FOR

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

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'

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).

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

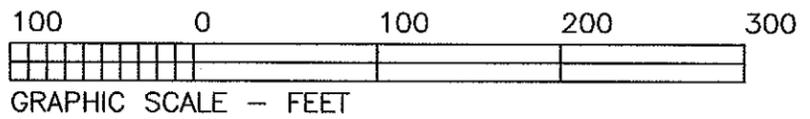
LEGEND:

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.



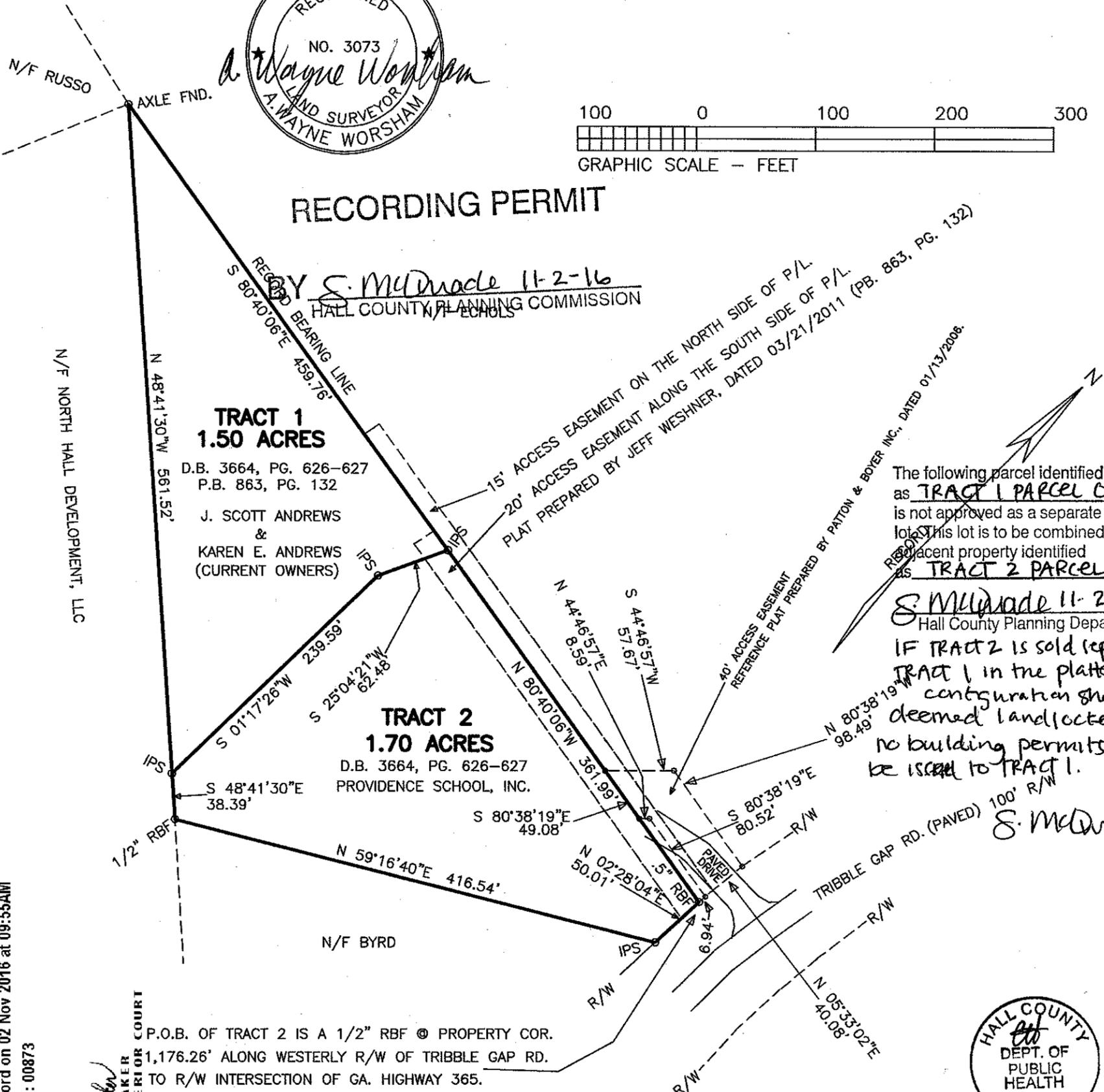
RECORDING PERMIT

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.



The following parcel identified as **TRACT 1 PARCEL 09030** is not approved as a separate building lot. This lot is to be combined with adjacent property identified as **TRACT 2 PARCEL 000022**.
S. McDrach 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.



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 *Charles Baker*
CHARLES BAKER
CLERK SUPERIOR COURT

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.

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 14th 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.

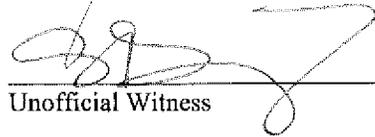
TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

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]

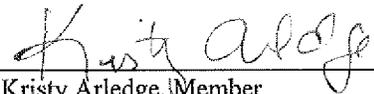
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:



Unofficial Witness

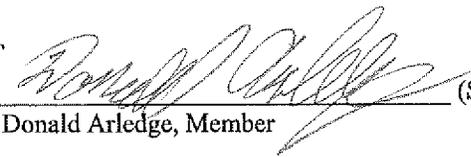
Grantor(s):
Arledge Holdings, LLC, a Georgia Limited Liability Company

By:  (Seal)

Kristy Arledge, Member



Notary Public
My commission expires: 09/16/2015

By:  (Seal)

Donald Arledge, Member



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.

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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.

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.

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



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 Vaughndale 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



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 Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 26, 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 wretched 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 wretched 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 wretched 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 wretched 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 wretched 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 Vaughndale 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.

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

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 ORIGINAL 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, hereby acknowledge that I have
Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 1/14/2026 for Haley Stapleton.
Date (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, 2075 BROWN'S BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

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

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.

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

Notice Signs to be updated

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

Date Fri 2/27/2026 10:51 AM

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

 1 attachment (2 MB)

Image.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>

Sent: Friday, February 27, 2026 10:29 AM

To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>

Cc: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Katie G. Ahmed (Planning)

<kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Subject: Re: Notice Signs to be updated

1 sign on Tribble Gap Road updated. I wanted send this first one to check and make sure writing was visible enough to you all. It's wet out here from the rain and it's making it hard for my marker to write.

Thank you,

Officer C. Brown

Marshal's Office

Hall County Community Development and Infrastructure

770-531-6762 | www.hallcounty.org



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: **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: **MAR 12, 2026**

Time: **6:00 PM**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 81/2026

SUBJECT: **2785 Athens Highway | Special Use** | to move a site-built house more than 7 years old into the County | on a proposed 0.91± acre tract located on the east side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 (pt) | **Proposed Use: Single family dwelling** | Commission District 3 | **Daniel Jaimes, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

Withdrawal of application.

Purpose of Request:

2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | on a proposed 0.91± acre tract located on the east side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 (pt) | **Proposed Use: Single family dwelling** | Commission District 3 | **Daniel Jaimes, 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
Withdrawal Form
Application
Narrative
Site Plan
Plat
Maps
Floor Plan
Site Photos
Structural Engineering Report
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

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 20, 2026

Subject: **2785 Athens Highway | Special Use** | to move a site-built house more than 7 years old into the County | on a proposed 0.91± acre tract located on the east side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 (pt) | **Proposed Use: Single family dwelling** | Commission District 3 | **Daniel Jaimes, applicant**

Dear Commissioners,

The applicant has requested withdrawal of this application.

PLANNING AND ZONING DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 t 770-531-8809 | f. 770-531-3902



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address) Daniel James
2000 Elm Tree Terrace
Buford GA 30518
 Phone: [REDACTED]
 Email Address: [REDACTED]

Property Owner (Name & Mailing Address)
Daniel James
2000 Elm Tree Terrace
Buford GA 30518
 Phone: [REDACTED]
 Email Address: [REDACTED]

Proposed Use: _____

Contact Person (Name & Mailing Address)
Joel Cantoran
6065 Summerhill Cir
Braselton GA 30517
 Phone: [REDACTED]
 Email Address: [REDACTED]
 Tax Parcel Number 15023A000024
 Location Address 2761 Athens Hwy Gainesville, GA 30507

Status of Applicant Owner
 Option to Purchase
 Area Resident
 Other

Requested Action
 Type of Request:
 SU CUP
 Fee: \$ _____
 Receipt #: _____
 Check #: _____
 Zoning: _____
 Acreage: _____

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

Print Daniel James Date: 12/7/2025
 Sign Daniel James Date: 12/3/2025

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 Daniel James Date: 2/23/2026

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



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)
Daniel James 2000 Elm Tree Terrace Buford GA 30518	Daniel James 2000 Elm Tree Terrace Buford GA 30518
Phone: [REDACTED]	Phone: [REDACTED]
Email Address: [REDACTED]	Email Address: [REDACTED]
Proposed Use: _____	

Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
Joel Cantoran 6065 Summerall Cir Braselton GA 30517	<input checked="" type="checkbox"/> Owner	Type of Request:
Phone: [REDACTED]	<input type="checkbox"/> Option to Purchase	<input type="checkbox"/> SU <input type="checkbox"/> CUP
Email Address: [REDACTED]	<input type="checkbox"/> Area Resident	Fee: \$ _____
Tax Parcel Number: 15023A000024	<input type="checkbox"/> Other	Receipt #: _____
Location Address: 2761 Athens Hwy Gainesville, GA 30507	Zoning: _____	Check #: _____
	Acreage: _____	

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

Print: Daniel James Date: 12/3/2025
 Sign: Daniel James Date: 12/3/2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.
 Sign: _____ Date: _____

Staff Use Only
 Application Date: _____ Taken by: _____
 Tentative Planning Commission Date: _____ Tentative County Commission Date: _____
 County Commission District: _____

PLANNING AND 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



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: Danley Jarney

Date: 12/31/2025

Applicant's/Owner's Name (Printed): Danley Jarney

NARRATIVE

DATE: 12/18/2025

ADDRESS: 2785 Athens Hwy
Gainesville GA 30507

SUBJECT: House moved proposal

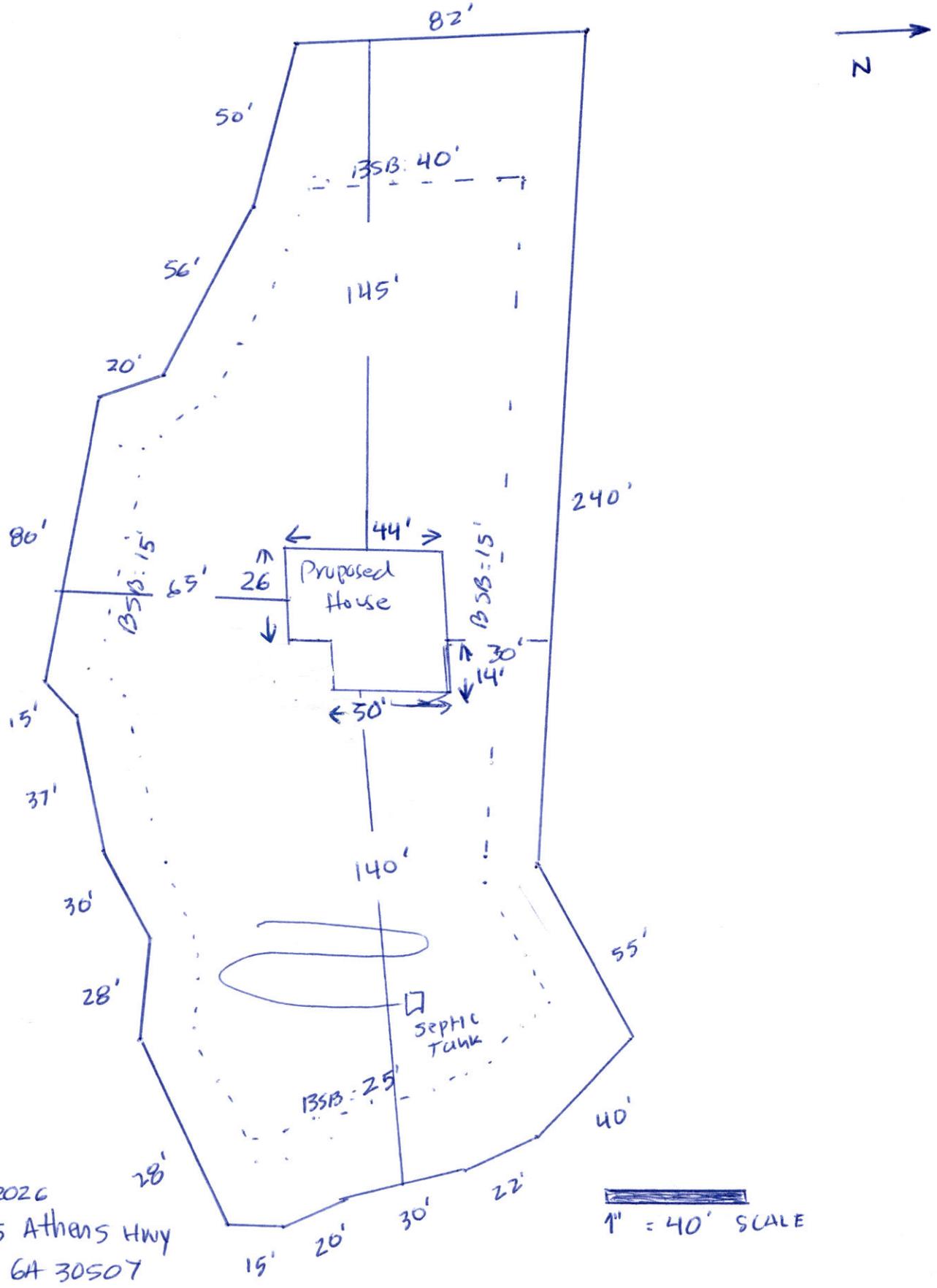
We are requesting Hall County to approve us to move a stick built house from Gwinnett County to 2785 Athens Hwy Gainesville GA.

I will comply with Hall County departmental standards.

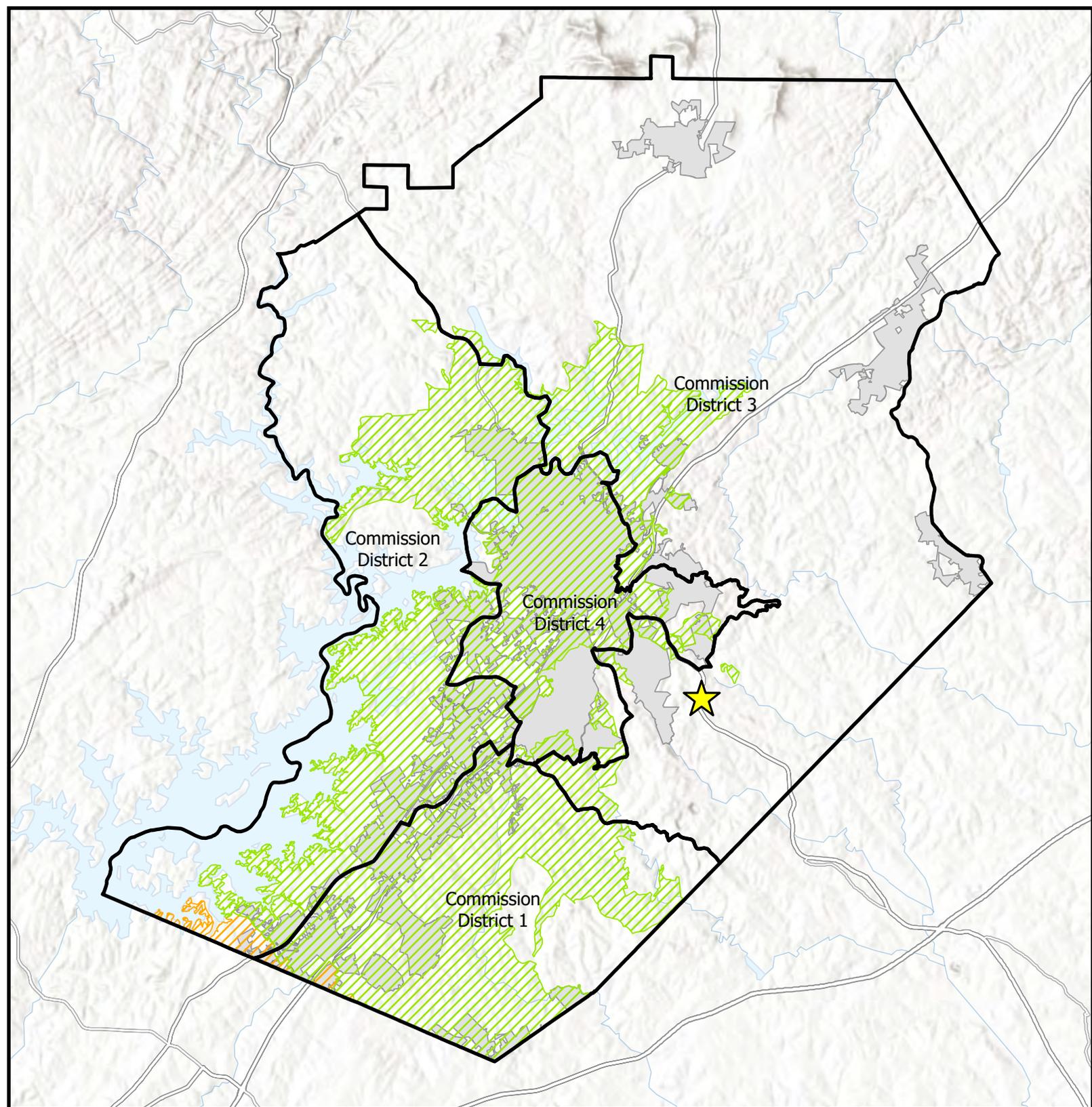
Address: 4347 Old Hamilton Mill Rd Buford GA 30518
Square feet: 1,564 FT²
Year Built: 1930

Thank you.

ATHENS HWY



DATE: 01/05/2026
ADDRESS: 2785 Athens Hwy
Gainesville GA 30507



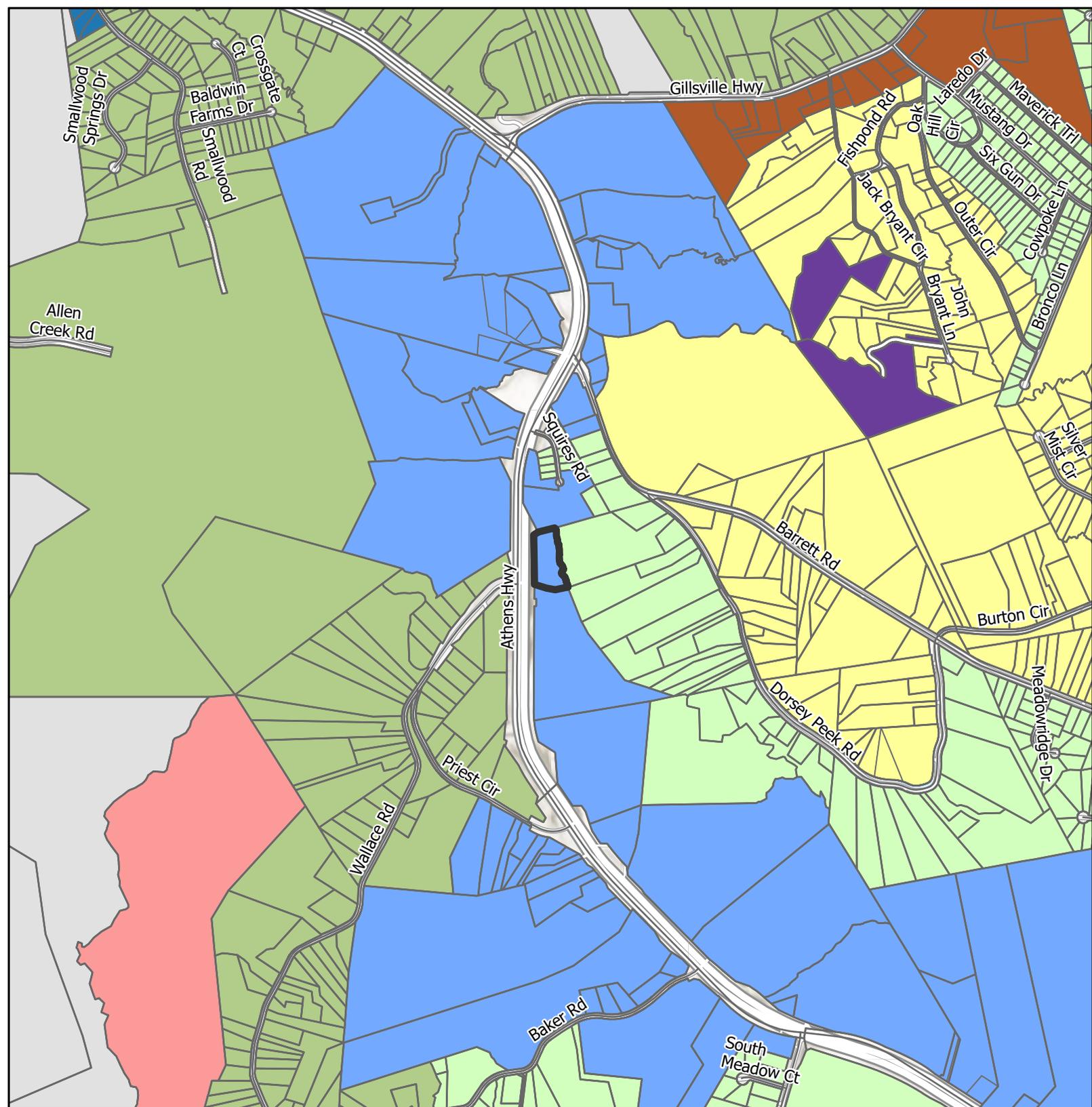
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Daniel Jaimes
 Tax Parcel #: 15023A000024
 (pt)
 Location: 2785 Athens
 Highway
 Commission District 3

Overview Map



Date Prepared:
 2/16/2026



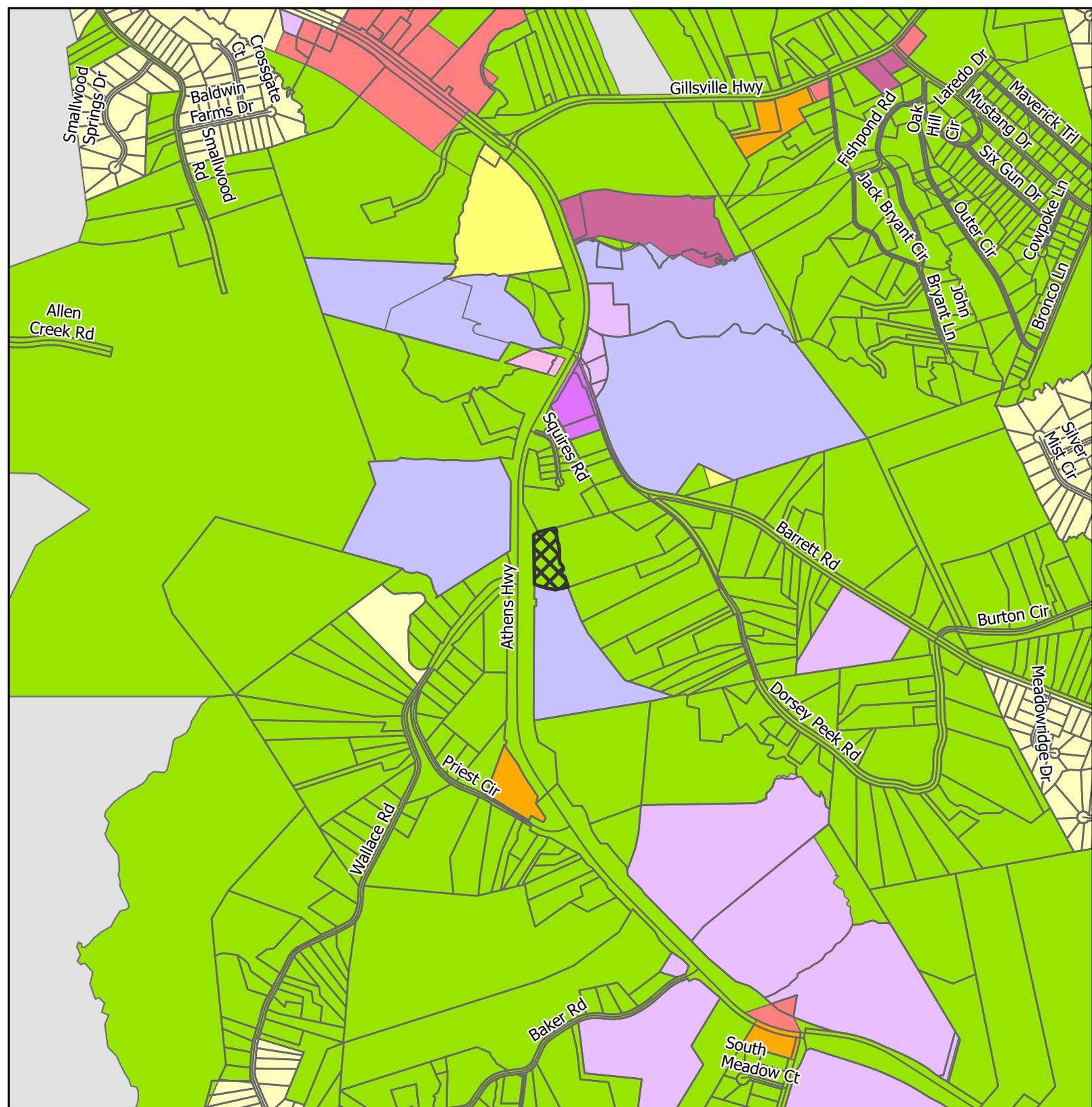
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Employment or Business Corridors
-  Greenspace - Parks
-  Rural Agriculture
-  Rural Neighborhood
-  Rural Scenic Corridors
-  Suburban Neighborhood, Low-Density
-  Suburban Neighborhood, Medium-Density

Applicant: Daniel Jaimes
 Tax Parcel #: 15023A000024 (pt)
 Location: 2785 Athens Highway
 Commission District 3

Future Land Use Map



Date Prepared:
 2/16/2026



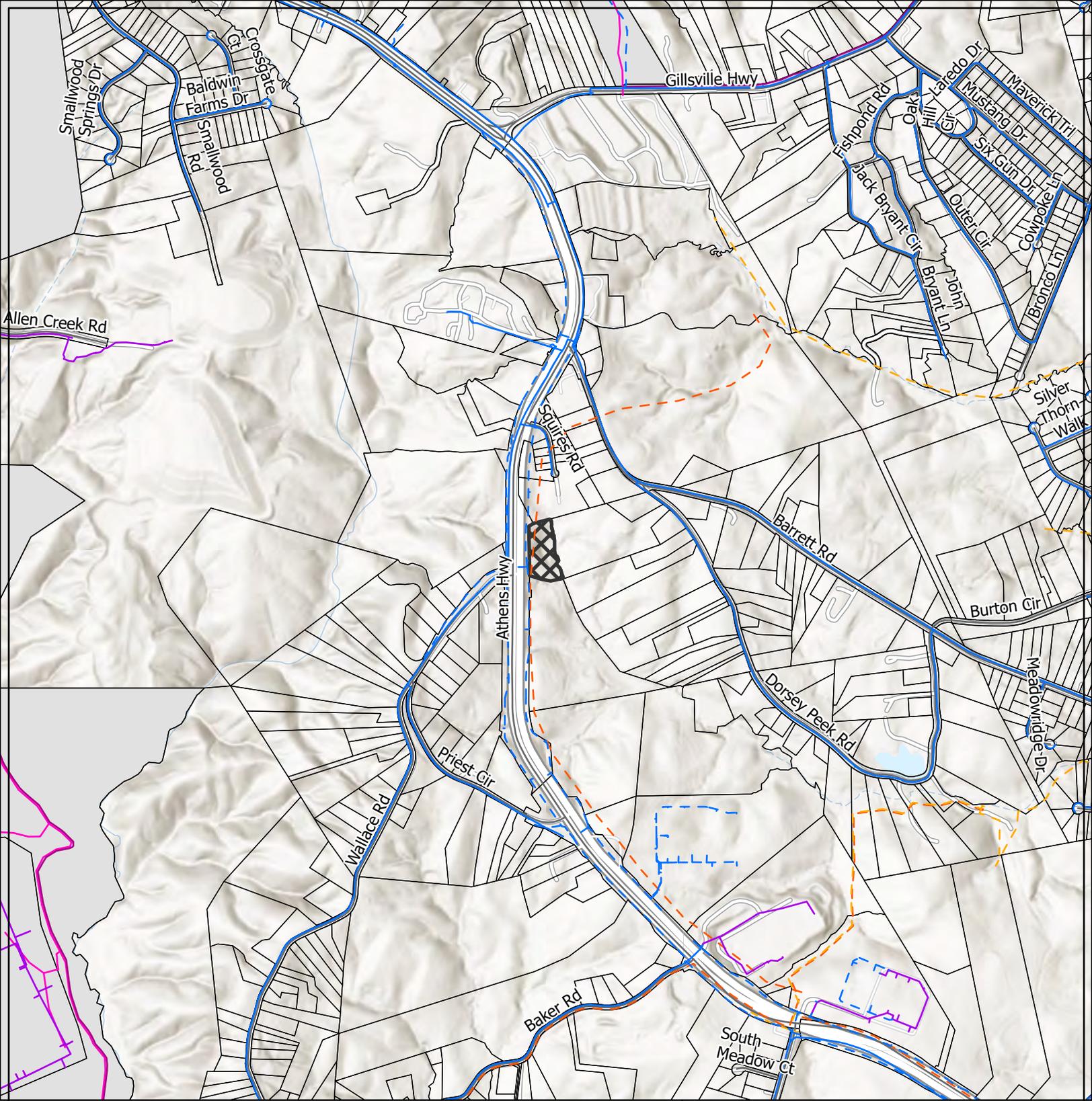
- | | |
|--|---|
|  Subject Area |  O-I |
|  City Limits |  PCD |
| Zoning |  PID |
|  AR-1 |  PRD |
|  H-B |  PUD |
|  I-1 |  R-1 |
|  I-2 |  S-S |

Applicant: Daniel Jaimes
 Tax Parcel #: 15023A000024 (pt)
 Location: 2785 Athens Highway
 Commission District 3

Zoning Map



Date Prepared:
2/16/2026



- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - Gainesville Sewerlines
 - - - County Proposed Sewerline
 - - - County Propsed Forcemain
 - Subject Area
 - City Limits

Applicant: Daniel Jaimes
 Tax Parcel #: 15023A000024 (pt)
 Location: 2785 Athens Highway
 Commission District 3

Utilities Map



Date Prepared:
2/17/2026



 Subject Area

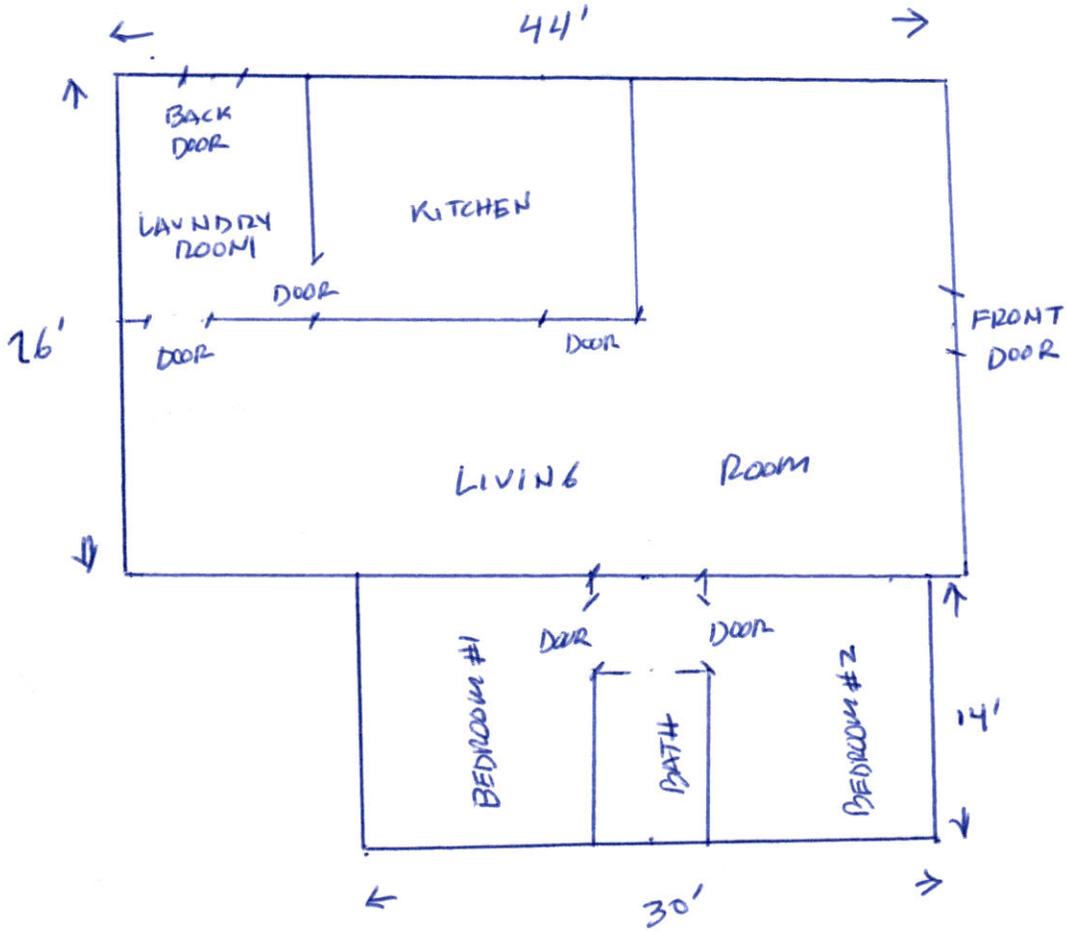
Applicant: Daniel Jaimes
 Tax Parcel #: 15023A000024 (pt)
 Location: 2785 Athens Highway
 Commission District 3

Site Plan & Aerial Map



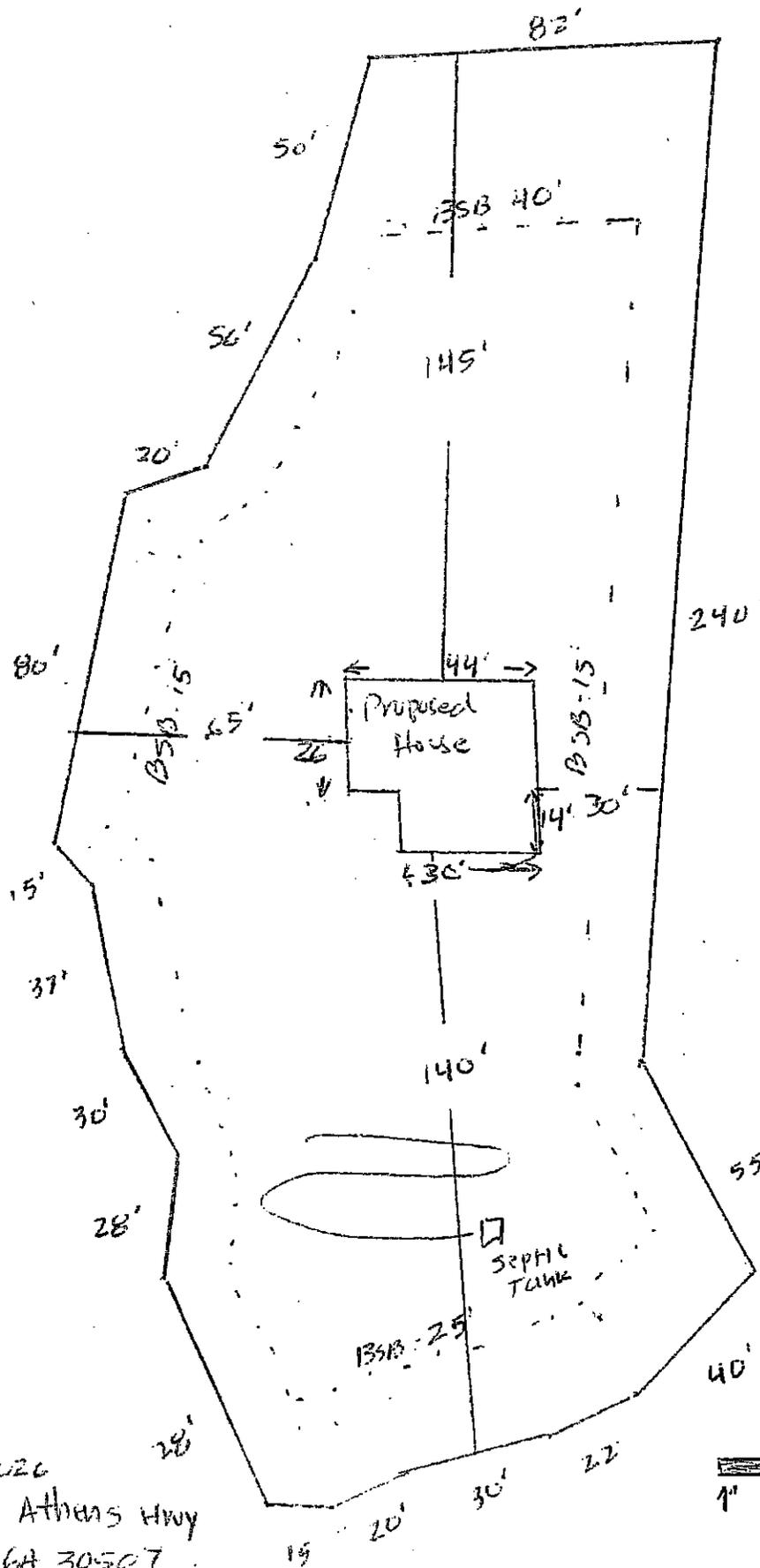
Date Prepared:
2/17/2026

Floor Plan



1" = 10'

ATHENS HWY



DATE: 01/05/2020
ADDRESS: 2785 Athens Hwy
Athensville GA 30507

1" = 40' SCALE









Runkle Consulting, Inc

STRUCTURAL ENGINEERING REPORT **House Moving Suitability Assessment**

Home Address:

4347 Old Hamilton Mill Road

Submitted To:

Hall County Development Services/Building Permits
2875 Browns Bridge Road, 3rd Floor
Gainesville, GA 30504

Date of Site Visit: January 8, 2026

Report Date: January 9, 2026

1. Purpose of Inspection

At the request of the homeowner, I performed a **structural engineering inspection** of the subject residence to evaluate its **suitability for relocation** by truck to a different site. The purpose of this inspection was to assess the overall structural condition of the house and identify any conditions that could affect its ability to be safely lifted, supported, and transported.

2. Scope of Inspection

The inspection consisted of a visual evaluation of the following readily accessible structural components:

- Crawl space framing, including floor joists and beams
- Attic framing and roof structure
- Overall structural configuration and condition of the house

No destructive testing was performed, and concealed conditions were not evaluated.

3. Observations

Based on my inspection:

- The **crawl space framing** was observed to be generally intact and consistent with typical residential construction.
- The **floor framing system** (joists and beams) appeared serviceable at the time of inspection.
- The **attic framing and roof structure** were observed to be in satisfactory condition for relocation.
- No global structural deficiencies were observed that would prevent the house from being lifted or transported.

4. Structural Assessment

Based on the observed conditions and my professional judgment:

- The house is **structurally suitable to be moved** by truck, provided the work is performed by a qualified and experienced house-moving contractor.
- During preparation for the move, if any **floor joists, beams, or framing members are found to be deteriorated, damaged, or rotted**, it is recommended that those members be **repaired or replaced** prior to or during the moving operation.
- Any temporary bracing, cribbing, or reinforcement required for lifting and transport should be provided by the house-moving contractor in accordance with standard industry practices.

5. Conclusions

In my professional opinion:

- The overall structure of the house is **adequate for relocation**.
 - No observed conditions prohibit the house from being moved.
 - Localized framing repairs, if discovered during the moving process, should be addressed to maintain structural integrity.
-

6. Limitations

This report is based on a **visual inspection only** of accessible areas at the time of the site visit. Conditions concealed within walls, floors, or foundations were not evaluated. This report does not address transportation logistics, route clearances, or requirements imposed by other authorities having jurisdiction.

Respectfully submitted,

George W. Runkle III, MS, PE, SE
President
Runkle Consulting, Inc.
512 Grayson Parkway
Grayson, GA 30017
Office: 678-225-4900
Mobile: 404-925-1477
Email: georger@runkleconsulting.com



Inspection Assistance Provided By:
Ranya Tawfeeq
Engineering Intern
Runkle Consulting, Inc.

FILED & RECORDED 07/16/2020 11:25 AM
DEED BOOK 8646 PAGES 406 - 408
FILING FEES: \$26.00
PT61: 069-2020-004748 TRANSFER TAX: \$106.00
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

FILE
→

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

**LIMITED
WARRANTY DEED**

State of Georgia, Hall County

THIS INDENTURE, Made the 14th day of June in the year of our Lord Two Thousand and Twenty between **CHARLES EDWIN TWIGGS**, of the First Part and **DANIEL JAIMES A/K/A DANIEL JAIMES CONTRERAS** of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN 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 Party of the Second Part their heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

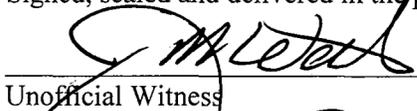
**SUBJECT TO ZONING, GENERAL UTILITY, SEWER AND
DRAINAGE EASEMENTS OF RECORD, AND COVENANTS,
CONDITIONS AND RESTRICTIONS OF RECORD.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in Fee Simple.

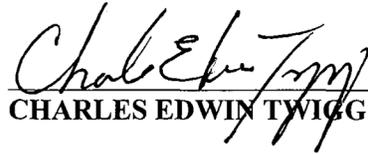
AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal, the day and year above written.

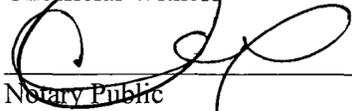
Signed, sealed and delivered in the presence of:



Unofficial Witness



CHARLES EDWIN TWIGGS (SEAL)



Notary Public

(SEAL)

My Commission Expires:

Notary Seal Affixed:



EXHIBIT 'A'

TRACT 1

All that tract or parcel of land lying and being in G.M.D. 268 of the Headrights Section, Hall County, GA and being shown and delineated AS Lots 1, and Lot 2, on plat of survey prepared for Mary Helen McGuire Estate by D. Keith Kilby, Ga Reg Surveyor dated October 22, 2019 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 877 page 496. Said plat and the record thereof are herein incorporated for a full and complete legal description.

TRACT 2

All that tract or parcel of land lying and being in G.M.D. 268 of the Headrights Section, Hall County, GA and being shown and delineated AS Lots 3A and 3B, on plat of survey prepared for Mary Helen McGuire Estate by D. Keith Kilby, Ga Reg Surveyor dated December 30, 2019 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 878 page 167. Said plat and the record thereof are herein incorporated for a full and complete legal description.



HCPC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:22 PM

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:

3113 Shelter Cove, Daniel: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

5001 Bryant Quarter Road, Rodriguez: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

2785 Athens Hwy, Jaimes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application.

6962 Spout Springs Rd, Weaver: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*

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)

RE: Thursday, March 26, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>

Date Fri 1/16/2026 3:35 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 let me know.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



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 16, 2026 2:32 PM

Subject: Thursday, March 26, 2026 Tentative Planning Items

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 March 26, 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 **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)

Off system, no impacts to the state route expected.

[5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)

Off system, no impacts to the state route expected.

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)

Need to coordinate with the area office for a residential driveway permit.

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)

Off system, no impacts to the state route expected.

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.





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 26, 2026, meeting. Upon review, we provide the following comments.

- [3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)
- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.

- [5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)
- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** Hall County Service Area; No infrastructure in the vicinity.

- [2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
 - **Traffic:** No issues with the request as it does not cause traffic concerns. A GDOT residential driveway permit will be required.
 - **Utilities:** Hall County Sewer Service Area; Sewer is under construction 0.5 miles due south. (Pond Fork Sewer Project)

- [6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream. Show FEMA and Hall County studied Flood plains that are present on the site.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
 - **Utilities:** Hall County Sewer Service Area; Infrastructure on-site.



Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Wed 1/28/2026 4:39 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026, Hall County Board of Commissioners Meeting

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91+ acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, 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





AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 83/2026

SUBJECT: **1780 Candler Road | Special Use** | for outdoor storage, major in Gateway Corridor Overlay District (GCOD) | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

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

1. The property shall be developed in accordance with the site plan dated February 16, 2026, and as described in the project narrative dated February 15, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
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:

1780 Candler Road | Special Use | for outdoor storage, major in Gateway Corridor Overlay District (GCOD) | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, 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
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant JenSto Equipment, LLC

Request (A) **Special Use** | Equipment sales and repair
 (B) **Variance to Section 6.2** | GCOD standards

Proposed Use Equipment sales and repair

Size 2.23± acres

Zoning Light Industrial (I-1) and Agricultural Residential (AR-1)

Location **1780 Candler Road** | Tax parcel 15031A000058

Commission District Four

County Commission Date March 12, 2026

Staff Recommendation **(A) Approval**, as the proposed use is permitted within the Light Industrial (I-1) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).
(B) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number.....HZCU26-0001 & HVAR26-0001

(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 February 16, 2026, and as described in the project narrative dated February 15, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
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.

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

- **Section 6.2.5.A.2.b – Width of transitional buffer** - Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.
 - The applicant proposes a 30 foot planted buffer along a portion of the eastern property line where the existing building is located.
- **Section 6.2.5.B.2 – Frontage landscape strip** – Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.
 - The applicant requests a waiver of this requirement due to topography of the property and location of utility lines.
- **Section 6.2.5.C.2.d – Parking lot design** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
 - The applicant requests a waiver of this requirement for the Phase 2 expansion area for equipment sales display.
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant is proposing 10 parking spaces between the building and Candler Road

Summary Analysis

The applicant has submitted two concurrent requests: (A) Special Use to allow for equipment sales and repair within the Gateway Corridor Overlay District (GCOD) and (B) Variance to Section 6.2 to reduce the required buffer, frontage landscape requirement, and parking lot design standards.

- In 1973, the property at 1780 Candler was rezoned from Agricultural Residential IV (AR-IV) to Light Industrial (I-1) to allow construction of an auto repair garage. At that time, the parcel measured 1.88 acres.
- The 1973 site plan showed the proposed commercial building located near the western corner of the property.
- Current aerial imagery and the plat recorded on October 26, 2022, show the lot enlarged to 2.23 acres, with the existing 1973 commercial building situated approximately 38 feet from the southeast property line.
- Based on these records, it appears the building was constructed on or over the 1973 southeast property line. The 2022 plat likely adjusted the boundary to bring the structure into compliance

with setback requirements. This explains the mismatch between the zoning boundary and the current parcel configuration.

The surrounding properties are zoned and developed as outlined below:

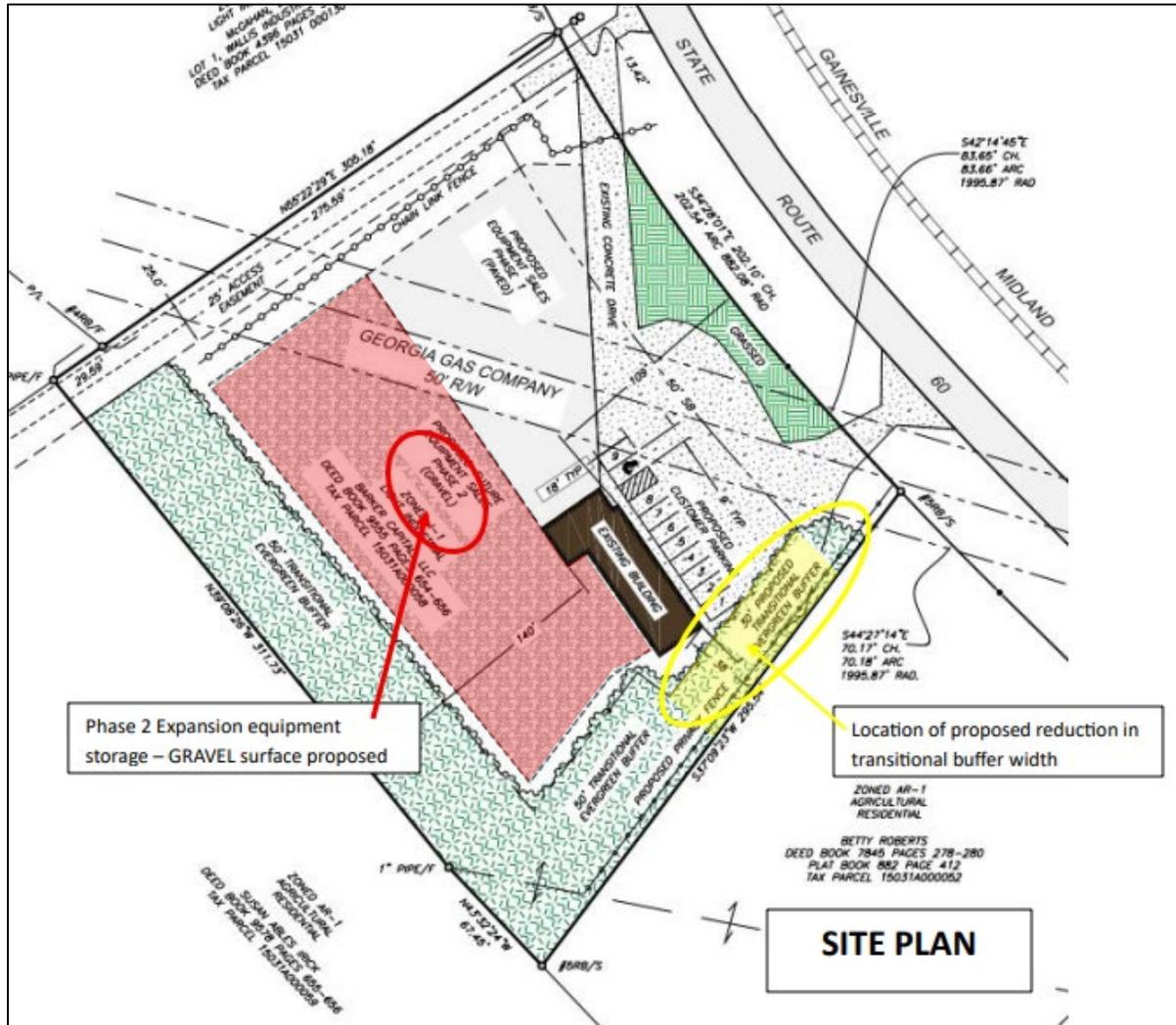
- North: Light Industrial (I-1) – Light industrial park
- East: Heavy Industrial (I-2) – Hall County Landfill
- South: Agricultural Residential 1 (AR-1) – Single-family residence
- West: Light Industrial (I-1) – Light industrial park
Agricultural Residential 1 (AR-1) – Undeveloped



Per the submitted narrative, the applicant proposes to establish a used construction and industrial equipment sales and repair business on the subject site. An automotive repair business was approved in 1973 in conjunction with the property’s rezoning to Light Industrial. Expansion of the approved automotive repair use to include vehicle sales requires Special Use approval within the Gateway Corridor Overlay District (GCOD). The business will utilize the existing 2,528 square foot building for office and repair functions, which has been updated with new brick and siding. Approximately 2,075 square feet will be utilized for equipment repair and 453 square feet for a sales office. Equipment will initially be displayed on the existing paved area shown on the site plan, with two expansion areas, Phase 1 having a paved surface and Phase 2 proposed for gravel surface. Hours of operation will be Monday through Friday from 8am to 5pm.

Per the submitted site plan, existing conditions on the property include a commercial building with associated customer parking spaces along the front and two points of access from Candler Road. Sales

inventory will initially be displayed within the existing paved area. Two expansion phases are identified: Phase 1 with a proposed paved surface and Phase 2 with a proposed gravel surface. A 50-foot transitional buffer is shown along the southwest property line and most of the southeast property line, narrowing to 30 feet where the existing building encroaches into the standard buffer width. Mature landscaping is established along the side and rear property lines.



Comments from the Georgia Department of Transportation (GDOT) state that “At a minimum, the access will need to be brought up to standards including meeting min 100’ first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.”

Water service is provided by the City of Gainesville and sanitary sewer service is provided by private septic.

Concurrently, the applicant requests variances from three GCOD standards as identified in the table below.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A. – Transitional buffers	50- foot buffer along the southwest and most of southeast property line, reducing to 30 feet where the existing building is less than 50 feet to property line.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Deficient
6.2.5.B.2 – Frontage landscape strip	Waiver of this requirement is requested	Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.	Deficient
6.2.5.C.1 – Parking Lot Design - Required number of Parking Spaces	9 parking spaces	15 parking spaces required	Deficient – Applicant to provide adequate parking spaces
6.2.5.C.2.d – Parking Lot Design - Surface	Customer parking and Phase 1 of the equipment sales area paved; Phase 2 expansion area for equipment sales display proposed for gravel surface.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the Director.	Deficient
6.2.5.C.2.e – Parking Lot Design - Location	Off-street parking located between the building and street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Deficient – pre-existing
6.2.6.A.4 – Architectural Standards	Existing building	Any future changes shall comply with GCOD standards.	Pre-existing
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, Medium-Density”. These areas consist of medium-density, single family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Although this designation allows residential densities ranging from 2.5 to 8 units per acre, the future land use map is not recognizing

the property’s longstanding Light Industrial zoning. The proposed use is permitted within the Light Industrial (I-1) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.

(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 use is consistent with the property’s longstanding light industrial zoning, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.**
- 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; **Although the use is not consistent with the Suburban Neighborhood Medium Density future land use designation, the future land use map is not recognizing the property’s longstanding Light Industrial zoning. The proposed use is permitted within the Light Industrial (I-1) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.**
- 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, however, the addition of sales activity as related to the Gateway Corridor Overlay District standards must be approved by the Board of Commissioners.**
- 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 to Light Industrial in 1973 at which time the existing commercial building was constructed for use as an automotive repair shop.**
- 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; **No change to the current zoning of Light Industrial (I-1) is proposed.**
- 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, as the property is located within the Gateway Corridor Overlay District (GCOD), the expansion to allow sales activity requires Special Use approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

(B) Zoning Analysis – Variance to Section 6.2

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 existing building was constructed in 1973 prior to the establishment of the Gateway Corridor Overlay District (GCOD). While the building meets required setbacks of the Light Industrial zoning district, its location encroaches into a portion of the GCOD transitional buffer. The topography of the property and location of power lines along the front property line create a hardship in establishing a 10-foot front landscape strip. There is no relevant hardship related to the request for gravel parking.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **As the building was established prior to the adoption of the Gateway Corridor Overlay District, and there is a topographical and power line conflict in meeting the front landscape requirement, the application of the requirements of this UDC to this particular piece of property would create an unusual hardship. Related to the gravel parking request, there is no relevant hardship.**
3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are other industrially developed properties in the vicinity within the GCOD for which gravel surface is utilized for storage of equipment including 1716 Candler Road and 1904 Lee Land Road which were established prior to the adoption of the Gateway Corridor Overlay District.**
4. Such conditions are not the result of any actions of the property owner; **The location of the building was established prior to the current property owner; however, the proposed development is a direct action by the current 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 or impair the purposes and intent of this UDC.**

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 21, 2026, 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 January 22, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “At a minimum, the access will need to be brought up to standards including meeting min 100’ first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.”

Hall County Public Works and Utilities

In a memorandum dated February 2, 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 that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

No issues as the proposed application does not impact on traffic.

Utilities:

Gainesville Sewer Service Area; No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated January 30, 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



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Jensto Equipment LLC
1780 Candler Rd
Gainesville Ga 30507

Phone 678-400-0303

Email Address Taylor@Jensto.com

Proposed Use Used Equipment Dealer ~ Sales

Property Owner (Name & Mailing Address)

Barker Capital LLC
115 Smith Dr

Phone 706-490-1102

Email Address Matt@CannonCranes.com

Contact Person (Name & Mailing Address)

Taylor Stowe
3635 Mitchell Lake Dr
Gainesville Ga 30506

Phone [REDACTED]

Email Address Taylor@Jensto.com

Tax Parcel Number 15031A 000050

Location Address 1780 Candler Rd

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Requested Action

Type of Request:

SU CUP

Fee: \$ _____

Receipt #: _____

Zoning: light Industrial Check #: _____

Acreage 2.225

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

Print Taylor Stowe Date: 11/19/25

Sign [Signature] 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: _____

STATE OF GEORGIA
Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Barker Capital LLC.
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/18/2023** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **05/25/2023**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 5/18/2023 3:41:40 PM

BUSINESS INFORMATION

CONTROL NUMBER 23116033
BUSINESS NAME Barker Capital LLC.
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 05/18/2023

PRINCIPAL OFFICE ADDRESS

ADDRESS 115 Smith Dr., Perry, GA, 31069, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Matthew Barker	115 Smith Dr., Perry, GA, 31069, USA	Houston

ORGANIZER(S)

NAME	TITLE	ADDRESS
Matthew Barker	ORGANIZER	115 Smith Dr., Perry, GA, 31069, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Matthew Barker
AUTHORIZER TITLE Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Mitchell Lake Legacy LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 09/30/2025 changing its name to

JenSto Equipment LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 10/03/2025.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed
Secretary of State
Filing Date: 9/18/2025 10:49:57 AM

Article 1

Business Name : Mitchell Lake Legacy LLC
Control Number : 25062948

Article 2

The date the original articles of organization were filed was: 03/26/2025

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : JenSto Equipment LLC
Effective Date : 09/30/2025

Authorizer Information

Authorizer Signature : Stephen Taylor Stowe

Authorizer Title : Organizer

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



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: [Signature] Date: 11/19/25

Applicant's/Owner's Name (Printed): Eric Jennings

PLANNING AND ZONING 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

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: *Taylor Stowe* Date: 11/19/25

Applicant's/Owner's Name (Printed): Taylor Stowe

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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(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: 0.00 Date of Contribution: _____

Applicant's/Owner's Signature: Matthew Barker Date: 12/4/2025

Applicant's/Owner's Name (Printed): Matthew Barker



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).

see attached Narrative

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

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.

4. Such conditions are not the result of any actions 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 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.

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

Applicant _____

Date _____

Jensto Equipment LLC Narrative
1780 Candler Road
Gainesville, GA 30506
November 19, 2025

Jensto Equipment, LLC is a new locally-owned business founded by Hall County residents Taylor Stowe and Zac Jennings. Our mission is to provide high-quality, inspected, and serviced used construction and industrial equipment to contractors, businesses, and residents throughout North Georgia at affordable prices.

We have selected the property at 1780 Candler Road because of its excellent location in an established industrial/commercial corridor surrounded by construction-related businesses, its high visibility, and its direct access to a heavily traveled county roadway. The site is already improved with a commercial building and extensive paved/concrete areas that are ideally suited for the display and storage of equipment and customer parking. The building facade has been updated with new brick and siding.

Due to the existing drop off at the front of the property, a 10 foot landscaping strip is not feasible. We are requesting a variance from this requirement. We are also requesting a variance in the area of transitional buffers. The existing building is in place 30 feet from the property line instead of the width of 50 feet noted in the site development standards. This area is equipped with deciduous shade trees that provide a buffer between our property and the residential property next door.

Jensto intends to operate as a used equipment dealership specializing in skid steers, forklifts, mini-excavators, compact track loaders, small utility vehicles, and equipment trailers. All inventory will be displayed and stored entirely on the existing paved surfaces shown on the submitted site plan; no additional impervious surface or gravel storage areas are proposed.

Equipment will be acquired from local sources and regional auctions, transported to the site, thoroughly cleaned and detailed, mechanically inspected, and have all essential fluids and filters replaced or topped off as needed before being offered for sale. Our hours will be from 8am to 5pm Monday through Friday. This proposed use is compatible with surrounding industrial and commercial properties, will generate significantly less traffic than many permitted uses in the zoning district (estimated 10–20 customer vehicles per day), and will reutilize an existing commercial site that was an auto repair shop. Jensto will be a sales-tax-generating business that supports the local construction industry and keeps more dollars circulating in Hall County.

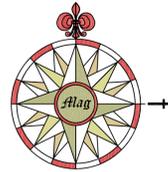
We respectfully request approval of the Special Use Permit to allow a used equipment dealership at 1780 Candler Road.

This photo shows the drop off at the front of the property that will not allow for a 10 foot landscaping strip.



This photo shows the updated brick and siding work done to the building as well as the trees separating our property from the residential property next door.





Received February 16, 2026

Property Information

CURRENT OWNER: BARKER CAPITAL, LLC
STREET ADDRESS: 1780 CANDLER ROAD GAINESVILLE GA. 30507
TAX PARCEL NUMBER: 15031A000058
WATER: CITY OF GAINESVILLE
SEWER: ON-SITE SEPTIC
ZONED: (1-1) LIGHT INDUSTRIAL
SETBACKS:
FRONT: 50' FROM RIGHT OF WAY
SIDE: 20' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

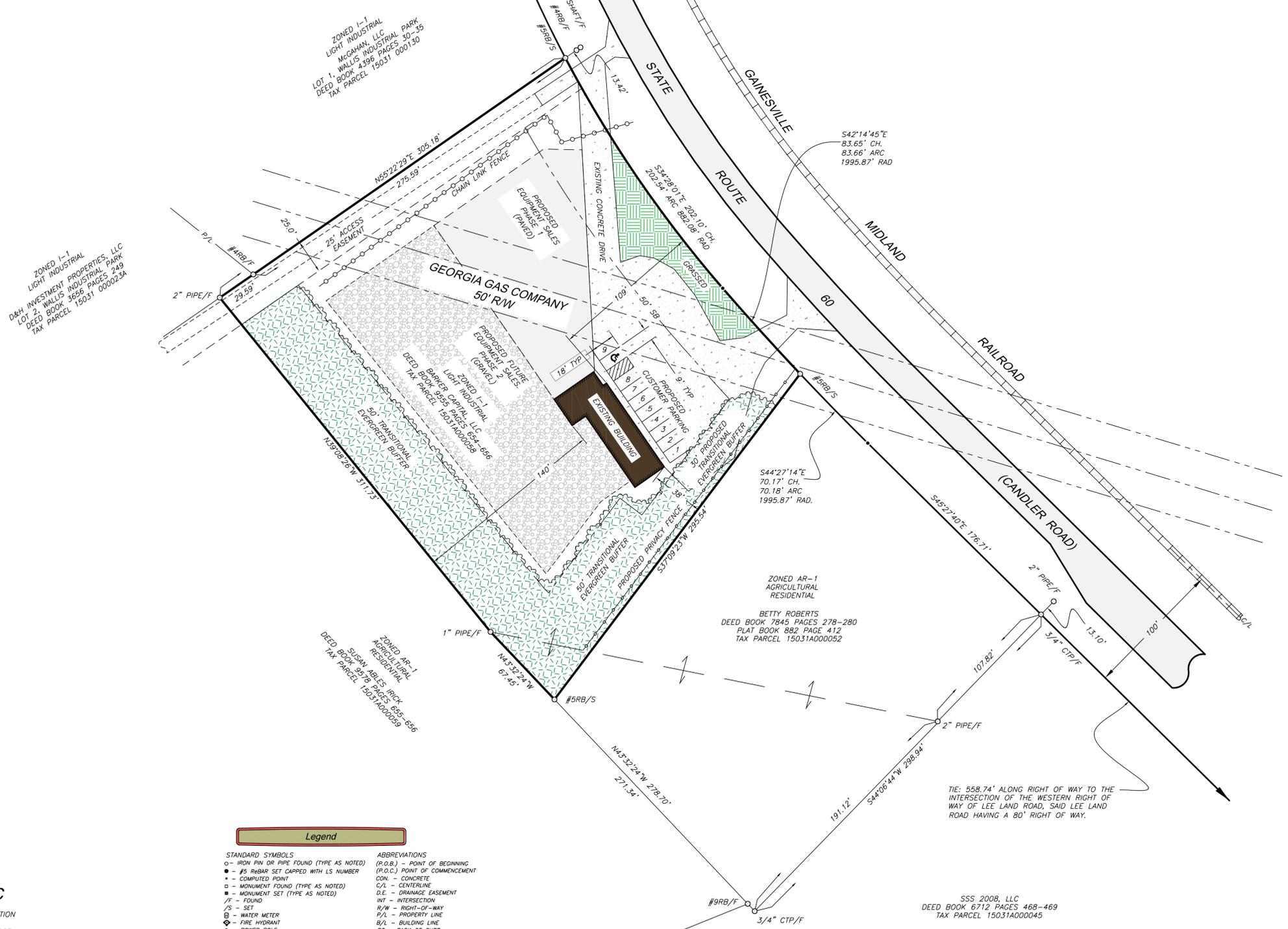
General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREIN.
STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.
DEED/PLAT LINE - A DEMARCATION LINE AS DERIVED FROM A LIBERAL INTERPRETATION OF A REFERENCED LEGAL DESCRIPTION OR PLAT WITHOUT CONSIDERATION OF INTENT OR POSSIBLE AMBIGUITY.
PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR REESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND FORMING ONE CONTIGUOUS PARCEL.
ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 25 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 10.4.7)
IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139003100, HALL COUNTY GEORGIA, DATED: 12/01/2022
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)
ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER HALL COUNTY CODE § 12.40
ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

2.225 Acres



References

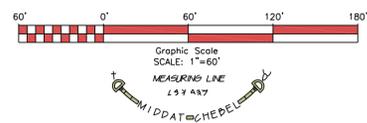
- DEEDS:
(1) DEED BOOK 9555 PAGE 654-656
(2) DEED BOOK 7845 PAGES 278-280
(3) DEED BOOK 9578 PAGES 655-656
(4) DEED BOOK 4396 PAGES 30-35
(5) DEED BOOK 3656 PAGE 249
(6) DEED BOOK 6712 PAGES 468-469
- PLATS:
(1) PLAT BOOK 882 PAGE 411
(2) PLAT BOOK 882 PAGE 412
(3) PLAT BOOK 882 PAGE 466
(4) PLAT BOOK 755 PAGES 123A-125A

Legend

- STANDARD SYMBOLS
○ - IRON PIN OR PIPE FOUND (TYPE AS NOTED)
● - #5 REBAR SET CAPPED WITH LS NUMBER
+ - COMPUTED POINT
□ - MONUMENT FOUND (TYPE AS NOTED)
■ - MONUMENT SET (TYPE AS NOTED)
/F - FOUND
/S - SET
⊕ - WATER METER
⊙ - FIRE HYDRANT
⊖ - POWER POLE
⊞ - ELECTRICAL PEDESTAL
⊟ - PHONE PEDESTAL
⊠ - CABLE PEDESTAL
⊡ - COMBINE
- ABBREVIATIONS
(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
BC - BACK OF CURB
- STANDARD LINE TYPES
—— PROPERTY LINES
—— ADJACENT LINES OR AS NOTED
—— PLATTED REFERENCED LEGAL DESCRIPTIONS, PLATS OR AS NOTED
—— RIGHT OF WAY
—— POWER LINES
—— FENCE (TYPE AS NOTED)

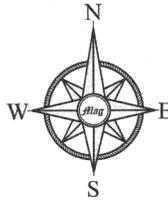
CONCEPTUAL PLAN FOR:
Barker Capital, LLC

G.M.D. 1385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
CONCEPTUAL PLAN DATE: 12/19/2025
JOB#26010102 DRAWING#26010102
UPDATE: CHANGE GRAVEL (PH1) TO PAVED

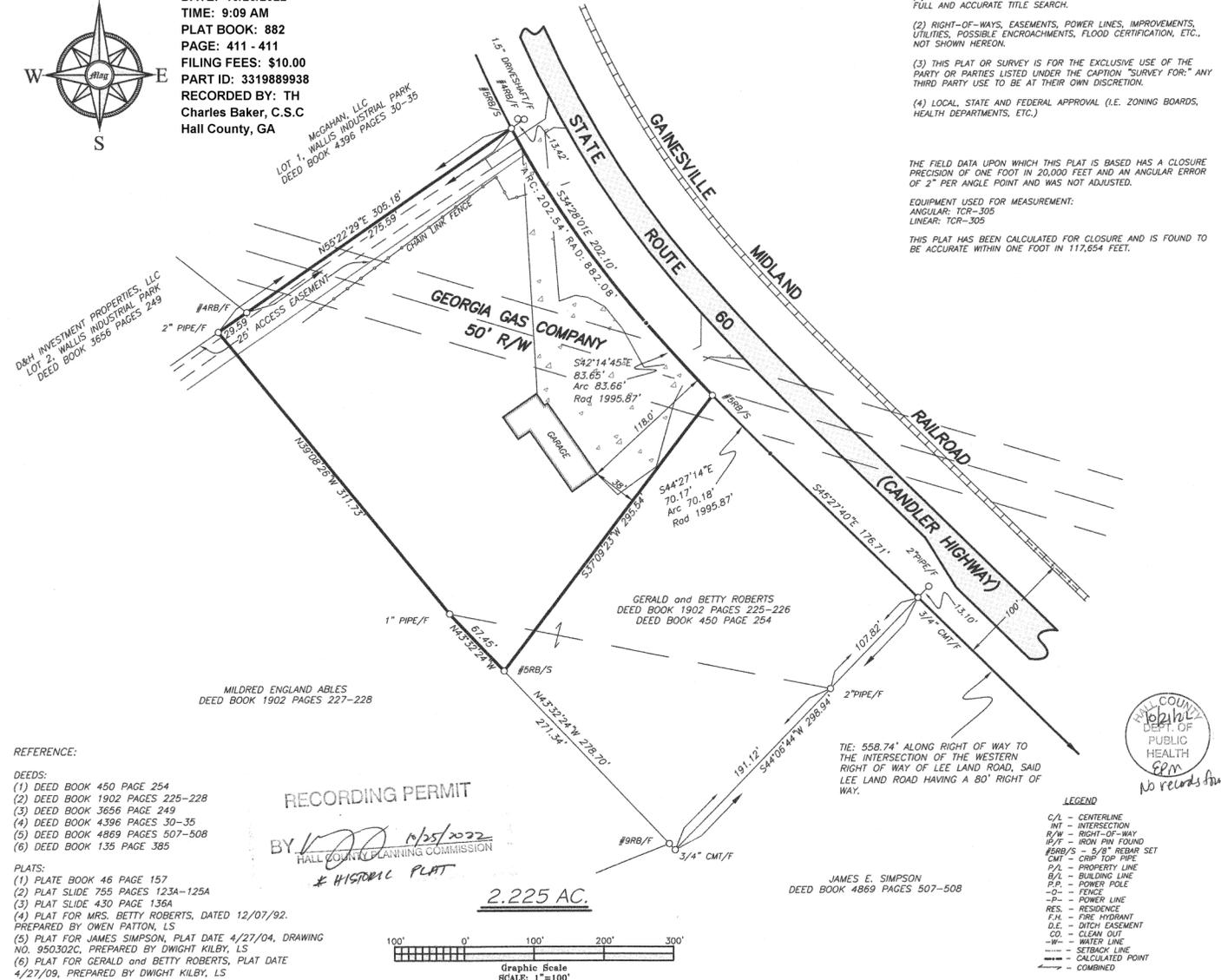


D. KEITH KILBY, PLS
Georgia ~ Tennessee ~ North Carolina
GSWCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4630 Woodlone Drive
Dakwood, Ga. 30568
Office: (770)965-9700
www.TheKilbyGroup.com

COA#1243



eFiled and eRecorded
 DATE: 10/26/2022
 TIME: 9:09 AM
 PLAT BOOK: 882
 PAGE: 411 - 411
 FILING FEES: \$10.00
 PART ID: 3319889938
 RECORDED BY: TH
 Charles Baker, C.S.C
 Hall County, GA



THIS SURVEY IS CONTINGENT UPON THE FOLLOWING EXCEPTIONS:

- (1) OTHER FACTS OR CONDITIONS WHICH WOULD BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- (2) RIGHT-OF-WAYS, EASEMENTS, POWER LINES, IMPROVEMENTS, UTILITIES, POSSIBLE ENCROACHMENTS, FLOOD CERTIFICATION, ETC., NOT SHOWN HEREON.
- (3) THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR;" ANY THIRD PARTY USE TO BE AT THEIR OWN DISCRETION.
- (4) LOCAL, STATE AND FEDERAL APPROVAL (I.E. ZONING BOARDS, HEALTH DEPARTMENTS, ETC.)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS NOT ADJUSTED.

EQUIPMENT USED FOR MEASUREMENT:
 ANGULAR: TCR-305
 LINEAR: TCR-305

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 117,654 FEET.

REFERENCE:

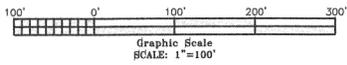
DEEDS:

- (1) DEED BOOK 450 PAGE 254
- (2) DEED BOOK 1902 PAGES 225-228
- (3) DEED BOOK 3656 PAGE 249
- (4) DEED BOOK 4396 PAGES 30-35
- (5) DEED BOOK 4869 PAGES 507-508
- (6) DEED BOOK 135 PAGE 385

PLATS:

- (1) PLAT BOOK 46 PAGE 157
- (2) PLAT SLIDE 755 PAGES 123A-125A
- (3) PLAT SLIDE 430 PAGE 136A
- (4) PLAT FOR MRS. BETTY ROBERTS, DATED 12/07/92. PREPARED BY OWEN PATTON, LS
- (5) PLAT FOR JAMES SIMPSON, PLAT DATE 4/27/04, DRAWING NO. 950302C, PREPARED BY DWIGHT KILBY, LS
- (6) PLAT FOR GERALD and BETTY ROBERTS, PLAT DATE 4/27/09, PREPARED BY DWIGHT KILBY, LS

RECORDING PERMIT
 BY: [Signature] 10/25/2022
 HALL COUNTY PLANNING COMMISSION
 * HISTORIC PLAT



HALL COUNTY
 DEPT. OF
 PUBLIC HEALTH
 9/21/2022
 No records find

- LEGEND
- C/L - CENTERLINE
 - INT - INTERSECTION
 - R/W - RIGHT-OF-WAY
 - R/P - IRON PIN FOUND
 - #5RB/S - 5/8" REBAR SET
 - CMT - CRIP TOP PIPE
 - P/L - PROPERTY LINE
 - B/L - BUILDING LINE
 - P.P. - POWER POLE
 - C- - FENCE
 - P- - POWER LINE
 - RES - RESIDENCE
 - F.H. - FIRE HYDRANT
 - D.E. - DITCH EASEMENT
 - CO. - CLEAN OUT
 - W- - WATER LINE
 - - SETBACK LINE
 - - CALCULATED POINT
 - - COMBINED

JAMES E. SIMPSON
 DEED BOOK 4869 PAGES 507-508

Sheet One
 of One

DRAWING DATE:	04/02/09
FIELD DATE:	03/31/09
JOB NUMBER	290304
DRAWING NUMBER	290304B
Date:	Revision

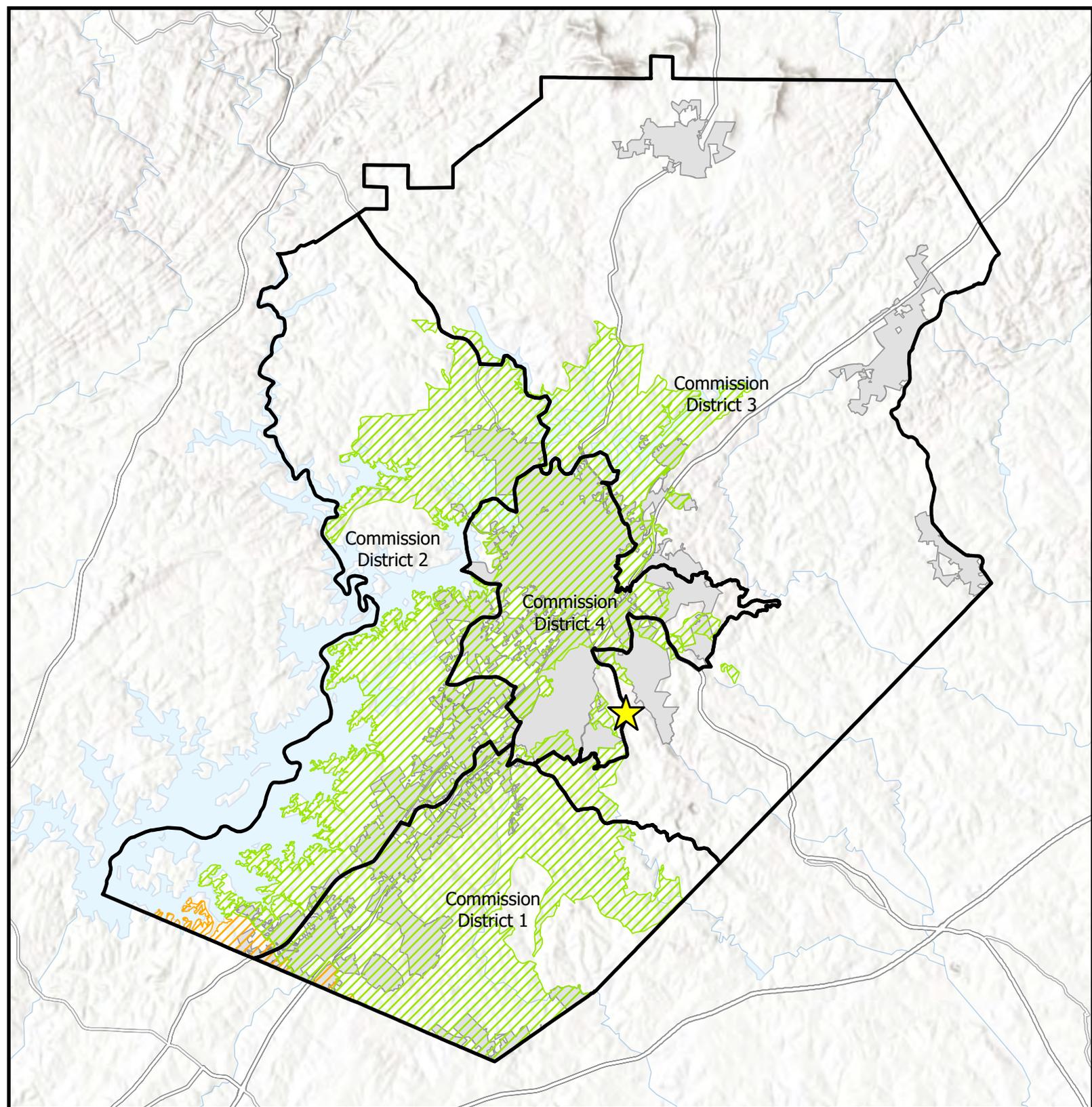
SURVEY FOR:
ROBERTS REPAIR, INC
 G.M.D. 1.865 (CANDLER) OF THE HEADRIGHTS SECTION
 HALL COUNTY, GEORGIA



Dwight Kilby, RLS
 4636 Woodlane Drive
 Oakwood, Ga. 30566
 (770) 965-9700
 www.TheKilbyGroup.com



UNOFFICIAL WITHOUT
 EMBOSSED CAD IMAGE AND
 ORIGINAL SIGNATURE



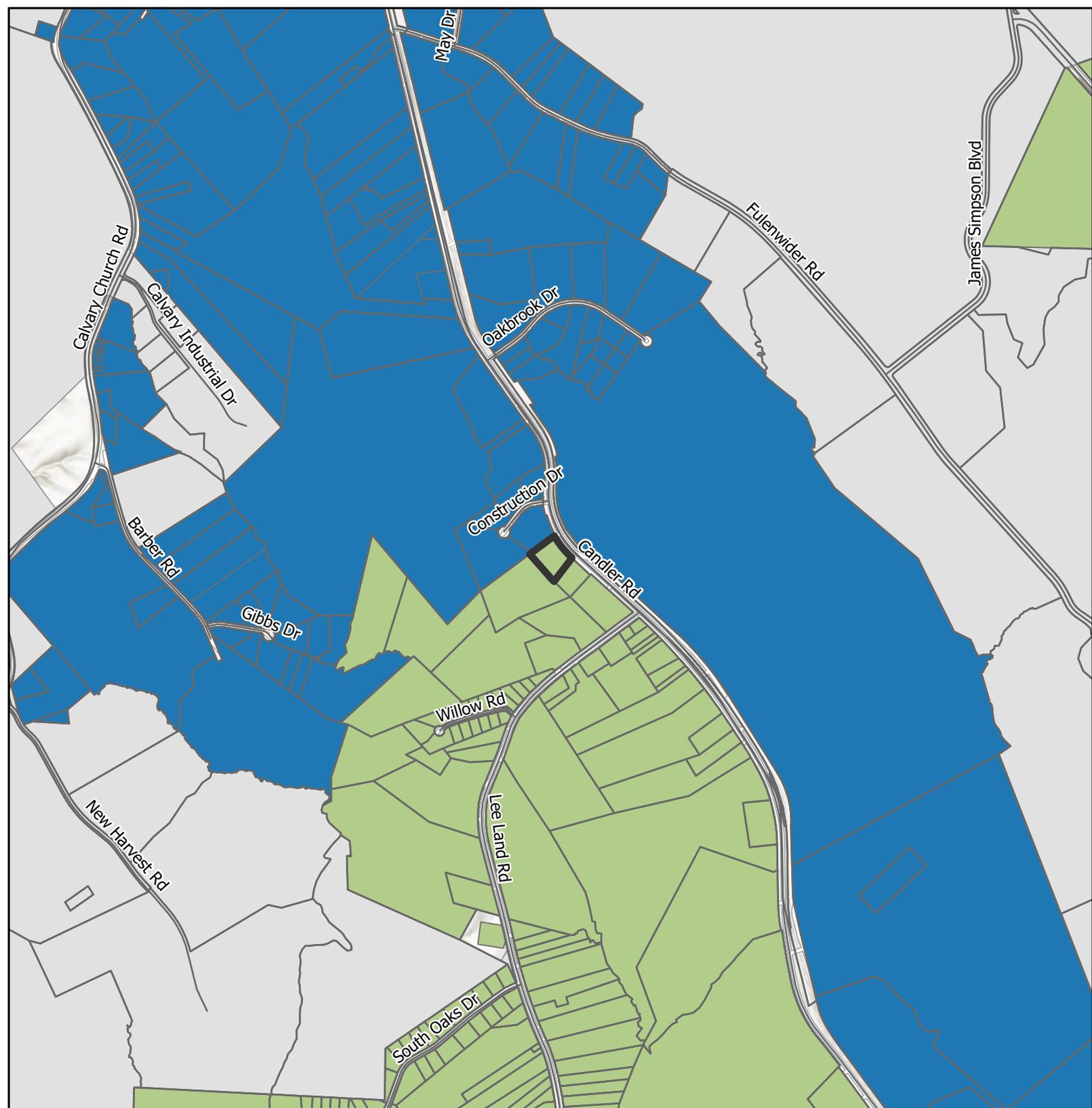
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Overview Map



Date Prepared:
2/16/2026



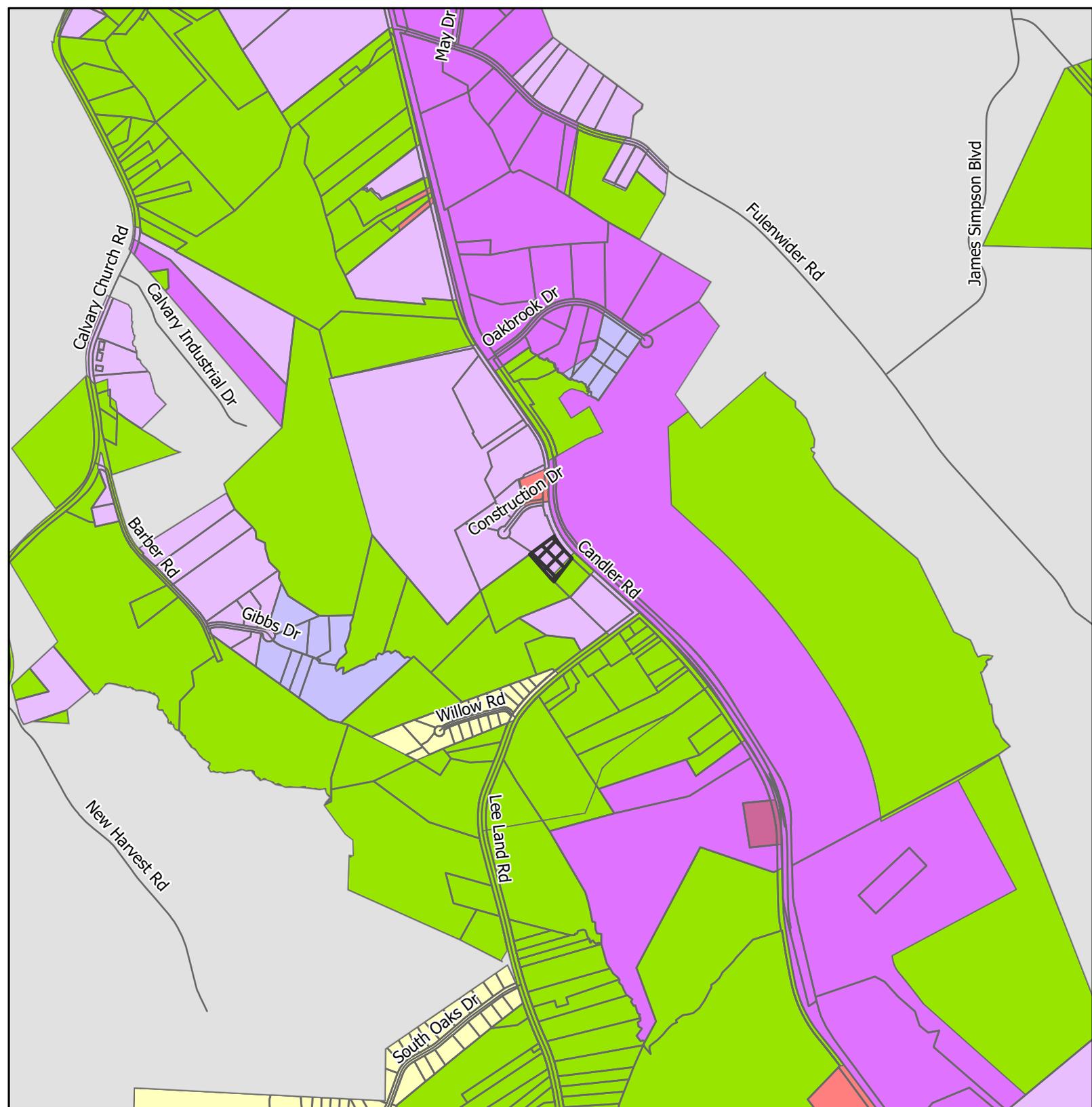
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Suburban Neighborhood, Medium-Density

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Future Land Use Map



Date Prepared:
 2/16/2026



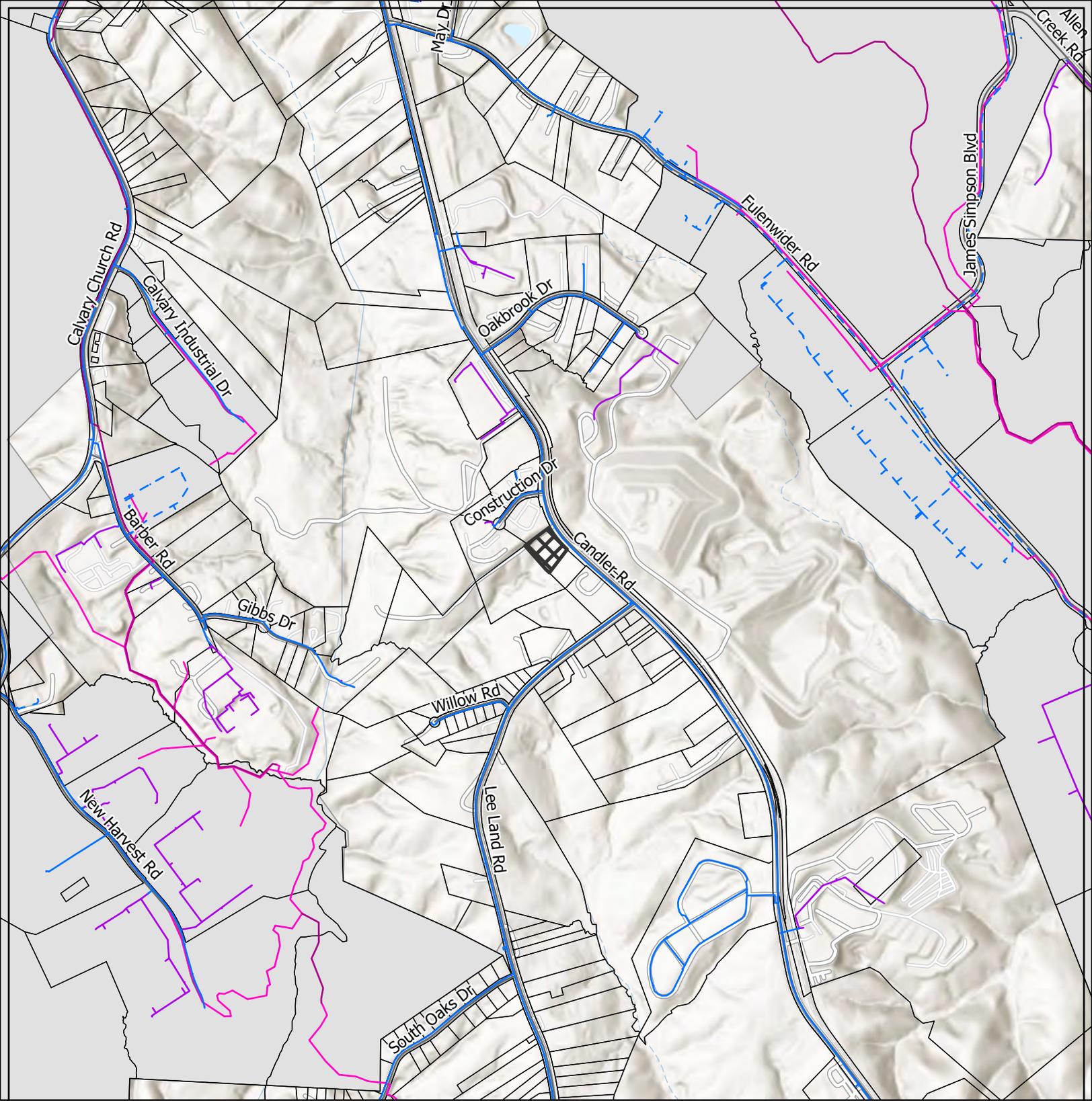
- | | |
|--|---|
|  Subject Area |  I-2 |
|  City Limits |  L-I |
| Zoning |  O-I |
|  AR-1 |  PID |
|  H-B |  PUD |
|  H-I |  R-1 |
|  I-1 |  S-S |

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Zoning Map



Date Prepared:
 2/16/2026



- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - Gainesville Sewerlines
 - Subject Area
 - City Limits

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Utilities Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Site Plan & Aerial Map



Date Prepared:
2/17/2026

Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-S-13541-24-CM

Parcel ID: 15031A000052

eFiled and eRecorded
DATE: 10/21/2024
TIME: 10:39 AM
DEED BOOK: 9555
PAGE: 654 - 656
FILING FEES: \$25.00
TRANSFER TAX: \$360.00
PARTICIPANT ID: 2979894615
PARTICIPANT ID: 7067927936
PT61: 069-2024-007143
RECORDED BY: MM
CLERK: Charles Baker, C.S.C
Hall County, GA

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 18th day of October, 2024, between **Betty Roberts**, as party or parties of the first part, hereinunder called Grantor, and **Barker Capital LLC., a Georgia limited liability company** as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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.

See Exhibit "A" attached hereto.

The Property is conveyed subject to the list of permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by reference ("Permitted Title Exceptions").

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, only to the 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 claiming by, through and the above named grantor.

Deed (Warranty)

W-S-13541-24-CM

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

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Betty Roberts (Seal)
Betty Roberts

[Signature]
Notary Public

My Commission Expires: _____

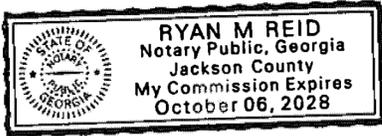


EXHIBIT "A"

All that tract or parcel of land lying and being in G.M.D. 1385 (Candler) of the Headrights Section, Hall County, Georgia, being 2.25 acres, as shown on that certain Survey For: Roberts Repair, Inc, prepared by Dwight Kilby, RLS, certified by Dwight Kilby, Georgia Registered Land Surveyor No. 2146, dated April 2, 2009 and filed for record October 26, 2022 recorded in Plat Book 882, Page 411, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

RE: HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:24 PM

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 comment below for additional 3.12.26 Agenda item:

1780 Candler Rd, JenSto Equipment: 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 *(Temporary location of 2829 Browns Bridge Road due to renovations)*

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.

From: Emily McGahee (Environmental Health)

Sent: Thursday, January 15, 2026 9:50 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>

Subject: HBOC Tentative Agendas 2.26.26 and 3.12.26

Please find Environmental Health comments below:

RE: Updated Thursday, March 12, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>

Date Thu 1/22/2026 10:36 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,

At a minimum, the access will need to be brought up to standards including meeting min 100' first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



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: Wednesday, January 21, 2026 12:12 PM

Subject: Updated Thursday, March 12, 2026 Tentative Planning Items

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,

As our schedule is still transitioning, this item has been added to the March 12th tentative agenda. Kindly submit any comments by February 2, 2026, to match the timeline for the other items previously shared.

[\(A\) 1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

Thank you so much for your attention on this matter,

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.



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 16, 2026 2:31 PM
Subject: Thursday, March 26, 2026 Tentative Planning Items

Good afternoon,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the March 26, 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 **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)

[5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

RE: Updated Thursday, March 12, 2026 Tentative Planning Items

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Wed 1/21/2026 12:47 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Kaitlyn, see below:

- **1780 Candler Road, JenSto Equipment LLC** – 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



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Wednesday, January 21, 2026 12:12 PM
Subject: Updated Thursday, March 12, 2026 Tentative Planning Items

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Thank you so much for your attention on this matter,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

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

Sent: Friday, January 16, 2026 2:31 PM

Subject: Thursday, March 26, 2026 Tentative Planning Items

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Thank you for your attention to this matter and for your cooperation in the review process.

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Parcel 15023A000024 (pt) | **Proposed Use: Single family dwelling** | Commission District 3 | **Daniel Jaimes, applicant**

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Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

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Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 12, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 12, 2026, meeting. Upon review, we provide the following comments.

[\(A\) 1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment 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.
- **Traffic:** No issues as the proposed application does not impact on traffic.
- **Utilities:** Gainesville Sewer Service Area; No infrastructure in the vicinity.

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards| on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment 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.
- **Traffic:** No issues as the proposed application does not impact on traffic.
- **Utilities:** Gainesville Sewer Service Area; No infrastructure in the vicinity.

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/30/2026 4:30 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026 Hall County Board of Commissioners meeting

- A. [1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

The Hall County Fire Marshal's Office has no comments as proposed.

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment 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 | f: 770-531-3902



PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, 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 FEBRUARY 3, 2026 AND NO LATER THAN FEBRUARY 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN FEBRUARY 18, 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, Taylor Stowe, hereby acknowledge that I have

Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 2/17/26 for Jensto Equipment LLC

Date

(Name application filed as)

Signature [Handwritten Signature]

(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: **JENSTO EQUIPMENT LLC**

REQUEST: **SPECIAL USE FOR EQUIPMENT SALES**

AND REPAIR WITH A VARIANCE TO GOOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

COUNTY COMMISSION

Date: **N/A**

Date: **MAR 12, 2026**

Time: **N/A**

Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 84/2026

SUBJECT: **1780 Candler Road | Variance to Section 6.2** | Gateway Corridor Overlay District (GCOD) standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

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

1. The property shall be developed in accordance with the site plan dated February 16, 2026, and as described in the project narrative dated February 15, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
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:

1780 Candler Road | Variance to Section 6.2 | Gateway Corridor Overlay District (GCOD) standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, 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
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant JenSto Equipment, LLC

Request (A) **Special Use** | Equipment sales and repair
 (B) **Variance to Section 6.2** | GCOD standards

Proposed Use Equipment sales and repair

Size 2.23± acres

Zoning Light Industrial (I-1) and Agricultural Residential (AR-1)

Location **1780 Candler Road** | Tax parcel 15031A000058

Commission District Four

County Commission Date March 12, 2026

Staff Recommendation **(A) Approval**, as the proposed use is permitted within the Light Industrial (I-1) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).
(B) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number.....HZCU26-0001 & HVAR26-0001

(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 February 16, 2026, and as described in the project narrative dated February 15, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
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.

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

- **Section 6.2.5.A.2.b – Width of transitional buffer** - Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.
 - The applicant proposes a 30 foot planted buffer along a portion of the eastern property line where the existing building is located.
- **Section 6.2.5.B.2 – Frontage landscape strip** – Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.
 - The applicant requests a waiver of this requirement due to topography of the property and location of utility lines.
- **Section 6.2.5.C.2.d – Parking lot design** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
 - The applicant requests a waiver of this requirement for the Phase 2 expansion area for equipment sales display.
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant is proposing 10 parking spaces between the building and Candler Road

Summary Analysis

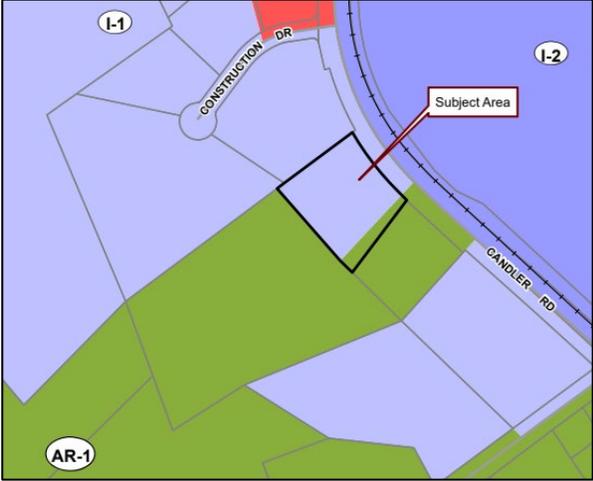
The applicant has submitted two concurrent requests: (A) Special Use to allow for equipment sales and repair within the Gateway Corridor Overlay District (GCOD) and (B) Variance to Section 6.2 to reduce the required buffer, frontage landscape requirement, and parking lot design standards.

- In 1973, the property at 1780 Candler was rezoned from Agricultural Residential IV (AR-IV) to Light Industrial (I-1) to allow construction of an auto repair garage. At that time, the parcel measured 1.88 acres.
- The 1973 site plan showed the proposed commercial building located near the western corner of the property.
- Current aerial imagery and the plat recorded on October 26, 2022, show the lot enlarged to 2.23 acres, with the existing 1973 commercial building situated approximately 38 feet from the southeast property line.
- Based on these records, it appears the building was constructed on or over the 1973 southeast property line. The 2022 plat likely adjusted the boundary to bring the structure into compliance

with setback requirements. This explains the mismatch between the zoning boundary and the current parcel configuration.

The surrounding properties are zoned and developed as outlined below:

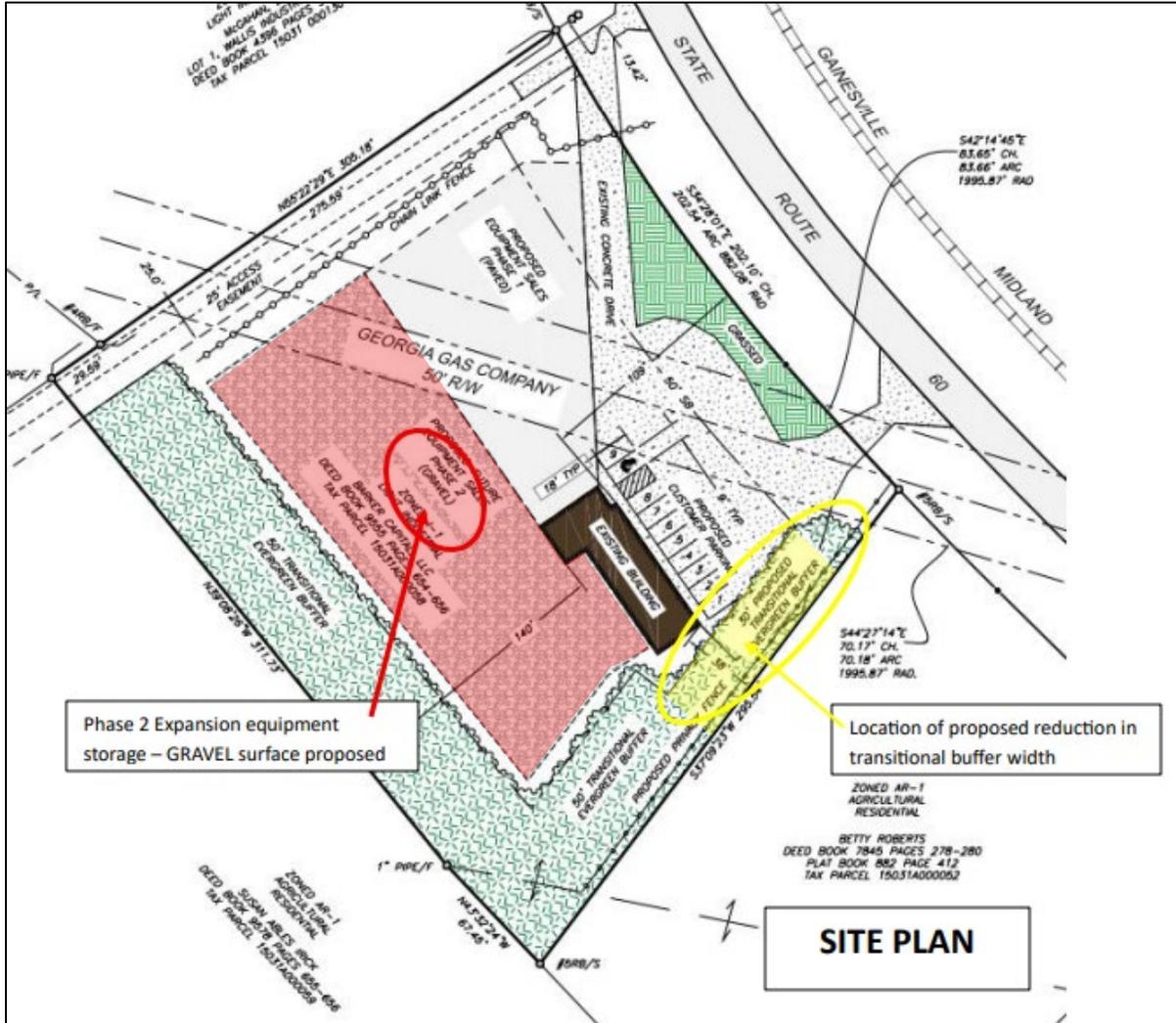
- North: Light Industrial (I-1) – Light industrial park
- East: Heavy Industrial (I-2) – Hall County Landfill
- South: Agricultural Residential 1 (AR-1) – Single-family residence
- West: Light Industrial (I-1) – Light industrial park
Agricultural Residential 1 (AR-1) – Undeveloped



Per the submitted narrative, the applicant proposes to establish a used construction and industrial equipment sales and repair business on the subject site. An automotive repair business was approved in 1973 in conjunction with the property’s rezoning to Light Industrial. Expansion of the approved automotive repair use to include vehicle sales requires Special Use approval within the Gateway Corridor Overlay District (GCOD). The business will utilize the existing 2,528 square foot building for office and repair functions, which has been updated with new brick and siding. Approximately 2,075 square feet will be utilized for equipment repair and 453 square feet for a sales office. Equipment will initially be displayed on the existing paved area shown on the site plan, with two expansion areas, Phase 1 having a paved surface and Phase 2 proposed for gravel surface. Hours of operation will be Monday through Friday from 8am to 5pm.

Per the submitted site plan, existing conditions on the property include a commercial building with associated customer parking spaces along the front and two points of access from Candler Road. Sales

inventory will initially be displayed within the existing paved area. Two expansion phases are identified: Phase 1 with a proposed paved surface and Phase 2 with a proposed gravel surface. A 50-foot transitional buffer is shown along the southwest property line and most of the southeast property line, narrowing to 30 feet where the existing building encroaches into the standard buffer width. Mature landscaping is established along the side and rear property lines.



Comments from the Georgia Department of Transportation (GDOT) state that “At a minimum, the access will need to be brought up to standards including meeting min 100’ first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.”

Water service is provided by the City of Gainesville and sanitary sewer service is provided by private septic.

Concurrently, the applicant requests variances from three GCOD standards as identified in the table below.

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A. – Transitional buffers	50- foot buffer along the southwest and most of southeast property line, reducing to 30 feet where the existing building is less than 50 feet to property line.	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Deficient
6.2.5.B.2 – Frontage landscape strip	Waiver of this requirement is requested	Along each street frontage there must be a landscape strip at least 10 feet in width except for perpendicular crossings for driveways and utilities.	Deficient
6.2.5.C.1 – Parking Lot Design - Required number of Parking Spaces	9 parking spaces	15 parking spaces required	Deficient – Applicant to provide adequate parking spaces
6.2.5.C.2.d – Parking Lot Design - Surface	Customer parking and Phase 1 of the equipment sales area paved; Phase 2 expansion area for equipment sales display proposed for gravel surface.	All parking areas must be paved with asphalt, concrete or pervious materials approved by the Director.	Deficient
6.2.5.C.2.e – Parking Lot Design - Location	Off-street parking located between the building and street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Deficient – pre-existing
6.2.6.A.4 – Architectural Standards	Existing building	Any future changes shall comply with GCOD standards.	Pre-existing
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, Medium-Density”. These areas consist of medium-density, single family housing (attached or detached). They should be located where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Although this designation allows residential densities ranging from 2.5 to 8 units per acre, the future land use map is not recognizing

the property’s longstanding Light Industrial zoning. The proposed use is permitted within the Light Industrial (I-1) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.

(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 use is consistent with the property’s longstanding light industrial zoning, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.**
- 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; **Although the use is not consistent with the Suburban Neighborhood Medium Density future land use designation, the future land use map is not recognizing the property’s longstanding Light Industrial zoning. The proposed use is permitted within the Light Industrial (I-1) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north, east and south consist of industrial uses, including the County landfill, further reflecting the area’s established industrial character.**
- 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, however, the addition of sales activity as related to the Gateway Corridor Overlay District standards must be approved by the Board of Commissioners.**
- 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 to Light Industrial in 1973 at which time the existing commercial building was constructed for use as an automotive repair shop.**
- 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; **No change to the current zoning of Light Industrial (I-1) is proposed.**
- 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, as the property is located within the Gateway Corridor Overlay District (GCOD), the expansion to allow sales activity requires Special Use approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

(B) Zoning Analysis – Variance to Section 6.2

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 existing building was constructed in 1973 prior to the establishment of the Gateway Corridor Overlay District (GCOD). While the building meets required setbacks of the Light Industrial zoning district, its location encroaches into a portion of the GCOD transitional buffer. The topography of the property and location of power lines along the front property line create a hardship in establishing a 10-foot front landscape strip. There is no relevant hardship related to the request for gravel parking.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **As the building was established prior to the adoption of the Gateway Corridor Overlay District, and there is a topographical and power line conflict in meeting the front landscape requirement, the application of the requirements of this UDC to this particular piece of property would create an unusual hardship. Related to the gravel parking request, there is no relevant hardship.**
3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are other industrially developed properties in the vicinity within the GCOD for which gravel surface is utilized for storage of equipment including 1716 Candler Road and 1904 Lee Land Road which were established prior to the adoption of the Gateway Corridor Overlay District.**
4. Such conditions are not the result of any actions of the property owner; **The location of the building was established prior to the current property owner; however, the proposed development is a direct action by the current 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 or impair the purposes and intent of this UDC.**

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 21, 2026, 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 January 22, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “At a minimum, the access will need to be brought up to standards including meeting min 100’ first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.”

Hall County Public Works and Utilities

In a memorandum dated February 2, 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 that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

No issues as the proposed application does not impact on traffic.

Utilities:

Gainesville Sewer Service Area; No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated January 30, 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



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Jensto Equipment LLC
1780 Candler Rd
Gainesville Ga 30507

Phone 678-400-0303

Email Address Taylor@Jensto.com

Location of Property 1780 Candler Rd

Present Zoning Light Industrial Existing Structures Shop with office

Property Owner (Name and Mailing Address)

Barker Capital LLC
115 Smith Dr

Phone 706-490-1102

Email Address Matt@cannoncranes.com

Type of Appeal:

- | | | |
|--|--|--|
| <input type="checkbox"/> Setback Variance | <input type="checkbox"/> Front Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Road Frontage Variance | <input type="checkbox"/> Right Side Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Sign Variance | <input type="checkbox"/> Left Side Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Hardship Mobile Home | <input type="checkbox"/> Rear Yard | From ___ ft. to ___ ft. |
| <input checked="" type="checkbox"/> GCOD Variance(s) | <input type="checkbox"/> Road Frontage | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Sign Area | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Sign Height | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Doctor's Letter | <input type="checkbox"/> Terms Agreement |

Supporting Documents: Plat of Property Site Plan
 Deed of Property Floor Plans
 Hardship Statement Other

Hardship Mobile Home:
 I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

 (Signature)

Fee (Must be paid for application to be complete): \$ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Taylor Stowe
 Sign [Signature]

Date 11/21/25
 Date 11/21/25

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

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Barker Capital LLC.
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/18/2023** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **05/25/2023**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 5/18/2023 3:41:40 PM

BUSINESS INFORMATION

CONTROL NUMBER 23116033
BUSINESS NAME Barker Capital LLC.
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 05/18/2023

PRINCIPAL OFFICE ADDRESS

ADDRESS 115 Smith Dr., Perry, GA, 31069, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Matthew Barker	115 Smith Dr., Perry, GA, 31069, USA	Houston

ORGANIZER(S)

NAME	TITLE	ADDRESS
Matthew Barker	ORGANIZER	115 Smith Dr., Perry, GA, 31069, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Matthew Barker
AUTHORIZER TITLE Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT

NAME CHANGE

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Mitchell Lake Legacy LLC
a Domestic Limited Liability Company

has filed articles/certificate of amendment in the Office of the Secretary of State on 09/30/2025 changing its name to

JenSto Equipment LLC
a Domestic Limited Liability Company

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 10/03/2025.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed
Secretary of State
Filing Date: 9/18/2025 10:49:57 AM

Article 1

Business Name : Mitchell Lake Legacy LLC
Control Number : 25062948

Article 2

The date the original articles of organization were filed was: 03/26/2025

Article 3

The entity hereby adopts an amendment to change its name to the following new business name:

New Business Name : JenSto Equipment LLC
Effective Date : 09/30/2025

Authorizer Information

Authorizer Signature : Stephen Taylor Stowe

Authorizer Title : Organizer

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



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: [Signature] Date: 11/19/25

Applicant's/Owner's Name (Printed): Eric Jennings

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: *Taylor Stowe* Date: 11/19/25

Applicant's/Owner's Name (Printed): Taylor Stowe

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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: 0.00 Date of Contribution: _____

Applicant's/Owner's Signature: Matthew Barker Date: 12/4/2025

Applicant's/Owner's Name (Printed): Matthew Barker



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).

see attached Narrative

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

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.

4. Such conditions are not the result of any actions 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 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.

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

Applicant _____

Date _____

Jensto Equipment LLC Narrative
1780 Candler Road
Gainesville, GA 30506
November 19, 2025

Jensto Equipment, LLC is a new locally-owned business founded by Hall County residents Taylor Stowe and Zac Jennings. Our mission is to provide high-quality, inspected, and serviced used construction and industrial equipment to contractors, businesses, and residents throughout North Georgia at affordable prices.

We have selected the property at 1780 Candler Road because of its excellent location in an established industrial/commercial corridor surrounded by construction-related businesses, its high visibility, and its direct access to a heavily traveled county roadway. The site is already improved with a commercial building and extensive paved/concrete areas that are ideally suited for the display and storage of equipment and customer parking. The building facade has been updated with new brick and siding.

Due to the existing drop off at the front of the property, a 10 foot landscaping strip is not feasible. We are requesting a variance from this requirement. We are also requesting a variance in the area of transitional buffers. The existing building is in place 30 feet from the property line instead of the width of 50 feet noted in the site development standards. This area is equipped with deciduous shade trees that provide a buffer between our property and the residential property next door.

Jensto intends to operate as a used equipment dealership specializing in skid steers, forklifts, mini-excavators, compact track loaders, small utility vehicles, and equipment trailers. All inventory will be displayed and stored entirely on the existing paved surfaces shown on the submitted site plan; no additional impervious surface or gravel storage areas are proposed.

Equipment will be acquired from local sources and regional auctions, transported to the site, thoroughly cleaned and detailed, mechanically inspected, and have all essential fluids and filters replaced or topped off as needed before being offered for sale. Our hours will be from 8am to 5pm Monday through Friday. This proposed use is compatible with surrounding industrial and commercial properties, will generate significantly less traffic than many permitted uses in the zoning district (estimated 10–20 customer vehicles per day), and will reutilize an existing commercial site that was an auto repair shop. Jensto will be a sales-tax-generating business that supports the local construction industry and keeps more dollars circulating in Hall County.

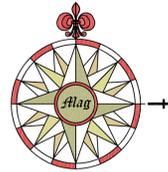
We respectfully request approval of the Special Use Permit to allow a used equipment dealership at 1780 Candler Road.

This photo shows the drop off at the front of the property that will not allow for a 10 foot landscaping strip.



This photo shows the updated brick and siding work done to the building as well as the trees separating our property from the residential property next door.





Received February 16, 2026

Property Information

CURRENT OWNER: BARKER CAPITAL, LLC
STREET ADDRESS: 1780 CANDLER ROAD GAINESVILLE GA. 30507
TAX PARCEL NUMBER: 15031A000058
WATER: CITY OF GAINESVILLE
SEWER: ON-SITE SEPTIC
ZONED: (1-1) LIGHT INDUSTRIAL
SETBACKS:
FRONT: 50' FROM RIGHT OF WAY
SIDE: 20' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

General Notes

MATTERS OF ZONING AND LAND USE HAVE NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.
SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN HEREIN.
STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.
DEED/PLAT LINE - A DEMARCATION LINE AS DERIVED FROM A LIBERAL INTERPRETATION OF A REFERENCED LEGAL DESCRIPTION OR PLAT WITHOUT CONSIDERATION OF INTENT OR POSSIBLE AMBIGUITY.
PROPERTY LINE - THE SURVEYED LINE TO ESTABLISH OR REESTABLISH THE DEMARCATION LINE BETWEEN TWO PARCELS OF LAND FORMING ONE CONTIGUOUS PARCEL.
ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE, AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Hall County Notes

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 25 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE § 10.4.7)
IF PROPERTY IS LOCATED IN THE NORTH OCOONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139003100, HALL COUNTY GEORGIA, DATED: 12/01/2022
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)
ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER HALL COUNTY CODE § 12.40
ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

2.225 Acres

ZONED I-1 LIGHT INDUSTRIAL
MCGAHAN, LLC
LOT 1, WALLIS INDUSTRIAL PARK
DEED BOOK 4396 PAGES 30-35
TAX PARCEL 15031 000150

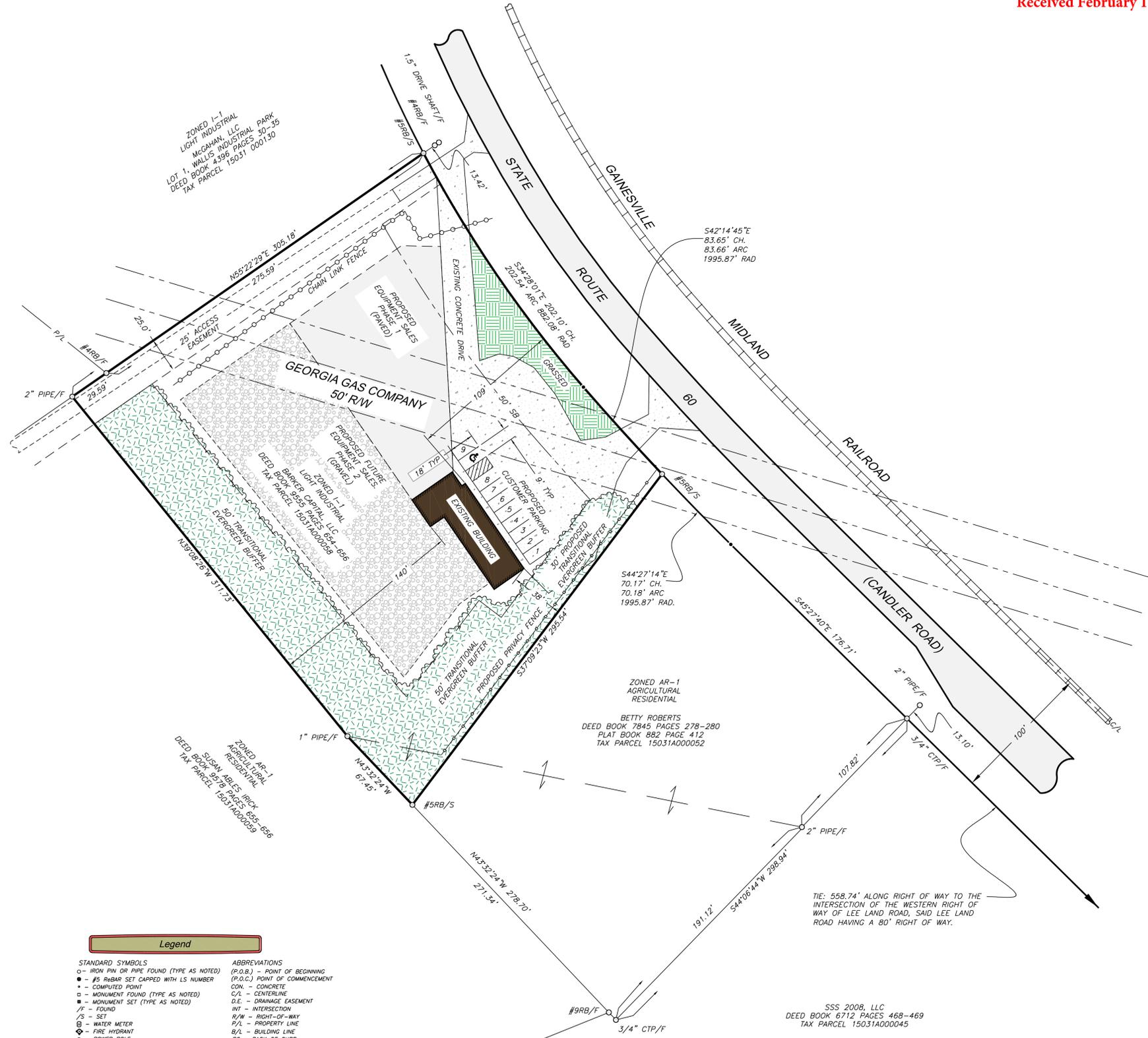
ZONED I-1 LIGHT INDUSTRIAL
D&H INVESTMENT PROPERTIES, LLC
LOT 2, WALLIS INDUSTRIAL PARK
DEED BOOK 3656 PAGES 249
TAX PARCEL 15031 00023A

ZONED AR-1 AGRICULTURAL RESIDENTIAL
SUSAN ABLES RICK
DEED BOOK 978 PAGES 655-656
TAX PARCEL 15031A000059

ZONED AR-1 AGRICULTURAL RESIDENTIAL
BETTY ROBERTS
DEED BOOK 7845 PAGES 278-280
PLAT BOOK 882 PAGE 412
TAX PARCEL 15031A000052

SSS 2008, LLC
DEED BOOK 6712 PAGES 468-469
TAX PARCEL 15031A000045

TIE: 558.74' ALONG RIGHT OF WAY TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF LEE LAND ROAD, SAID LEE LAND ROAD HAVING A 80' RIGHT OF WAY.



References

- DEEDS:
(1) DEED BOOK 9555 PAGE 654-656
(2) DEED BOOK 7845 PAGES 278-280
(3) DEED BOOK 9578 PAGES 655-656
(4) DEED BOOK 4396 PAGES 30-35
(5) DEED BOOK 3656 PAGE 249
(6) DEED BOOK 6712 PAGES 468-469
- PLATS:
(1) PLAT BOOK 882 PAGE 411
(2) PLAT BOOK 882 PAGE 412
(3) PLAT BOOK 882 PAGE 466
(4) PLAT BOOK 755 PAGES 123A-125A

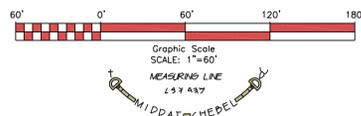
Legend

- STANDARD SYMBOLS
○ - IRON PIN OR PIPE FOUND (TYPE AS NOTED)
● - #5 REBAR SET CAPPED WITH LS NUMBER
+ - COMPUTED POINT
□ - MONUMENT FOUND (TYPE AS NOTED)
■ - MONUMENT SET (TYPE AS NOTED)
/F - FOUND
/S - SET
⊕ - WATER METER
⊙ - FIRE HYDRANT
⊖ - POWER POLE
⊞ - ELECTRICAL PEDESTAL
⊟ - PHONE PEDESTAL
⊠ - CABLE PEDESTAL
⊡ - COMBINE
- ABBREVIATIONS
(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
BC - BACK OF CURB

- STANDARD LINE TYPES
——— PROPERTY LINES
——— ADJACENT LINES OR AS NOTED
- - - PLATTED REFERENCED LEGAL DESCRIPTIONS, PLATS OR AS NOTED
- - - RIGHT OF WAY
- - - POWER LINES
- - - FENCE (TYPE AS NOTED)

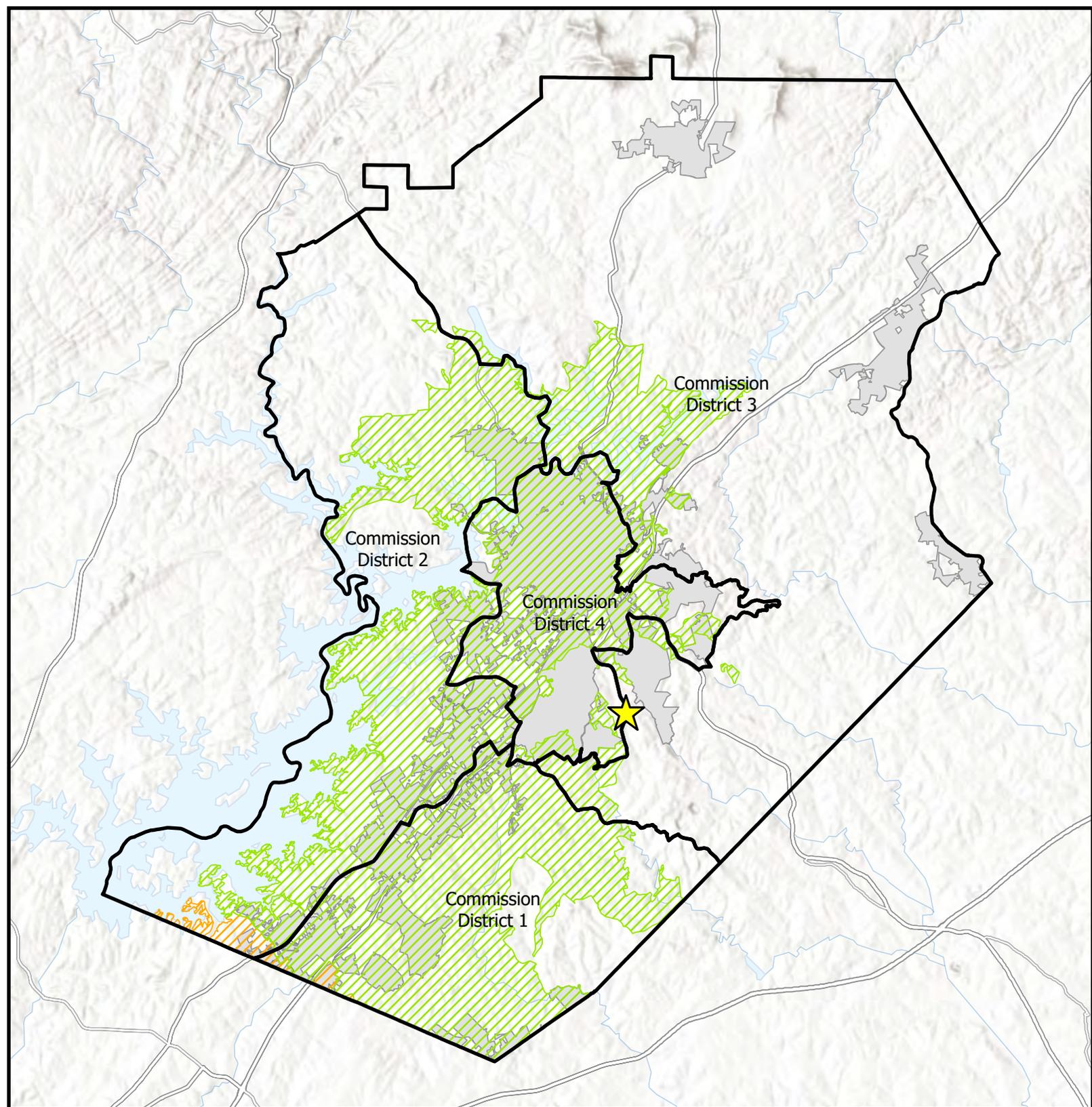
CONCEPTUAL PLAN FOR:
Barker Capital, LLC

G.M.D. 1385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
CONCEPTUAL PLAN DATE: 12/19/2025
JOB#26010102 DRAWING#26010102
UPDATE: CHANGE GRAVEL (PH1) TO PAVED



D. KEITH KILBY, PLS
Georgia ~ Tennessee ~ North Carolina
GSWCC Level II Design Professional
LAND SURVEYING • LAND PLANNING • CONSULTING
4630 Woodlone Drive
Dakwood, Ga. 30566
Office: (770)965-9700
www.TheKilbyGroup.com

COA#1243



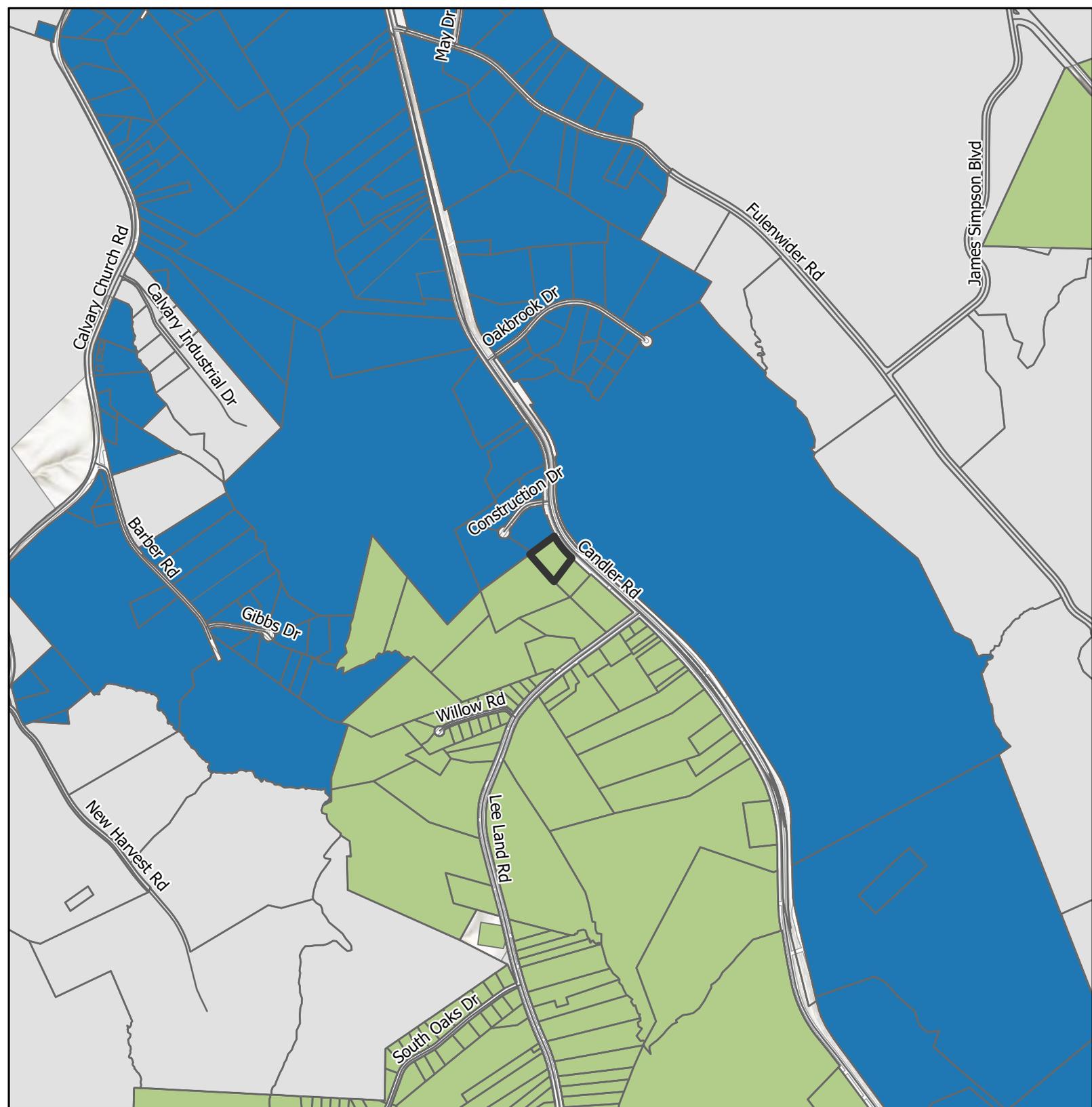
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Overview Map



Date Prepared:
2/16/2026



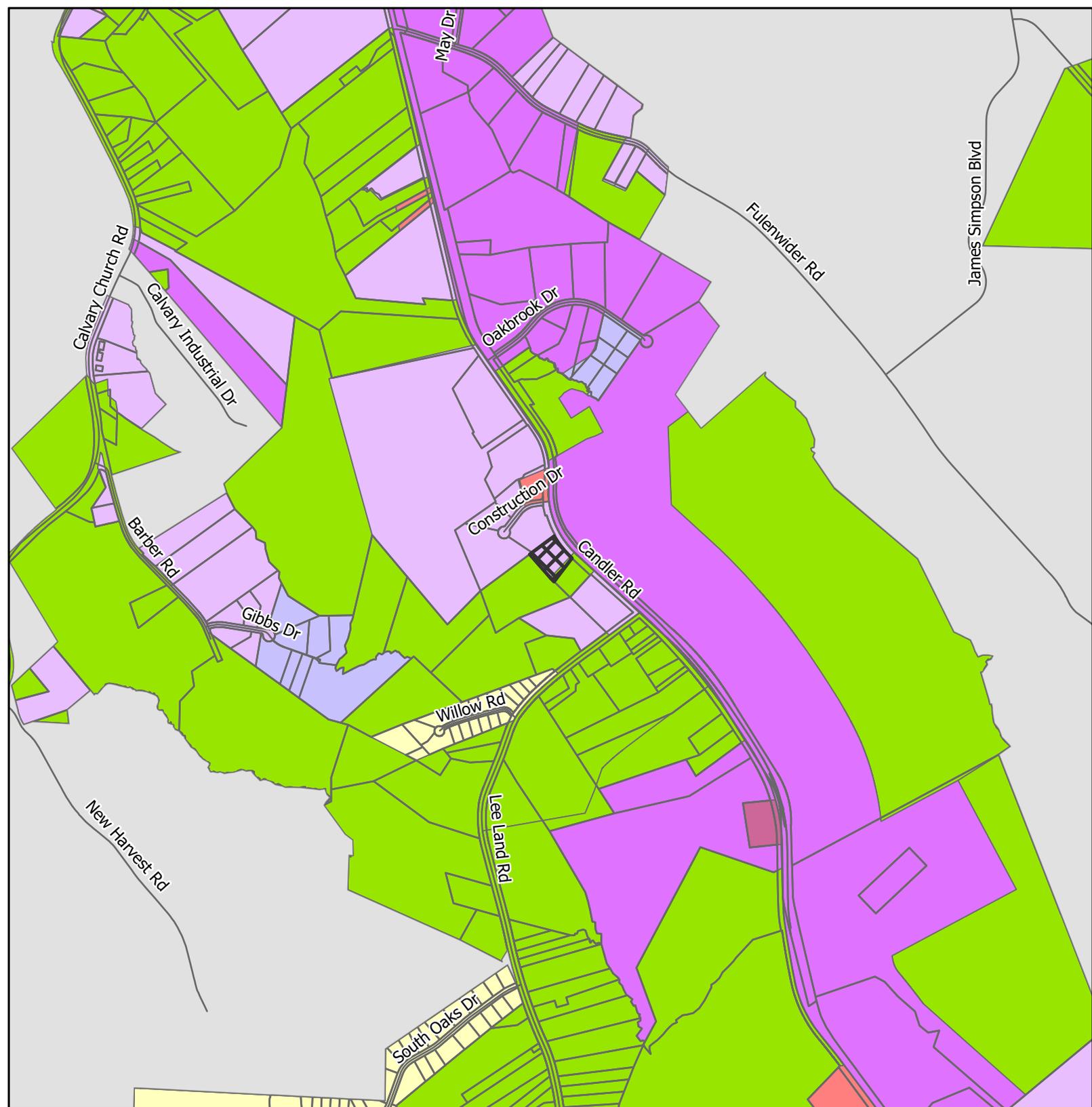
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Suburban Neighborhood, Medium-Density

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Future Land Use Map



Date Prepared:
 2/16/2026



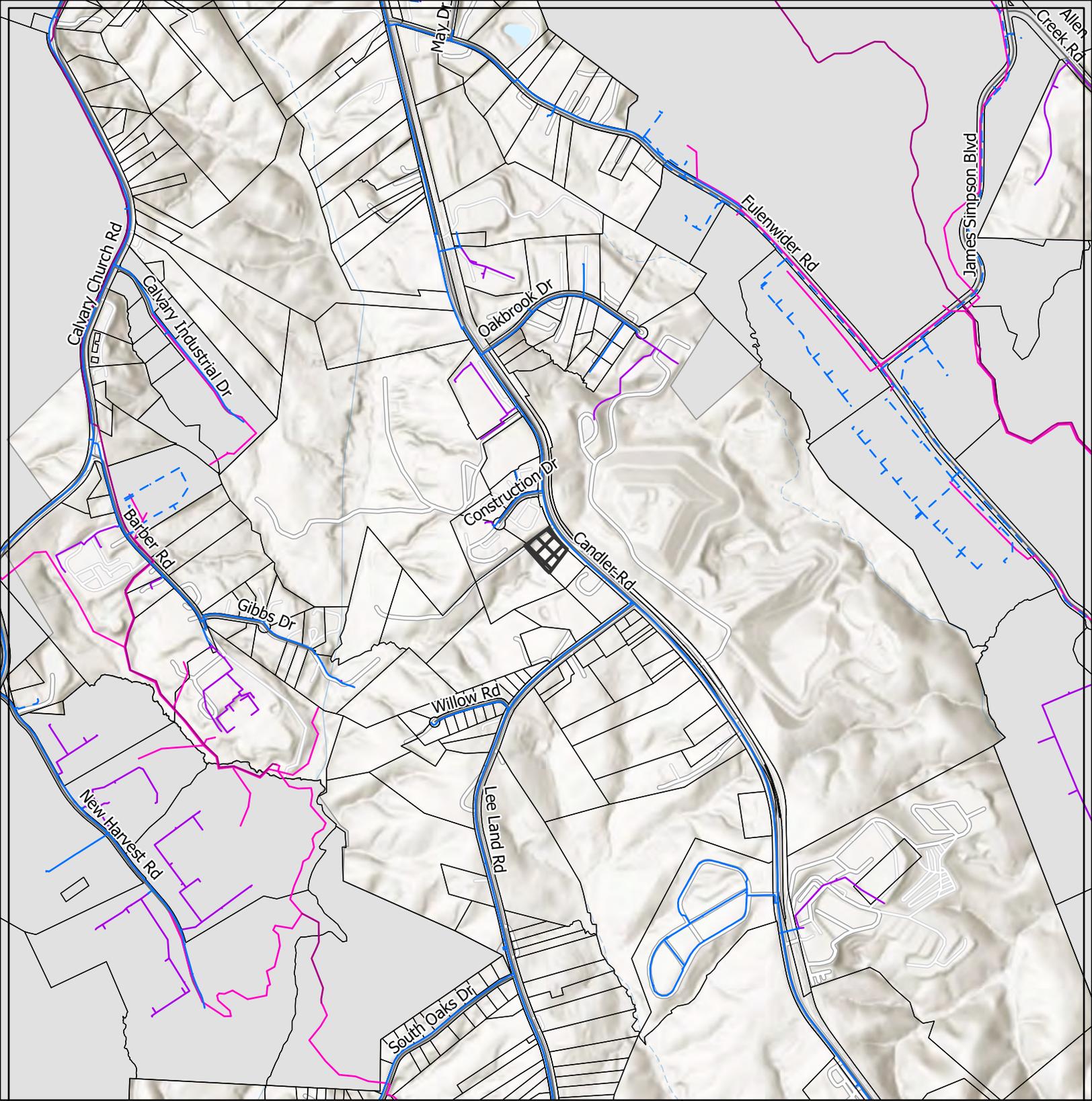
-  Subject Area
-  City Limits
- Zoning**
-  AR-1
-  H-B
-  H-I
-  I-1
-  I-2
-  L-I
-  O-I
-  PID
-  PUD
-  R-1
-  S-S

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Zoning Map



Date Prepared:
 2/16/2026



- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - Gainesville Sewerlines
 - Subject Area
 - City Limits

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Utilities Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: JenSto Equipment LLC
 Tax Parcel #: 15031A000058
 Location: 1780 Candler Road
 Commission District 4

Site Plan & Aerial Map



Date Prepared:
2/17/2026

Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-S-13541-24-CM

Parcel ID: 15031A000052

eFiled and eRecorded
DATE: 10/21/2024
TIME: 10:39 AM
DEED BOOK: 9555
PAGE: 654 - 656
FILING FEES: \$25.00
TRANSFER TAX: \$360.00
PARTICIPANT ID: 2979894615
PARTICIPANT ID: 7067927936
PT61: 069-2024-007143
RECORDED BY: MM
CLERK: Charles Baker, C.S.C
Hall County, GA

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 18th day of October, 2024, between **Betty Roberts**, as party or parties of the first part, hereinunder called Grantor, and **Barker Capital LLC., a Georgia limited liability company** as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) 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.

See Exhibit "A" attached hereto.

The Property is conveyed subject to the list of permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by reference ("Permitted Title Exceptions").

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, only to the 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 claiming by, through and the above named grantor.

Deed (Warranty)

W-S-13541-24-CM

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

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Betty Roberts (Seal)
Betty Roberts

[Signature]
Notary Public

My Commission Expires: _____

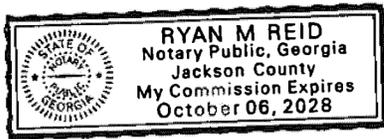


EXHIBIT "A"

All that tract or parcel of land lying and being in G.M.D. 1385 (Candler) of the Headrights Section, Hall County, Georgia, being 2.25 acres, as shown on that certain Survey For: Roberts Repair, Inc, prepared by Dwight Kilby, RLS, certified by Dwight Kilby, Georgia Registered Land Surveyor No. 2146, dated April 2, 2009 and filed for record October 26, 2022 recorded in Plat Book 882, Page 411, Hall County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

RE: HBOC Tentative Agendas 2.26.26 and 3.12.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:24 PM

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 comment below for additional 3.12.26 Agenda item:

1780 Candler Rd, JenSto Equipment: 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 (*Temporary location of 2829 Browns Bridge Road due to renovations*)

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.

From: Emily McGahee (Environmental Health)

Sent: Thursday, January 15, 2026 9:50 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>

Subject: HBOC Tentative Agendas 2.26.26 and 3.12.26

Please find Environmental Health comments below:

RE: Updated Thursday, March 12, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>

Date Thu 1/22/2026 10:36 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,

At a minimum, the access will need to be brought up to standards including meeting min 100' first internal movement and grading requirements. Only 1 driveway will be able to be permitted since they do not meet spacing requirements. Left and right turn lanes may be required as well.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



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: Wednesday, January 21, 2026 12:12 PM

Subject: Updated Thursday, March 12, 2026 Tentative Planning Items

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,

As our schedule is still transitioning, this item has been added to the March 12th tentative agenda. Kindly submit any comments by February 2, 2026, to match the timeline for the other items previously shared.

[\(A\) 1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

Thank you so much for your attention on this matter,

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.



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 16, 2026 2:31 PM
Subject: Thursday, March 26, 2026 Tentative Planning Items

Good afternoon,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the March 26, 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 **February 2, 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.

[3113 Shelter Cove](#) | [Variance to Section 4.3](#) | [to reduce the minimum yards](#) | [on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road](#) | [Zoned R-1; Tax Parcel 10072 002100](#) | [Proposed Use: Accessory structure](#) | [Commission District 2](#) | [Michael Reid Daniel, applicant](#)

[5001 Bryant Quarter Road](#) | [Variance to Section 9.2.4](#) | [to reduce the required road frontage](#) | [on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road](#) | [Zoned AR-1; Tax Parcel 15003 000193 \(pt\)](#) | [Proposed Use: 4-lot subdivision](#) | [Commission District 3](#) | [Yajaira Rodriguez, applicant](#)

[2785 Athens Highway](#) | [Special Use](#) | [to move a site-built house more than 7 years old into the County](#) | [0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road](#) | [Zoned AR-1; Tax Parcel 15023A000024 \(pt\)](#) | [Proposed Use: Single family dwelling](#) | [Commission District 3](#) | [Daniel Jaimes, applicant](#)

[6962 Spout Springs Road](#) | [Rezone](#) | [from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\)](#) | [on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road](#) | [Zoned AR-1; Tax Parcel 15042 000120](#) | [Proposed Use: Second dwelling](#) | [Commission District 1](#) | [Scott & Brandy Weaver, applicant](#)

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize

the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

RE: Updated Thursday, March 12, 2026 Tentative Planning Items

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Wed 1/21/2026 12:47 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Kaitlyn, see below:

- **1780 Candler Road, JenSto Equipment LLC** – 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



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Wednesday, January 21, 2026 12:12 PM
Subject: Updated Thursday, March 12, 2026 Tentative Planning Items

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[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

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Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

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

Sent: Friday, January 16, 2026 2:31 PM

Subject: Thursday, March 26, 2026 Tentative Planning Items

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[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax](#)

[Parcel 15023A000024 \(pt\)](#) | [Proposed Use: Single family dwelling](#) | [Commission District 3](#) | [Daniel Jaimes, applicant](#)

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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.





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 12, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 12, 2026, meeting. Upon review, we provide the following comments.

[\(A\) 1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment 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.
- **Traffic:** No issues as the proposed application does not impact on traffic.
- **Utilities:** Gainesville Sewer Service Area; No infrastructure in the vicinity.

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards| on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

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- **Traffic:** No issues as the proposed application does not impact on traffic.
- **Utilities:** Gainesville Sewer Service Area; No infrastructure in the vicinity.

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/30/2026 4:30 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026 Hall County Board of Commissioners meeting

- A. [1780 Candler Road | Special use | for outdoor storage, major in GCOD | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant](#)

The Hall County Fire Marshal's Office has no comments as proposed.

[\(B\) 1780 Candler Road | Variance to Section 6.2 | GCOD standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment 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 | f: 770-531-3902



PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, 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 FEBRUARY 3, 2026 AND NO LATER THAN FEBRUARY 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN FEBRUARY 18, 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, Taylor Stowe, hereby acknowledge that I have

Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 2/17/26 for Jensto Equipment LLC

Date

(Name application filed as)

Signature [Handwritten Signature]

(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: **JENSTO EQUIPMENT LLC**

REQUEST: **SPECIAL USE FOR EQUIPMENT SALES**

AND REPAIR WITH A VARIANCE TO GOOD STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

COUNTY COMMISSION

Date: **N/A**

Date: **MAR 12, 2026**

Time: **N/A**

Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 77/2026

SUBJECT: **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**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant’s requests with the following conditions:

1. Any expansion to the outdoor shooting ranges shall be subject to the review and approval of the Board of Commissioners.
2. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

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**

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
- Deed
- President of Cherokee Gun Club Documentation
- Historical Board of Commissioners Packet
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant Cherokee Gun Club, Inc.

Request (A) **Rezone** | from Light Industrial 1 (I-1) and Agricultural Residential 1 (AR-1) to Light Industrial (I-1)
(B) **Special Use** | Outdoor shooting range

Proposed Use (A) Private gun club
(B) Outdoor shooting range

Size 132± acres

Zoning **Current:** Light Industrial 1 (I-1) and Agricultural Residential 1 (AR-1) | **Proposed:** Light Industrial (I-1)

Location **1658 & 1700 Candler Road** | Tax Parcels 15031 000026 & 15031 000025A

Commission District Four

Commission Date March 12, 2026

Staff Recommendation (A) **Approval**, as the proposed zoning is consistent with the “Employment Nodes & Corridors” future land use classification within the Comprehensive Plan.
(B) **Approval**, as the proposed use is consistent with the “Employment Nodes and Corridors” future land use classification within the Comprehensive Plan.

Record Number..... (A) HZON25-0057
(B) HZCU25-0060

(A) and (B) Staff recommends APPROVAL of the applicant’s requests with the following conditions:

1. Any expansion to the outdoor shooting ranges shall be subject to the review and approval of the Board of Commissioners.
2. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.

3. 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 combined 132± acre tract from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for the expansion of a private gun club. A concurrent Special Use approval is requested to allow an outdoor shooting range. The site is currently developed as a private gun club featuring a clubhouse, skeet and trap shooting ranges, two rifle ranges, seven pistol ranges, and a sporting clays course. No plans have been submitted with this request to expand any buildings or shooting range areas at this time. Furthermore, according to the submitted site plan, the applicants do not intend to expand the use of the property located at 1658 Candler Road which is being added to the total acreage.



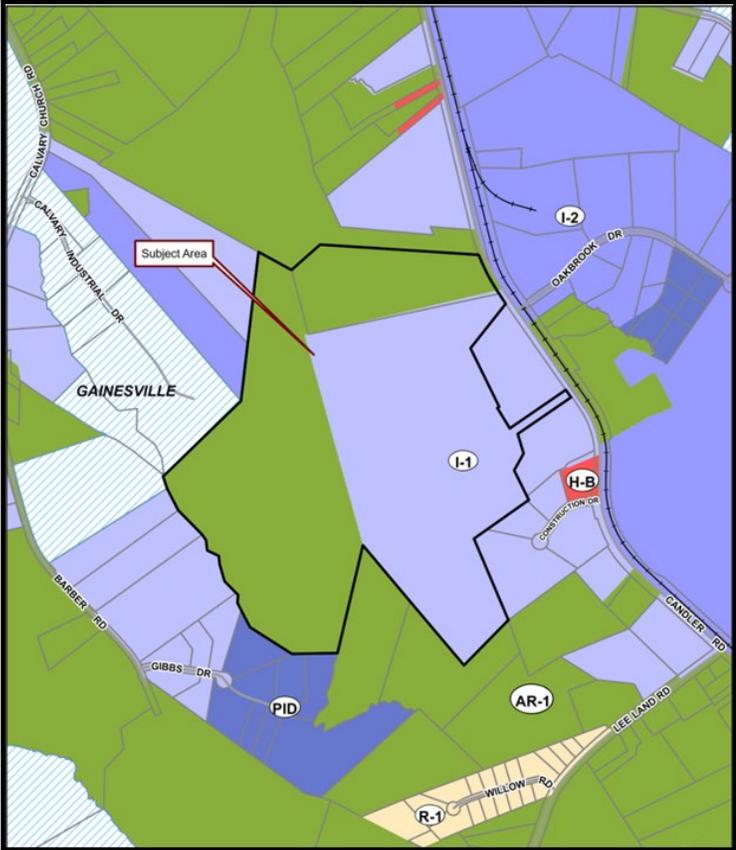
On March 17, 1986, a 55± acre portion of the subject property, zoned Light Industrial (L-I) was approved by the Planning Commissioners as a firing range. On November 9, 2000, an adjacent 51.72± acre tract, zoned Agricultural Residential III (AR-III), was approved by the Board of Commissioners to expand the gun club facilities with the following condition:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset, Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Under the recently adopted Hall County Unified Development Code, outdoor shooting ranges are permitted only within Light Industrial (I-1) or Heavy Industrial (I-2) zoning districts and require special use approval. Therefore, any addition of land to the property would necessitate a zoning change and the approval of a special use permit for the remainder of the parcel.

The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1) – Single family residence
- East: Agricultural Residential 1 (AR-1) – Single-family residences
Light Industrial (I-1) – General freight trucking; Heavy Industrial (I-2) – Industrial park and landfill; Planned Industrial Development (PID) – Warehouses, offices and retail
- South: Agricultural Residential 1 (AR-1) – Developed with single family residences; Light Industrial (I-1) – Developed with an industrial park, offices and warehouses
- West: Light Industrial (I-1) – Developed with general freight trucking; Heavy Industrial (I-2) – Developed with warehouse and office; Planned Industrial Development (PID) – Developed with offices and warehouses; City of Gainesville Light Industrial (L-I)



Water service is currently provided by the City of Gainesville Department of Water Resources, and sanitary sewer services are provided by private septic.

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 Nodes and Corridors. Hall County has an economy that is not only strong, but continues to grow, necessitating a need for land that can accommodate both the uses and activity they will generate. These new employment nodes and corridors should 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 discussed earlier to the fullest extent possible.

(A) & (B) Zoning Analysis – Rezone and Special Use

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 requested use may be suitable in view of the use and development of adjacent and nearby properties. The surrounding area consists of a variety of development including single family residences, industrial parks, warehouses and offices.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties. The existing business is not proposing to expand its current operations; however, they are requesting to add additional acreage to the overall site which requires the full extent of the property be brought into compliance with the current zoning code (i.e. zoned to Light Industrial (I-1) and approved for a special use).**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the 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 use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan in that these new employment nodes and corridors should 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.**
- 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 property has been developed with a private gun club and outdoor shooting range since 1986. The current requests is to allow for the future expansion of the private gun club and addition of an outdoor shooting range.**
- 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 would not create an isolated district unrelated to the surrounding developments and districts. Adjacent parcels are also zoned Light Industrial (I-1) with other adjacent parcels zoned Heavy Industrial (I-2).**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no adequate sites for the proposed use as the outdoor shooting range is not a permitted use in any residentially zoned districts and requires a special use approval from the Board of Commissioners in all commercially zoned districts.**
- 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 January 15, 2026, 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 January 13, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated:

“No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.”

Gainesville-Hall Metropolitan Planning Organization

In an email dated January 12, 2026, Joseph Boyd, MPO Director, stated:

“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.”

Hall County Public Works and Utilities

In a memorandum dated January 16, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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.

Hall County Fire Marshal

In an email dated January 16, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comment:

“The Hall County Fire Marshal’s Office has no comments as proposed.”

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ZONING APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)
<u>Cherokee Gun Club, Inc.</u>	<u>Cherokee Gun Club, Inc.</u>
<u>P.O. Box 941</u>	<u>P.O. Box 941</u>
<u>Gainesville, GA 30503</u>	<u>Gainesville, GA 30503</u>
Phone <u>770-531-9493</u>	Phone <u>770-531-9493</u>
Email Address <u>president@cherokeegunclub.org</u>	Email Address <u>president@cherokeegunclub.org</u>
Proposed Use <u>Rezone entire tract to I-I for Cherokee Gun Club, Inc. use</u>	

Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
<u>M. Tyler Smith, Attorney for Applicant</u>	<input checked="" type="checkbox"/> Owner	Existing Zoning: <u>I-I and AR-III</u>
<u>P.O. Box 1098</u>	<input type="checkbox"/> Option to Purchase	Rezone to: <u>I-1</u>
<u>Gainesville, GA 30503</u>	<input type="checkbox"/> Area Resident	Fee: \$ <u>1,965.00</u>
Phone <u>770-536-3381</u>	<input type="checkbox"/> Other	Receipt #: _____
Email Address <u>tsmith@sgwmfirm.com</u>		Check #: _____
Tax Parcel Number <u>15031 000025A & 15031 000026</u>	Acreage <u>115.5 acres & 16.5 acres</u>	
Location Address <u>1700 & 1658 Candler Road, Gainesville, GA 30507</u>		

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

Sign  Date: 07/12/25
 Peter Oliver, President, Cherokee Gun Club, Inc.

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature:  _____

Date: 07/01/25

Applicant's/Owner's Name (Printed): Peter Oliver, President, Cherokee Gun Club, Inc.

Cherokee Gun Club, Inc.
Application for Rezoning and Special Use
Narrative
December 2, 2025

Cherokee Gun Club, Inc. (“CGC” or “Applicant”) is a Georgia non-profit corporation. CGC was incorporated and has been operating as a private membership gun club since 1974. It currently owns Hall County Tax Parcel 15031 000025A (“Parcel 25A”), consisting of approximately 115.66 acres, and Hall County Tax Parcel 15031 000026 (“Parcel 26”), consisting of approximately 16.5 acres.

Parcel 25A currently has split zoning. CGG acquired the majority of the Eastern portion of Parcel 25A, consisting of approximately 63.994 acres, in 1986. On March 17, 1986, the Hall County Planning Commission approved that property for permissive use as a private gun club within the I-I zoning district. Cherokee Gun Club acquired an additional 0.629 acres, being added to the eastern portion of Parcel 25A for access to the Gun Club from Candler Road, in 1989.

CGC acquired the western portion of Parcel 25A, consisting of approximately 51.72 acres, in 1991. On November 9, 2000, the Hall County Board of Commissioners approved the western portion of Parcel 25A for Use Subject to County Commission approval to expand its gun club facilities with one condition:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours [are] 12:30 p.m. until 30 minutes after sunset.

CGC has operated its Gun Club and located its facilities on Parcel 25A.

In 2020, CGC acquired Parcel 26, which is adjacent to Parcel 25A. Parcel 26 was then zoned AR-III and remains zoned AR-III (AR-1 under the Unified Development Code adopted in 2024, the “UDC”).

Currently, CGC has facilities including a club house, skeet and trap shooting ranges, two rifle ranges, seven pistol ranges, and a sporting clays course located on Parcel 25A. Parcel 26 currently contains no improvements.

CGC desires to unify the zoning of its property to one classification, consistent with the UDC, for operations of CGC as a private gun club. CGC has no current plans to expand its facilities, but desires the flexibility to do so in the future, including expanding its operations to Parcel 26. Of the new zoning classifications under the UDC, outdoor shooting ranges may be permitted as a Special Use under the I-1 and I-2 zoning classifications. UCD §§ 7.2.1 and 7.5.9.B. Fraternal organization and club, non- profit, is a use permitted under I-1 and I-2 zoning. UCD §§ 7.2.1 and 7.4.1.B. In accordance with the Uniform Development Code, CGC requests that the Hall County Board of Commissioners rezone Parcel 25A and Parcel 26 to I-1 and

approve Special Use of Parcel 25A and Parcel 26 as a private gun club, including shooting ranges, club house(s), and other amenities (collectively the “Application”).

CGC remains a non-profit corporation and private gun club. As stated in its Redbook (which includes CGC’s By-Laws, Policies, Range Rules, and Safety Rules):

The object of this corporation shall be the encouragement of organized rifle, pistol and shotgun shooting among citizens of the United States residing in our area with a view towards a better knowledge on the part of each citizen of the safe handling and proper care of firearms, as well as improved marksmanship. We encourage the collection of antique and developmentally significant firearms and the legal use of both muzzle-loading and modern firearms in hunting. It shall be our further object and purpose to forward the development of those characteristics of honesty, good fellowship, self-discipline, team play and self-reliance which are the essentials of good sportsmanship and the foundation of true patriotism.

CGC’s facilities may be used only by its members and their permitted guests. Some organized events are open to the public. The facilities are not available to commercial use by non-members. CGC will continue to operate under these parameters.

Constitutional Considerations And Objections

And

Ante Litem Notice

While the Applicant anticipates a smooth application process, failure to raise Constitutional considerations and objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, Applicant asserts the following Constitutional considerations and objections for consideration by the Hall County Board of Commissioners:

-1-

Denial of the Application will deny Applicant due process of law as provided in Article I, Section I, Paragraph I of the State of Georgia Constitution.

-2-

Denial of the Application will damage Applicant’s property interests without just and adequate compensation in violation of Article I, Section I, Paragraph I of the State of Georgia Constitution and Article I, Section III, Paragraph I of the State of Georgia Constitution.

-3-

Denial of the Application will deny Applicant equal protection under the law as provided in Article I, Section I, Paragraph II of the State of Georgia Constitution which guarantees that

“Protection to person and property is the paramount duty of government and shall be impartial and complete. No person shall be denied the equal protection of the laws.”

-4-

Denial of the Application will deny Applicant due process and equal protection under the law as provided in the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States of America and would constitute a taking of Applicant’s property interests without just and adequate compensation.

-5-

The denial of the Application will result in a violation of the Federal Civil Rights Act of 1871, as codified in 42 U.S.C. § 1983, by denying Applicant due process, equal protection, and just and adequate compensation and would discriminate against Applicant compared to other owners of similarly-situated property.

-6-

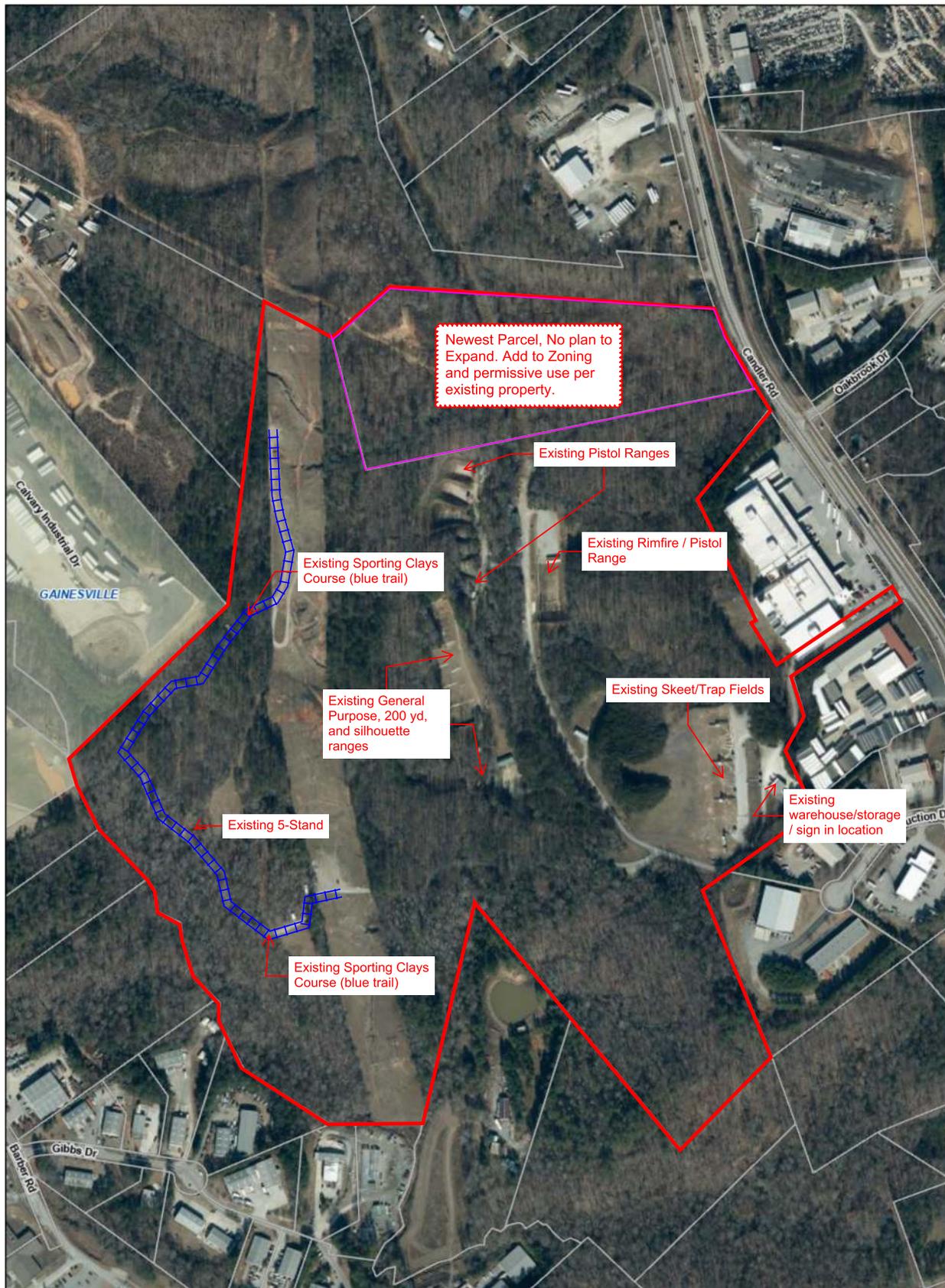
Denial of the Application will constitute an inverse condemnation in violation of O.C.G.A. § 22-1-5 and will result in a taking of Applicant’s property without just and adequate compensation.

-7-

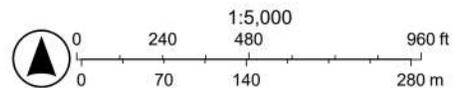
Denial of the Application will result in a significant detriment to Applicant and is not substantially related to the public health, safety, morality, or welfare of Hall County, Georgia, or the community which surrounds the subject property.

Applicant reserves all due process rights granted to it 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 or otherwise provided by law.

CHEROKEE GUN CLUB

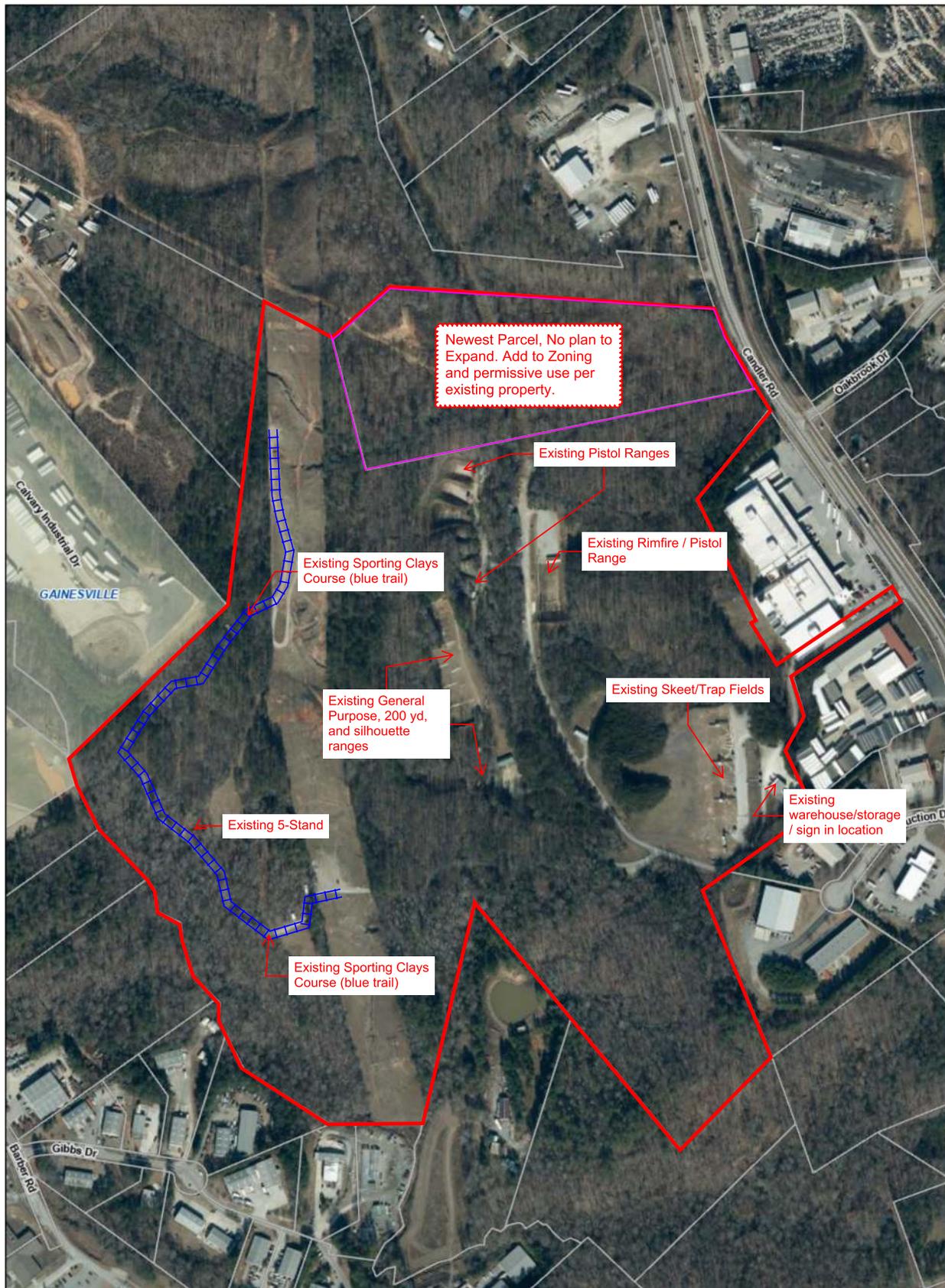


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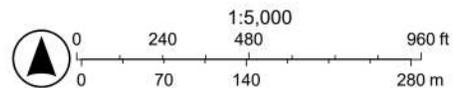


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

CHEROKEE GUN CLUB



2/3/2026, 1:30:01 PM



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

0.82 MILE TO
STATE ROUTE 60

EQUIPMENT USED WILD T1000 & DISTONAT EDM.

CALVARY
CHURCH
ROAD
60 W/4

51.72 ACRES

ROBERT & O. A. DENARD, JR.

No.	Direction	Length
1	S18°39'33"E	49.43
2	S50°05'09"E	376.96
3	S17°29'44"W	8.57
4	S59°44'43"E	279.99
5	S13°10'00"E	494.67
6	S39°06'45"E	369.69
7	S27°11'58"W	121.93
8	S35°39'40"E	13.82
9	S25°21'48"W	51.14
10	S13°35'10"E	67.50
11	S00°37'51"W	124.97
12	S 7°08'43"W	68.47
13	S44°14'22"W	60.77
14	S 8°10'20"W	29.70
15	S00°26'38"E	28.00
16	S19°00'00"W	53.02
17	S24°30'32"W	45.00
18	S12°51'31"W	21.00
19	S19°27'32"W	49.48
20	S 2°45'30"W	24.50
21	S29°54'38"W	50.41
22	S34°28'38"W	43.40
23	N09°14'07"W	340.49
24	N53°52'37"E	370.43
25	N25°44'07"W	201.85
26	N 6°40'53"E	60.84
27	N44°39'37"W	144.62
28	N14°39'37"W	319.99
29	N89°30'28"W	111.58
30	N50°27'00"W	75.78
31	N90°33'00"W	119.50
32	N20°33'00"W	193.99
33	N20°33'00"W	199.23

FANNIE JANE
GODFREY EST.

GEORGIA POWER COMPANY

CHEROKEE
GUN CLUB

THIS PROPERTY TO BE COMBINED WITH OTHER PROPERTIES
BELONGING TO CHEROKEE GUN CLUB.

RECORDING PERMIT

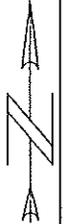
By Dora Cogan 8/1/91
HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court
Filed in office this 7 day of August
1991 at Recorded in Slide 73
Page 75A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

L.L. GIBBS
SUBDIVISION

PLAT FOR

CHEROKEE GUN CLUB
CANDLER DISTRICT GMD 1385
HALL COUNTY, GEORGIA
SCALE: 1"=300' JULY/22/1991
JOB: 9889



PDS 73/75A

- LEGEND**
- A.I.F ANGLE IRON FOUND
 - C.M.F. CONCRETE MONUMENT FOUND
 - C CENTERLINE
 - I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET
 - L.L. LAND LOT
 - P PROPERTY LINE
 - P- OVERHEAD POWER LINE
 - P.P. POWER POLE
 - R/W RIGHT-OF-WAY

OWNER:
GEORGIA FREEZER CO.

PARCEL "C"
(1,495.7 S.F.)

EXISTING BLDG.
1991 BLDG. ADDITION

OWNER:
H.W. WALLIS

S.R. 80
GAINESVILLE - MIDLAND R.R.
80' R/W
24' P.W.M.
CANDLER HWY.

Georgia, Hall County, Clerk Superior Court
Filed in office this 7 day of August
19 91 at 77-A Recorded in Slide 73
Page 1
Dwight S. Wood
DWIGHT S. WOOD, Clerk

THE PARCEL(S) "C" (1,495.7 S.F.)
SHOWN ON THIS PLAT IS NOT APPROVED AS A
SEPARATE BUILDING LOTS. THE PARCEL(S)
IS TO BE COMBINED WITH THE ADJACENT
PROPERTY SHOWN AS BELONGING TO
Georgia Freezer Co.

RECORDING PERMIT
By Stacy M. Lee
HALL COUNTY PLANNING COMMISSION

REVISED: 7-30-91

CROSS, FLOYD & KYTLE
ENGINEERS - SURVEYORS

WENDELL CROSS, P.E. *** B. LAMAR FLOYD, R.L.S. *** AL KYTLE, R.L.S.

2821 MOUNTAIN VIEW ROAD
P.O. BOX 6188 WSB
PHONE: (404) 526-4339
GAINESVILLE, GEORGIA 30601



TYPE EQUIPMENT USED: TOPCON GTS-2
ANGULAR: THE MEAN AVERAGE OF DOUBLED ANGLES MEASURED WITH.



The field data on which this plat or map is based has a closure proportion of one foot in 40,000 feet and an angular error of 1.2 seconds per angle point, and was adjusted using the Copeage rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 43,781 feet.

This plat was prepared in conformity with the minimum standards and requirements of law, Georgia laws 1978, and suitable for recording.
Calvin A. Kytle

SURVEY FOR **GEORGIA FREEZER COMPANY**
HALL COUNTY, GEORGIA

LAND LOT(S) 5157 SEC 1 T.W. CANDLER

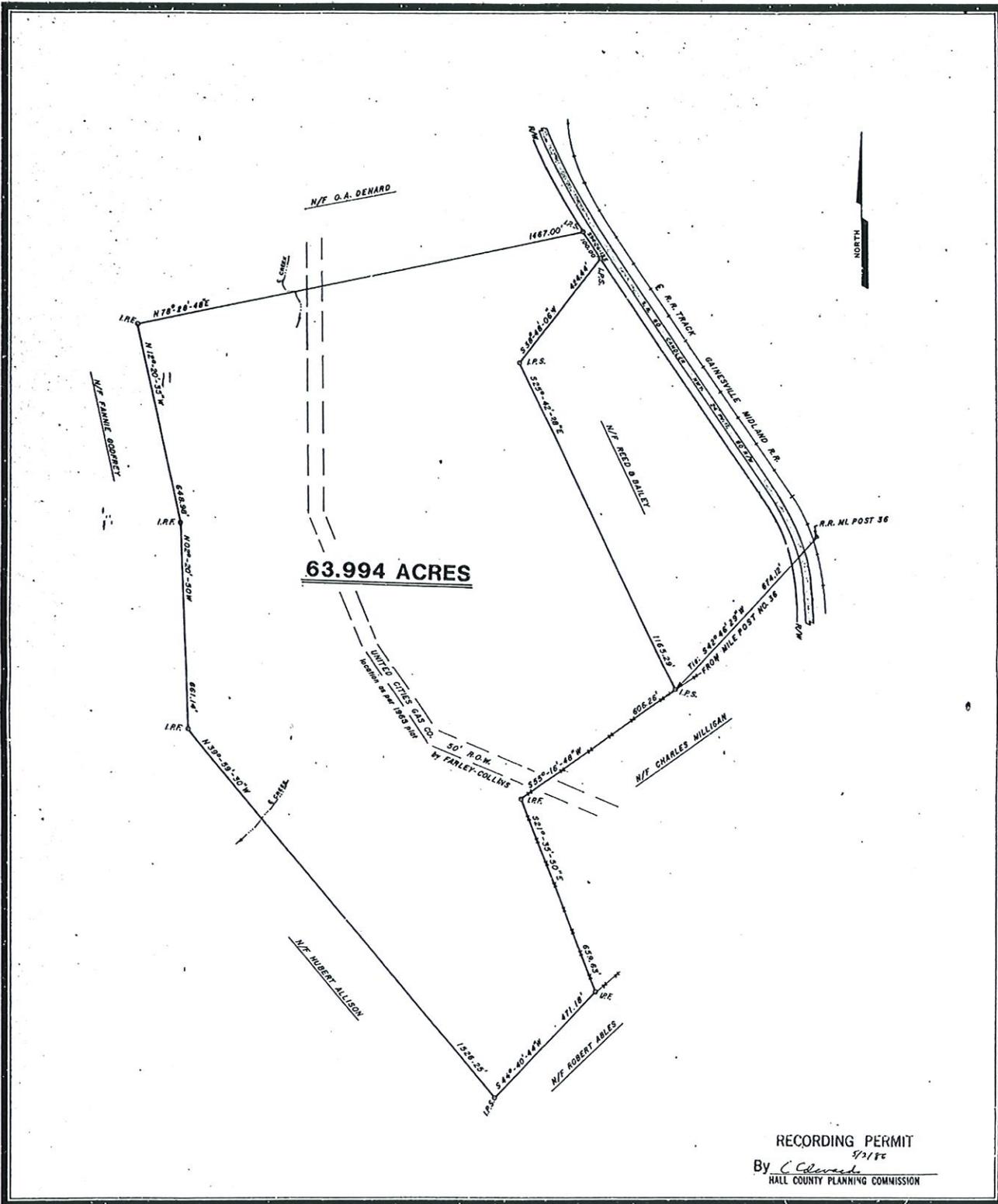
DATE 7-23-1991 SCALE 1" = 50'

GRAPHIC SCALE
0 50 100 150
SCALE IN FEET

JOB NO. 86073

90008

PB 73/11A



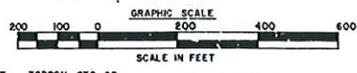
63.994 ACRES

RECORDING PERMIT
 5/2/86
 By *C. Cleveland*
 HALL COUNTY PLANNING COMMISSION

LEGEND

A.I.F.	ANGLE IRON FOUND
C.M.F.	CONCRETE MONUMENT FOUND
C	CENTERLINE
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
L.L.	LAND LOT
P	PROPERTY LINE
O.P.L.	OVERHEAD POWER LINE
P.P.	POWER POLE
R/W	RIGHT-OF-WAY

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF .05 SECONDS PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 9815 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,211 FEET.



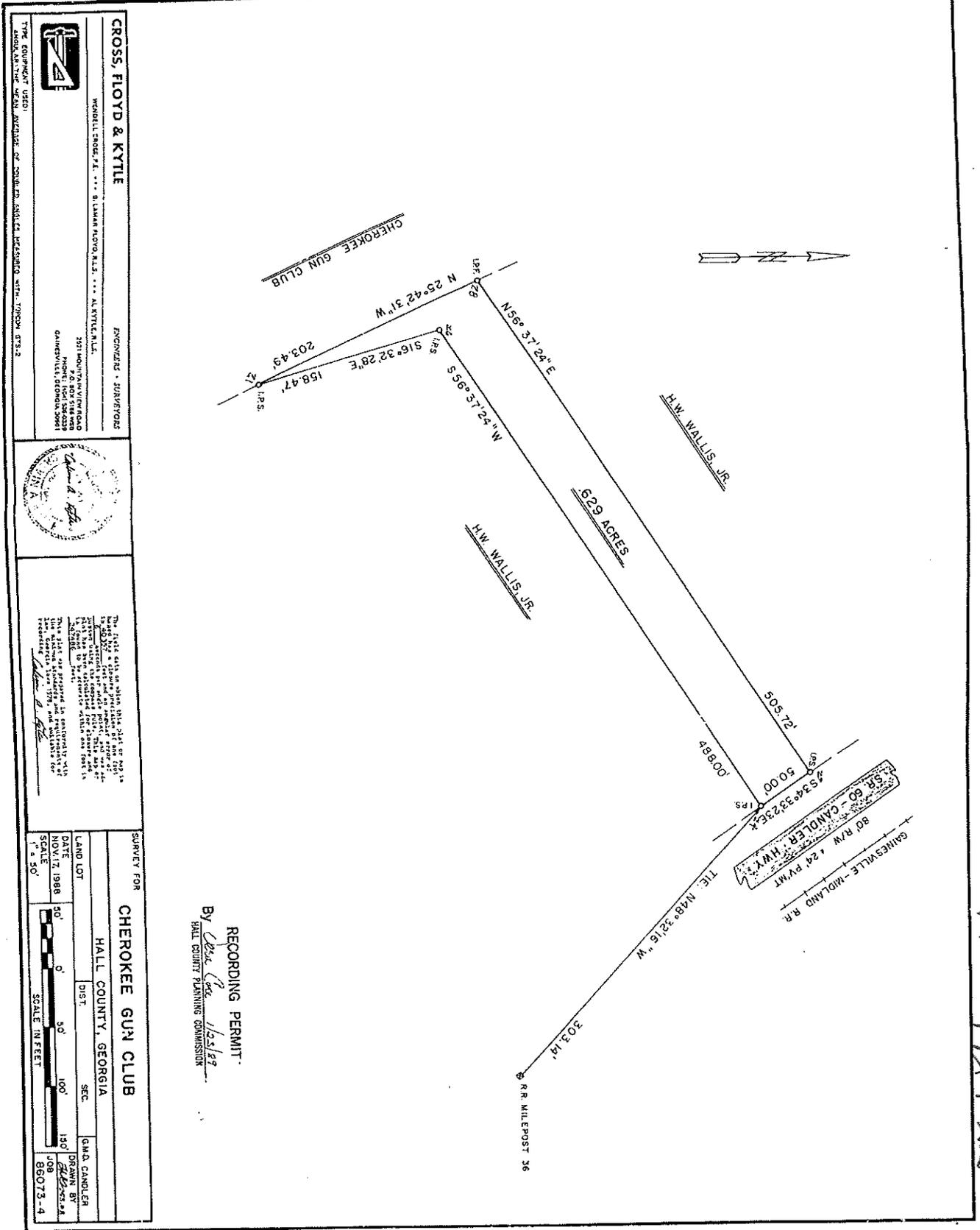
EQUIPMENT — TOPCON GTS-28



SURVEY FOR			
CHEROKEE GUN CLUB			
LAND LOT	DIST.	SECT.	S.W.D.
	HEADRIGHTS		CANDLER
HALL COUNTY, GEORGIA			
DATE	DRAWN BY		
4-30-86	TOS		
SCALE	JOB. NO.		
1" = 200'			

Recorded May 5, 1986 ~ Dwight D. Wood, Clerk

Recorded January 24, 1989 - Dwight D. Wood, Clerk



CROSS, FLOYD & KYTLE
 PROFESSIONAL SURVEYORS
 2311 MOUNTAIN VIEW ROAD
 GAINESVILLE, GEORGIA 30601
 PHONE: (706) 536-0239
 FAX: (706) 536-0239



The field data on which this plat is based was obtained by the surveyor and is true and correct to the best of his knowledge and belief. He certifies that he is a duly licensed and qualified surveyor under the laws of the State of Georgia. He further certifies that he is the author of this plat and that he is not aware of any other persons who have any interest in the land shown hereon.

SURVEY FOR
CHEROKEE GUN CLUB
 HALL COUNTY, GEORGIA
 DIST. SEC. G.M.D. CANDLER
 DRAWN BY
 DATE NOV. 17, 1988
 SCALE 1" = 50'

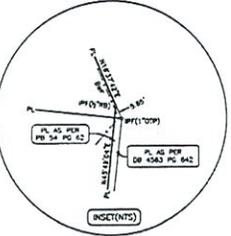
RECORDING PERMIT
 By *[Signature]*
 HALL COUNTY PLANNING COMMISSION

Recorded January 24, 1989 - Dwight D. Wood, Clerk

PB 184/24-25

eFiled & eRecorded
 DATE: 8/27/2019
 TIME: 1:26 PM
 PLAT BOOK: 00877
 PAGE: 00258
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 8062908767
 CLERK: Charles Baker
 HALL COUNTY, GA
 NOTE: by ch

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



- DEED REFERENCES**
- DEED FOR BROADWAY HOLDINGS, LLC (COUNTY OWNER-TRACTS 1 & 2) DATED NOVEMBER 13, 2018. DEED BOOK 8778 PAGE 260-262.
 - DEED FOR JACKIE ALLEN (COUNTY OWNER-TRACT 3) DATED JUNE 24, 1998. DEED BOOK 2213 PAGE 106.
 - RIGHT OF WAY DEED FOR GEORGIA GAS COMPANY FROM VANCE WILSON & WILSON DATED MARCH 13, 1952.
 - RIGHT OF WAY DEED FOR GEORGIA GAS COMPANY FROM L. & CHAS. WELLSHEAD DATED MARCH 19, 1952.
- PLAT REFERENCES**
- SURVEY FOR VENTURE HOLDING PREPARED BY PATTON-PLESS ASSOC. DATED DECEMBER 6, 1982. PLAT BOOK 24 PAGE 130.
 - SURVEY FOR I.E. INTERSECTION PREPARED BY FAIRLEY-COLLINS ASSOC. DATED OCTOBER 11, 1988. PLAT BOOK 42 PAGE 45.
 - SURVEY FOR ALEXANDER & LORD PREPARED BY W.G. JARVIS DATED FEBRUARY 1972. PLAT BOOK 54 PAGE 62.
 - EXHIBENT SURVEY FOR GEORGIA GAS COMPANY PREPARED BY D.L. WILSON CO. FINAL REVISION JULY-1992. PLAT BOOK 11 PAGES 55 & 56.
 - SURVEY FOR S.E. THOMPSON PREPARED BY PATTON-PLESS & ASSOC. DATED DECEMBER 15, 1971.
 - SURVEY FOR BONY SAYS AND PREPARED BY LONDON LAND SURVEYING DATED OCTOBER 18, 2018. PLAT BOOK 878 PAGE 245.

NOTE: PLATE COORDINATE BASED UPON GPS OBSERVATIONS USING A GARMIN SURVEYOR 4 DUAL FREQUENCY RECEIVER RUNNING GARMIN SURVEY SOFTWARE. PIN NETWORK UTILIZING THE TRIMBLE V95 NETWORK.

FLOOD NOTE:
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
 COMMUNITY PANEL NUMBER: 130468 0188/0195 G
 EFFECTIVE DATE: APRIL 4, 2018
 REVISION DATE: APRIL 4, 2018

FLOOD NOTE:
 THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
 COMMUNITY PANEL NUMBER: 130468 0310 F
 EFFECTIVE DATE: MARCH 31, 2006
 REVISION DATE: SEPTEMBER 23, 2006

GENERAL NOTES:
 1) THIS PROPERTY DOES LIE WITHIN HALL COUNTY FUTURE FLOOD ZONES AS DELINEATED BY HALL COUNTY GIS.
 2) THIS SITE MAY CONTAIN STATE WATERS REQUIRING STATE AND/OR LOCAL BUFFERS.

GENERAL NOTES:
 1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDEVELOPED NATURAL VEGETATIVE BUFFER AND A 75 FEET WATERSHED SURFACE SETBACK. (HALL COUNTY CODE 8.170(2)(3))
 2) IF PROPERTY IS LOCATED IN THE NORTH GEORGIA WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND WATERSHED SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.223(2)(4))
 3) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
 4) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVERAL LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130)

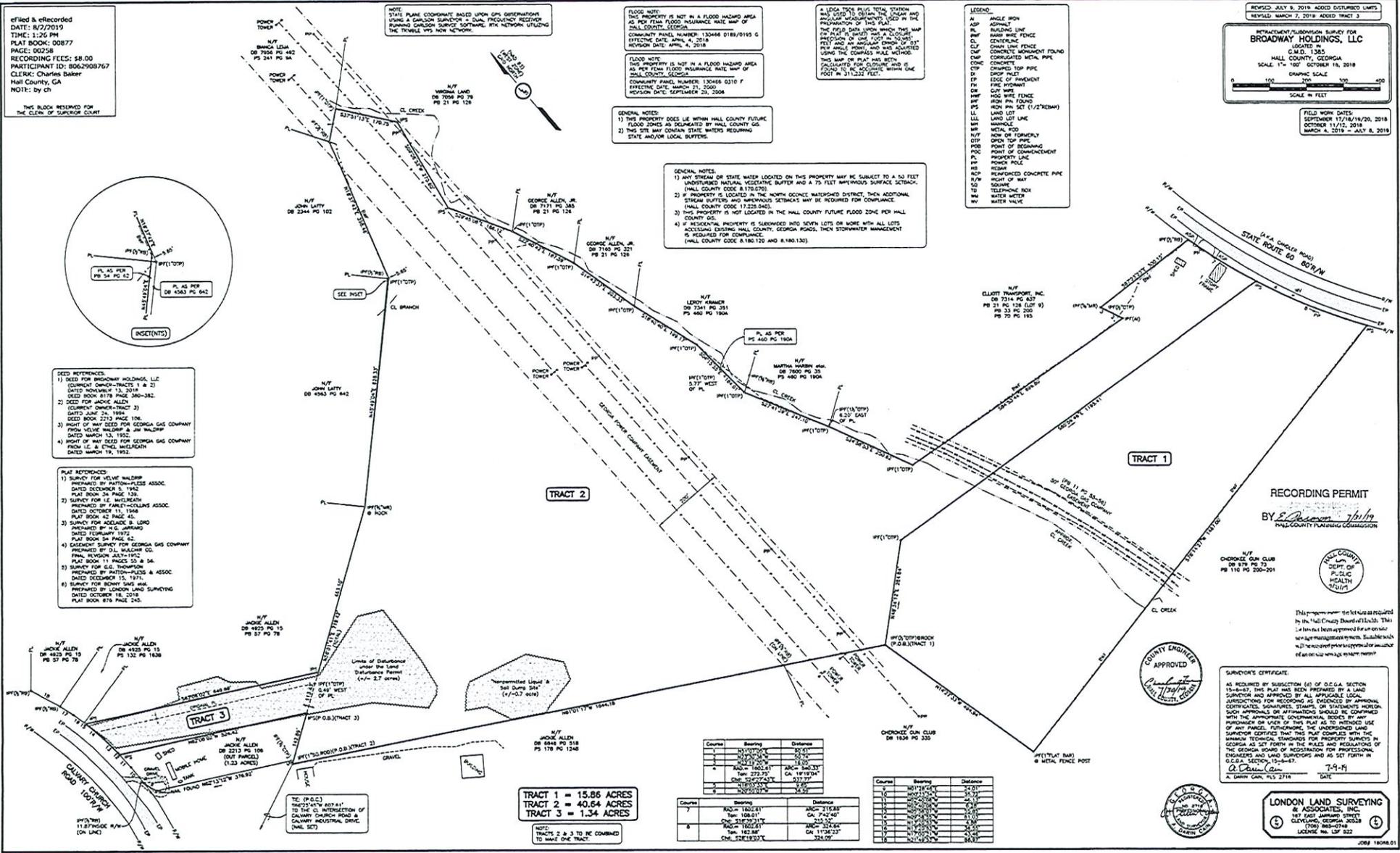
- LEGEND:**
- ANGLE IRON
 - ADJ. ADMIN.
 - BUILDING FOOT
 - BARNS POLE FENCE
 - CL. CONCRETE FENCE
 - CONCRETE MONUMENT FOUND
 - COMP. CORRUGATED METAL PIPE
 - CONCRETE
 - CHISELED TOP PIPE
 - SP. FLETCHER
 - 5" FINE WYTHE FENCE
 - DR. GUT W/PI
 - DR. HORN PIPE SET (12"/24"MIN)
 - DR. IRON PIPE FOUND
 - DR. HORN PIPE SET (12"/24"MIN)
 - LL. LAND LOT LINE
 - LL. LAND LOT LINE
 - LL. LAND LOT LINE
 - MR. MANHOLE
 - MR. METAL ROD
 - N/PT. NOW OR FORMERLY OPEN TOP PIPE
 - POS. POINT OF BEGINNING
 - POC. POINT OF COMMENCEMENT
 - PRO. PROPERTY LINE
 - PO. POWER POLE
 - RE. REBAR
 - RE. REINFORCED CONCRETE PIPE
 - RM. RIGHT OF WAY
 - RS. SQUARE
 - TE. TELEPHONE ROD
 - WM. WATER METER
 - WW. WATER VALVE

REVISED JULY 9, 2019 ADDED DISTURBED LIMITS
 REVISED MARCH 7, 2019 ADDED TRACT 3

IMPROVEMENT/SUBDIVISION SURVEY FOR
BROADWAY HOLDINGS, LLC
 LOCATED IN
 HALL COUNTY, GEORGIA
 CLAY WILSON
 1700 OCTOBER 16, 2018

SCALE: 1" = 100' GRAPHIC SCALE
 SCALE = FEET

FIELD WORK DATES:
 SEPTEMBER 12/14/16/20, 2018
 OCTOBER 11/12, 2018
 MARCH 4, 2019 - JULY 8, 2019



RECORDING PERMIT
 BY *E. Dawson* 7/31/19
 HALL COUNTY PLANNING COMMISSION



This program meets the requirements of the Hall County Board of Health. This plat has been approved for an official map management process. Submittals will be received prior to approval or issuance of an official map management permit.



SURVEYOR'S CERTIFICATE:
 AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVED 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 THE PROPER USE OF ANY PARCELS, EASEMENTS, OR UNDERLIED LAND. THE SURVEYOR CERTIFIES THAT THE PLAT COMPIES WITH THE HIGHEST 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.

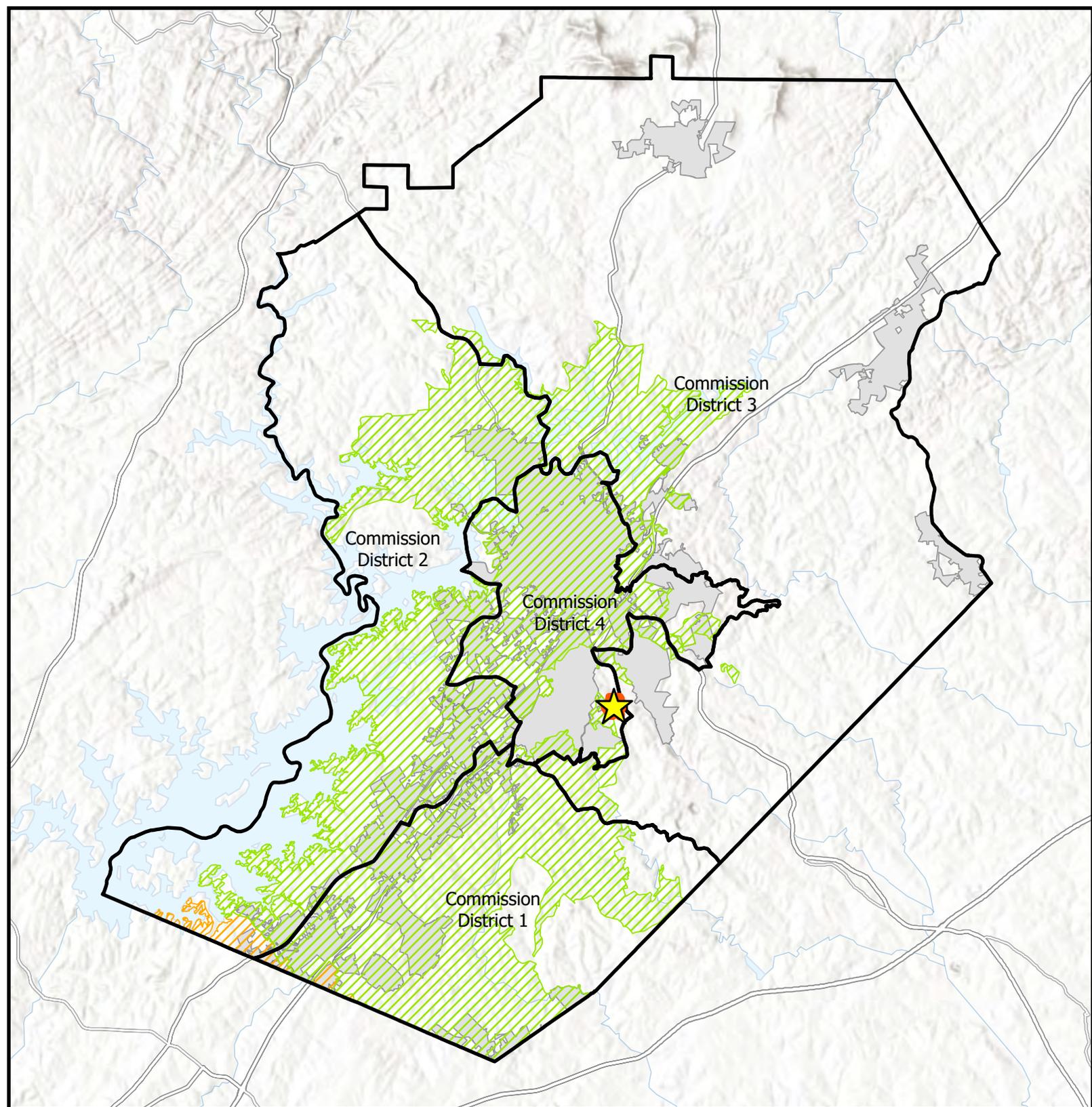
T-1-H
C. Dawson
 A. DAWSON, C.S. 713-2714
 DATE

Course	Bearing	Distance
1	S 10° 15' 00" E	20.00
2	S 89° 45' 00" W	100.00
3	S 10° 15' 00" E	20.00
4	S 89° 45' 00" W	100.00
5	S 10° 15' 00" E	20.00
6	S 89° 45' 00" W	100.00
7	S 10° 15' 00" E	20.00
8	S 89° 45' 00" W	100.00
9	S 10° 15' 00" E	20.00
10	S 89° 45' 00" W	100.00
11	S 10° 15' 00" E	20.00
12	S 89° 45' 00" W	100.00
13	S 10° 15' 00" E	20.00
14	S 89° 45' 00" W	100.00
15	S 10° 15' 00" E	20.00
16	S 89° 45' 00" W	100.00
17	S 10° 15' 00" E	20.00
18	S 89° 45' 00" W	100.00
19	S 10° 15' 00" E	20.00
20	S 89° 45' 00" W	100.00
21	S 10° 15' 00" E	20.00
22	S 89° 45' 00" W	100.00
23	S 10° 15' 00" E	20.00
24	S 89° 45' 00" W	100.00
25	S 10° 15' 00" E	20.00
26	S 89° 45' 00" W	100.00
27	S 10° 15' 00" E	20.00
28	S 89° 45' 00" W	100.00
29	S 10° 15' 00" E	20.00
30	S 89° 45' 00" W	100.00
31	S 10° 15' 00" E	20.00
32	S 89° 45' 00" W	100.00
33	S 10° 15' 00" E	20.00
34	S 89° 45' 00" W	100.00
35	S 10° 15' 00" E	20.00
36	S 89° 45' 00" W	100.00
37	S 10° 15' 00" E	20.00
38	S 89° 45' 00" W	100.00
39	S 10° 15' 00" E	20.00
40	S 89° 45' 00" W	100.00
41	S 10° 15' 00" E	20.00
42	S 89° 45' 00" W	100.00
43	S 10° 15' 00" E	20.00
44	S 89° 45' 00" W	100.00
45	S 10° 15' 00" E	20.00
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92	S 89° 45' 00" W	100.00
93	S 10° 15' 00" E	20.00
94	S 89° 45' 00" W	100.00
95	S 10° 15' 00" E	20.00
96	S 89° 45' 00" W	100.00
97	S 10° 15' 00" E	20.00
98	S 89° 45' 00" W	100.00
99	S 10° 15' 00" E	20.00
100	S 89° 45' 00" W	100.00

TRACT 1 = 15.86 ACRES
 TRACT 2 = 40.64 ACRES
 TRACT 3 = 1.34 ACRES

NOTE: TRACTS 2 & 3 TO BE COMBINED TO MAKE ONE TRACT.

PS 877 / 258



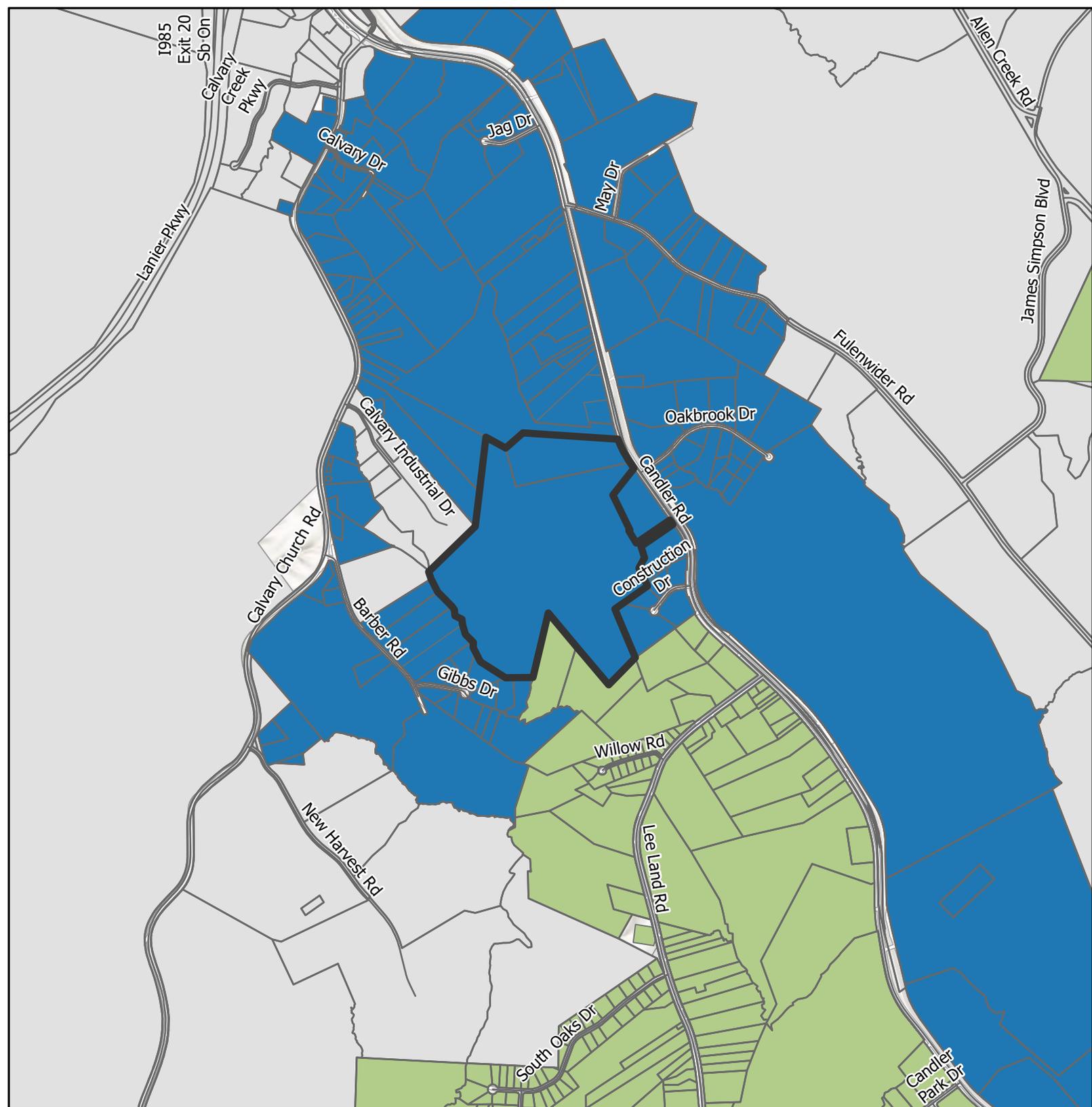
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
 -  Atlanta, GA
 -  Gainesville, GA

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Overview Map



Date Prepared:
2/16/2026



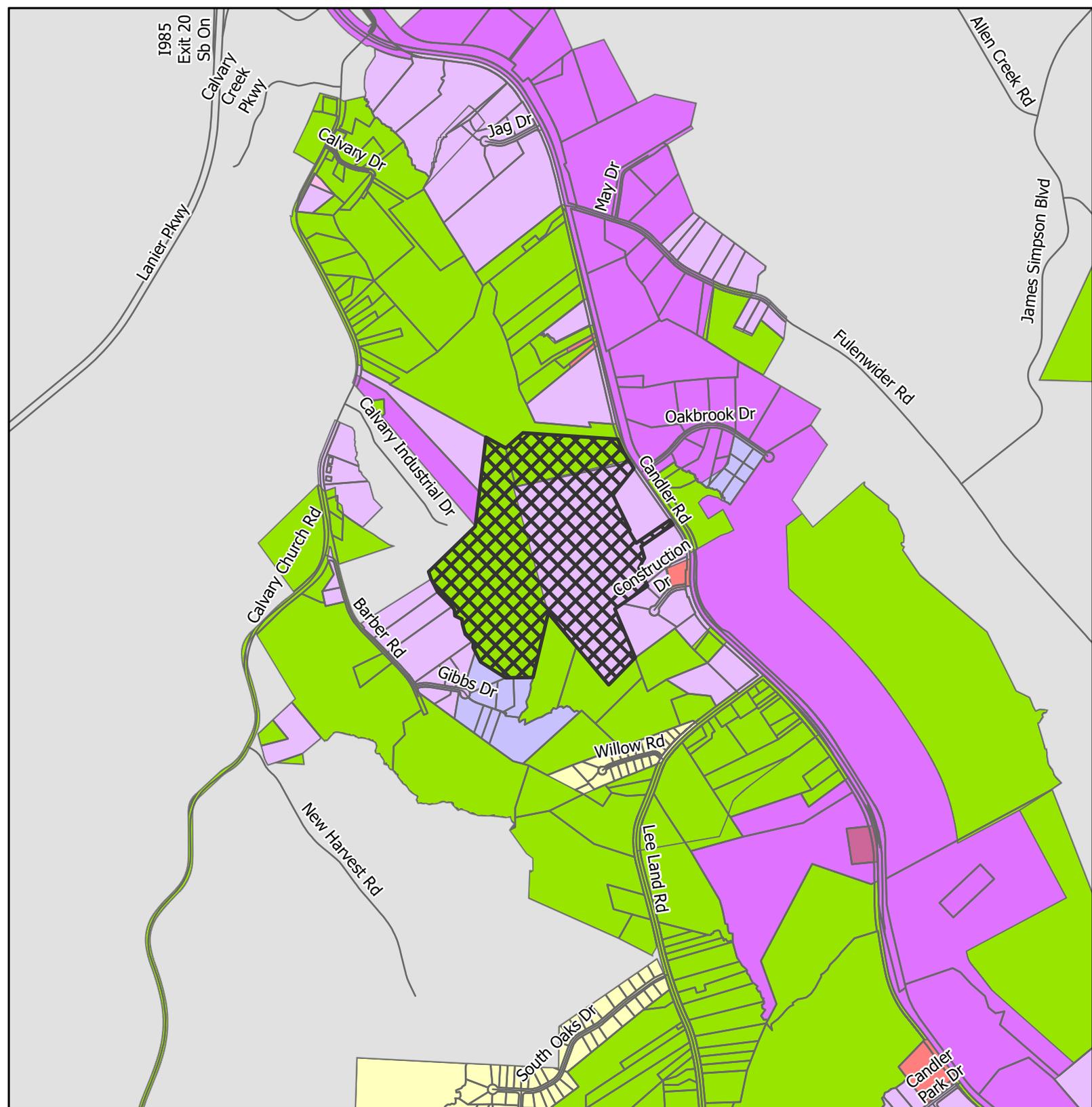
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Suburban Neighborhood, Medium-Density

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Future Land Use Map



Date Prepared:
2/16/2026



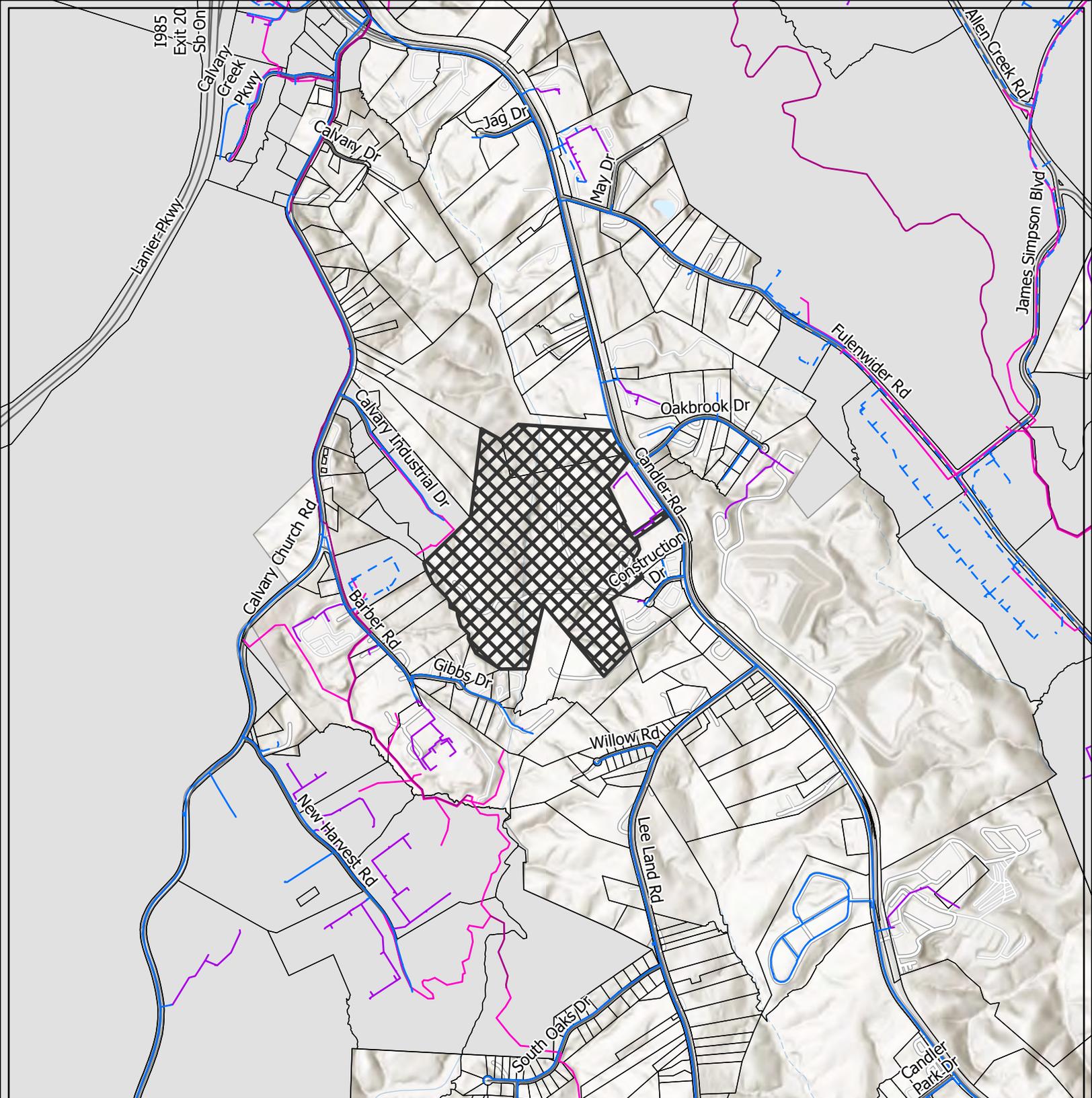
	Subject Area		I-1
	City Limits		I-2
Zoning			L-I
	AR-1		O-I
	G-B		PID
	H-B		PUD
	H-I		R-1
			S-S

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Zoning Map



Date Prepared:
 2/16/2026



- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - - - Gainesville Sewerlines
 - Subject Area
 - City Limits

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Utilities Map



Date Prepared:
2/17/2026



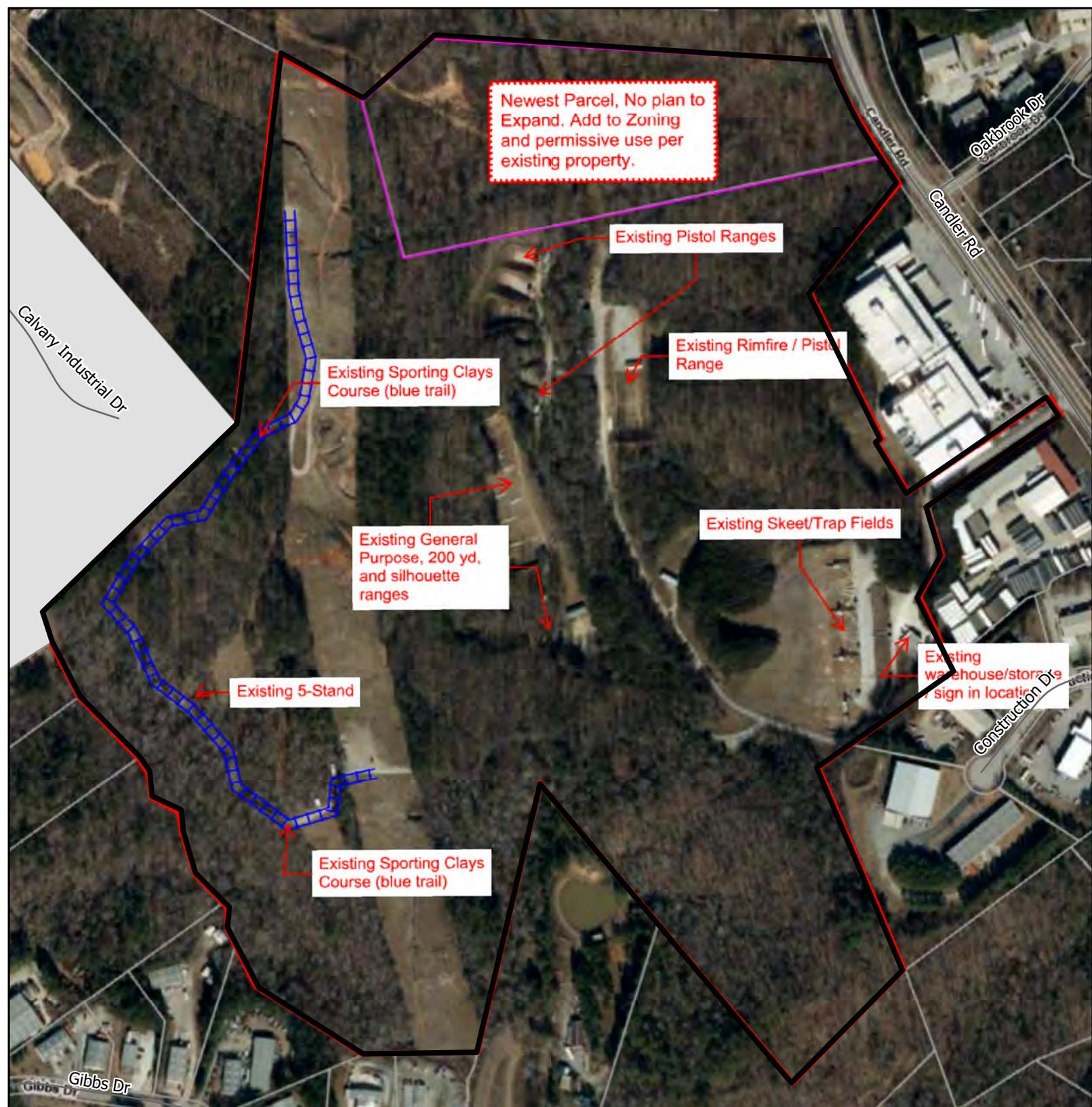
 Subject Area

Applicant: Cherokee Gun Club, Inc.
Tax Parcel #: 15031 000026
Location: 1658 & 1700 Candler Road
Commission District 4

Aerial Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Site Plan & Aerial Map



Date Prepared:
2/17/2026

DB 1305-203

Form No. 518 WARRANTY DEED (Short Form)

HALL COUNTY, Georgia
Equal Estate Transfer Tax

203

Fee \$ 15.00

Date Jan. 23, 1989

DWIGHT S. WOOD
Clerk of Superior Court

STATE OF GEORGIA, County of HALL

By *Augusta R. Yuse*

This INDENTURE, Made this 17th day of JANUARY in the Year of Our Lord One Thousand Nine Hundred and EIGHTY NINE

between H. W. WALLIS, JR.; JOEL A. (ANDY) WALLIS, and C. TIMOTHY GILSTRAP of the State of GEORGIA and County of HALL of the first part, and CHEROKEE GUN CLUB, INC.

of the State of GEORGIA and County of HALL of the second part,

WITNESSETH: That the said part IES of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, ha.VE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, ITS heirs and assigns, all that tract or parcel of land lying and being in the Candler District

of Hall County, Georgia and being more particularly described as follows:

Beginning at an iron pin stake located at the Southwesterly corner of the Cherokee Gun Club property running thence NW 25°42'31" West a distance of 203.49 feet to an iron pin found; thence along property now or formerly H.W. Wallis, Jr. N56°37'24" East a distance of 505.72 feet to an iron pin stake; thence along the right-of-way of SR 60, Candler Highway, S34°33'23" East a distance of 50.00 feet to an iron pin stake; thence along property now or formerly H.W. Wallis, Jr., S56°37'24" West a distance of 488.00 feet to an iron pin stake; thence along property now or formerly H.W. Wallis, Jr., S16°32'28" East a distance of 158.47 feet to an iron pin stake and the TRUE POINT OF BEGINNING.

Said property containing .629 acres.

For a more detailed description refer to a plat by Cross, Floyd & Kytile, Georgia Registered Land Surveyors, dated November 17, 1988 for the Cherokee Gun Club and shown of record in Plat Book 134 Page 24-25 of the records of the Hall Co. Superior Court Clerk.

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 part Y of the second part, ITS heirs and assigns, forever, in Fee Simple.

AND THE SAID part IES of the first part, for THEIR heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part Y of the second part, ITS heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part IES of the first part ha.VE hereunto set THEIR hand and seal S, the day and year above written.

Signed, sealed and delivered in presence of:

Long L. English
WITNESS
William A. Ferguson
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-15-90
DATE EXECUTED 1-17-89

H. W. Wallis, Jr. (Seal)
Joel A. (Andy) Wallis (Seal)
C. Timothy Gilstrap (Seal)
C. TIMOTHY GILSTRAP



Georgia, Hall County, Clerk Superior Court
Filed in office, this 23 day of Jan. 1989 at 10:30 AM. Recorded in Book 1305 Page 203 this 24 day of Jan. 1989.
Dwight S. Wood
DWIGHT S. WOOD, Clerk

Pd. File: H. Overby

1634 / 336

QUIT CLAIM DEED

336

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made the 2nd day of AUGUST, in the year One Thousand Nine Hundred and Ninety One between H. W. WALLIS, JR. and JOEL A. (ANDY) WALLIS, parties of the first part, hereinafter collectively called Grantor, and Cherokee Gun Club, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) in hand paid, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,696.60 square feet, shown as Parcel "B" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 78 A, of the Hall County, Georgia Plat Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence from said point of beginning south 55° 48' 38" west 490.15 feet to an iron pin set; running thence north 16° 33' 09" west 7.26 feet to an iron pin found; running thence north 56° 37' 24" east 488.00 feet to an iron pin found located on the western right-of-way of Candler Highway being the point of beginning.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of

Wendy D. Ameling
Witness
Cathy Robert 8/2/91
Notary Public

H. W. Wallis, Jr. (SEAL)
H. W. WALLIS, JR.
Joel A. Wallis (SEAL)
JOEL A. (ANDY) WALLIS

My commission expires:
NC 1176
(Affix Seal)
PUBLIC
Notary Public, Hall County, Georgia
My Commission Expires Feb. 20, 1994

Georgia, Hall County, Clerk Superior Court
Filed in office, this 7 day of Aug,
1991 1155 M Recorded in Book 1634
Page 336 this 8 day of Aug, 1991.
Dwight S. Wood
DWIGHT'S WOOD, Clerk
Pl. Rec. # 12601
File: 842

979 / 73-74

STATE OF GEORGIA, County of HALL 73

THIS INDENTURE, Made this 1st day of May In the Year of Our Lord One Thousand Nine Hundred and Eighty six between JERRY J. REED and HERSHEL BAILEY

of the State of Georgia and County of Hall of the first part, and CHEROKEE GUN CLUB, a Georgia corporation, of the State of Georgia and County of Hall of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, its ^{successors} heirs and assigns, all that tract or parcel of land

All tract or parcel of land lying and being in the Headrights District of Hall County, Georgia and being 63.994 acres as shown on a plat by Calvin A. Kytte, Georgia Registered Surveyor No. 2244, entitled "Survey for Cherokee Gun Club" dated April 30, 1986, recorded in Plat Book 110 page 200-201 of the Hall County records. The plat is incorporated herein by reference as a part of this description. The property is more particularly described as follows:

BEGINNING at an iron pin on the southwestern right-of-way of SR 60 (Candler Highway); thence along said right-of-way south 34-26-13 east a distance of 100 feet to an iron pin; thence south 38-48-06 west a distance of 424.44 feet to an iron pin; thence south 25-42-28 east a distance of 1,165.29 feet to an iron pin; thence along a fence line which is also the northwestern boundary of property owned now or formerly by Charles Milligan south 55-16-48 west a distance of 606.26 feet to an iron pin; thence along a fence line which is also the southwestern boundary of property owned now or formerly by Milligan south 21-35-50 east a distance of 659.63 feet to an iron pin; thence along the northwestern boundary of property owned now or formerly by Robert Ables south 44-40-44 west a distance of 471.18 feet to an iron pin; thence along the northeastern boundary of property owned now or formerly by Hubert Allison north 39-59-30 west a distance of 1,526.25 feet to an iron pin; thence along the eastern boundary of property owned now or formerly by Fannie Godfrey north 02-20-50 west a distance of 661.14 feet to an iron pin; thence along the Godfrey boundary north 12-20-35 west a distance of 648.98 feet to an iron pin; thence along the southern boundary of property owned now or formerly by O. A. Benard north 78-28-48 east a distance of 1,467 feet to the beginning point, being 63.994 acres.

This is a portion of the property described in a warranty deed dated November 22, 1985 from James A. Dunlap, James E. Mathis, Edgar B. Dunlap, Jr. and William R. Gignilliat, Jr. to the grantors herein recorded in Deed Book 934, page 227 of Hall County records and includes the property described in a corrective warranty deed dated April 30, 1986, between the same parties.

Grantors agree to give notice in writing to any prospective buyer of grantors' remaining land adjoining the property described herein that grantees will operate a firing range for discharging firearms on the property received hereunder.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 96.00
Date May 2, 1986
DWIGHT B. WOOD
Clerk of Superior Court
By Margaret L. [Signature]

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 part y of the second part, its successors heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part y of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seals, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature] (Seal)
[Signature] (Seal)
Notary Public, Georgia, State At Large
My Commission Expires April 30, 1989



Date notarized: 5-1-86

WARRANTY DEED (Long Form)	FROM Jerry J. Reed and Hershel Bailey	TO Cherokee Gun Club	GEORGIA, County of <u>Hall</u>	Clerk's Office, Superior Court	Filed for Record at <u>4:45</u> clock <u>P.</u> M.	Recorded in Deed Book <u>979</u> Folio <u>29</u>	Filed <u>May 3,</u> 19 <u>86</u>	Recorded <u>May 5,</u> 19 <u>86</u>	Clerk <u>Dwight S. Woody,</u>	William S. Hardman Thompson, Fox, Hardman & Sammons P. O. Box 2515 Gainesville, Georgia 30503
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RT

1634/337

QUIT CLAIM DEED

337

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made the 1st day of August, in the year One Thousand Nine Hundred and Ninety One between CHEROKEE GUN CLUB, INC., party of the first part, hereinafter called Grantor, and GEORGIA FREEZER COMPANY, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) in hand paid, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

TRACT I

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,817.40 square feet, shown as Parcel "A" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 75-A of the Hall County, Georgia Deed Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence from said point of beginning north 34° 33' 23" west 50 feet to an iron pin found being the TRUE POINT OF BEGINNING; running thence from said TRUE POINT OF BEGINNING south 55° 48' 38" west 506.73 feet to an iron pin set; running thence north 25° 42' 31" west 7.25 feet to an iron pin found; running thence north 56° 37' 24" east 505.72 feet to an iron pin found located on the western right of way of Candler Highway being the point of beginning.

TRACT II

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,495.70 square feet, shown as Parcel "C" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 77-A of the Hall County, Georgia Deed Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence north 34° 33' 32" west 50.00 feet to an iron pin found; running thence south 55° 48' 38" west 506.73 feet to an iron pin set being the TRUE POINT OF BEGINNING; running thence from said TRUE POINT OF BEGINNING north 31° 04' 32" west 177.94 feet to a point; running thence north 55° 29' 16" east 16.84 feet to a point; running

thence south 25° 42' 31" east 179.74 feet to an iron pin set being the point of beginning.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its proper officers and its seal affixed the day and year above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness

[Signature]
Notary Public

My commission expires:

(Affix Seal) Notary Public Hall County Georgia
My Commission Expires May 10 1992

CHEROKEE GUN CLUB *[Signature]*

By: *[Signature]*

Attest: *[Signature]*

Georgia, Hall County, Clerk Superior Court
Filed in office this 7. day of Aug.
1991. 4:58 PM Recorded in Book 1234
Page 32 this 8 day of Aug., 1991.
[Signature]
DWIGHT'S WOOD, Clerk

[Handwritten]
Pd Rec-# 12601
File: 8+2

1636/335-336

335

STATE OF GEORGIA, County of Hall

THIS INDENTURE, Made this 31st day of July in the

Year of Our Lord One Thousand Nine Hundred and Ninety-one between
HAROLD GODFREY, CLAUDE GODFREY, ETHEL TONEY, EDITH COLLINS, MYRTLE EVANS,
OSCAR C. GODFREY and CARLTON J. GODFREY

of the State of Georgia and County of Hall of the first part, and
CHEROKEE GUN CLUB, INC.

of the State of Georgia and County of _____ of the second part.

WITNESSETH That the said part ies of the first part, for and in consideration of the
sum of TEN (\$10.00) AND OTHER VALUABLE CONSIDERATIONS Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is
hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents
do _____ grant, bargain, sell and convey unto the said part y of the second part, its
heirs and assigns, all that tract or parcel of land

All that tract or parcel of land lying and being in the Candler District
(CMD 1385) of Hall County, Georgia and being a portion of the property
described according to a plat entitled Plat for Fannie Jane Godfrey, dated
November 7, 1989 prepared by Henry Grady Jarrard, registered surveyor.

This property is described as follows: from the intersection of the
right of way of State Route 60 with the right of way of Calvary Church Road
(80' R/W), thence 0.82 mile along the eastern body of the right of way of
Calvary Church Road to an iron pin; thence S 19 32 35 E 48.41' to an iron pin;
thence S 60 55 09 E 376.96' to an iron pin; thence S 17 29 44 W 9.57' to an
iron pin; thence S 59 44 05 E 1350', more or less, to the western boundary of
a power line right of way, which point marks the POINT OF BEGINNING; thence S
59 44 05 E 294', more or less, to an iron pin and rock corner; thence S 13 10
00 E 494.87' to an iron pin, thence S 11 22 45 E 649.06' to an iron pin;
thence S 01 23 44 E 661.08' to an iron pin, thence S 39 06 45 E 369.68' to an
iron pin set in a creek; thence along said creek, the centerline thereof
being the property line, S 27 11 58 W 121.83 to a point, S 36 38 40 E 13.82'
to a point, S 25 21 48 W 51.14' to a point, S 15 35 18 E 87.58' to a point, S
00 37 51 W 124.97' to a point, S 07 08 43 W 58.47' to a point, S 44 14 22 W
60.77' to a point, S 09 10 29 W 29.70 to a point, S 00 26 32 E 28.00' to a
point, S 19 00 00 W 53.02' to a point, S 24 30 32 W 45.00' to a point, S 12
51 31 W 21.00' to a point; S 15 27 32 W 49.48' to a point, S 02 45 39 W 24.50
to a point, S 29 54 38 S 0.41 to a point, S 34 28 38 W 43.49' to an iron pin;
thence leaving said creek N 89 14 07 W 340.49' to an iron pin; thence N 55 52
37 W 370.43' to an iron pin; thence N 25 44 07 W 201.85' to an iron pin;
thence N 06 40 53 E 60.84' to an iron pin; thence N 44 39 37 W 144.82' to an
iron pin; thence N 14 39 37 W 315.99' to an iron pin; thence N 89 30 29 W
111.58' to an iron pin; thence N 50 27 00 W 75.78' to an iron pin; thence N
20 33 00 113.50' to an iron pin; thence N 20 33 00 W 183.99' to an iron pin;
thence N 20 33 00 W 199.23' to an iron pin; thence N 47 24 41 E 770.50' to an
iron pin; thence in a generally northerly-northwesterly direction 1125', more
or less, to the POINT OF BEGINNING.

Grantors are the children of Fannie Jane Godfrey, deceased, and are the
devisees under the last will and testament of the decedent, such will having
been probated in the July Term, 1991 of the Probate Court of Hall County,
Georgia.

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 part y of the second part, i.e. heirs and assigns, forever, in Fee Simple.

AND THE SAID part ies of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part y of the second part, i.e. heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hand and seal s, the day and year above written.

Signed, sealed and delivered in presence of:

<u>Katherine B. Smith</u> Witness	<u>Harold Godfrey</u> (Seal) HAROLD GODFREY
<u>James B. Godfrey</u> Notary Public	<u>Claude Godfrey</u> (Seal) CLAUDE GODFREY
<u>William B. Smith</u> Witness	<u>Ethel Toney</u> (Seal) ETHEL TONEY
<u>James B. Godfrey</u> Notary Public	<u>Edith Collins</u> (Seal) EDITH COLLINS
<u>William B. Smith</u> Witness	<u>Murtle Evans</u> (Seal) MURTL E EVANS
<u>James B. Godfrey</u> Notary Public	<u>Oscar C. Godfrey</u> (Seal) OSCAR C. GODFREY
<u>William B. Smith</u> Witness	<u>Carlton L. Godfrey</u> (Seal) CARLTON L. GODFREY
<u>James B. Godfrey</u> Notary Public	

WARRANTY DEED (Long Form)	
FROM HAROLD GODFREY, CLAUDE GODFREY, ETHEL TONEY, EDITH COLLINS, MURTL E EVANS, OSCAR C. GODFREY and CARLTON L. GODFREY	
TO CHEROKEE CUB CLUB, INC.	
GEORGIA, County of Hall	
Clerk's Office, Superior Court	
Filed for Record at <u>10</u> o'clock <u>P.</u> M.	<u>Aug 13</u> 19 <u>91</u>
Recorded in Deed Book <u>139</u> Folio <u>174</u>	<u>Aug 14</u> 19 <u>91</u>
<u>Wright S. Wood, Clerk</u>	
<u>Wright S. Wood</u>	
<u>Wright S. Wood</u>	

336

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 10.00
Date August 13, 1991
DWIGHT S. WOOD
Clerk of Superior Court
By Wright S. Wood

FILED & RECORDED 07/31/2020 3:48 PM
DEED BOOK 8667 PAGES 689 - 692
FILING FEES: \$26.00
PT61: 069-2020-006262 TRANSFER TAX: \$263.80
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

filed

Return to: J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 31st day of July in the Year of Our Lord Two Thousand and Twenty between **BENNY SHVIS** (hereinafter called "GRANTOR"), and **CHEROKEE GUN CLUB, INC.** (hereinafter called "GRANTEE"),

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

Property described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

WHEREVER there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

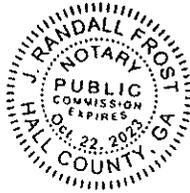
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

William Stalvey
Unofficial Witness

J. Brandon Frost
Notary Public
My Commission Expires: _____
(SEAL)

Benny Sims (SEAL)
BENNY SIMS



968874-1
65357

EXHIBIT "A"

All that tract or parcel of land lying and being in Candler District, GMD No. 1385, Hall County, Georgia, being designated as Lot 7 of the J.T. Benefield Estate, containing 15.92 acres, on plat of survey by Farley-Collins Associates, Surveyors, dated October 11, 1968, recorded in Plat Book 42, Page 45, Hall County Plat Records, and more particularly described according to said plat of survey as follows:

Beginning at a point on the westerly right of way of Candler Road (S.R. #60), said point being located North 37 degrees 30 minutes West 1222.0 feet from Milepost #36 on the Gainesville-Midland Railroad, as measured along the westerly right of way of Candler Road; thence run South 78 degrees 42 minutes West 1467.0 feet to an iron pin; thence run North 14 degrees 00 minutes West 494.88 feet to a rock and iron pin; thence run North 49 degrees 00 minutes East 285.01 feet to an iron pin; thence run South 85 degrees 34 minutes East 1208.98 feet to an iron pin on the westerly right of way of Candler Road; thence run along Candler Road South 25 degrees 40 minutes East 316.50 feet to the point of beginning.

Also conveyed as an appurtenance to the above described property is all of Grantor's interest in and to the easement created at Deed Book 208, Page 70 of the Hall County, Georgia Deed Records which easement benefits the above described property.



EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and subsequent years not yet due and payable.
2. Right-of-Way Deeds to State Highway Department of Georgia, dated March 16, 1951, recorded in Deed Book 132, page 60 and Deed Book 132, page 61 of the Hall County, Georgia Deed Records.
3. Right-of-Way Deeds to Georgia Gas Company recorded in Deed Book 135, page 387, Deed Book 135, page 388 and Deed Book 135, page 389 of the Hall County, Georgia Deed Records.
4. Transmission Line Easement (125 feet) to Georgia Power Company dated March 4, 1966, recorded in Deed Book 327, page 6 of the Hall County, Georgia Deed Records.
5. Easement to Georgia Power Company recorded in Deed Book 386, page 335 of the Hall County, Georgia Deed Records.
6. Transmission Line Easement to Georgia Power Company, dated March 9, 1979, recorded in Deed Book 684, page 108 of the Hall County, Georgia Deed Records.
7. All matters shown on plat for Benny Sims and Clyde Broadway, Jr. dated October 18, 2018, prepared by London Land Surveying & Associates, Inc., A. Darin Cain, Georgia Registered Land Surveyor No. 2716.
8. Matters shown on survey for Broadway Holdings, LLC, dated October 18, 2018, last revised July 9, 2019, prepared by A. Darin Cain, Georgia Registered Land Surveyor, and recorded in Plat Book 877, page 258, Hall County, Georgia Plat Records.

CERTIFICATION

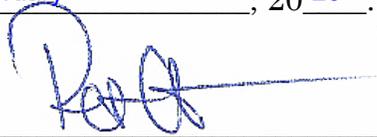
I, PETER OLIVER, do hereby certify as follows:

I am currently the Immediate Past President of Cherokee Gun Club, Inc. ("CGC").

I was President of CGC for four one-year terms, beginning January 1, 2022 and ending December 31, 2025. Thus I was President of CGC when I signed the Rezoning Application and Special Use Application for CGC and when those Applications were filed with Hall County in December 2025.

As Immediate Past President of CGC, I retain all presidential powers and authority of the President.

This 20th day of February, 2026.



(Seal)

PETER OLIVER
Immediate Past President,
Cherokee Gun Club, Inc.

HALL COUNTY GOVERNMENT

BOARD OF COMMISSIONERS

November 13, 2000

Mr. John Perry
Cherokee Gun Club, Inc.
Post Office Box 941
Gainesville, GA 30503

Dear Mr. Perry:

Please be advised that in its meeting of November 9, 2000, the Hall County Board of Commissioners voted to approve the application of Cherokee Gun Club for a Use Subject to County Commission approval on a 51.72± acre tract located on the west side of SR 60, 3,300± feet southwest of its intersection with Fullenwider Road; Zoned AR-III; Tax Parcel 15-31-25A(part). Proposed Use: Expand gun club facilities. Commission District One.

The following condition applies:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Pursuant to section 17,380.130(G) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

Please remember to remove all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County's Zoning Regulations.

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

Sincerely,

Michelle Smallwood
Michelle Smallwood
Clerk of the Commission



POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8260
FAX (770) 531-3972

W. AL GAINEY, JR.
CHAIRMAN

BRENDA R. BRANCH, DISTRICT 1
JERRY CARPENTER, DISTRICT 2
STEPHEN BLACK, DISTRICT 3
FRANCES MEADOWS, DISTRICT 4

JIM SHULER
COUNTY ADMINISTRATOR

cc: Mr. Harmon T. Smith, Jr.
Post Office Box 1276
Gainesville, GA 30503

Planning and Zoning
Business License
Tax Assessor

Building Inspection
Public Works
Tax Commissioner (W. Bryan)

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION**

ApplicantCherokee Gun Club

RequestConditional Use Subject to County Commission approval

Proposed Use.....Expand existing gun club

Size51.72± acres

Zoning.....AR-III

Location.....West side of SR 60, 3,300± feet southwest of its intersection with Fullenwider Road-
.....Tax Parcel 15-31-25A(part)

Commission District.....One

County Commission DateNovember 9, 2000

RecommendationApproval, with condition

Background Information

The Cherokee Gun Club is proposing to expand the current gun range facilities. The subject property is zoned AR-III and, for a private gun club, is subject to County Commission approval. The reason for this extra review is to determine that the specific site is suitable versus impacts to the surrounding area.

The club facilities are located on 55 acres of land at 1700 Candler Road. On March 17, 1986, Hall County approved the club as a permissive use within the I-I zoning district. In the 1990's the club purchased an additional 51± acres zoned AR-III, which is the subject property. This tract does not front on any roads, and is accessed by the adjoining tract of land.

The current hours of operation are Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.

Existing Facilities

Rifle range
Pistol range
Skeet range
Trap range
Sporting Clays course

Proposed Improvements

Shelters for shooters to protect them from elements (10' x 16')
Moveable target supports and equipment
Mobile sporting clays course
Black powder range

Existing Conditions and Zoning

The subject property is currently developed with multiple firing ranges. There are no residences located on the property. Candler Road is developed heavily with both commercial and industrial land uses. There are few residential structures located in the vicinity. The western boundary of the property abuts industrial land uses on both Barber Road and Gibbs Drive.

Comprehensive Plan

The subject property is located within the "Suburban" land use district, which would allow development such as that proposed by the applicant at appropriate locations.

Impact to Public Services

The property is located between 2.5 to 5 miles from the nearest emergency service/fire station. If the request is approved it should not impact the level of service of these providers.

Most Significant Factors

The proposed request is consistent with the Comprehensive Plan. There have been no complaints on the gun club since it was approved in 1986. Only a very small portion of the land is actually developed, with the bulk of the property being a natural buffer for the shooting range. The addition of 51 acres would essentially allow for expansion while still maintaining this buffer. The applicant stated he is unaware of any complaints from adjoining property owners. There would be no adverse affects to nearby property owners if the request were approved. This development by itself should not create a problem, but it does add to the general congestion of the area, which will continue to increase as other developments are completed. The proposal will not increase the demand for public services. Denying the request should have no effect on its value. The property would maintain its economic use as currently zoned with the inherently- permitted uses allowed within the AR-IV zoning district.

Recommendation

Staff recommends approval of this request, subject to the following condition:

- 1) The days and hours of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Planning Commission Recommendation

Motion: Mr. Clark made a motion to recommend conditional approval of the request, subject to the condition contained in the Staff Report. The motion received a second from Mr. Robbins and passed unanimously.

Excerpts from the minutes of the meeting of October 16, 2000:

Applicant's Presentation: Mr. Jarrard explained the Cherokee Gun Club does have plans for future expansion, but at the present time the property will be utilized as an additional buffer. The

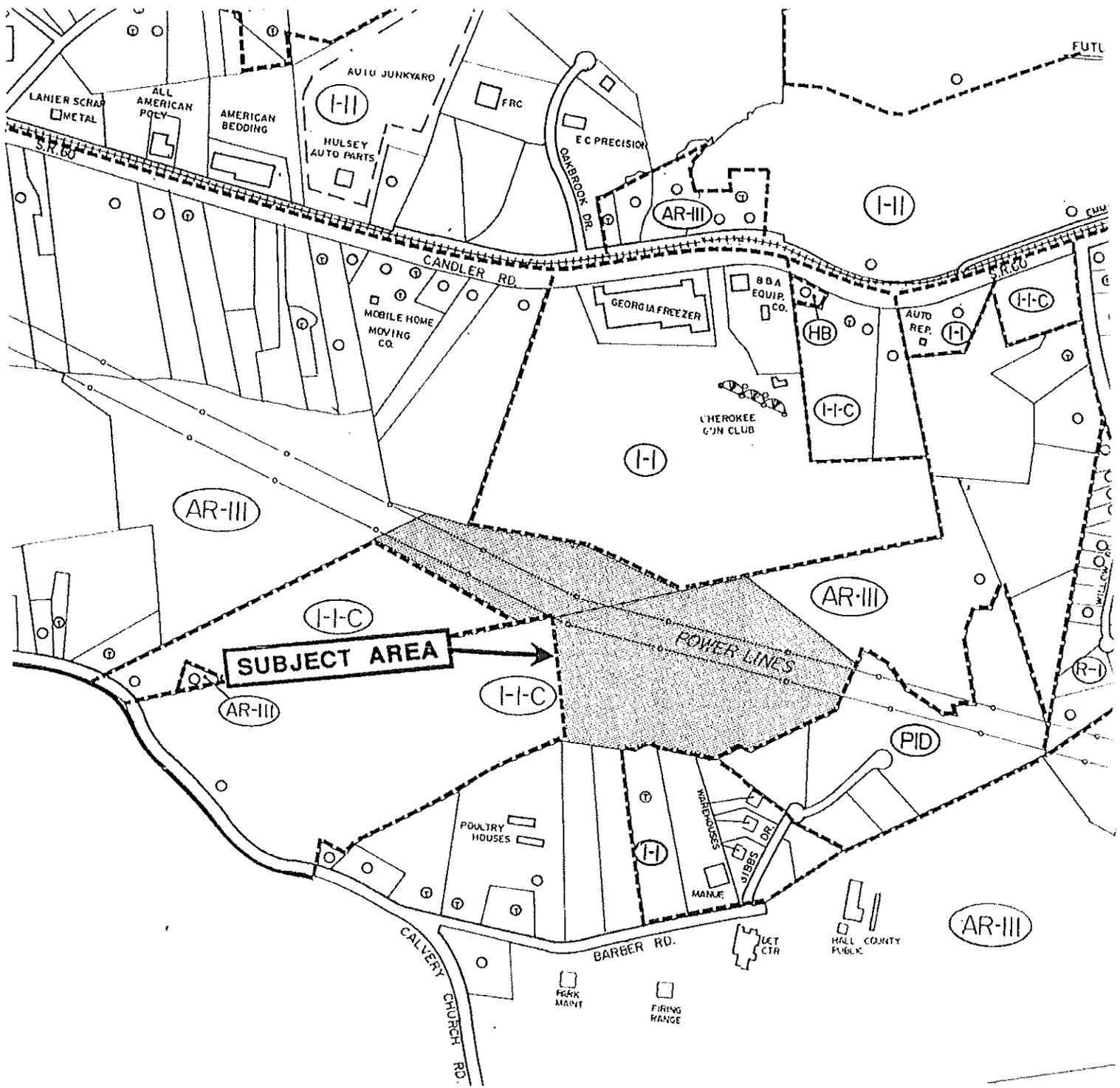
condition recommended by the planning department staff is a policy of the club and the applicant has no opposition to this recommendation.

Public Forum: Lewis Gibbs advised he has developed a little business park next to the subject property. This is a peaceful area, except when weapons are being fired. His concern is how much closer will the firing of the weapons be and how much more noise will there be. At times it scares his customers. Mr. Smallwood asked how long Mr. Gibbs had owned his property. Mr. Gibbs stated he purchased the property in 1986. He currently has three tenants and a couple of warehouses.

Charlie Craft, 2525 Thompson Mill Road, stated he is the manager of the club. The club hosts a worldwide event on Memorial Day weekend yearly with much of the proceeds going to the Hall County CASA program. There are no current plans for the area, but the club would like to expand in the future. They need extra space for parking cars. He further noted that the Hall County Correctional Institution is nearby and there is a goodly amount of pistol firing at that location.

Planning Commission Comments:None

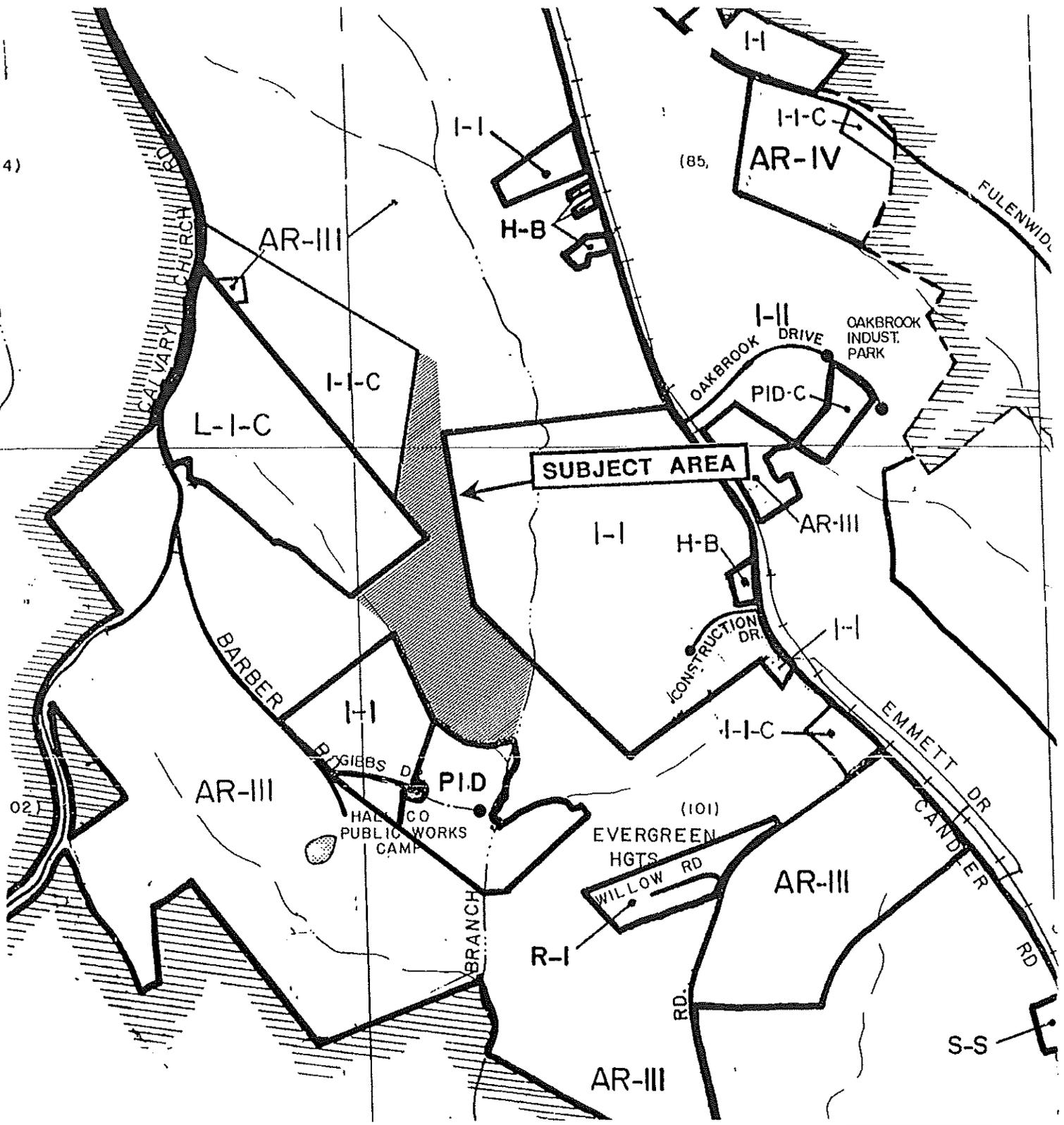
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LEGEND		NORTH	
○	SITE BUILT HOME		
Ⓣ	MOBILE / MANUFACTURED HOME		
□	OTHER	SCALE IN FEET 	
- - -	ZONING BOUNDARY		
—	CITY LIMITS		
Present Zoning: AR-III		Use Subject to County Commission Approval	
		Applicant: Cherokee Gun Club	
		Request: To expand gun club facilities	
		Tax Parcel # 15-31-25A(pt) District #1	Map #

NOTE: This map is intended to show the Existing Zoning, Approximate Property Boundaries and General Land Use surrounding the Subject Property.

Prepared: 9/5/00



Applicant:	Cherokee Gun Club	
Request:	<i>To expand gun club facilities</i>	
Present Zoning:	AR-III	

SCALE IN FEET

0 500 1000

NORTH

Map taken from the Official Hall County Zoning Atlas

STATEMENT OF NEED

The Cherokee Gun Club is a Georgia corporation with the sole purpose of providing a safe and convenient location for firing handguns, rifles, and shotguns. The facility serves Hall and surrounding counties with a needed safe place for members to engage in sport shooting. This range is in the same area as the county law enforcement practice range. In the early 1980s the Cherokee Gun Club purchased a tract of property on Candler Road which is presently zoned light industrial and has approved permissive use as a gun range. In approximately 1991, the Cherokee Gun Club also purchased an additional tract of 51.72 acres that is adjacent and just to the rear of the original tract. The existing zoning of the second tract is AR-III. The Cherokee Gun Club wishes to use the second tract to expand its facilities and is requesting a permissive use for a gun range under its AR-III zoning. The subject tract is not on any public highway and has no public access except over the existing property of the applicant.

1. Hours of Operation

6 days a week (Monday -Saturday)

30 minutes after sunrise

30 minutes after sunset

7th day of week (Sunday)

12:30PM until 30 minutes after sunrise

2. Existing Facilities

Rife range

Pistol range

Sheet range

Trap range

Sporting Clays Course

3. Same hours of operation as # 1

4. The structures to be constructed would be minimum - shelters for shooters to protect them from elements (10 x 16 Approx) and moveable target supports and equipment. No structure to be closer than 75 feet of property line. Note: Property border is located along line lower in elevation than the hills of the adjoining property.

5. Use of property is in planning stages - tentative discussions of putting in a mobile Sporting Clays Course and Black Power range

0.62 MILE TO
STATE ROUTE 80

EQUIPMENT USED NILD T1000 & DISTMAT EDM

CAL VARY
CHURCH
ROAD
80 W/L

51.72 ACRES

ROBERT & O. A. DENARD, JR.

No.	Direction	Length
1	S10°30'38"E	40.41
2	S60°55'09"E	370.00
3	S17°29'44"W	9.57
4	S39°44'43"E	270.50
5	S13°10'00"E	494.87
6	S30°06'45"E	309.88
7	S27°11'38"W	121.03
8	S26°36'40"E	13.02
9	S23°21'46"W	31.14
10	S13°35'19"E	67.30
11	S00°37'51"W	124.57
12	S 7°08'43"W	50.47
13	S44°14'22"W	60.77
14	S 9°10'29"W	29.70
15	S00°26'32"E	28.00
16	S19°00'00"W	35.02
17	S24°30'32"W	45.00
18	S12°31'31"W	31.00
19	S15°27'32"W	49.40
20	S 2°49'28"W	24.50
21	S39°26'28"W	50.41
22	S34°28'38"W	43.49
23	N09°14'07"W	340.49
24	N55°52'37"W	370.43
25	N25°44'07"W	201.05
26	N 6°40'53"E	60.04
27	N44°39'37"W	144.02
28	N14°30'37"W	313.09
29	N09°30'29"W	111.50
30	N20°57'00"W	73.78
31	N20°22'00"W	113.50
32	N20°33'00"W	183.89
33	N20°33'00"W	199.25

FANNIE JANE
GODFREY EST.

CHEROKEE
GUN CLUB

L.L. GIBBS
SUBDIVISION

GENE ENGLAND

PLAT FOR
CHEROKEE GUN CLUB
CANDLER DISTRICT GMD 1385
HALL COUNTY, GEORGIA
SCALE: 1"=300' JULY/22/1991
JOB: 9889



HALL COUNTY PLANNING COMMISSION ZONING APPLICATION

Note: The applicant must complete the top portion of this form. Failure to complete this section will result in the refusal of the application. Please also note that the planning commission and county commission dates are tentative. The planning staff will set the dates for each application.

Applicant	Property Owner
<u>Cherokee Gun Club</u>	<u>Cherokee Gun Club</u>
<u>P. O. Box 941 - 1700 Candler Rd.</u>	<u>P. O. Box 941 - 1700 Candler Rd.</u>
<u>Gainesville, GA 30503</u>	<u>Gainesville, GA 30503</u>
Phone _____	Phone <u>(770)531-9493</u>

Proposed Use: Expand Club Facilities

Status of Applicant Owner..... <input type="checkbox"/> Option to purchase..... <input type="checkbox"/> Area Resident..... <input type="checkbox"/> Other..... <input type="checkbox"/>	Requested Action <u>AR- III</u> Existing Zoning: _____ Rezone to: _____ Permissive Use: <input type="checkbox"/> HCPC <input checked="" type="checkbox"/> HCC Fee \$ _____	Supporting Documentation Plat/site plan..... <input checked="" type="checkbox"/> Written Report..... <input checked="" type="checkbox"/> Deed..... <input type="checkbox"/> Other..... <input type="checkbox"/>
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Tax Parcel Number 15031000025A Acreage 51.72

 I hereby certify that the above information and all attached information is true and correct. (Signed) *Hammit T. Laro* Date: 8-30-00

Application Withdraw:
 I hereby Withdraw the application (Signed) _____ Date _____

Staff Use Only

Application Date: 08.30.00 Taken by: *Kevin MacAnald*

Tentative Planning Commission Date: October 16, 2000
 Tentative County Commission Date: November 9, 2000

Date staff posted signs: _____
 County Commission District: _____
 Location of property (legal ad): _____

March 18, 1986

Cherokee Gun Club
Post Office Box 296
Gainesville, Georgia 30503

Gentlemen:

On March 17, 1986, the Hall County Planning Commission voted to approve your request to locate a firing range on a 55+ acre tract located on the west side of Candler Road (S.R. 60), 3,100+ feet north of Lee Land Road; zoned L-I; Tax Parcel H-31-25 (Part).

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

Respectfully,

HALL COUNTY PLANNING COMMISSION



Jimmy Campbell
Chairman

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.

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



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 Vaughndale 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



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



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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Thursday, March 12, 2026

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Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 26, 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 wretched 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 wretched 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 wretched 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 wretched 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 wretched 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 Vaughndale 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.

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/16/2026 10:32 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

Hall County Planning Commission **Thursday, March 12, 2026**

- 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](#)

The Hall County Fire Marshal's Office has no comments as proposed.

- (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](#)

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



PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

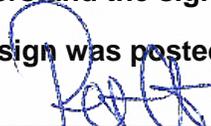
Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN _____ AND NO LATER THAN Wednesday, 2/18/2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN Wednesday, 2/18/2026 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, Peter Oliver, hereby acknowledge that I have
Please Print Name
read and understand the sign posting requirements. I further certify that the required
public notice sign was posted on Tuesday, 2/17/2026 for Cherokee Gun Club, Inc.
Date (Name application filed as)
Signature 

(The original document is required)

ZONING NOTICE
SHERKREE GUN CLUB, INC.
IS ZONED FROM F-1.5 AND THERE IS AN
UNLAWFUL SIGN, LIGHT AND STRUCTURE PERMANENT
OUTDOOR SHOOTING RANGE.
Date: 1/14/2025
Time: 1:14 PM
Inspector: J. R. GORDON

CGC
1700 CANDLER ROAD

PLEASE STOP
NO TURN AROUND
ON PRIVATE ROAD



ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **CHEROKEE GUN CLUB, INC.**

REQUEST: **REZONE FROM I-1 & AR-1 TO I-1 FOR PRIVATE GUN CLUB AND SPECIAL USE FOR AN OUTDOOR SHOOTING RANGE**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **N/A**

Time: **N/A**

COUNTY COMMISSION

Date: **MAR 12, 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 THE COUNTY CLERK TO
REZONE THE PROPERTY TO A MORE APPROPRIATE ZONING DISTRICT.
PROPERTY: CHEROKEE GUN CLUB, INC.
REZONE FROM L1-2 AP 1 TO L1-20P
PRIVATE GUN CLUB AND SPECIAL USE FOR AN
OUTDOOR SHOOTING RANGE.
Date: N/A Date: MAR 15, 2026
Time: N/A Time: 6:00 PM
FOR MORE INFORMATION CALL: 706-534-1111



ZONING NOTICE
CHANGES TO ZONING ORDINANCE
The following zoning ordinance changes are being considered by the Planning Board and the Board of Selectmen. If you have any comments, please contact the Planning Board at 860-426-1234 or the Board of Selectmen at 860-426-1234.



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 78/2026

SUBJECT: **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**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

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

1. Any expansion to the outdoor shooting ranges shall be subject to the review and approval of the Board of Commissioners.
2. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

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**

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
- Narrative
- Plat
- Maps
- Deed
- Historical Board of Commissioners Packet
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign
- Application
- President of Cherokee Gun Club Documentation

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant Cherokee Gun Club, Inc.

Request (A) **Rezone** | from Light Industrial 1 (I-1) and Agricultural Residential 1 (AR-1) to Light Industrial (I-1)
(B) **Special Use** | Outdoor shooting range

Proposed Use (A) Private gun club
(B) Outdoor shooting range

Size 132± acres

Zoning **Current:** Light Industrial 1 (I-1) and Agricultural Residential 1 (AR-1) | **Proposed:** Light Industrial (I-1)

Location **1658 & 1700 Candler Road** | Tax Parcels 15031 000026 & 15031 000025A

Commission District Four

Commission Date March 12, 2026

Staff Recommendation (A) **Approval**, as the proposed zoning is consistent with the “Employment Nodes & Corridors” future land use classification within the Comprehensive Plan.
(B) **Approval**, as the proposed use is consistent with the “Employment Nodes and Corridors” future land use classification within the Comprehensive Plan.

Record Number..... (A) HZON25-0057
(B) HZCU25-0060

(A) and (B) Staff recommends APPROVAL of the applicant’s requests with the following conditions:

1. Any expansion to the outdoor shooting ranges shall be subject to the review and approval of the Board of Commissioners.
2. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.

3. 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 combined 132± acre tract from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for the expansion of a private gun club. A concurrent Special Use approval is requested to allow an outdoor shooting range. The site is currently developed as a private gun club featuring a clubhouse, skeet and trap shooting ranges, two rifle ranges, seven pistol ranges, and a sporting clays course. No plans have been submitted with this request to expand any buildings or shooting range areas at this time. Furthermore, according to the submitted site plan, the applicants do not intend to expand the use of the property located at 1658 Candler Road which is being added to the total acreage.



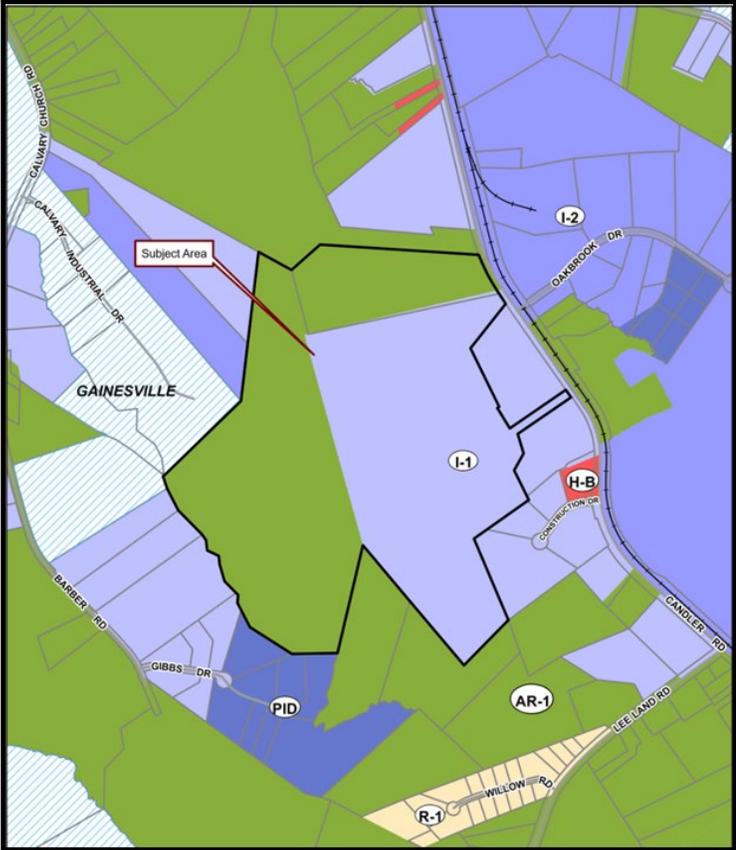
On March 17, 1986, a 55± acre portion of the subject property, zoned Light Industrial (L-I) was approved by the Planning Commissioners as a firing range. On November 9, 2000, an adjacent 51.72± acre tract, zoned Agricultural Residential III (AR-III), was approved by the Board of Commissioners to expand the gun club facilities with the following condition:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset, Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Under the recently adopted Hall County Unified Development Code, outdoor shooting ranges are permitted only within Light Industrial (I-1) or Heavy Industrial (I-2) zoning districts and require special use approval. Therefore, any addition of land to the property would necessitate a zoning change and the approval of a special use permit for the remainder of the parcel.

The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1) – Single family residence
- East: Agricultural Residential 1 (AR-1) – Single-family residences
Light Industrial (I-1) – General freight trucking; Heavy Industrial (I-2) – Industrial park and landfill; Planned Industrial Development (PID) – Warehouses, offices and retail
- South: Agricultural Residential 1 (AR-1) – Developed with single family residences; Light Industrial (I-1) – Developed with an industrial park, offices and warehouses
- West: Light Industrial (I-1) – Developed with general freight trucking; Heavy Industrial (I-2) – Developed with warehouse and office; Planned Industrial Development (PID) – Developed with offices and warehouses; City of Gainesville Light Industrial (L-I)



Water service is currently provided by the City of Gainesville Department of Water Resources, and sanitary sewer services are provided by private septic.

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 Nodes and Corridors. Hall County has an economy that is not only strong, but continues to grow, necessitating a need for land that can accommodate both the uses and activity they will generate. These new employment nodes and corridors should 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 discussed earlier to the fullest extent possible.

(A) & (B) Zoning Analysis – Rezone and Special Use

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 requested use may be suitable in view of the use and development of adjacent and nearby properties. The surrounding area consists of a variety of development including single family residences, industrial parks, warehouses and offices.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties. The existing business is not proposing to expand its current operations; however, they are requesting to add additional acreage to the overall site which requires the full extent of the property be brought into compliance with the current zoning code (i.e. zoned to Light Industrial (I-1) and approved for a special use).**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the 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 use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan in that these new employment nodes and corridors should 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.**
- 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 property has been developed with a private gun club and outdoor shooting range since 1986. The current requests is to allow for the future expansion of the private gun club and addition of an outdoor shooting range.**
- 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 would not create an isolated district unrelated to the surrounding developments and districts. Adjacent parcels are also zoned Light Industrial (I-1) with other adjacent parcels zoned Heavy Industrial (I-2).**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no adequate sites for the proposed use as the outdoor shooting range is not a permitted use in any residentially zoned districts and requires a special use approval from the Board of Commissioners in all commercially zoned districts.**
- 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 January 15, 2026, 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 January 13, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated:

“No improvements appear needed at this time. Expanding the facility in the future may require improvements to the access to be made.”

Gainesville-Hall Metropolitan Planning Organization

In an email dated January 12, 2026, Joseph Boyd, MPO Director, stated:

“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.”

Hall County Public Works and Utilities

In a memorandum dated January 16, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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.

Hall County Fire Marshal

In an email dated January 16, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comment:

“The Hall County Fire Marshal’s Office has no comments as proposed.”

Cherokee Gun Club, Inc.
Application for Rezoning and Special Use
Narrative
December 2, 2025

Cherokee Gun Club, Inc. (“CGC” or “Applicant”) is a Georgia non-profit corporation. CGC was incorporated and has been operating as a private membership gun club since 1974. It currently owns Hall County Tax Parcel 15031 000025A (“Parcel 25A”), consisting of approximately 115.66 acres, and Hall County Tax Parcel 15031 000026 (“Parcel 26”), consisting of approximately 16.5 acres.

Parcel 25A currently has split zoning. CGG acquired the majority of the Eastern portion of Parcel 25A, consisting of approximately 63.994 acres, in 1986. On March 17, 1986, the Hall County Planning Commission approved that property for permissive use as a private gun club within the I-I zoning district. Cherokee Gun Club acquired an additional 0.629 acres, being added to the eastern portion of Parcel 25A for access to the Gun Club from Candler Road, in 1989.

CGC acquired the western portion of Parcel 25A, consisting of approximately 51.72 acres, in 1991. On November 9, 2000, the Hall County Board of Commissioners approved the western portion of Parcel 25A for Use Subject to County Commission approval to expand its gun club facilities with one condition:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours [are] 12:30 p.m. until 30 minutes after sunset.

CGC has operated its Gun Club and located its facilities on Parcel 25A.

In 2020, CGC acquired Parcel 26, which is adjacent to Parcel 25A. Parcel 26 was then zoned AR-III and remains zoned AR-III (AR-1 under the Unified Development Code adopted in 2024, the “UDC”).

Currently, CGC has facilities including a club house, skeet and trap shooting ranges, two rifle ranges, seven pistol ranges, and a sporting clays course located on Parcel 25A. Parcel 26 currently contains no improvements.

CGC desires to unify the zoning of its property to one classification, consistent with the UDC, for operations of CGC as a private gun club. CGC has no current plans to expand its facilities, but desires the flexibility to do so in the future, including expanding its operations to Parcel 26. Of the new zoning classifications under the UDC, outdoor shooting ranges may be permitted as a Special Use under the I-1 and I-2 zoning classifications. UCD §§ 7.2.1 and 7.5.9.B. Fraternal organization and club, non- profit, is a use permitted under I-1 and I-2 zoning. UCD §§ 7.2.1 and 7.4.1.B. In accordance with the Uniform Development Code, CGC requests that the Hall County Board of Commissioners rezone Parcel 25A and Parcel 26 to I-1 and

approve Special Use of Parcel 25A and Parcel 26 as a private gun club, including shooting ranges, club house(s), and other amenities (collectively the “Application”).

CGC remains a non-profit corporation and private gun club. As stated in its Redbook (which includes CGC’s By-Laws, Policies, Range Rules, and Safety Rules):

The object of this corporation shall be the encouragement of organized rifle, pistol and shotgun shooting among citizens of the United States residing in our area with a view towards a better knowledge on the part of each citizen of the safe handling and proper care of firearms, as well as improved marksmanship. We encourage the collection of antique and developmentally significant firearms and the legal use of both muzzle-loading and modern firearms in hunting. It shall be our further object and purpose to forward the development of those characteristics of honesty, good fellowship, self-discipline, team play and self-reliance which are the essentials of good sportsmanship and the foundation of true patriotism.

CGC’s facilities may be used only by its members and their permitted guests. Some organized events are open to the public. The facilities are not available to commercial use by non-members. CGC will continue to operate under these parameters.

Constitutional Considerations And Objections

And

Ante Litem Notice

While the Applicant anticipates a smooth application process, failure to raise Constitutional considerations and objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, Applicant asserts the following Constitutional considerations and objections for consideration by the Hall County Board of Commissioners:

-1-

Denial of the Application will deny Applicant due process of law as provided in Article I, Section I, Paragraph I of the State of Georgia Constitution.

-2-

Denial of the Application will damage Applicant’s property interests without just and adequate compensation in violation of Article I, Section I, Paragraph I of the State of Georgia Constitution and Article I, Section III, Paragraph I of the State of Georgia Constitution.

-3-

Denial of the Application will deny Applicant equal protection under the law as provided in Article I, Section I, Paragraph II of the State of Georgia Constitution which guarantees that

“Protection to person and property is the paramount duty of government and shall be impartial and complete. No person shall be denied the equal protection of the laws.”

-4-

Denial of the Application will deny Applicant due process and equal protection under the law as provided in the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States of America and would constitute a taking of Applicant’s property interests without just and adequate compensation.

-5-

The denial of the Application will result in a violation of the Federal Civil Rights Act of 1871, as codified in 42 U.S.C. § 1983, by denying Applicant due process, equal protection, and just and adequate compensation and would discriminate against Applicant compared to other owners of similarly-situated property.

-6-

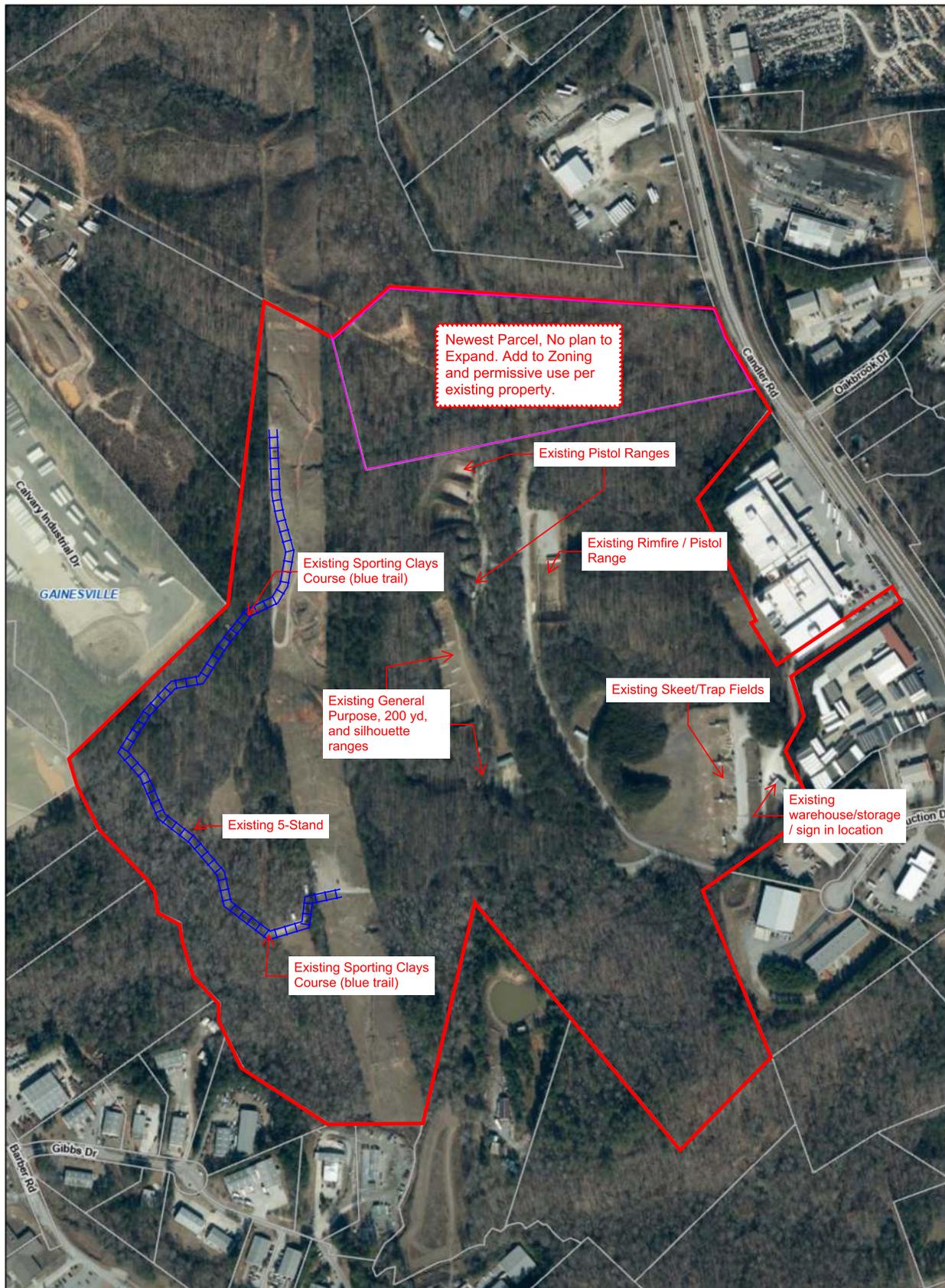
Denial of the Application will constitute an inverse condemnation in violation of O.C.G.A. § 22-1-5 and will result in a taking of Applicant’s property without just and adequate compensation.

-7-

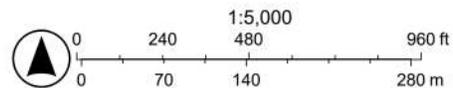
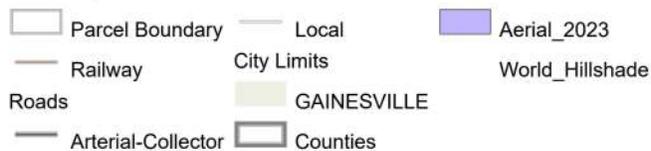
Denial of the Application will result in a significant detriment to Applicant and is not substantially related to the public health, safety, morality, or welfare of Hall County, Georgia, or the community which surrounds the subject property.

Applicant reserves all due process rights granted to it 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 or otherwise provided by law.

CHEROKEE GUN CLUB



2/3/2026, 1:30:01 PM



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

0.82 MILE TO
STATE ROUTE 60

EQUIPMENT USED WILD T1000 & DISTONAT EDM.

CALVARY
CHURCH
ROAD
60 W/4

51.72 ACRES

ROBERT & O. A. DENARD, JR.

No.	Direction	Length
1	S18°39'33"E	49.43
2	S50°05'09"E	376.96
3	S17°29'44"W	8.57
4	S59°44'43"E	279.99
5	S13°10'00"E	494.67
6	S39°06'45"E	369.69
7	S27°11'58"W	121.93
8	S35°39'40"E	13.82
9	S25°21'48"W	51.14
10	S13°35'10"E	67.50
11	S00°37'51"W	124.97
12	S 7°08'43"W	68.47
13	S44°14'22"W	60.77
14	S 8°10'20"W	29.70
15	S00°26'38"E	28.00
16	S19°00'00"W	53.02
17	S24°30'32"W	45.00
18	S12°51'31"W	21.00
19	S19°27'32"W	49.48
20	S 2°45'30"W	24.50
21	S29°54'38"W	50.41
22	S34°28'38"W	43.40
23	N89°14'07"W	340.49
24	N53°52'37"E	370.43
25	N25°44'07"W	201.85
26	N 6°40'53"E	60.84
27	N44°39'37"W	144.62
28	N14°39'37"W	319.99
29	N89°30'28"W	111.58
30	N50°27'00"W	75.78
31	N90°33'00"W	119.50
32	N20°33'00"W	193.99
33	N20°33'00"W	199.23

FANNIE JANE
GODFREY EST.

GEORGIA POWER COMPANY

CHEROKEE
GUN CLUB

THIS PROPERTY TO BE COMBINED WITH OTHER PROPERTIES
BELONGING TO CHEROKEE GUN CLUB.

RECORDING PERMIT

By Dora Cogan 8/1/91
HALL COUNTY PLANNING COMMISSION

Georgia, Hall County, Clerk Superior Court
Filed in office this 7 day of August
1991 at Recorded in Slide 73
Page 75A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

L.L. GIBBS
SUBDIVISION

PLAT FOR

CHEROKEE GUN CLUB
CANDLER DISTRICT GMD 1385
HALL COUNTY, GEORGIA
SCALE: 1"=300' JULY/22/1991
JOB: 9889



PDS 73/75A

- LEGEND**
- A.I.F ANGLE IRON FOUND
 - C.M.F. CONCRETE MONUMENT FOUND
 - C CENTERLINE
 - I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET
 - L.L. LAND LOT
 - P PROPERTY LINE
 - P- OVERHEAD POWER LINE
 - P.P. POWER POLE
 - R/W RIGHT-OF-WAY

OWNER:
GEORGIA FREEZER CO.

PARCEL "C"
(1,495.7 S.F.)

EXISTING BLDG.
1991 BLDG. ADDITION

OWNER:
H.W. WALLIS

OWNER:
CHEROKEE GUN CLUB

80' R/W
GAINESVILLE - MIDLAND R.R.
24' P.M.T.
CANDLER HWY.

R.R. MILEPOST 36

Georgia, Hall County, Clerk Superior Court
Filed in office this 7 day of August
19 91 at 77-A Recorded in Slide 73
Page 1
Dwight S. Wood
DWIGHT S. WOOD, Clerk

THE PARCEL(S) "C" (1,495.7 S.F.)
SHOWN ON THIS PLAT IS NOT APPROVED AS A
SEPARATE BUILDING LOTS. THE PARCEL(S)
IS TO BE COMBINED WITH THE ADJACENT
PROPERTY SHOWN AS BELONGING TO
Georgia Freezer Co.

RECORDING PERMIT
By [Signature]
HALL COUNTY PLANNING COMMISSION

REVISED: 7-30-91

CROSS, FLOYD & KYTLE
ENGINEERS - SURVEYORS

WENDELL CROSS, P.E. *** B. LAMAR FLOYD, R.L.S. *** AL KYTLE, R.L.S.

2821 MOUNTAIN VIEW ROAD
P.O. BOX 6188 WSB
PHONE: (404) 526-4339
GAINESVILLE, GEORGIA 30601



TYPE EQUIPMENT USED: TOPCON GTS-2
ANGULAR: THE MEAN AVERAGE OF DOUBLED ANGLES MEASURED WITH.



The field data on which this plat or map is based has a closure proportion of one foot in 40,377 feet and an angular error of 1.2 seconds per angle point, and was adjusted using the Cramer rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 43,781 feet.

This plat was prepared in conformity with the minimum standards and requirements of law, Georgia laws 1978, and suitable for recording.
Calvin A. Kytle

SURVEY FOR **GEORGIA FREEZER COMPANY**
HALL COUNTY, GEORGIA

LAND LOT(S) 5157 SEC 1 T.W. CANDLER

DATE 7-23-1991 SCALE 1" = 50'

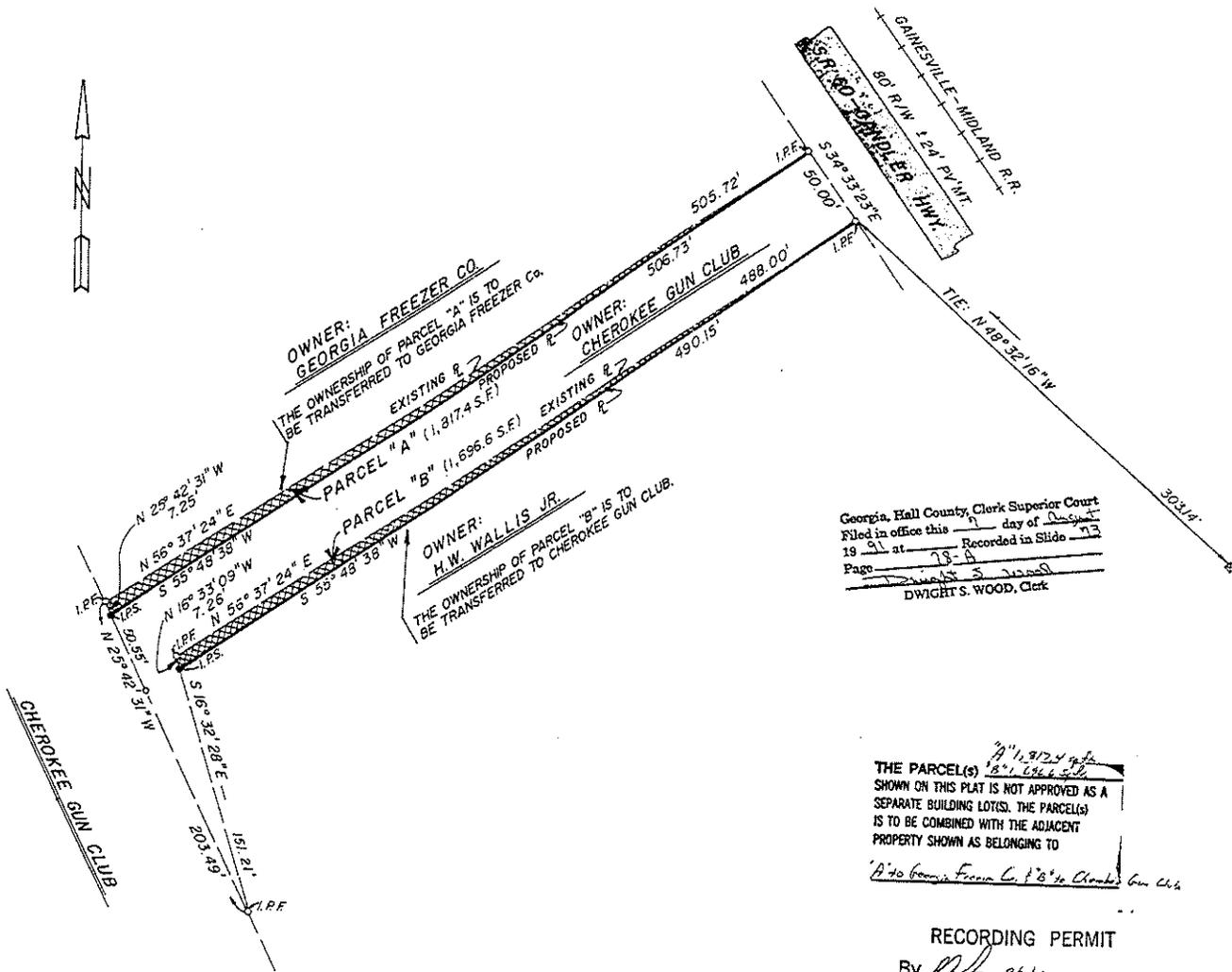
GRAPHIC SCALE: 0 50 100 150
SCALE IN FEET

JOB NO. 86073

90008

PB 73/11A

- LEGEND**
- A.I.F. ANGLE IRON FOUND
 - C.M.F. CONCRETE MONUMENT FOUND
 - C. CENTERLINE
 - I.P.F. IRON PIN FOUND
 - I.P.S. IRON PIN SET
 - L.L. LAND LOT
 - R. PROPERTY LINE
 - P— OVERHEAD POWER LINE
 - P.P. POWER POLE
 - R/W. RIGHT-OF-WAY



Georgia, Hall County, Clerk Superior Court
Filed in office this 17 day of August
19 91 at 13-A Recorded in Slide 73
Page 13-A
Dwight S. Wood, Clerk

THE PARCEL(S) ^{A' 1,817.4 S.F.}
^{B' 1,696.6 S.F.}
SHOWN ON THIS PLAT IS NOT APPROVED AS A
SEPARATE BUILDING LOTS. THE PARCEL(S)
IS TO BE COMBINED WITH THE ADJACENT
PROPERTY SHOWN AS BELONGING TO

A to Georgia Freezer Co. P.B. to Cherokee Gun Club

RECORDING PERMIT

By John W. H.
HALL COUNTY PLANNING COMMISSION

REVISED: 7-30-91

CROSS, FLOYD & KYTLE
ENGINEERS - SURVEYORS

WENDELL CROSS, P.E. *** E. LAMAR FLOYD, R.L.S. *** AL KYTLE, R.L.S.

2621 MOUNTAIN VIEW ROAD
P.O. BOX 6186 WSG
PHONE: (904) 536-0028
GAINESVILLE, GEORGIA 30607

TYPE EQUIPMENT USED: TOPCON GTS-2
ANGULAR: THE MEAN AVERAGE OF DOUBLED ANGLES MEASURED WITH.



The field data on which this plat or map is based has a closure precision of one foot in 20,257 feet and an angular error of 5 seconds per angle point, and was adjusted using the compass rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 18,079 feet.

This plat was prepared in conformity with the minimum standards and requirements of law, Georgia laws 1970, and suitable for recording.

Calvin A. Kytle

REVISOR FOR

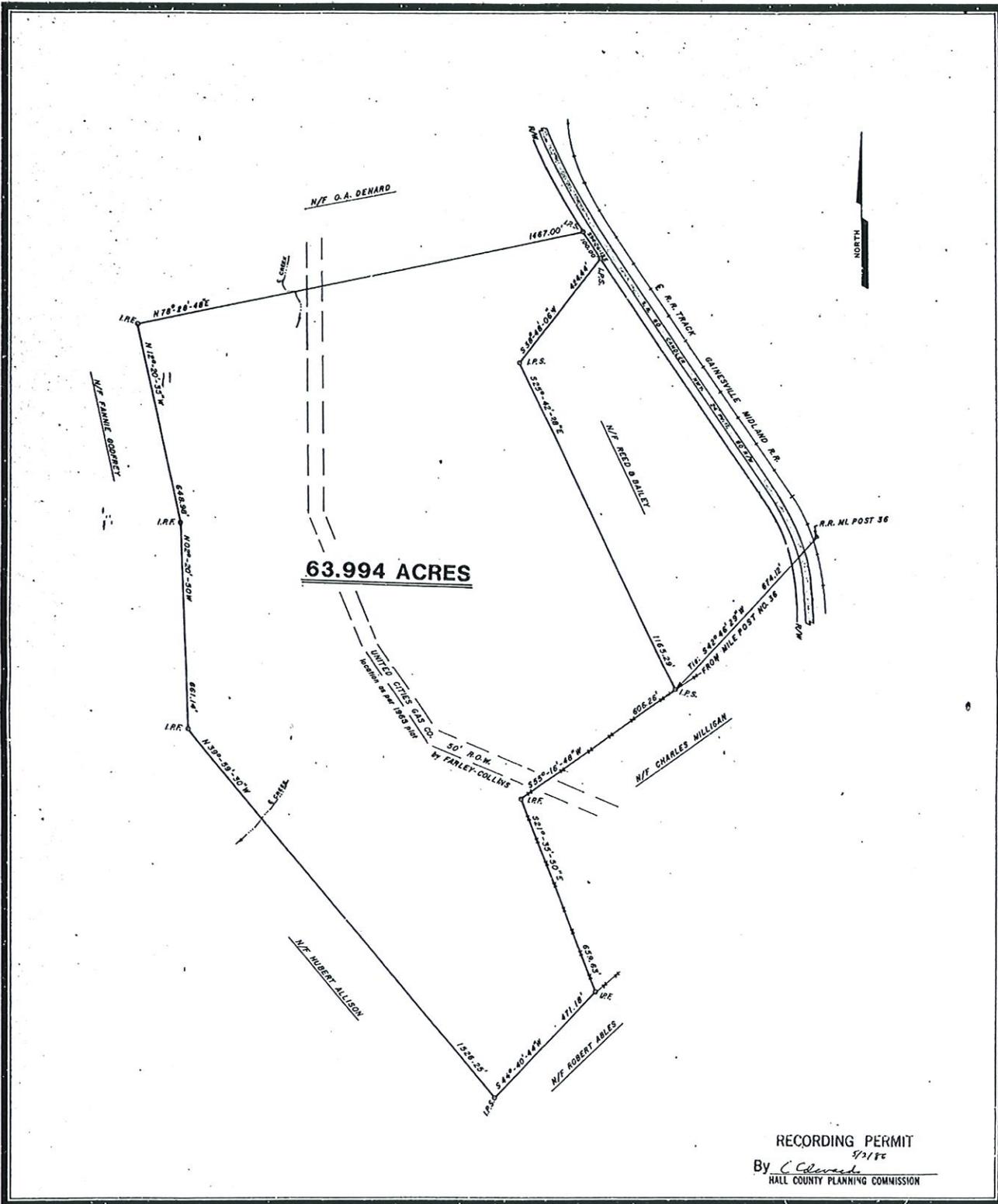
GEORGIA FREEZER COMPANY

HALL COUNTY, GEORGIA

LAND LOT(S)	DIST	SEC	S.W. 2
			CANDLER
DATE	GRAPHIC SCALE		DRAWN BY
7-23-1991	50 0 50 100 150		
SCALE	1" = 50'		JOB NO.
	SCALE IN FEET		66073

90008

PR 73 / 78A



RECORDING PERMIT
 5/2/86
 By C. Cleveland
 HALL COUNTY PLANNING COMMISSION

LEGEND

A.I.F.	ANGLE IRON FOUND
C.M.F.	CONCRETE MONUMENT FOUND
C	CENTERLINE
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
L.L.	LAND LOT
P	PROPERTY LINE
O.P.L.	OVERHEAD POWER LINE
P.P.	POWER POLE
R/W	RIGHT-OF-WAY

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF .05 SECONDS PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 9815 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,211 FEET.

GRAPHIC SCALE
 200 100 0 200 400 600
 SCALE IN FEET

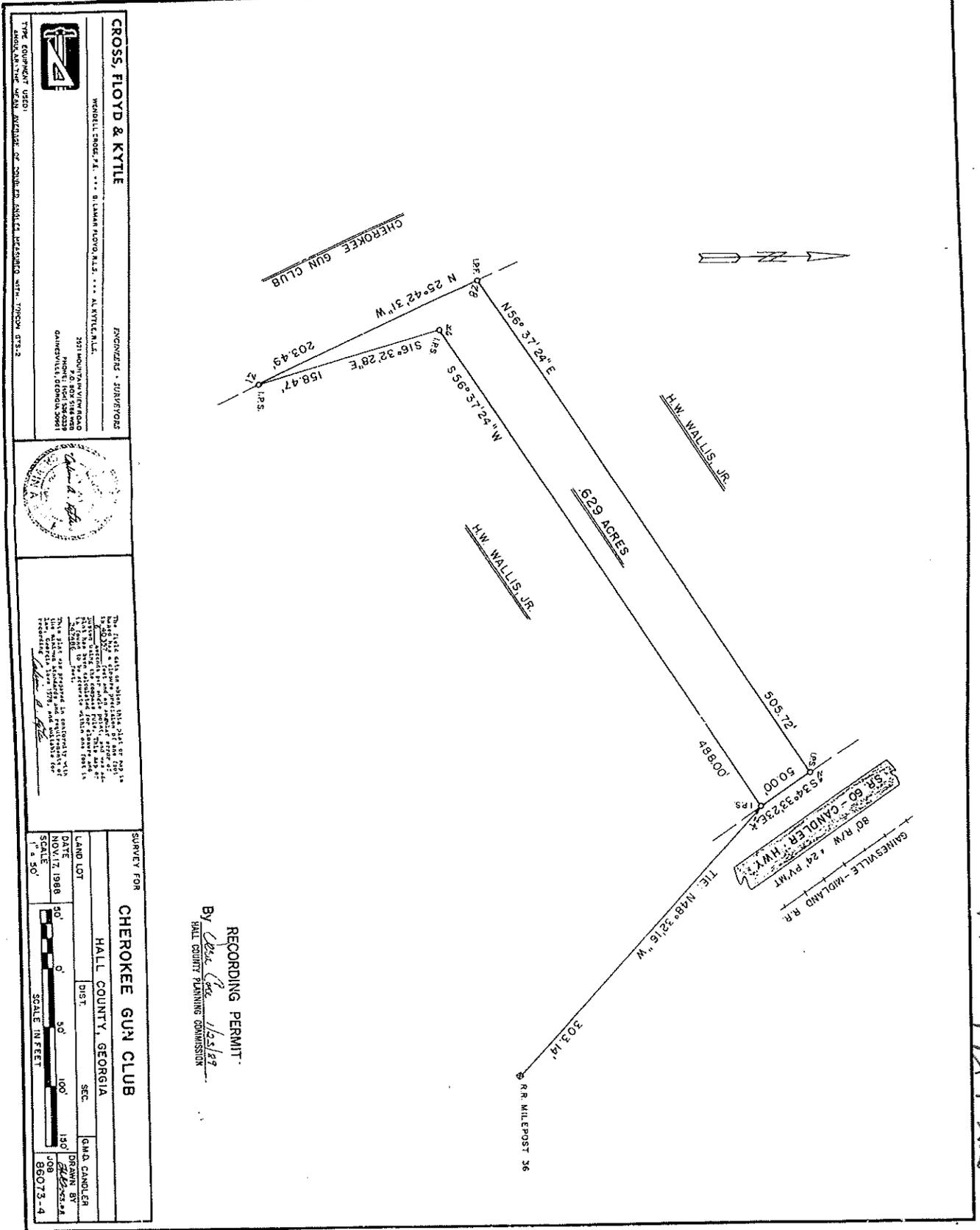
EQUIPMENT — TOPCON GTS-28



SURVEY FOR			
CHEROKEE GUN CLUB			
LAND LOT	DIST.	SECT.	S.W.D.
	HEADRIGHTS		CANDLER
HALL COUNTY, GEORGIA			
DATE	DRAWN BY		
4-30-86	TOS		
SCALE	JOB. NO.		
1" = 200'			

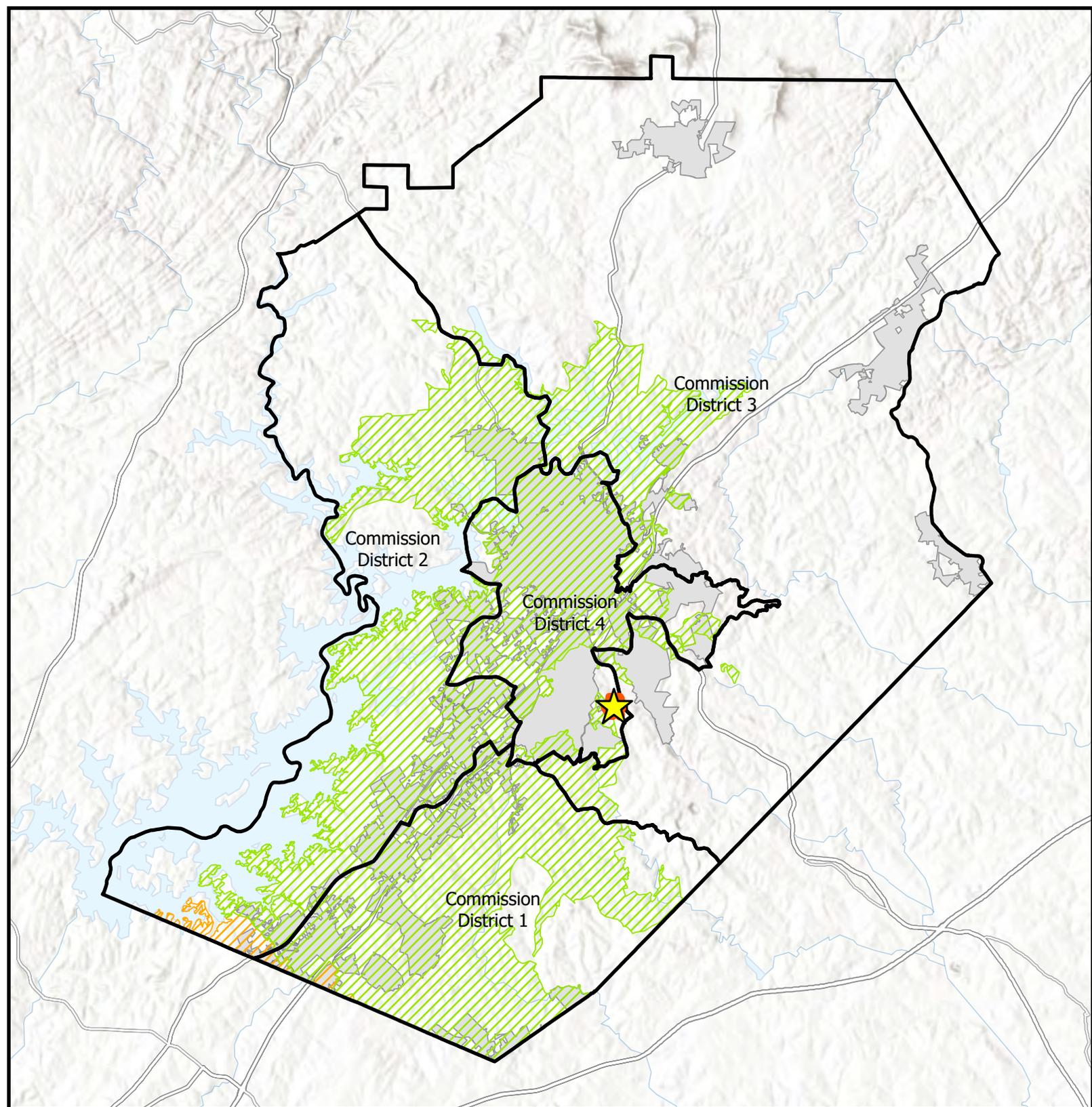
Recorded May 5, 1986 ~ Dwight D. Wood, Clerk

Recorded January 24, 1989 - Dwight D. Wood, Clerk



PB 184/24-25

Recorded January 24, 1989 - Dwight D. Wood, Clerk



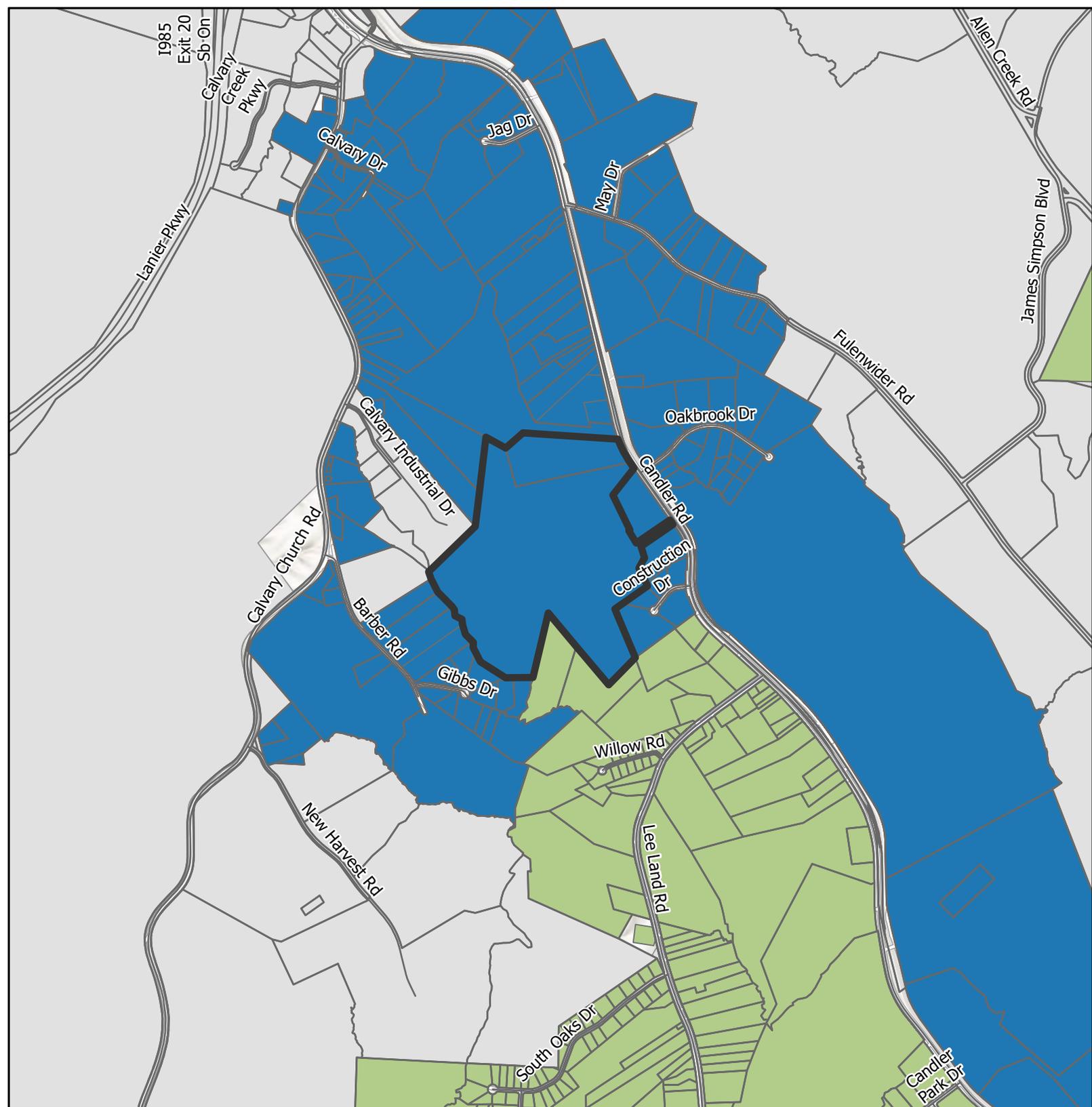
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Overview Map



Date Prepared:
2/16/2026



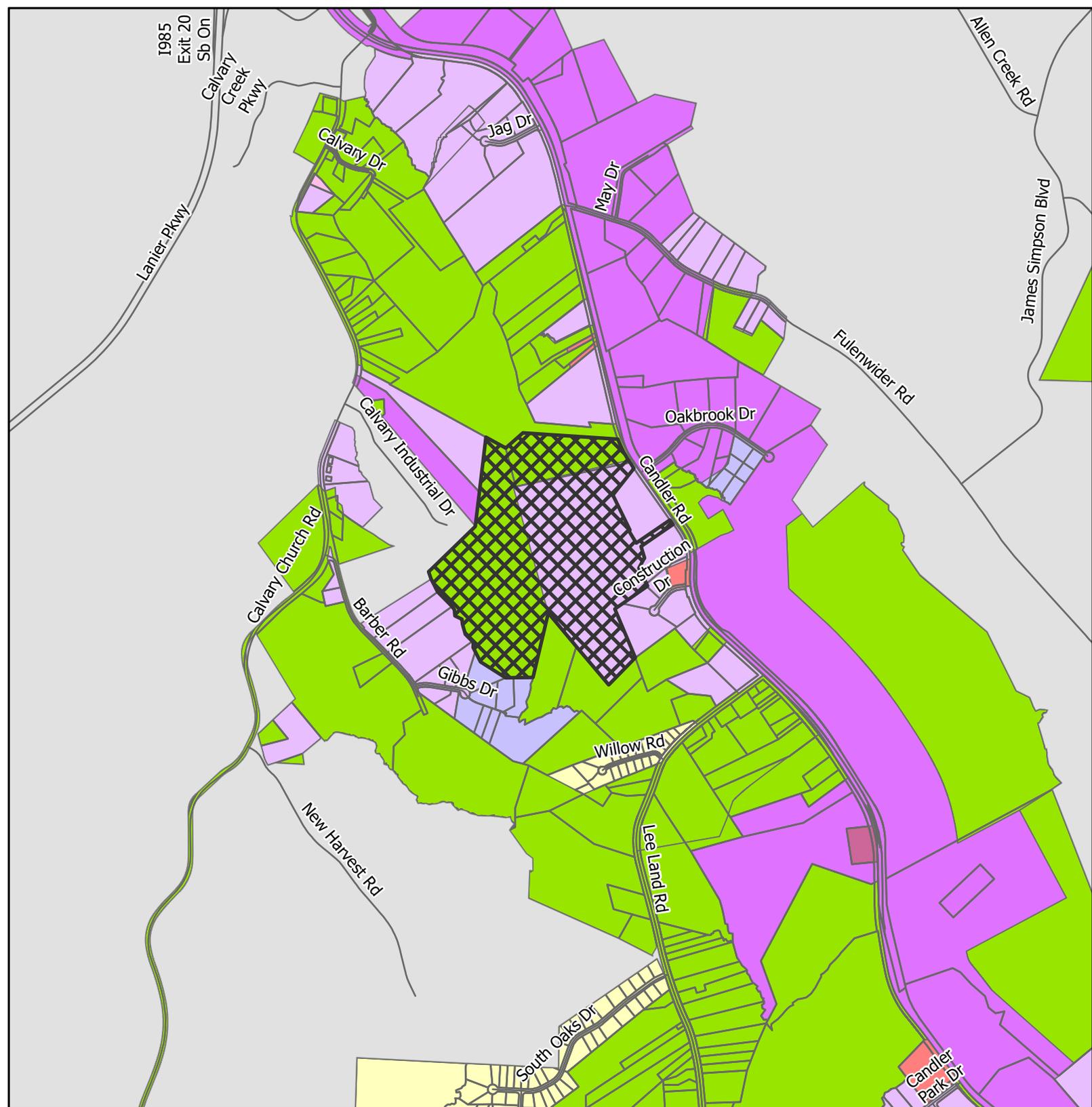
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Employment
-  Suburban Neighborhood, Medium-Density

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Future Land Use Map



Date Prepared:
 2/16/2026



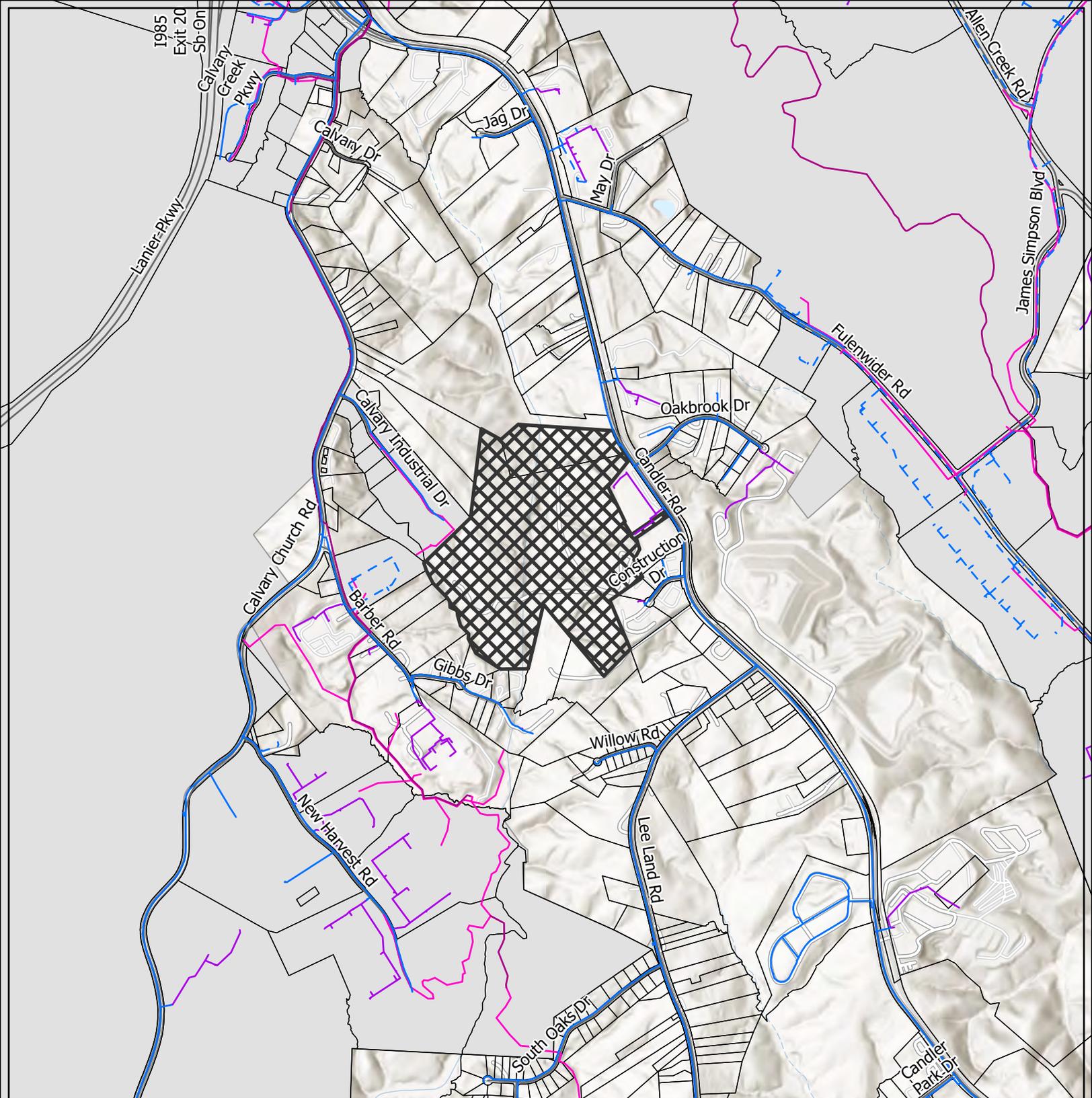
	Subject Area		I-1
	City Limits		I-2
Zoning			L-I
	AR-1		O-I
	G-B		PID
	H-B		PUD
	H-I		R-1
			S-S

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Zoning Map



Date Prepared:
 2/16/2026



- LAYER**
-  Private of Other System
 -  Waterline
 -  Preliminary Waterline
 -  Gainesville Forcemain
 -  Gainesville Sewerlines
 -  Subject Area
 -  City Limits

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Utilities Map



Date Prepared:
2/17/2026



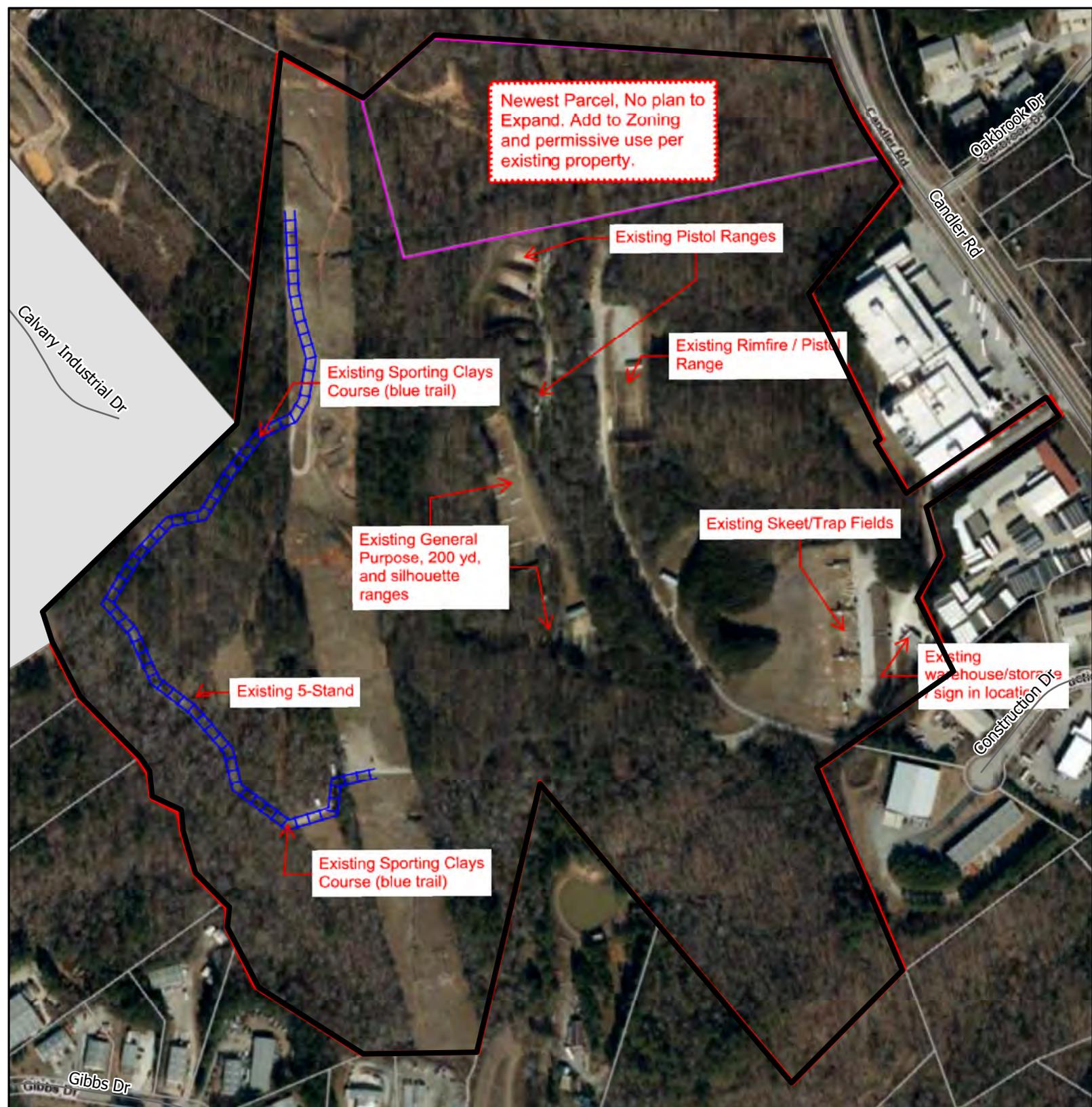
 Subject Area

Applicant: Cherokee Gun Club, Inc.
Tax Parcel #: 15031 000026
Location: 1658 & 1700 Candler Road
Commission District 4

Aerial Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: Cherokee Gun Club, Inc.
 Tax Parcel #: 15031 000026
 Location: 1658 & 1700 Candler Road
 Commission District 4

Site Plan & Aerial Map



Date Prepared:
2/17/2026

DB 1305-203

Form No. 518 WARRANTY DEED (Short Form)

HALL COUNTY, Georgia
Equal Estate Transfer Tax

203

Fee \$ 15.00

Date Jan. 23, 1989

DWIGHT S. WOOD
Clerk of Superior Court

STATE OF GEORGIA, County of HALL

By *Augusta R. Yance*

This INDENTURE, Made this 17th day of JANUARY in the Year of Our Lord One Thousand Nine Hundred and EIGHTY NINE

between H. W. WALLIS, JR.; JOEL A. (ANDY) WALLIS, and C. TIMOTHY GILSTRAP of the State of GEORGIA and County of HALL of the first part, and CHEROKEE GUN CLUB, INC.

of the State of GEORGIA and County of HALL of the second part,

WITNESSETH: That the said part IES of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, ha.VE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, ITS heirs and assigns, all that tract or parcel of land lying and being in the Candler District

of Hall County, Georgia and being more particularly described as follows:

Beginning at an iron pin stake located at the Southwesterly corner of the Cherokee Gun Club property running thence NW 25°42'31" West a distance of 203.49 feet to an iron pin found; thence along property now or formerly H.W. Wallis, Jr. N56°37'24" East a distance of 505.72 feet to an iron pin stake; thence along the right-of-way of SR 60, Candler Highway, S34°33'23" East a distance of 50.00 feet to an iron pin stake; thence along property now or formerly H.W. Wallis, Jr., S56°37'24" West a distance of 488.00 feet to an iron pin stake; thence along property now or formerly H.W. Wallis, Jr., S16°32'28" East a distance of 158.47 feet to an iron pin stake and the TRUE POINT OF BEGINNING.

Said property containing .629 acres.

For a more detailed description refer to a plat by Cross, Floyd & Kytile, Georgia Registered Land Surveyors, dated November 17, 1988 for the Cherokee Gun Club and shown of record in Plat Book 134 Page 24-25 of the records of the Hall Co. Superior Court Clerk.

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 part Y of the second part, ITS heirs and assigns, forever, in Fee Simple.

AND THE SAID part IES of the first part, for THEIR heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part Y of the second part, ITS heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part IES of the first part ha.VE hereunto set THEIR hand and seal S, the day and year above written.

Signed, sealed and delivered in presence of:

Long L. English
WITNESS
William A. Ferguson
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-15-90
DATE EXECUTED 1-17-89

H. W. Wallis, Jr. (Seal)
Joel A. (Andy) Wallis (Seal)
C. Timothy Gilstrap (Seal)
H. W. WALLIS, JR.
JOEL A. (ANDY) WALLIS
C. TIMOTHY GILSTRAP



Georgia, Hall County, Clerk Superior Court
Filed in office, this 23 day of Jan. 1989 at 10:30 AM. Recorded in Book 1305 Page 203 this 24 day of Jan. 1989.
Dwight S. Wood
DWIGHT S. WOOD, Clerk

Pd. File: H. Overby

1634 / 336

QUIT CLAIM DEED

336

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made the 2nd day of AUGUST, in the year One Thousand Nine Hundred and Ninety One between H. W. WALLIS, JR. and JOEL A. (ANDY) WALLIS, parties of the first part, hereinafter collectively called Grantor, and Cherokee Gun Club, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) in hand paid, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,696.60 square feet, shown as Parcel "B" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 78 A, of the Hall County, Georgia Plat Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence from said point of beginning south 55° 48' 38" west 490.15 feet to an iron pin set; running thence north 16° 33' 09" west 7.26 feet to an iron pin found; running thence north 56° 37' 24" east 488.00 feet to an iron pin found located on the western right-of-way of Candler Highway being the point of beginning.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of

Wendy D. Ameling
Witness
Cathy Robert 8/2/91
Notary Public

H. W. Wallis, Jr. (SEAL)
H. W. WALLIS, JR.
Joel A. Wallis (SEAL)
JOEL A. (ANDY) WALLIS

My commission expires:
NC 1176
(Affix Seal)
PUBLIC
Notary Public, Hall County, Georgia
My Commission Expires Feb. 20, 1994

Georgia, Hall County, Clerk Superior Court
Filed in office, this 7 day of Aug,
1991 1955 M Recorded in Book 01634
Page 336 this 8 day of Aug, 1991.
Dwight S. Wood
DWIGHT'S WOOD, Clerk
Pl. Rec. # 12601
File: 842

979 / 73-74

STATE OF GEORGIA, County of HALL 73

THIS INDENTURE, Made this 1st day of May In the Year of Our Lord One Thousand Nine Hundred and Eighty six between JERRY J. REED and HERSHEL BAILEY

of the State of Georgia and County of Hall of the first part, and CHEROKEE GUN CLUB, a Georgia corporation, of the State of Georgia and County of Hall of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, its ^{successors} heirs and assigns, all that tract or parcel of land

All tract or parcel of land lying and being in the Headrights District of Hall County, Georgia and being 63.994 acres as shown on a plat by Calvin A. Kytte, Georgia Registered Surveyor No. 2244, entitled "Survey for Cherokee Gun Club" dated April 30, 1986, recorded in Plat Book 110 page 200-201 of the Hall County records. The plat is incorporated herein by reference as a part of this description. The property is more particularly described as follows:

BEGINNING at an iron pin on the southwestern right-of-way of SR 60 (Candler Highway); thence along said right-of-way south 34-26-13 east a distance of 100 feet to an iron pin; thence south 38-48-06 west a distance of 424.44 feet to an iron pin; thence south 25-42-28 east a distance of 1,165.29 feet to an iron pin; thence along a fence line which is also the northwestern boundary of property owned now or formerly by Charles Milligan south 55-16-48 west a distance of 606.26 feet to an iron pin; thence along a fence line which is also the southwestern boundary of property owned now or formerly by Milligan south 21-35-50 east a distance of 659.63 feet to an iron pin; thence along the northwestern boundary of property owned now or formerly by Robert Ables south 44-40-44 west a distance of 471.18 feet to an iron pin; thence along the northeastern boundary of property owned now or formerly by Hubert Allison north 39-59-30 west a distance of 1,526.25 feet to an iron pin; thence along the eastern boundary of property owned now or formerly by Fannie Godfrey north 02-20-50 west a distance of 661.14 feet to an iron pin; thence along the Godfrey boundary north 12-20-35 west a distance of 648.98 feet to an iron pin; thence along the southern boundary of property owned now or formerly by O. A. Benard north 78-28-48 east a distance of 1,467 feet to the beginning point, being 63.994 acres.

This is a portion of the property described in a warranty deed dated November 22, 1985 from James A. Dunlap, James E. Mathis, Edgar B. Dunlap, Jr. and William R. Cignilliat, Jr. to the grantors herein recorded in Deed Book 934, page 227 of Hall County records and includes the property described in a corrective warranty deed dated April 30, 1986, between the same parties.

Grantors agree to give notice in writing to any prospective buyer of grantors' remaining land adjoining the property described herein that grantees will operate a firing range for discharging firearms on the property received hereunder.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 96.00
Date May 2, 1986
DWIGHT B. WOOD
Clerk of Superior Court
By Margaret L. [Signature]

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 part y of the second part, its successors heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part y of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seals, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature] (Seal)
[Signature] (Seal)
Notary Public, Georgia, State At Large
My Commission Expires April 30, 1989



Date notarized: 5-1-86

WARRANTY DEED (Long Form)	FROM Jerry J. Reed and Hershel Bailey	TO Cherokee Gun Club	GEORGIA, County of <u>Hall</u>	Clerk's Office, Superior Court	Filed for Record at <u>4:45</u> clock <u>P.</u> M.	Recorded in Deed Book <u>979</u> Folio <u>29</u>	Filed <u>May 3,</u> 19 <u>86</u>	Recorded <u>May 5,</u> 19 <u>86</u>	Clerk <u>Dwight S. Woody,</u>	William S. Hardman Thompson, Fox, Hardman & Sammons P. O. Box 2515 Gainesville, Georgia 30503
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RT

1634/337

QUIT CLAIM DEED

337

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made the 1st day of August, in the year One Thousand Nine Hundred and Ninety One between CHEROKEE GUN CLUB, INC., party of the first part, hereinafter called Grantor, and GEORGIA FREEZER COMPANY, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) in hand paid, at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described property, to-wit:

TRACT I

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,817.40 square feet, shown as Parcel "A" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 75-A of the Hall County, Georgia Deed Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence from said point of beginning north 34° 33' 23" west 50 feet to an iron pin found being the TRUE POINT OF BEGINNING; running thence from said TRUE POINT OF BEGINNING south 55° 48' 38" west 506.73 feet to an iron pin set; running thence north 25° 42' 31" west 7.25 feet to an iron pin found; running thence north 56° 37' 24" east 505.72 feet to an iron pin found located on the western right of way of Candler Highway being the point of beginning.

TRACT II

All that tract or parcel of land lying and being in the Candler G.M.D., Hall County, Georgia, being 1,495.70 square feet, shown as Parcel "C" on plat of survey for Georgia Freezer Company dated July 23, 1991, revised July 30, 1991, prepared by Calvin A. Kytte, Georgia Registered Land Surveyor, recorded in Plat Slide No. 73, page 77-A of the Hall County, Georgia Deed Records, the property being more particularly described as follows:

Begin at an iron pin found located on the western right-of-way of Candler Highway (80 foot right-of-way), said point being located north 48° 32' 16" west 303.14 feet from Gainesville Midland Railroad Milepost 36; running thence north 34° 33' 32" west 50.00 feet to an iron pin found; running thence south 55° 48' 38" west 506.73 feet to an iron pin set being the TRUE POINT OF BEGINNING; running thence from said TRUE POINT OF BEGINNING north 31° 04' 32" west 177.94 feet to a point; running thence north 55° 29' 16" east 16.84 feet to a point; running

thence south 25° 42' 31" east 179.74 feet to an iron pin set being the point of beginning.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its proper officers and its seal affixed the day and year above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness

[Signature]
Notary Public

My commission expires:

(Affix Seal) Notary Public Hall County Georgia
My Commission Expires May 10 1992

CHEROKEE GUN CLUB
By: *[Signature]*
Attest: *[Signature]*

Georgia, Hall County, Clerk Superior Court
Filed in office this 7. day of Aug.
1991. 4:58 PM Recorded in Book 2234
Page 32 this 8 day of Aug., 1991.
[Signature]
DWIGHT'S WOOD, Clerk
Pd. Rec. # 12601
File: 8+2

1636/335-336

335

STATE OF GEORGIA, County of Hall

THIS INDENTURE, Made this 31st day of July in the

Year of Our Lord One Thousand Nine Hundred and Ninety-one between
HAROLD GODFREY, CLAUDE GODFREY, ETHEL TONEY, EDITH COLLINS, MYRTLE EVANS,
OSCAR C. GODFREY and CARLTON J. GODFREY

of the State of Georgia and County of Hall of the first part, and
CHEROKEE GUN CLUB, INC.

of the State of Georgia and County of _____ of the second part.

WITNESSETH That the said part ies of the first part, for and in consideration of the
sum of TEN (\$10.00) AND OTHER VALUABLE CONSIDERATIONS Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is
hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents
do _____ grant, bargain, sell and convey unto the said part y of the second part, its
heirs and assigns, all that tract or parcel of land

All that tract or parcel of land lying and being in the Candler District
(CMD 1385) of Hall County, Georgia and being a portion of the property
described according to a plat entitled Plat for Fannie Jane Godfrey, dated
November 7, 1989 prepared by Henry Grady Jarrard, registered surveyor.

This property is described as follows: from the intersection of the
right of way of State Route 60 with the right of way of Calvary Church Road
(80' R/W), thence 0.82 mile along the eastern body of the right of way of
Calvary Church Road to an iron pin; thence S 19 32 35 E 48.41' to an iron pin;
thence S 60 55 09 E 376.96' to an iron pin; thence S 17 29 44 W 9.57' to an
iron pin; thence S 59 44 05 E 1350', more or less, to the western boundary of
a power line right of way, which point marks the POINT OF BEGINNING; thence S
59 44 05 E 294', more or less, to an iron pin and rock corner; thence S 13 10
00 E 494.87' to an iron pin, thence S 11 22 45 E 649.06' to an iron pin;
thence S 01 23 44 E 661.08' to an iron pin, thence S 39 06 45 E 369.68' to an
iron pin set in a creek; thence along said creek, the centerline thereof
being the property line, S 27 11 58 W 121.83 to a point, S 36 38 40 E 13.82'
to a point, S 25 21 48 W 51.14' to a point, S 15 35 18 E 87.58' to a point, S
00 37 51 W 124.97' to a point, S 07 08 43 W 58.47' to a point, S 44 14 22 W
60.77' to a point, S 09 10 29 W 29.70 to a point, S 00 26 32 E 28.00' to a
point, S 19 00 00 W 53.02' to a point, S 24 30 32 W 45.00' to a point, S 12
51 31 W 21.00' to a point; S 15 27 32 W 49.48' to a point, S 02 45 39 W 24.50
to a point, S 29 54 38 S 0.41 to a point, S 34 28 38 W 43.49' to an iron pin;
thence leaving said creek N 89 14 07 W 340.49' to an iron pin; thence N 55 52
37 W 370.43' to an iron pin; thence N 25 44 07 W 201.85' to an iron pin;
thence N 06 40 53 E 60.84' to an iron pin; thence N 44 39 37 W 144.82' to an
iron pin; thence N 14 39 37 W 315.99' to an iron pin; thence N 89 30 29 W
111.58' to an iron pin; thence N 50 27 00 W 75.78' to an iron pin; thence N
20 33 00 113.50' to an iron pin; thence N 20 33 00 W 183.99' to an iron pin;
thence N 20 33 00 W 199.23' to an iron pin; thence N 47 24 41 E 770.50' to an
iron pin; thence in a generally northerly-northwesterly direction 1125', more
or less, to the POINT OF BEGINNING.

Grantors are the children of Fannie Jane Godfrey, deceased, and are the
devisees under the last will and testament of the decedent, such will having
been probated in the July Term, 1991 of the Probate Court of Hall County,
Georgia.

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 part y of the second part, i.e. heirs and assigns, forever, in Fee Simple.

AND THE SAID part ies of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part y of the second part, i.e. heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hand and seal s, the day and year above written.

Signed, sealed and delivered in presence of:

<u>Katherine B. Smith</u> Witness	<u>Harold Godfrey</u> (Seal) HAROLD GODFREY
<u>James B. Godfrey</u> Notary Public	<u>Claude Godfrey</u> (Seal) CLAUDE GODFREY
<u>William B. Smith</u> Witness	<u>Ethel Toney</u> (Seal) ETHEL TONEY
<u>James B. Godfrey</u> Notary Public	<u>Edith Collins</u> (Seal) EDITH COLLINS
<u>Katherine B. Smith</u> Witness	<u>Murtle Evans</u> (Seal) MURTL E EVANS
<u>James B. Godfrey</u> Notary Public	<u>Oscar C. Godfrey</u> (Seal) OSCAR C. GODFREY
<u>William B. Smith</u> Witness	<u>Carlton L. Godfrey</u> (Seal) CARLTON L. GODFREY
<u>James B. Godfrey</u> Notary Public	

WARRANTY DEED (Long Form)	
FROM HAROLD GODFREY, CLAUDE GODFREY, ETHEL TONEY, EDITH COLLINS, MURTL E EVANS, OSCAR C. GODFREY and CARLTON L. GODFREY	
TO CHEROKEE CUB CLUB, INC.	
GEORGIA, County of Hall	
Clerk's Office, Superior Court	
Filed for Record at <u>10</u> o'clock <u>P.</u> M.	<u>Aug 13</u> 19 <u>91</u>
Recorded in Deed Book <u>139</u> Folio <u>176</u>	<u>Aug 14</u> 19 <u>91</u>
<u>Laughlin S. Work</u> , Clerk	
<u>Myrtle Harmon Smith</u>	

336

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 10.00
Date August 13, 1991
DWIGHT S. WOOD
Clerk of Superior Court
By Walter J. Johnson

FILED & RECORDED 07/31/2020 3:48 PM
DEED BOOK 8667 PAGES 689 - 692
FILING FEES: \$26.00
PT61: 069-2020-006262 TRANSFER TAX: \$263.80
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

filed

Return to: J. Randall Frost
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 31st day of July in the Year of Our Lord Two Thousand and Twenty between **BENNY SHVIS** (hereinafter called "GRANTOR"), and **CHEROKEE GUN CLUB, INC.** (hereinafter called "GRANTEE"),

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

Property described on Exhibit "A", attached hereto and incorporated herein by reference.

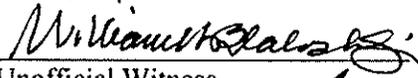
TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

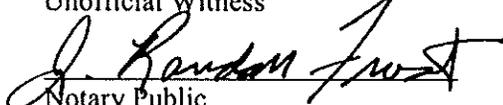
AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

WHEREVER there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

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

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: _____
(SEAL)


BENNY SIMS (SEAL)



968874-1
65357

EXHIBIT "A"

All that tract or parcel of land lying and being in Candler District, GMD No. 1385, Hall County, Georgia, being designated as Lot 7 of the J.T. Benefield Estate, containing 15.92 acres, on plat of survey by Farley-Collins Associates, Surveyors, dated October 11, 1968, recorded in Plat Book 42, Page 45, Hall County Plat Records, and more particularly described according to said plat of survey as follows:

Beginning at a point on the westerly right of way of Candler Road (S.R. #60), said point being located North 37 degrees 30 minutes West 1222.0 feet from Milepost #36 on the Gainesville-Midland Railroad, as measured along the westerly right of way of Candler Road; thence run South 78 degrees 42 minutes West 1467.0 feet to an iron pin; thence run North 14 degrees 00 minutes West 494.88 feet to a rock and iron pin; thence run North 49 degrees 00 minutes East 285.01 feet to an iron pin; thence run South 85 degrees 34 minutes East 1208.98 feet to an iron pin on the westerly right of way of Candler Road; thence run along Candler Road South 25 degrees 40 minutes East 316.50 feet to the point of beginning.

Also conveyed as an appurtenance to the above described property is all of Grantor's interest in and to the easement created at Deed Book 208, Page 70 of the Hall County, Georgia Deed Records which easement benefits the above described property.



EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2020 and subsequent years not yet due and payable.
2. Right-of-Way Deeds to State Highway Department of Georgia, dated March 16, 1951, recorded in Deed Book 132, page 60 and Deed Book 132, page 61 of the Hall County, Georgia Deed Records.
3. Right-of-Way Deeds to Georgia Gas Company recorded in Deed Book 135, page 387, Deed Book 135, page 388 and Deed Book 135, page 389 of the Hall County, Georgia Deed Records.
4. Transmission Line Easement (125 feet) to Georgia Power Company dated March 4, 1966, recorded in Deed Book 327, page 6 of the Hall County, Georgia Deed Records.
5. Easement to Georgia Power Company recorded in Deed Book 386, page 335 of the Hall County, Georgia Deed Records.
6. Transmission Line Easement to Georgia Power Company, dated March 9, 1979, recorded in Deed Book 684, page 108 of the Hall County, Georgia Deed Records.
7. All matters shown on plat for Benny Sims and Clyde Broadway, Jr. dated October 18, 2018, prepared by London Land Surveying & Associates, Inc., A. Darin Cain, Georgia Registered Land Surveyor No. 2716.
8. Matters shown on survey for Broadway Holdings, LLC, dated October 18, 2018, last revised July 9, 2019, prepared by A. Darin Cain, Georgia Registered Land Surveyor, and recorded in Plat Book 877, page 258, Hall County, Georgia Plat Records.

HALL COUNTY GOVERNMENT

BOARD OF COMMISSIONERS

November 13, 2000

Mr. John Perry
Cherokee Gun Club, Inc.
Post Office Box 941
Gainesville, GA 30503

Dear Mr. Perry:

Please be advised that in its meeting of November 9, 2000, the Hall County Board of Commissioners voted to approve the application of Cherokee Gun Club for a Use Subject to County Commission approval on a 51.72± acre tract located on the west side of SR 60, 3,300± feet southwest of its intersection with Fullenwider Road; Zoned AR-III; Tax Parcel 15-31-25A(part). Proposed Use: Expand gun club facilities. Commission District One.

The following condition applies:

1. The days of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Pursuant to section 17,380.130(G) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.

Please remember to remove all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County's Zoning Regulations.

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

Sincerely,

Michelle Smallwood
Michelle Smallwood
Clerk of the Commission



POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8260
FAX (770) 531-3972

W. AL GAINES, JR.
CHAIRMAN

BRENDA R. BRANCH, DISTRICT 1
JERRY CARPENTER, DISTRICT 2
STEPHEN BLACK, DISTRICT 3
FRANCES MEADOWS, DISTRICT 4

JIM SHULER
COUNTY ADMINISTRATOR

cc: Mr. Harmon T. Smith, Jr.
Post Office Box 1276
Gainesville, GA 30503

Planning and Zoning
Business License
Tax Assessor

Building Inspection
Public Works
Tax Commissioner (W. Bryan)

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION**

ApplicantCherokee Gun Club

RequestConditional Use Subject to County Commission approval

Proposed Use.....Expand existing gun club

Size51.72± acres

Zoning.....AR-III

Location.....West side of SR 60, 3,300± feet southwest of its intersection with Fullenwider Road-
.....Tax Parcel 15-31-25A(part)

Commission District.....One

County Commission DateNovember 9, 2000

RecommendationApproval, with condition

Background Information

The Cherokee Gun Club is proposing to expand the current gun range facilities. The subject property is zoned AR-III and, for a private gun club, is subject to County Commission approval. The reason for this extra review is to determine that the specific site is suitable versus impacts to the surrounding area.

The club facilities are located on 55 acres of land at 1700 Candler Road. On March 17, 1986, Hall County approved the club as a permissive use within the I-I zoning district. In the 1990's the club purchased an additional 51± acres zoned AR-III, which is the subject property. This tract does not front on any roads, and is accessed by the adjoining tract of land.

The current hours of operation are Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours are 12:30 p.m. until 30 minutes after sunset.

Existing Facilities

Rifle range
Pistol range
Skeet range
Trap range
Sporting Clays course

Proposed Improvements

Shelters for shooters to protect them from elements (10' x 16')
Moveable target supports and equipment
Mobile sporting clays course
Black powder range

Existing Conditions and Zoning

The subject property is currently developed with multiple firing ranges. There are no residences located on the property. Candler Road is developed heavily with both commercial and industrial land uses. There are few residential structures located in the vicinity. The western boundary of the property abuts industrial land uses on both Barber Road and Gibbs Drive.

Comprehensive Plan

The subject property is located within the "Suburban" land use district, which would allow development such as that proposed by the applicant at appropriate locations.

Impact to Public Services

The property is located between 2.5 to 5 miles from the nearest emergency service/fire station. If the request is approved it should not impact the level of service of these providers.

Most Significant Factors

The proposed request is consistent with the Comprehensive Plan. There have been no complaints on the gun club since it was approved in 1986. Only a very small portion of the land is actually developed, with the bulk of the property being a natural buffer for the shooting range. The addition of 51 acres would essentially allow for expansion while still maintaining this buffer. The applicant stated he is unaware of any complaints from adjoining property owners. There would be no adverse affects to nearby property owners if the request were approved. This development by itself should not create a problem, but it does add to the general congestion of the area, which will continue to increase as other developments are completed. The proposal will not increase the demand for public services. Denying the request should have no effect on its value. The property would maintain its economic use as currently zoned with the inherently- permitted uses allowed within the AR-IV zoning district.

Recommendation

Staff recommends approval of this request, subject to the following condition:

- 1) The days and hours of operation are limited to Monday through Saturday, opening 30 minutes after sunrise and closing 30 minutes after sunset. Sunday operating hours is 12:30 p.m. until 30 minutes after sunset.

Planning Commission Recommendation

Motion: Mr. Clark made a motion to recommend conditional approval of the request, subject to the condition contained in the Staff Report. The motion received a second from Mr. Robbins and passed unanimously.

Excerpts from the minutes of the meeting of October 16, 2000:

Applicant's Presentation: Mr. Jarrard explained the Cherokee Gun Club does have plans for future expansion, but at the present time the property will be utilized as an additional buffer. The

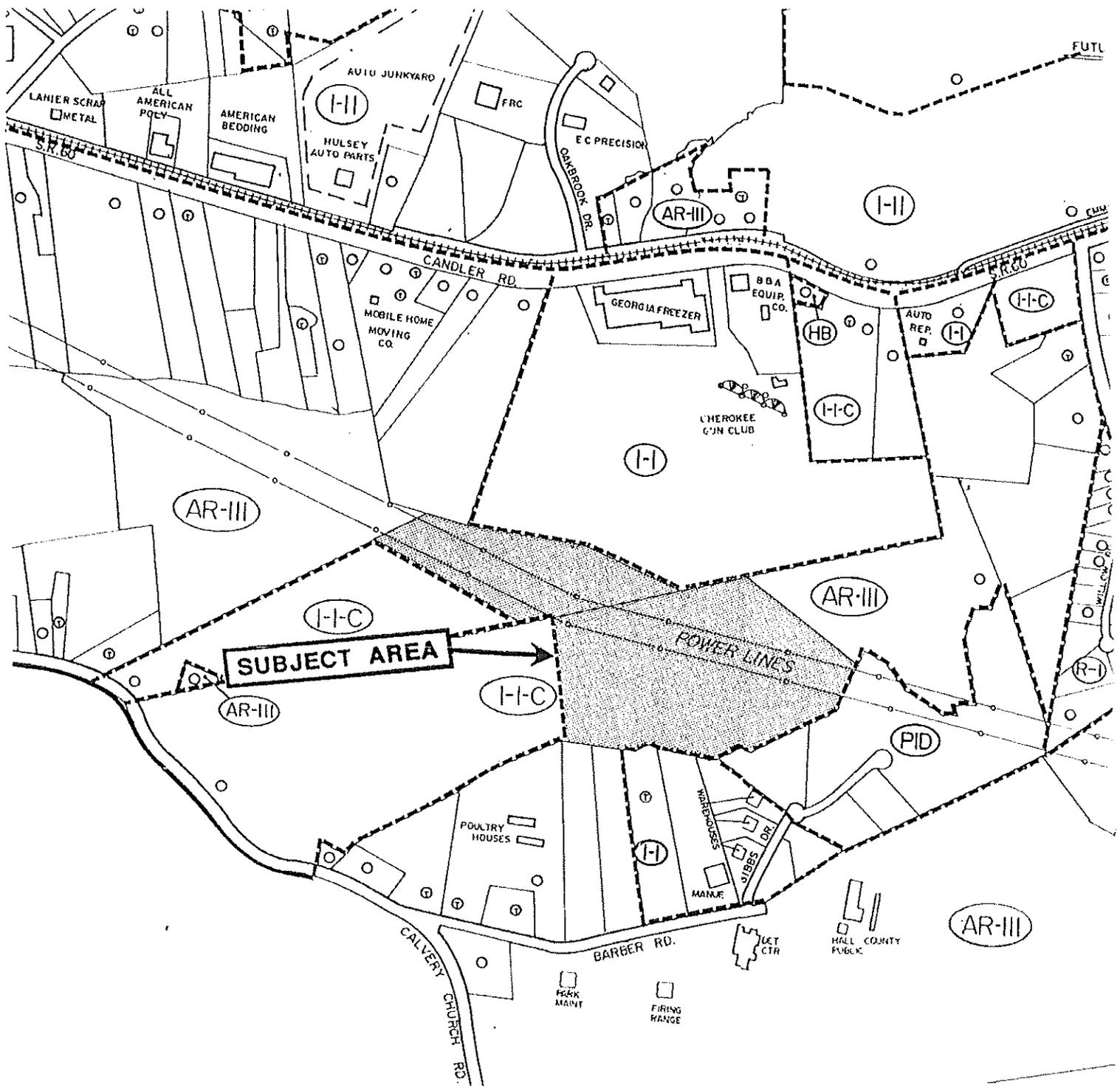
condition recommended by the planning department staff is a policy of the club and the applicant has no opposition to this recommendation.

Public Forum: Lewis Gibbs advised he has developed a little business park next to the subject property. This is a peaceful area, except when weapons are being fired. His concern is how much closer will the firing of the weapons be and how much more noise will there be. At times it scares his customers. Mr. Smallwood asked how long Mr. Gibbs had owned his property. Mr. Gibbs stated he purchased the property in 1986. He currently has three tenants and a couple of warehouses.

Charlie Craft, 2525 Thompson Mill Road, stated he is the manager of the club. The club hosts a worldwide event on Memorial Day weekend yearly with much of the proceeds going to the Hall County CASA program. There are no current plans for the area, but the club would like to expand in the future. They need extra space for parking cars. He further noted that the Hall County Correctional Institution is nearby and there is a goodly amount of pistol firing at that location.

Planning Commission Comments:None

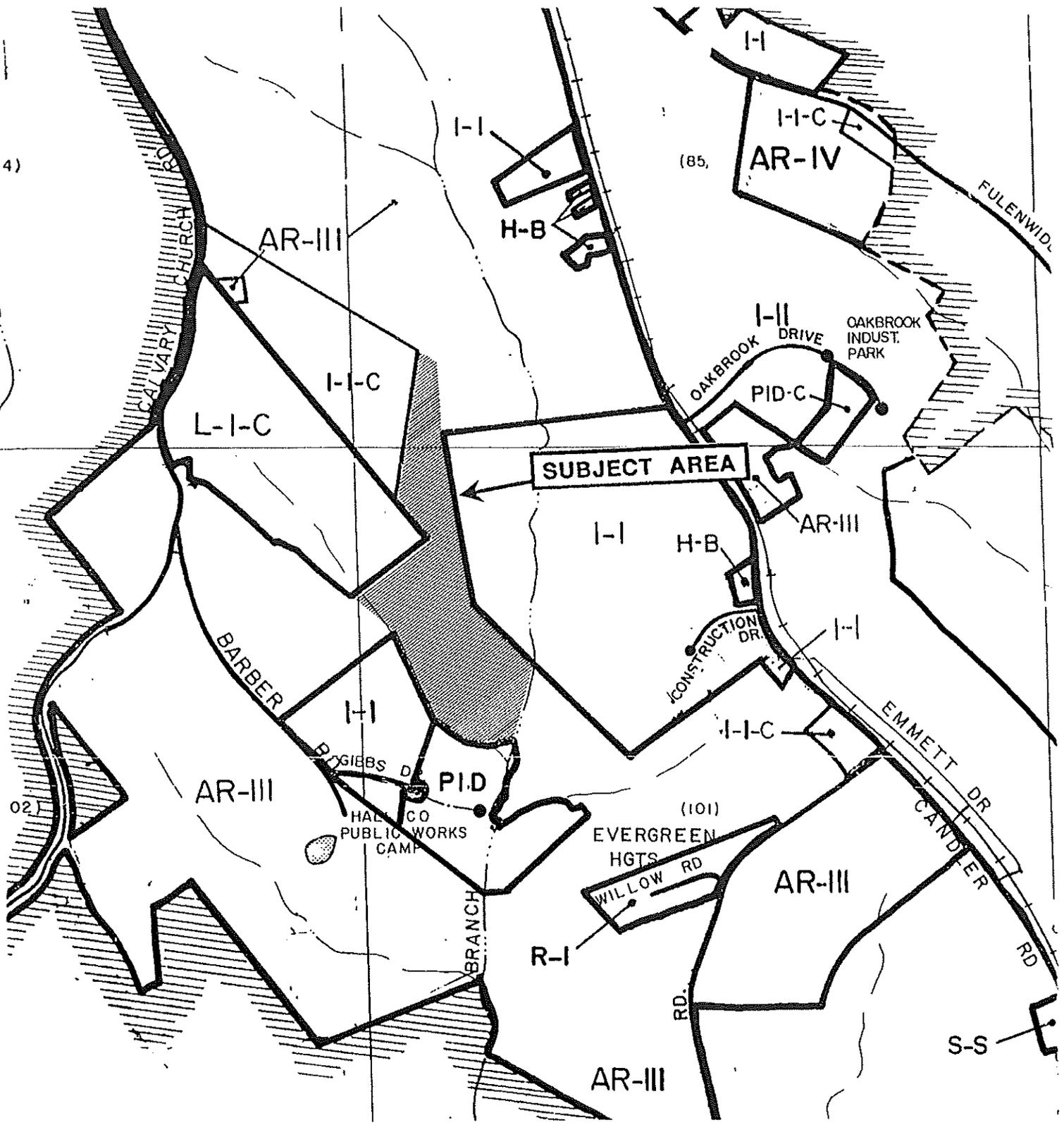
Motion: Mr. Clark made a motion to recommend conditional approval of the request, subject to the condition contained in the Staff Report. The motion received a second from Mr. Robbins and passed unanimously.



LEGEND		NORTH	
○	SITE BUILT HOME		
Ⓣ	MOBILE / MANUFACTURED HOME		
□	OTHER		
ZONING BOUNDARY		SCALE IN FEET 	
CITY LIMITS			
Present Zoning: AR-III		Use Subject to County Commission Approval	
		Applicant:	
		Cherokee Gun Club	
		Request:	
		To expand gun club facilities	
		Tax Parcel # 15-31-25A(pt) District #1	Map #

NOTE: This map is intended to show the Existing Zoning, Approximate Property Boundaries and General Land Use surrounding the Subject Property.

Prepared: 9/5/00



Applicant:	Cherokee Gun Club	
Request:	<i>To expand gun club facilities</i>	
Present Zoning:	AR-III	

SCALE IN FEET

NORTH

Map taken from the Official Hall County Zoning Atlas

STATEMENT OF NEED

The Cherokee Gun Club is a Georgia corporation with the sole purpose of providing a safe and convenient location for firing handguns, rifles, and shotguns. The facility serves Hall and surrounding counties with a needed safe place for members to engage in sport shooting. This range is in the same area as the county law enforcement practice range. In the early 1980s the Cherokee Gun Club purchased a tract of property on Candler Road which is presently zoned light industrial and has approved permissive use as a gun range. In approximately 1991, the Cherokee Gun Club also purchased an additional tract of 51.72 acres that is adjacent and just to the rear of the original tract. The existing zoning of the second tract is AR-III. The Cherokee Gun Club wishes to use the second tract to expand its facilities and is requesting a permissive use for a gun range under its AR-III zoning. The subject tract is not on any public highway and has no public access except over the existing property of the applicant.

1. Hours of Operation

6 days a week (Monday -Saturday)

30 minutes after sunrise

30 minutes after sunset

7th day of week (Sunday)

12:30PM until 30 minutes after sunrise

2. Existing Facilities

Rife range

Pistol range

Sheet range

Trap range

Sporting Clays Course

3. Same hours of operation as # 1

4. The structures to be constructed would be minimum - shelters for shooters to protect them from elements (10 x 16 Approx) and moveable target supports and equipment. No structure to be closer than 75 feet of property line. Note: Property border is located along line lower in elevation than the hills of the adjoining property.

5. Use of property is in planning stages - tentative discussions of putting in a mobile Sporting Clays Course and Black Power range

0.62 MILE TO
STATE ROUTE 80

EQUIPMENT USED NILD T1000 & DISTMAT EDM

CAL VARY
CHURCH
ROAD
80 W/L

51.72 ACRES

ROBERT & O. A. DENARD, JR.

No.	Direction	Length
1	S10°30'38"E	40.41
2	S60°55'09"E	370.00
3	S17°29'44"W	9.57
4	S39°44'43"E	270.50
5	S13°10'00"E	494.87
6	S30°06'45"E	309.88
7	S27°11'38"W	121.03
8	S26°36'40"E	13.02
9	S23°21'46"W	31.14
10	S13°35'19"E	67.30
11	S00°37'51"W	124.57
12	S 7°08'43"W	50.47
13	S44°14'22"W	60.77
14	S 9°10'29"W	29.70
15	S00°26'32"E	28.00
16	S19°00'00"W	35.02
17	S24°30'32"W	45.00
18	S12°51'31"W	31.00
19	S15°27'32"W	49.40
20	S 2°49'28"W	24.50
21	S39°54'28"W	50.41
22	S34°28'38"W	43.49
23	N09°14'07"W	340.49
24	N55°52'37"W	370.43
25	N25°44'07"W	201.05
26	N 6°40'53"E	60.04
27	N44°59'37"W	144.02
28	N14°30'37"W	313.09
29	N09°30'29"W	111.50
30	N20°57'00"W	73.78
31	N20°22'00"W	113.50
32	N20°33'00"W	183.89
33	N20°33'00"W	199.25

FANNIE JANE
GODFREY EST.

CHEROKEE
GUN CLUB

L.L. GIBBS
SUBDIVISION

GENE ENGLAND

PLAT FOR
CHEROKEE GUN CLUB
CANDLER DISTRICT GMD 1385
HALL COUNTY, GEORGIA
SCALE: 1"=300' JULY/22/1991
JOB: 9889



HALL COUNTY PLANNING COMMISSION ZONING APPLICATION

Note: The applicant must complete the top portion of this form. Failure to complete this section will result in the refusal of the application. Please also note that the planning commission and county commission dates are tentative. The planning staff will set the dates for each application.

Applicant	Property Owner
<u>Cherokee Gun Club</u>	<u>Cherokee Gun Club</u>
<u>P. O. Box 941 - 1700 Candler Rd.</u>	<u>P. O. Box 941 - 1700 Candler Rd.</u>
<u>Gainesville, GA 30503</u>	<u>Gainesville, GA 30503</u>
Phone _____	Phone <u>(770)531-9493</u>

Proposed Use: Expand Club Facilities

Status of Applicant Owner..... <input type="checkbox"/> Option to purchase..... <input type="checkbox"/> Area Resident..... <input type="checkbox"/> Other..... <input type="checkbox"/>	Requested Action <u>AR- III</u> Existing Zoning: _____ Rezone to: _____ Permissive Use: <input type="checkbox"/> HCPC <input checked="" type="checkbox"/> HCC Fee \$ _____	Supporting Documentation Plat/site plan..... <input checked="" type="checkbox"/> Written Report..... <input checked="" type="checkbox"/> Deed..... <input type="checkbox"/> Other..... <input type="checkbox"/>
---	---	--

Tax Parcel Number 15031000025A Acreage 51.72

 I hereby certify that the above information and all attached information is true and correct. (Signed) *Hammit T. Laro* Date: 8-30-00

Application Withdraw:
 I hereby Withdraw the application (Signed) _____ Date _____

Staff Use Only
 Application Date: 08.30.00 Taken by: *Kevin MacAnald*

Tentative Planning Commission Date: October 16, 2000
 Tentative County Commission Date: November 9, 2000

Date staff posted signs: _____
 County Commission District: _____
 Location of property (legal ad): _____

March 18, 1986

Cherokee Gun Club
Post Office Box 296
Gainesville, Georgia 30503

Gentlemen:

On March 17, 1986, the Hall County Planning Commission voted to approve your request to locate a firing range on a 55+ acre tract located on the west side of Candler Road (S.R. 60), 3,100+ feet north of Lee Land Road; zoned L-I; Tax Parcel H-31-25 (Part).

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

Respectfully,

HALL COUNTY PLANNING COMMISSION



Jimmy Campbell
Chairman

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.

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



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 Vaughndale 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



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



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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

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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 Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | Proposed Use: Accessory building | Commission District 2 | Cole Burchardt, applicant](#)

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Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 26, 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 wretched 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 wretched 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 wretched 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 wretched 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 wretched 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 Vaughndale 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.

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/16/2026 10:32 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

Hall County Planning Commission **Thursday, March 12, 2026**

- 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](#)

The Hall County Fire Marshal's Office has no comments as proposed.

- (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](#)

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



PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

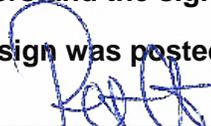
Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN _____ AND NO LATER THAN Wednesday, 2/18/2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN Wednesday, 2/18/2026 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, Peter Oliver, hereby acknowledge that I have
Please Print Name
read and understand the sign posting requirements. I further certify that the required
public notice sign was posted on Tuesday, 2/17/2026 for Cherokee Gun Club, Inc.
Date (Name application filed as)
Signature 

(The original document is required)

ZONING NOTICE
SHERKREE GUN CLUB, INC.
IS ZONED FROM F-1.5 AND THERE IS AN
UNLAWFUL SIGN, LIGHT AND STRUCTURE PERMANENT
OUTDOOR SHOOTING RANGE.
Date: 1/14/2025
Time: 1:14 PM
Inspector: J. J. COOPER

CGC
1700 CANDLER ROAD

PLEASE STOP
NO TURN AROUND
ON PRIVATE ROAD



ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **CHEROKEE GUN CLUB, INC.**

REQUEST: **REZONE FROM I-1 & AR-1 TO I-1 FOR PRIVATE GUN CLUB AND SPECIAL USE FOR AN OUTDOOR SHOOTING RANGE**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **N/A**

COUNTY COMMISSION

Date: **MAR 12, 2026**

Time: **N/A**

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 THE COUNTY CLERK TO
REZONE THE PROPERTY TO A MORE APPROPRIATE ZONING DISTRICT.
PROPERTY: CHEROKEE GUN CLUB, INC.
REZONE FROM L1-2 AP 1 TO L1-20P
PRIVATE GUN CLUB AND SPECIAL USE FOR AN
OUTDOOR SHOOTING RANGE.
Date: N/A Date: N/A 12:00 PM
Time: N/A Time: 6:00 PM
FOR MORE INFORMATION CALL: 706-534-1111



ZONING NOTICE
CHUCKEE GARDENS
ZONING 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



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)	Property Owner (Name & Mailing Address)
<u>Cherokee Gun Club, Inc.</u>	<u>Cherokee Gun Club, Inc.</u>
<u>P.O. Box 941</u>	<u>P.O. Box 941</u>
<u>Gainesville, GA 30503</u>	<u>Gainesville, GA 30503</u>
Phone <u>770-531-9493</u>	Phone <u>770-531-9493</u>
Email Address <u>president@cherokeegunclub.org</u>	Email Address <u>president@cherokeegunclub.org</u>
Proposed Use <u>Outdoor Shooting Range for Cherokee Gun Club use</u>	

Contact Person (Name & Mailing Address)	Status of Applicant	Requested Action
<u>M. Tyler Smith, Attorney for Applicant</u>	<input checked="" type="checkbox"/> Owner	Type of Request:
<u>P.O. Box 1098</u>	<input type="checkbox"/> Option to Purchase	<input checked="" type="checkbox"/> SU <input type="checkbox"/> CUP
<u>Gainesville, GA 30503</u>	<input type="checkbox"/> Area Resident	Fee: \$ <u>1,965.00</u>
Phone <u>770-536-3381</u>	<input type="checkbox"/> Other	Receipt #: _____
Email Address <u>tsmith@sgwmfirm.com</u>	Zoning: <u>I-I and AR-III</u>	Check #: _____
Tax Parcel Number <u>15031 000025A & 15031 000026</u>	Acreage <u>115.5 acres & 16.5 acres</u>	
Location Address <u>1658 Candler Road, Gainesville, GA 30507</u>		

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

Print Peter Oliver, President, Cherokee Gun Club, Inc. Date: 07/01/25
 Sign [Signature] Date: 07/01/25

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: _____

CERTIFICATION

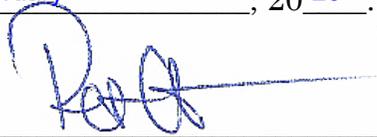
I, PETER OLIVER, do hereby certify as follows:

I am currently the Immediate Past President of Cherokee Gun Club, Inc. ("CGC").

I was President of CGC for four one-year terms, beginning January 1, 2022 and ending December 31, 2025. Thus I was President of CGC when I signed the Rezoning Application and Special Use Application for CGC and when those Applications were filed with Hall County in December 2025.

As Immediate Past President of CGC, I retain all presidential powers and authority of the President.

This 20th day of February, 2026.



(Seal)

PETER OLIVER
Immediate Past President,
Cherokee Gun Club, Inc.



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 82/2026

SUBJECT: **6962 Spout Springs Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | **Proposed Use: Second dwelling** | Commission District 1 | **Scott & Brandy Weaver, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends APPROVAL of the applicant's request.

Purpose of Request:
6962 Spout Springs Road | Rezone | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | **Proposed Use: Second dwelling** | Commission District 1 | **Scott & Brandy Weaver, 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
- Narrative
- Updated Site Plan
- Site Plan
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Scott & Brandy Weaver

Request **Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1)

Proposed Use Second Dwelling

Size 4.39± acres

Zoning **Current:** Agricultural Residential 1 (AR-1) | **Proposed:** Agricultural (AG-1)

Location **6962 Spout Springs Road** | Tax parcel 15042 000120

Commission District One

Planning Commission Date March 12, 2026

Staff Recommendation **Approval**, as the proposed zoning is consistent with the residential nature of the surrounding properties.

Record Number.....HZON25-0058

Staff recommends APPROVAL of the applicant’s request.

Summary Analysis

The applicant is requesting to rezone the subject property from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) to allow for the addition of a second single-family dwelling on the subject parcel.

According to the Hall County Tax Assessors records, the property is currently developed with a single-family residence constructed in 1997, a vacant chicken coop constructed in 2000, and a metal building constructed in 2000. Lollis Creek runs along the western property boundary, which requires a 50 foot undisturbed buffer and a 75 foot impervious setback. This area is also impacted by the County Studied and FEMA Flood Zones. The applicant will adhere to all required stream buffer and flood zone restrictions.

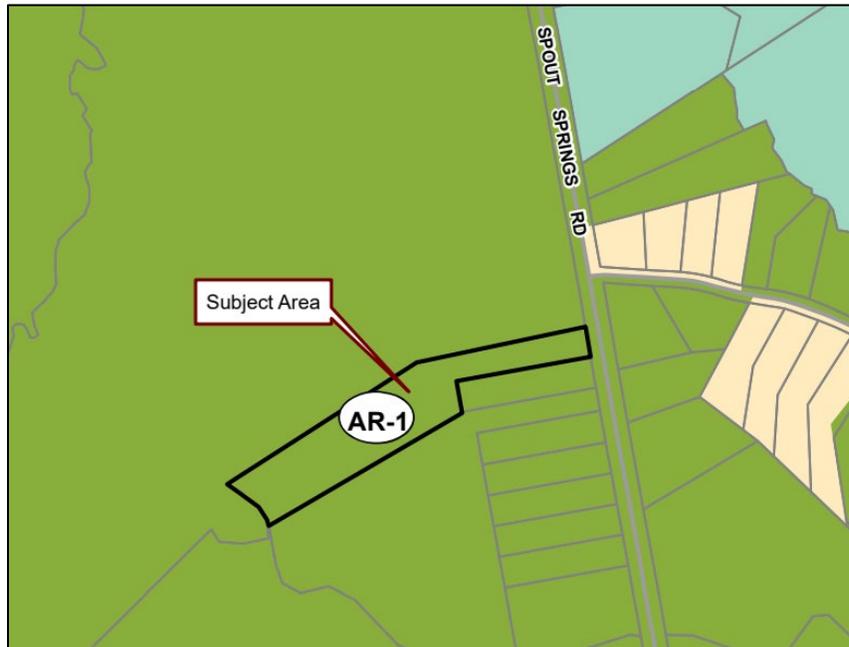
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) – Hall County wastewater treatment plant and future County Park

East: Agricultural Residential 1 (AR-1) – Single-family residences

South: Agricultural Residential 1 (AR-1) – Single-family residences

West: Agricultural Residential 1 (AR-1) – Hall County wastewater treatment plant and future County park



Per the submitted narrative, the applicant is requesting to rezone the property to Agricultural (AG-1) to allow for the addition of a second single-family dwelling. The parcel originally contained 5.0 acres, as shown on the recorded 1996 plat. However, the recent Spout Springs Road widening project required right-of-way acquisition, reducing the parcel size to approximately 4.39 acres. Although AG-1 zoning

requires a minimum of 5 acres, it is reasonable to recognize the parcel's original size, as the reduction resulted from a public project rather than an action by the property owner.

Water service is provided by the City of Gainesville. Sanitary sewer services will be provided by on-site septic system.

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 Regional Activity Center. These areas are either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. Although the property is designated as Regional Activity Center Nodes & Corridors, adjacent property is zoned Agricultural Residential (AR-1) and the character of the surrounding area supports residential uses. The proposed density of 0.46 units per acre is far less intensive than what the plan supports.

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 Agricultural (AG-1) zoning district is consistent with the residential use, development, and zoning of adjacent and nearby properties.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning does not adversely affect the existing use or usability of adjacent residential properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service. The property will be served by public water and individual on-site septic system.**
- 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 zoning is inconsistent with the Comprehensive Plan's future land use designation of Regional Activity Center. However, the proposed zoning is consistent with the residential nature of the surrounding properties and is far less intensive than what the plan supports.**

- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance.**
- 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 single-family residence constructed in 1997 as reflected in the county tax records.**
- 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 Agricultural (AG-1) zoning district was created to accommodate agricultural uses and to allow a second dwelling unit on parcels of 5 acres or more which is directly relevant to the applicant's request.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The Hall County Comprehensive Plan and Unified Development Code adopted in 2024 established the Agricultural (AG-1) zoning district. As such, the rezoning of this property to Agricultural (AG-1) would not be considered an isolated district.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that are permitted to have a second dwelling unit, excluding Accessory Dwelling Units (ADU), without approval from 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 rezoning could not be handled alternatively as a variance.**

- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

- a. 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.**
- b. 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 21, 2026, Emily McGahee stated "Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application."

Georgia Department of Transportation

In an email dated January 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to state route expected."

Gainesville-Hall Metropolitan Planning Organization

In an email dated January 20, 2026, Joseph Boyd, AICP, stated "This parcel is along Spout Springs Road, which is scheduled for widening in 2028. Applicants should coordinate with Hall County Public Works regarding expected right-of-way impacts."

Hall County Public Works and Utilities

In a memorandum dated February 2, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:

Show the stream buffer and impervious setbacks from wretched vegetation, not centerline of the stream. Show FEMA and Hall County studied Flood plains that are present on the site.

Traffic:

No issues with the request as it does not cause traffic concerns.

Utilities:

Hall County Sewer Service Area; Infrastructure on-site.

Hall County Fire Marshal

In an email dated January 28, 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



ZONING APPLICATION

Applicant (Name & Mailing Address)

Property Owner (Name & Mailing Address)

Scott + Brandy Weaver
4902 Spout Springs Rd
Flowery Branch GA 30542

Same as applicant

Phone [Redacted]

Phone [Redacted]

Email Address [Redacted]

Proposed Use Rezone from AR-1 to AG-1

Contact Person (Name & Mailing Address)

Status of Applicant

Requested Action

Donald S. Jones
5533 Oakfern Trl
Flowery Branch GA 30542

Owner

Existing Zoning: AR-1

Option to Purchase

Rezone to: AG-1

Area Resident

Fee: \$ _____

Other

Receipt #: _____

Phone [Redacted]

Check #: _____

Email Address [Redacted]

Tax Parcel Number 15042 000120

Acreage 4.39ac (formerly 5.0ac)

Location Address 4902 Spout Springs Rd, Flowery Branch.

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

Print: Brandy N J weaver Scott WEAVER

Date: 11/22/2025

Sign: [Handwritten signatures]

Date: 11/22/2025

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: _____



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): n/a Office: n/a

Dollar Amount: n/a Date of Contribution: n/a

Applicant's/Owner's Signature: [Signature] Date: 11/22/2025

Applicant's/Owner's Name (Printed): Brandy N J Weaver



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** _____ I have not

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

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

Name of Official(s): n/a Office: n/a
Dollar Amount: n/a Date of Contribution: n/a
Applicant's/Owner's Signature: [Signature] Date: _____
Applicant's/Owner's Name (Printed): SCOTT WEAVER

NARRATIVE

6962 Spout Springs Road, Flowery Branch, GA

Updated March 5, 2026

We are requesting the rezoning of our property from Agricultural Residential 1 (AR-1) to Agricultural 1 (AG-1) to allow the construction of a second primary residence for our parents. We currently reside in the existing single-family home on the property.

Our parcel meets the minimum five-acre requirement for the AG-1 zoning district. We are aware of the planned Spout Springs Road widening project and understand that our property will be affected. The proposed location for the second residence will not interfere with the right-of-way to be acquired or any portion of the road improvement project.

Scott and Brandy Weaver

NARRATIVE

6962 Spout Springs Road, Flowery Branch, GA

December 19, 2025

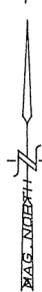
We are requesting to rezone our property from Agricultural Residential 1 (AR-1) to Agricultural 1 (AG-1) to allow a second primary residence. There is currently one residence on the property.

The property is 5.0 acres as shown on the approved Plat. As part of the recent road widening project for Spout Springs Road, right-of-way was obtained from us resulting in a parcel size of approximately 4.39 acres. Even though the minimum parcel size to rezone to AG-1 is 5 acres, staff said that we would not be penalized as a result of the land obtained for the road widening.

EQUIPMENT USED: WILD T1000 &

RECORDING PERMIT
By C. Will 7-8-96
HALL COUNTY PLANNING COMMISSION

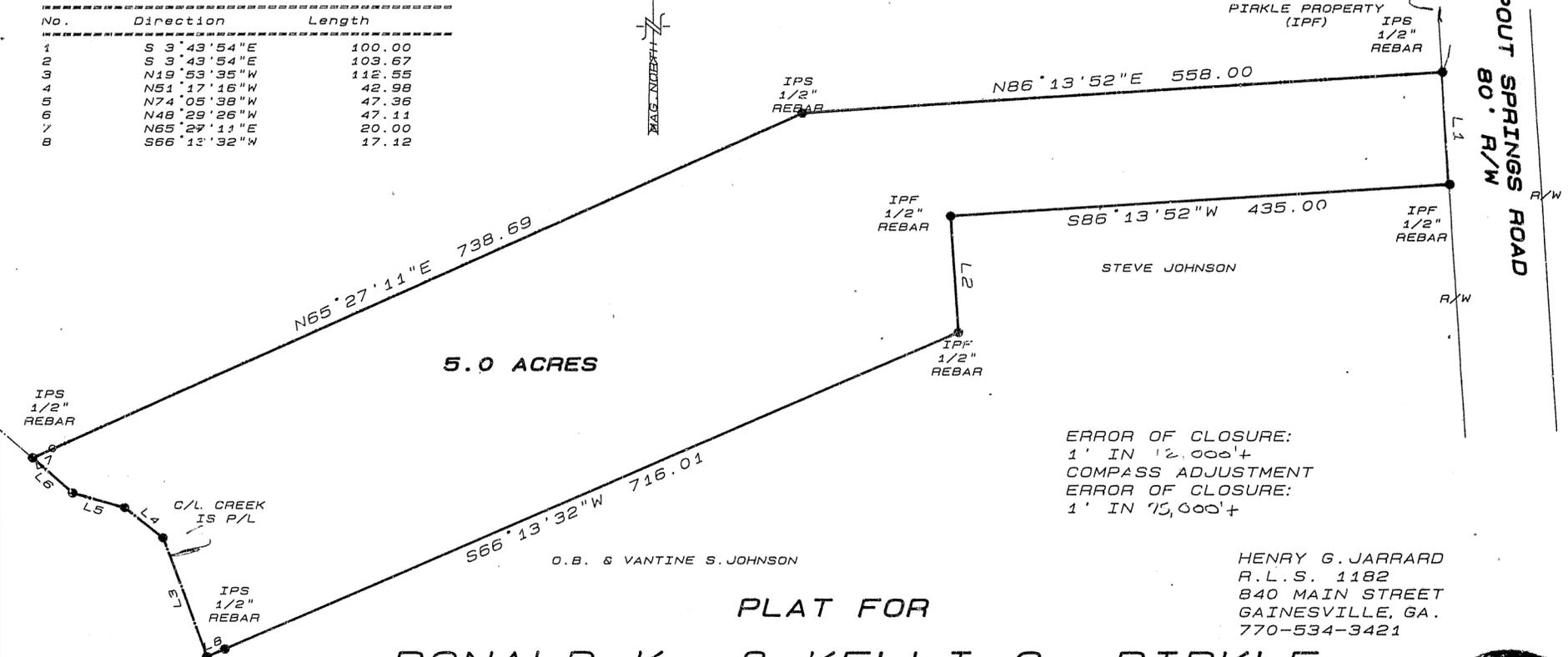
No.	Direction	Length
1	S 3°43'54"E	100.00
2	S 3°43'54"E	103.67
3	N19°53'35"W	112.55
4	N51°17'16"W	42.98
5	N74°05'38"W	47.36
6	N48°29'26"W	47.11
7	N65°27'11"E	20.00
8	S66°13'32"W	17.12



A.C. PIRKLE

(TIE)
1964.13' ALONG R/W
TO NE COR.
A.C. PIRKLE
PROPERTY & SE
CORNER LILLIAN
PIRKLE PROPERTY
(IPF)

SPOUT SPRINGS ROAD
80' R/W



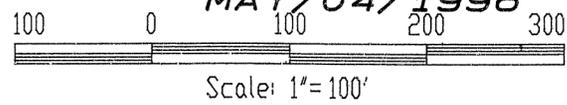
ERROR OF CLOSURE:
1' IN 12,000'+
COMPASS ADJUSTMENT
ERROR OF CLOSURE:
1' IN 15,000'+

HENRY G. JARRARD
R.L.S. 1182
840 MAIN STREET
GAINESVILLE, GA.
770-534-3421

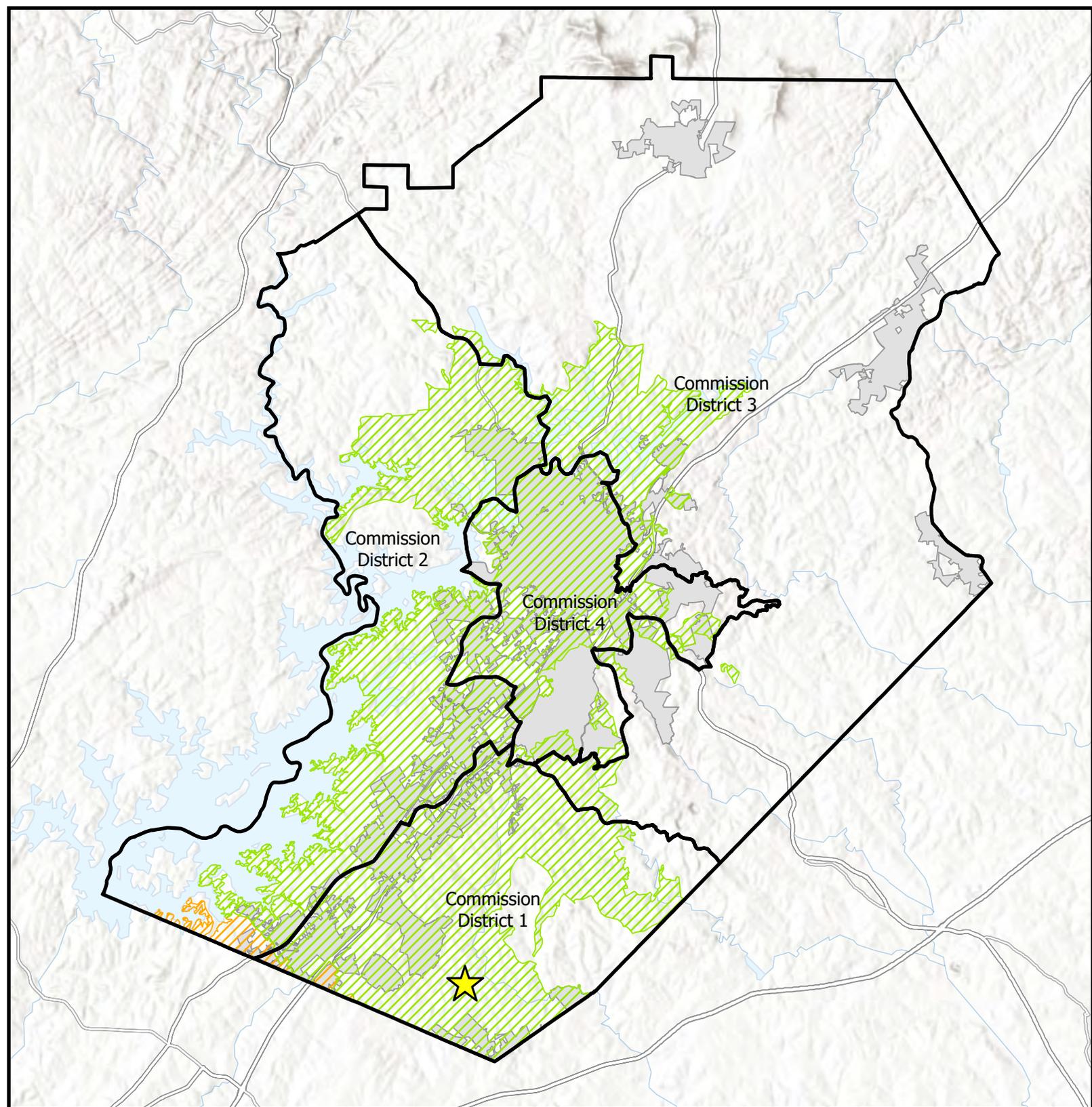
PLAT FOR
RONALD K. & KELLI C. PIRKLE
FRIENDSHIP DISTRICT GMD 1419
HALL COUNTY, GEORGIA
MAY/04/1996



Georgia, Hall County Clerk Superior Court
Filed in office this 8 day of July
1996 at _____ recorded in slide 535
Page 185A
Dwight S. Wood
DWIGHT S. WOOD, CLERK



JOB: 8795-P45-Z2-PIRKLE-PIRKLE1.PLT



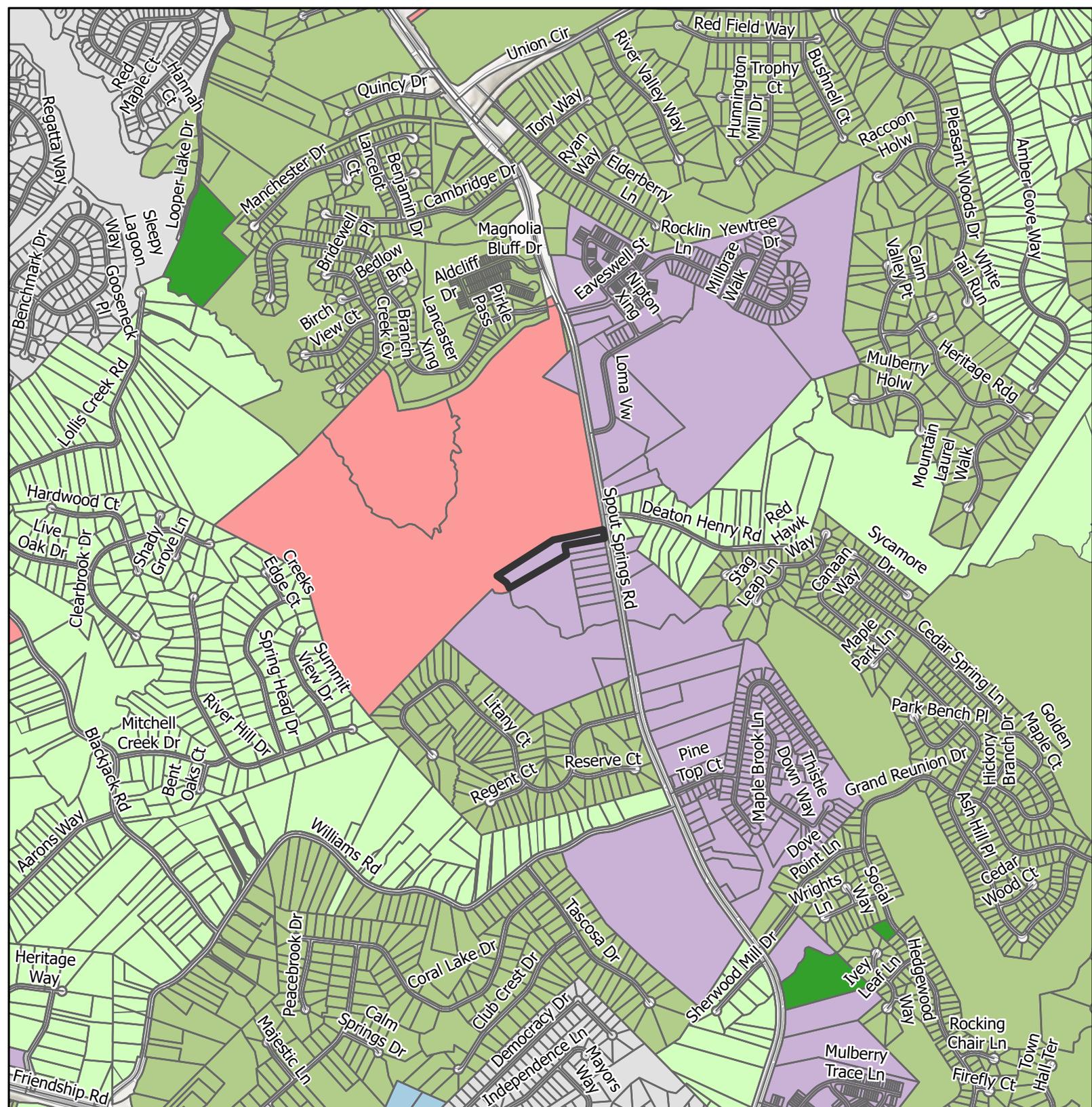
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Scott & Brandy Weaver
 Tax Parcel #: 15042 000120
 Location: 6962 Spout Springs Road
 Commission District 1

Overview Map



Date Prepared:
2/16/2026



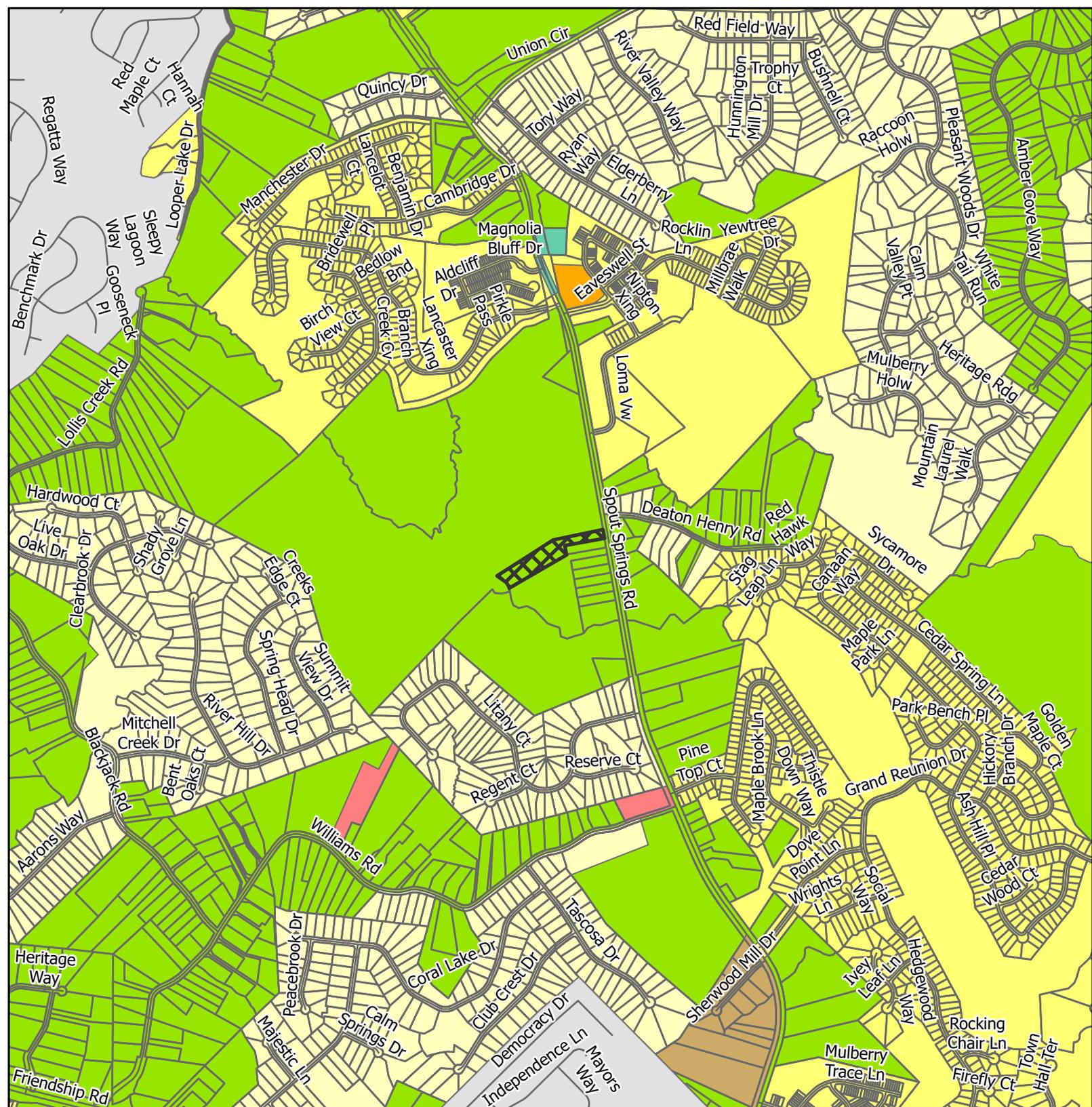
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Business Corridors
-  Greenspace - Conservation
-  Greenspace - Parks
-  Regional Activity Center
-  Suburban Neighborhood, Low-Density
-  Suburban Neighborhood, Medium-Density

Applicant: Scott & Brandy Weaver
 Tax Parcel #: 15042 000120
 Location: 6962 Spout Springs Road
 Commission District 1

Future Land Use Map



Date Prepared:
2/16/2026



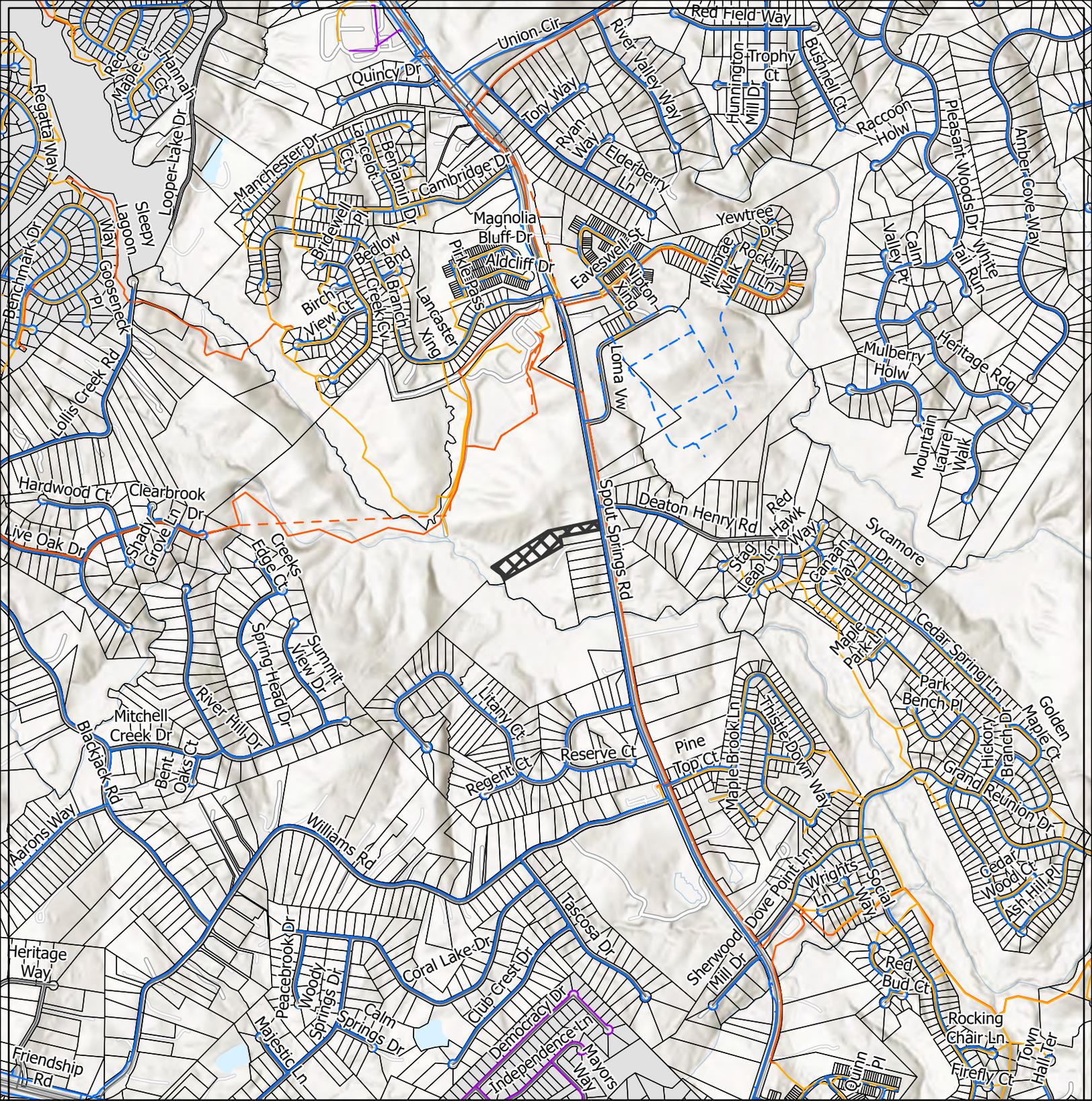
-  Subject Area
-  City Limits
- Zoning**
-  AR-1
-  H-B
-  MUNI
-  PCD
-  PCFD
-  PRD
-  PUD
-  R-1
-  R-1-L

Applicant: Scott & Brandy Weaver
 Tax Parcel #: 15042 000120
 Location: 6962 Spout Springs Road
 Commission District 1

Zoning Map



Date Prepared:
2/16/2026



- LAYER**
-  Private of Other System
 -  Waterline
 -  Preliminary Waterline
 -  County Existing Sewerline
 -  County Forcemain
 -  County Propped Forcemain
 -  Subject Area
 -  City Limits

Applicant: Scott & Brandy Weaver
 Tax Parcel #: 15042 000120
 Location: 6962 Spout Springs Road
 Commission District 1

Utilities Map



Date Prepared:
2/17/2026



Spout Springs Rd

 Subject Area

Applicant: Scott & Brandy Weaver
Tax Parcel #: 15042 000120
Location: 6962 Spout Springs Road
Commission District 1

Site Plan & Aerial Map

Note: Site Plan not included.



Date Prepared:
2/17/2026

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-268530-REG

eFiled and eRecorded
DATE: 02/13/2025
TIME: 10:57 AM
DEED BOOK: 9607
PAGE: 681 - 681
FILING FEES: \$25.00
TRANSFER TAX: \$680.00
PT61: 069-2025-000907
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

STATE OF GA
COUNTY OF Gwinnett

LIMITED WARRANTY DEED

THIS INDENTURE, made on 11th day of February, 2025, between

William Chandler Boyd and Catherine Mae Boyd

(hereinafter referred to as "Grantor") and

Brandy Weaver and Scott Weaver, as joint tenants with rights of survivorship

(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,

All that tract or parcel of land lying and being in G.M.D. 1419, Hall County, Georgia, being 5.0 acres, more or less, as per survey for Ronald K. and Kelli C. Pirkle, prepared and certified by Henry G. Jarrard, G.R.L.S. No. 1182, dated May 4, 1995, and recorded in Plat Slide 535, Page 185A, Hall County, Georgia Records, which recorded plat is incorporated herein and made a part hereof by reference.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
Commission expires: 4/9/28

[Signature]
William Chandler Boyd
[Signature]
Catherine Mae Boyd



Limited Warranty Deed

08-268530-REG

HCPC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:22 PM

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:

3113 Shelter Cove, Daniel: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

5001 Bryant Quarter Road, Rodriguez: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

2785 Athens Hwy, Jaimes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application.

6962 Spout Springs Rd, Weaver: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*

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)

RE: Thursday, March 26, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>

Date Fri 1/16/2026 3:35 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 let me know.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



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 16, 2026 2:32 PM

Subject: Thursday, March 26, 2026 Tentative Planning Items

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 March 26, 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 **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)

Off system, no impacts to the state route expected.

[5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)

Off system, no impacts to the state route expected.

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)

Need to coordinate with the area office for a residential driveway permit.

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)

Off system, no impacts to the state route expected.

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.



RE: Thursday, March 26, 2026 Tentative Planning Items

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Tue 1/20/2026 9:02 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, please see the following comment from the MPO:

- **6962 Spout Springs Road, Scott & Brandy Weaver** - This parcel is along Spout Springs Road, which is scheduled for widening in 2028. Applicants should coordinate with Hall County Public Works regarding expected right-of-way impacts.

Joseph Boyd, AICP

MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 16, 2026 2:32 PM
Subject: Thursday, March 26, 2026 Tentative Planning Items

Good afternoon,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the March 26, 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.

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All comments must be submitted no later than **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax](#)

[Parcel 10072 002100](#) | [Proposed Use: Accessory structure](#) | [Commission District 2](#) | [Michael Reid Daniel, applicant](#)

[5001 Bryant Quarter Road](#) | [Variance to Section 9.2.4](#) | [to reduce the required road frontage](#) | [on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road](#) | [Zoned AR-1; Tax Parcel 15003 000193 \(pt\)](#) | [Proposed Use: 4-lot subdivision](#) | [Commission District 3](#) | [Yajaira Rodriguez, applicant](#)

[2785 Athens Highway](#) | [Special Use](#) | [to move a site-built house more than 7 years old into the County](#) | [0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road](#) | [Zoned AR-1; Tax Parcel 15023A000024 \(pt\)](#) | [Proposed Use: Single family dwelling](#) | [Commission District 3](#) | [Daniel Jaimes, applicant](#)

[6962 Spout Springs Road](#) | [Rezone](#) | [from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\)](#) | [on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road](#) | [Zoned AR-1; Tax Parcel 15042 000120](#) | [Proposed Use: Second dwelling](#) | [Commission District 1](#) | [Scott & Brandy Weaver, applicant](#)

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.





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 26, 2026, meeting. Upon review, we provide the following comments.

- [3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)
- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.

- [5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)
- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** Hall County Service Area; No infrastructure in the vicinity.

- [2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
A GDOT residential driveway permit will be required.
 - **Utilities:** Hall County Sewer Service Area; Sewer is under construction 0.5 miles due south.
(Pond Fork Sewer Project)

- [6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
Show FEMA and Hall County studied Flood plains that are present on the site.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
 - **Utilities:** Hall County Sewer Service Area; Infrastructure on-site.



Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Wed 1/28/2026 4:47 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026, Hall County Board of Commissioners Meeting

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling. | Commission District 1 | Scott & Brandy Weaver, 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



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 FEBRUARY 3, 2026 AND NO LATER THAN FEBRUARY 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN FEBRUARY 18, 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, Brandy & Scott weaver, hereby acknowledge that I have
Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 02/16/2026 for Scott & Brandy Weaver.
Date (Name application filed as)

Signature [Handwritten Signature]
(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: SCOTT & BRANDY WEAVER

REQUEST: REZONE FROM AR-1 TO AG-1 FOR SECOND DWELLING

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: MAR 12, 2026

Time: 6:00 PM.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 76/2026

SUBJECT: **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 Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building** | Commission District 2 | **Cole Burchardt, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends DENIAL of the applicant's request.

Purpose of Request:
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 Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building** | Commission District 2 | **Cole Burchardt, 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
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Public Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Cole Burchardt

Request **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use Accessory building

Size 4.87± acres

Zoning Agricultural Residential 1 (AR-1)

Location **2485 Dawsonville Highway** | Tax Parcel 10085 000054

Commission District Two

Commission Date March 12, 2026

Staff Recommendation **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0073

Staff recommends DENIAL of the applicant’s request.

Summary Analysis

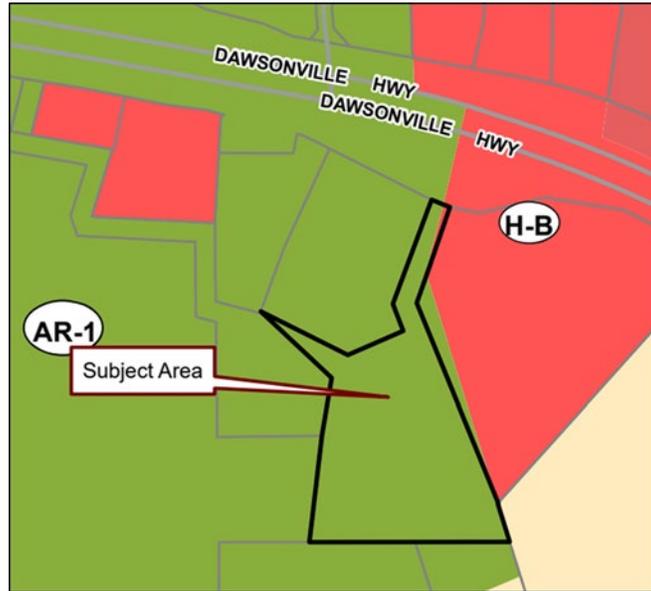
The applicant is requesting a variance to reduce the right side yard setback from 15 feet to 10 feet for the construction of a 32-foot by 32-foot detached garage on a tract measuring 4.87± acres zoned Agricultural Residential 1 (AR-1).

According to the Hall County Tax Assessor records, the property is currently developed with a single-family residence constructed in 1966, along with two sheds – one of which recently obtained a retroactive building permit (HRNEW25-1107) – and a swimming pool (HRNEW25-1355).

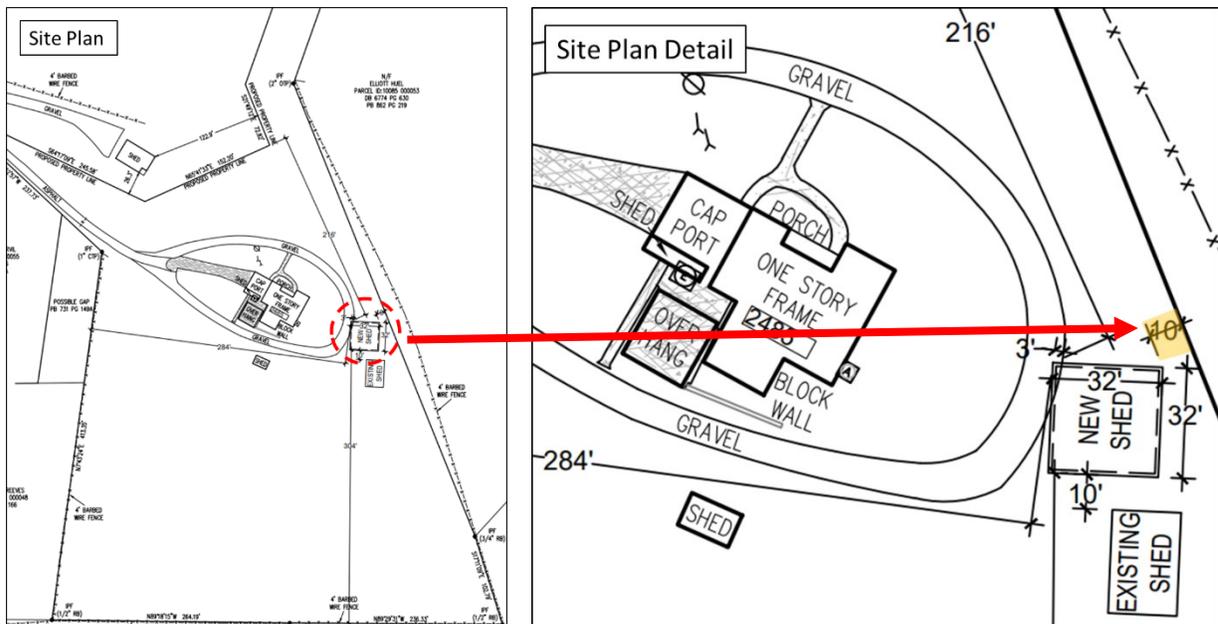
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1): Undeveloped &
 Highway-Business (H-B): Carwash

- East: Highway-Business (H-B): Undeveloped
Residential 1 (R-1): Undeveloped
- South: Agricultural Residential 1 (AR-1) & Residential 1 (R-1): Single-family residences
- West: Agricultural Residential 1 (AR-1): Single-family residences



Per the Statement of Hardship, the lot's topography would not support the construction of a detached garage without significant backfill and grading. The selected location is relatively flat, minimizing the need for extensive grading work.



One (1) **variance**, related to the side yard setback requirement will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 15 feet from the property line as found in Table 3.2.1 for the Agricultural Residential 1 (AR-1) zoning district.
 - A side yard setback from 15 feet to 10 feet from the property line is proposed for the detached garage.

Zoning Analysis

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 property is developed with a single-family residence. The subject parcel size, shape and topography are similar to other properties in the area**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property. The subject lot is currently developed with a single family residence.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **Other lots within the development are similar in development, size and shape to the subject parcel.**
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 location and size of the proposed detached garage 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 or impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 15, 2026, Emily McGahee stated “All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.”

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 dated January 16, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

Variance request does not impact traffic or access.

Utilities:

Gainesville/Hall sewer service area; no infrastructure in vicinity.

Hall County Fire Marshal

In an email dated January 16, 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 | f: 770-531-3902



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Cole Burchardt
2485 Dawsonville Hwy.
Gainesville, GA 30506

Phone 678-687-7575

Email Address [REDACTED]

Location of Property 2485 Dawsonville Hwy. Gainesville, GA 30506

Present Zoning AR-1 Existing Structures House, Pool, Shop, workshop

Property Owner (Name and Mailing Address)

Same

Phone _____

Email Address _____

Type of Appeal:

- Setback Variance
- Road Frontage Variance
- Sign Variance
- Hardship Mobile Home

- Front Yard
- Right Side Yard
- Left Side Yard
- Rear Yard
- Road Frontage
- Sign Area
- Sign Height
- Doctor's Letter

- From 15 ft. to 10 ft.
- From ___ ft. to ___ ft.
- ___ Terms Agreement

Supporting Documents: Plat of Property Site Plan
 Deed of Property Floor Plans
 Hardship Statement Other

Hardship Mobile Home:
 I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

 (Signature)

Fee (Must be paid for application to be complete): \$ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Sign Cole Burchardt Date 12/05/1997

I hereby withdraw this application.

Sign _____ Date _____

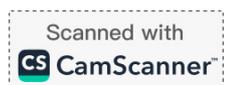
Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

Revised December 2019



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: Cole Burchardt

Date: 12/05/2025

Applicant's/Owner's Name (Printed): Cole Burchardt

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).

The topography of my lot would not support construction of a shop/garage without significant backfill and grading. The selected location is flat to allow minimal grade work.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

To build the shop elsewhere would require an entire new access road, as well as engineered fill, retaining walls, foundations, etc.

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.

The top of my lot is mostly level where my house and current shop sit. The rest of the property is very sloped.

4. Such conditions are not the result of any actions of the property owner.

The topography of the land has been the same since prior to my purchase of the land.

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 this would keep both of my buildings close to each other, not easily visible from the road or any surrounding houses.

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

Applicant Cole Brown

Date 12/05/2025

GENERAL NOTES:
 1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4. No Geodetic monuments were found within 500 feet of this site.
 5. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

HALL COUNTY
 ZONING: AR-II
 FRONT SETBACK - 65' FROM CENTER LINE OF ROAD OR 40' FROM PROPERTY LINE, WHICHEVER IS GREATER
 SIDE SETBACK - 15'
 REAR SETBACK - 25'

FIELD DATA:
 DATE OF FIELD SURVEY 7-6-21.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: CHAMPION SURVEYS, PRO, SN:1033458,
 NETWORK: eGPSVRS

TOTAL AREA: 346,729 SQ FT, 7.96 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 419,586 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8496 PG 371
 PROPERTY OWNER AT TIME OF SURVEY: COLE BURCHARDT
 PARCEL NUMBER: 10085 000054

REFERENCE: DB 8496 PG 371
 PB 862 PG 219
 PB 880 PG 267
 PB 731 PG 148A
 PB 136 PG 242

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA 1313900175G EFFECTIVE DATE APRIL 4, 2018.

CONDITIONS FOR APPROVAL OF VARIANCE PER HALL COUNTY:

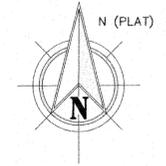
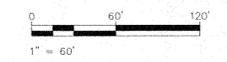
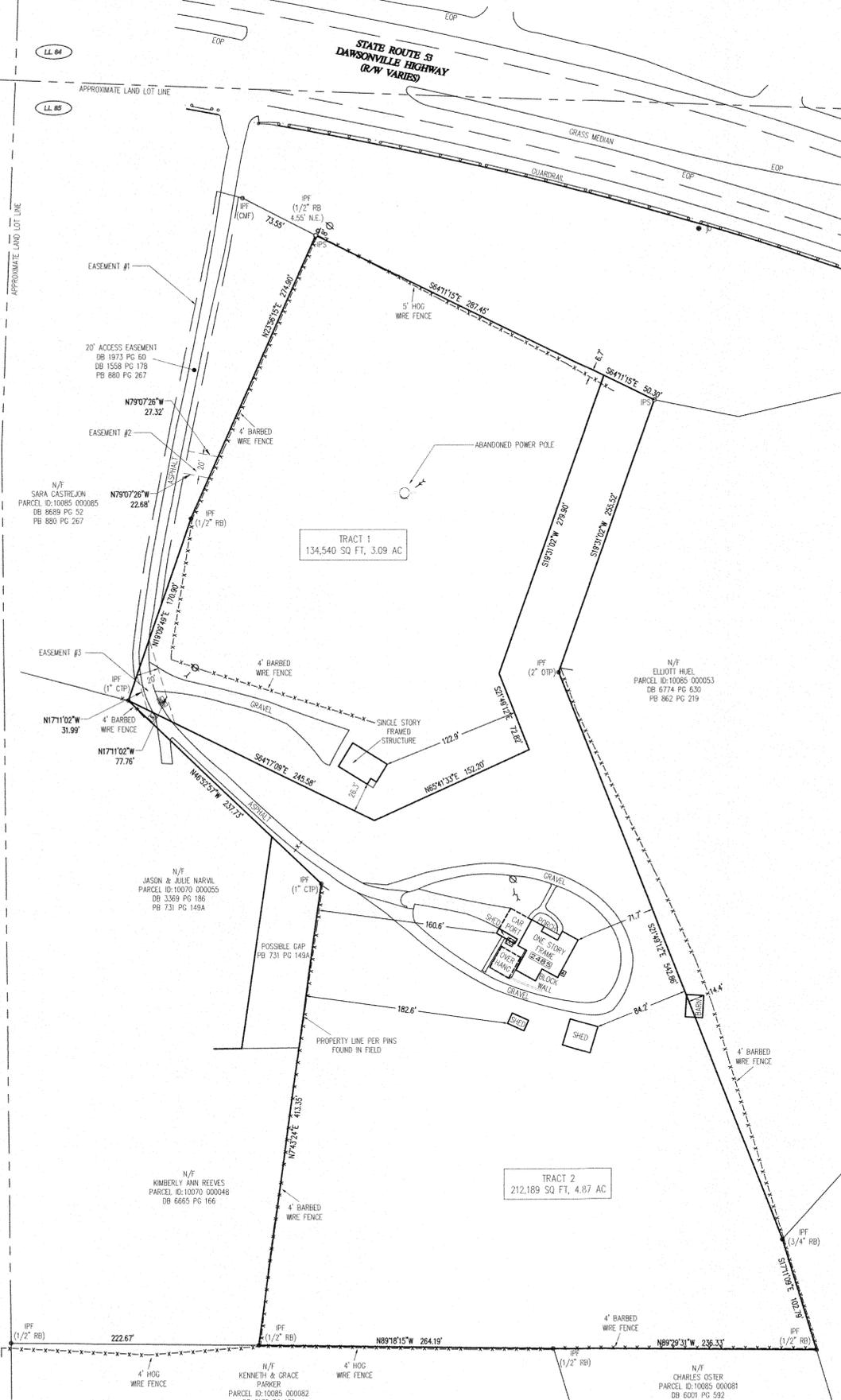
- OWNERS, OCCUPANTS AND USERS OF PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL 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.
- ACCESS TO ALL LOTS SHALL BE THROUGH THE EXISTING ACCESS EASEMENT FROM DAWSONVILLE HIGHWAY THROUGH PARCEL 10085 000085.
- A FINAL PLAT SHALL BE RECORDED BEFORE ANY BUILDING PERMIT APPLICATIONS ARE SUBMITTED TO HALL COUNTY.
- ALL CONDITIONS OF ZONING SHALL BE MADE PART OF ANY PLAT CREATED FOR THE SUBDIVISION.

NOTES:

- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070)
- IF A PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040)
- THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 1313900175G, HALL COUNTY GEORGIA, DATED 04/04/2018.
- THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY OS.
- IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OF MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130) [SURVEYOR TO PROVIDE ALL PREVIOUS PARENT TRACTS OF LAND'S PARCEL IDS]

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, plat, 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

eFiled and eRecorded
DATE: 01/21/2022
TIME: 12:17 PM
PLAT BOOK: 881
PAGE: 207 - 207
FILING FEES: \$10.00
PART ID: 8489847242
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IFP IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- TBX TELEPHONE MARKER
- AC AIR CONDITIONER UNIT
- MB MAIL BOX

OWNER'S ACKNOWLEDGEMENT
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

OWNER: _____ DATE: _____

*No septic records found
 "Possible gap" not approved as separate building lots*

RECORDING PERMIT

BY [Signature] 01/19/2022
 HALL COUNTY PLANNING COMMISSION
 * "POSSIBLE GAP" NOT APPROVED AS SEPARATE BUILDING LOTS.

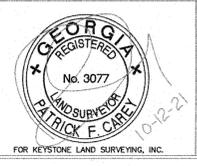


Date	REVISIONS Description	By
11-2-21	COMMENTS	CT
12-15-21	COMMENTS	CT
1-18-22	COMMENTS	AC

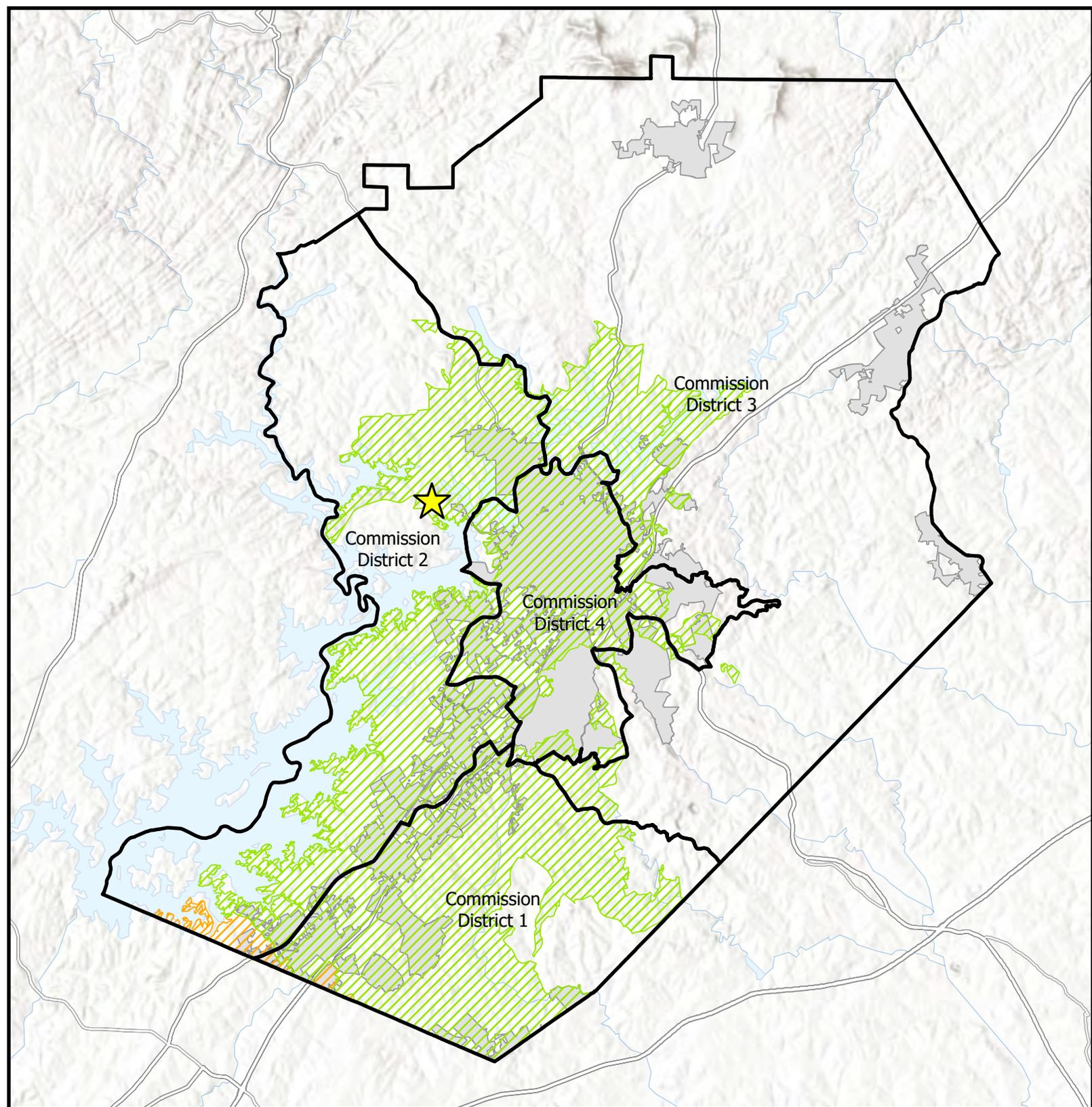
KEYSTONE LAND SURVEYING, INC.
 162 E. GRIFFIN ST.
 SUITE F
 LAWRENCEVILLE, GEORGIA
 770.965.8700
 www.keystoneandsurveying.com

COPY RIGHT 2019-THIS IS A 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

EXEMPTION PLAT FOR
 COLE BURCHARDT
 2485 DAWSONVILLE HIGHWAY, GAINESVILLE, GEORGIA 30506
 LAND LOT 85 - 10TH DISTRICT, HALL COUNTY, GEORGIA



Date:	10-12-2021
Scale:	1" = 60'
Client:	COLE BURCHARDT
Drawn By:	JTF
Sheet 1 of 1	



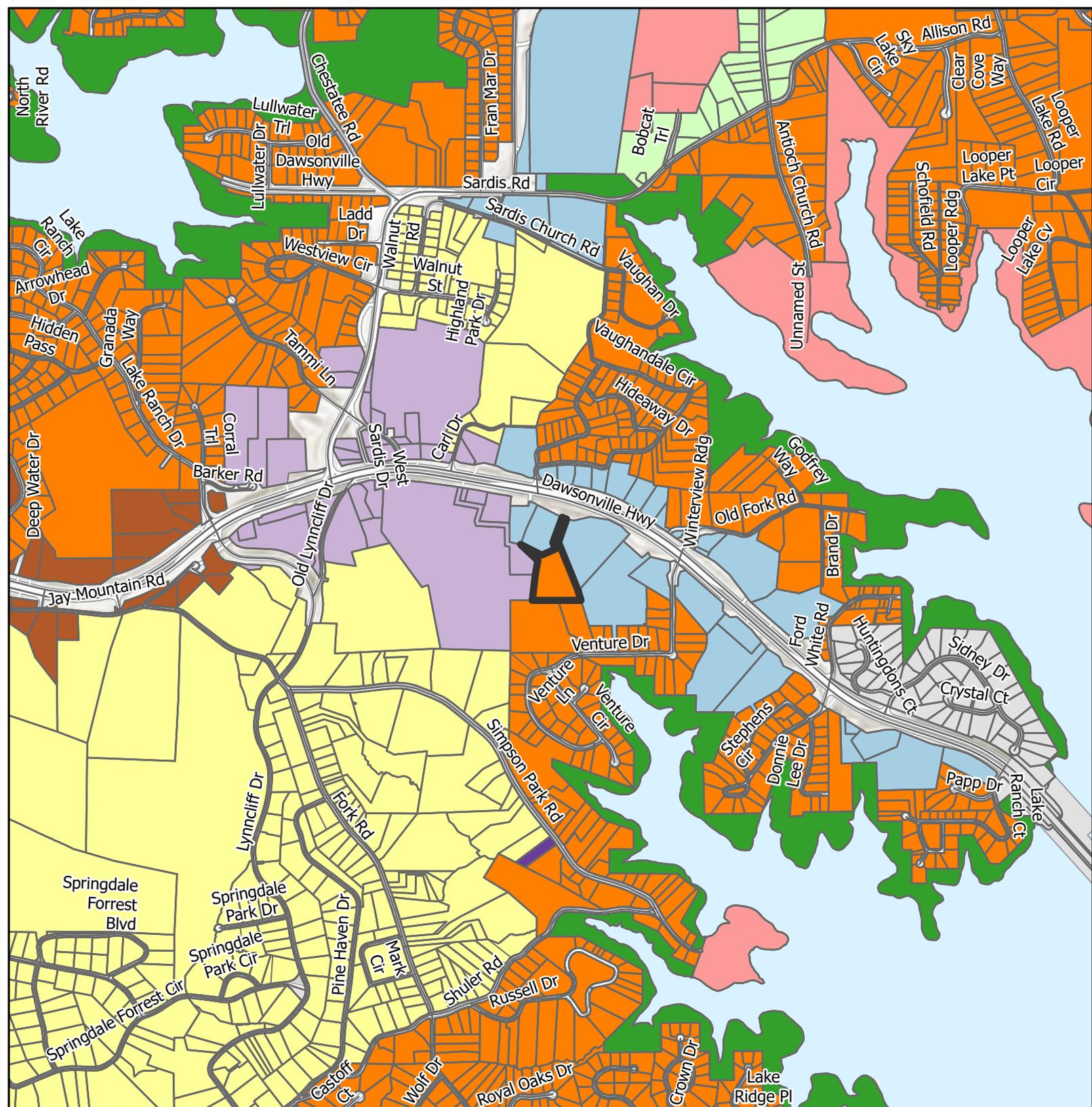
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Cole Burchardt
 Tax Parcel #: 10085 000054
 Location: 2485 Dawsonville Highway
 Commission District 2

Overview Map



Date Prepared:
2/16/2026



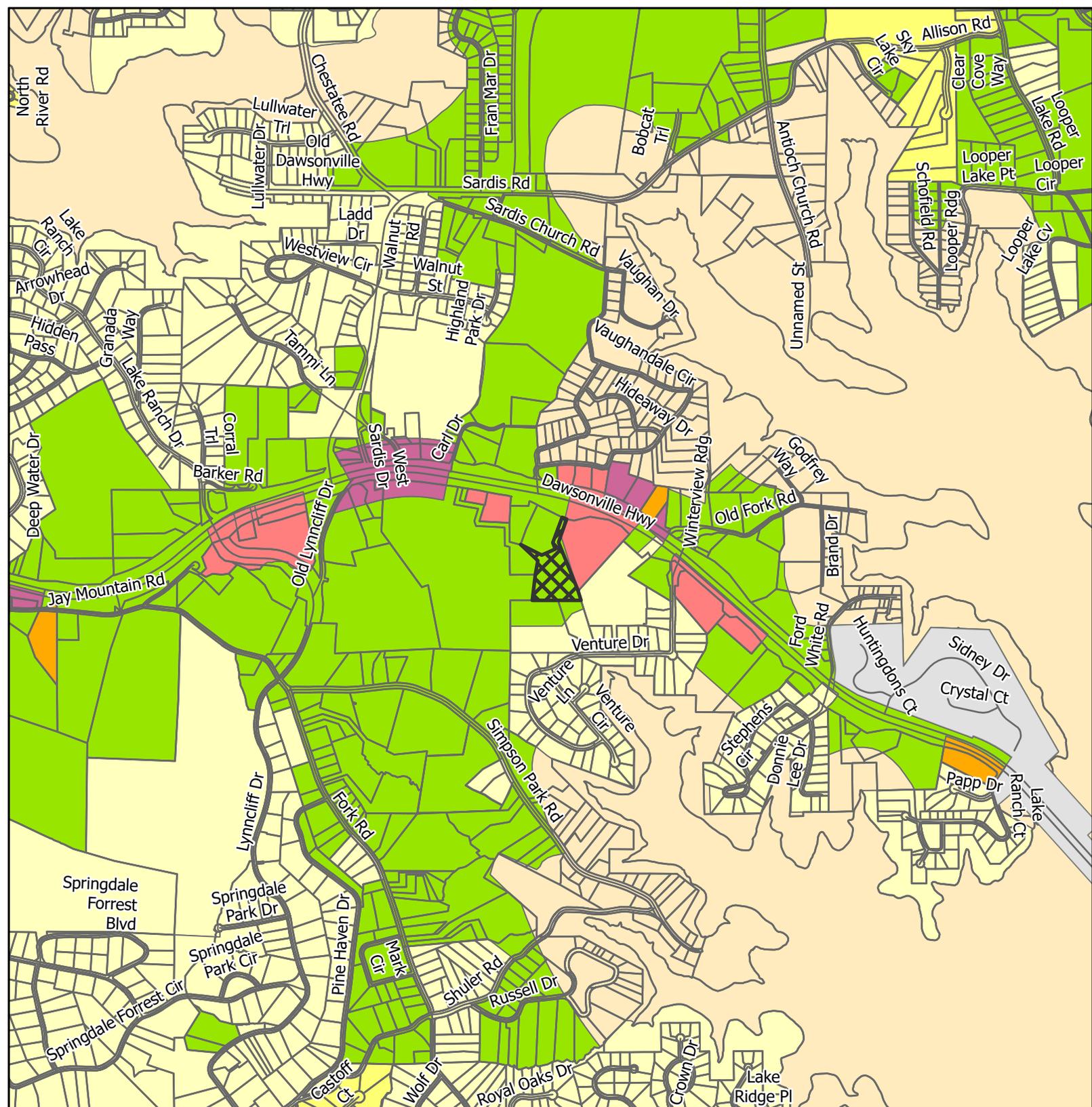
-  Subject Area
-  City Limits
- Future Land Use Zones**
-  Business Corridors
-  Greenspace - Conservation
-  Greenspace - Parks
-  Lakeside Residential
-  Regional Activity Center
-  Rural Agriculture
-  Rural Neighborhood
-  Rural Scenic Corridors
-  Suburban Neighborhood, Low-Density

Applicant: Cole Burchardt
 Tax Parcel #: 10085 000054
 Location: 2485 Dawsonville Highway
 Commission District 2

Future Land Use Map



Date Prepared:
2/16/2026



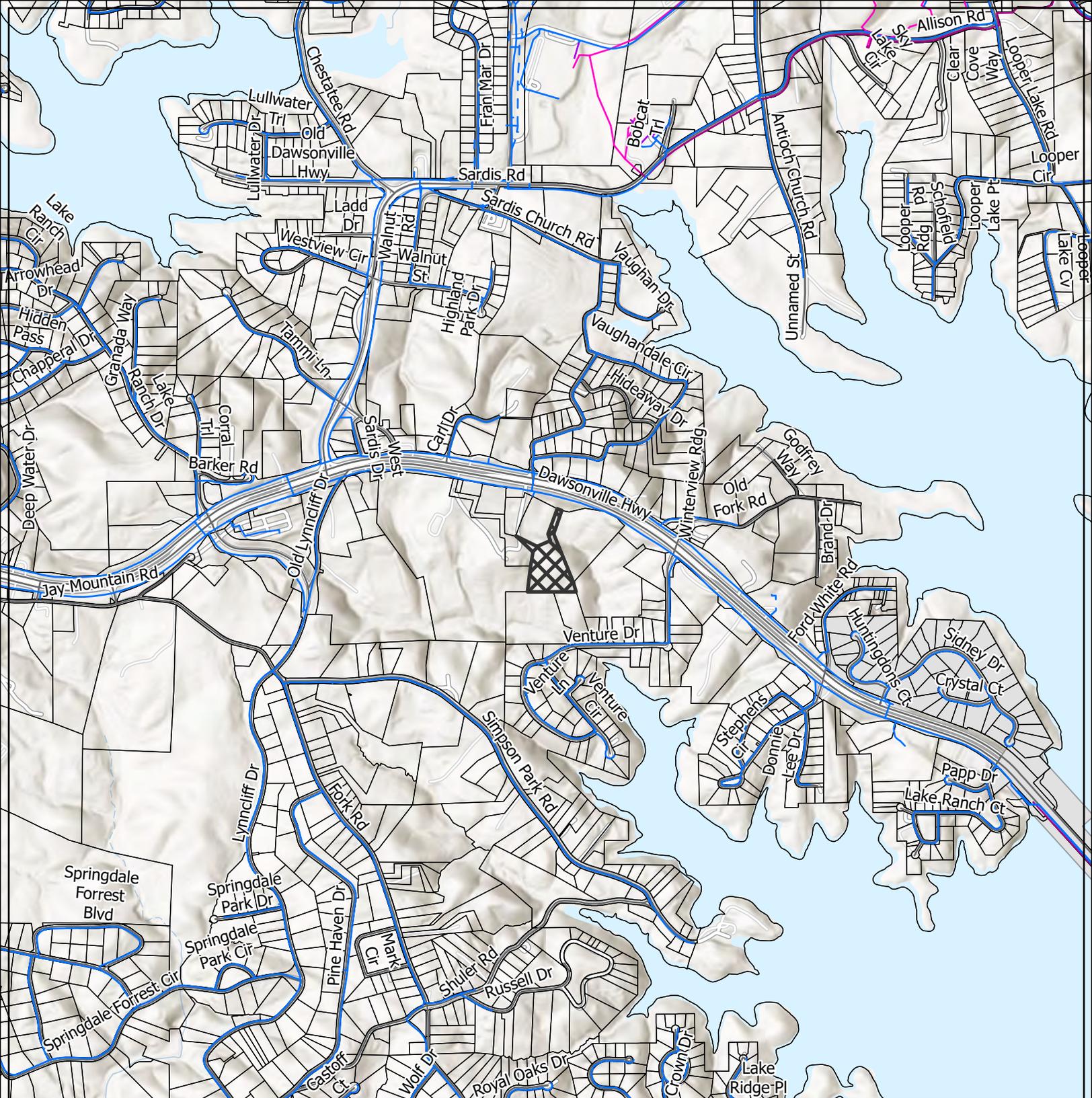
- Subject Area
- City Limits
- Zoning**
- AR-1
- G-B
- H-B
- PCD
- PRD
- PUD
- R-1
- S-S
- V-C

Applicant: Cole Burchardt
 Tax Parcel #: 10085 000054
 Location: 2485 Dawsonville
 Highway
 Commission District 2

Zoning Map



Date Prepared:
 2/16/2026



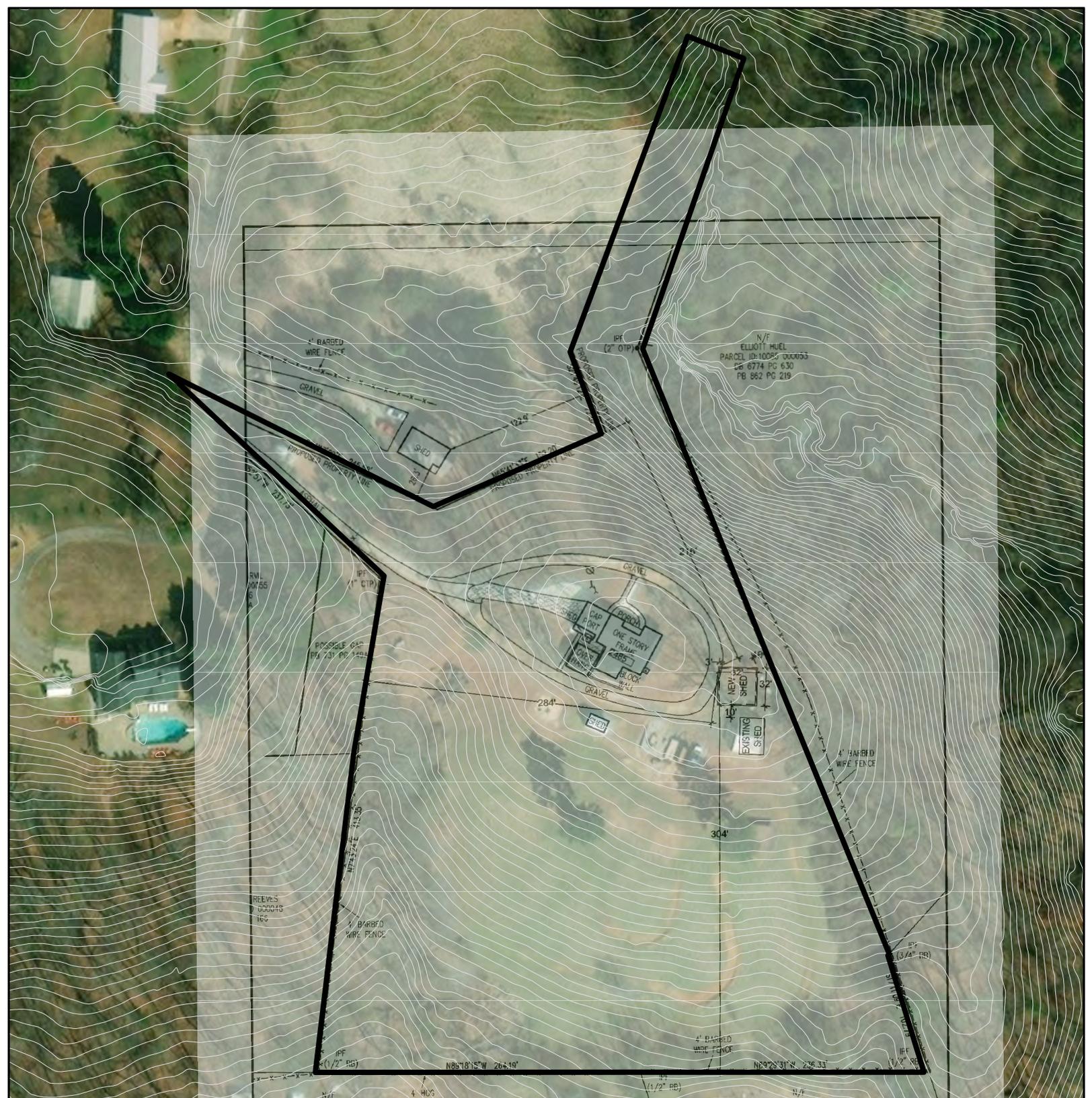
- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - Gainesville Sewerlines
 - Subject Area
 - City Limits

Applicant: Cole Burchardt
 Tax Parcel #: 10085 000054
 Location: 2485 Dawsonville Highway
 Commission District 2

Utilities Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: Cole Burchardt
 Tax Parcel #: 10085 000054
 Location: 2485 Dawsonville Highway
 Commission District 2

Site Plan & Aerial Map



Date Prepared:
2/17/2026

FILED & RECORDED
DATE: 5/22/2020
TIME: 3:49PM
DEED BOOK: 8496
PAGE: 371
FILING FEES: \$25.00
FT&I: 0692020003288
TRANSFER TAX: \$120.00
Recorded By: NB
Charles Baker, C.S.C.
Hall County, GA

file ↓

Return to:
Scott A. Ball
Stewart, Melvin & Frost LLP
200 Main Street, Suite 600
Gainesville, Georgia 30501

EXECUTORS DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made this 22nd day of May, 2020, between Jack Standridge as Executor of the Estate of Katreen White, deceased, late of Hall County, State of Georgia, party of the first part, and Cole Burchardt party of the second part,

WITNESSETH:

THAT the said Grantor acting under and by virtue of the power and authority contained in the Letters Testamentary, dated February 4, 2020 for the Estate of Katreen S. White, granted by the judge of the Hall County Probate Court for Estate Number E-2019-82 for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 85, 10th Land District, Hall County, Georgia, consisting of 10.31 acres, more or less, and being known as tax parcel number 10-085-000-054 and 2485 Dawsonville Highway according to the 2020 method of number properties in Hall County, Georgia. This being the same property conveyed in that Executors Deed from Katreen White as Executor of the Estate of Ford White to Katreen White, dated July 29, 1996 and recorded in Deed Book 4134, Page 77, Hall County, Georgia Deed Records. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, including but not limited to the easement referenced in Deed Book 1927 Page 122 and further referenced in Deed Book 1558 Page 178 and in Deed Book 1943 Page 60 of the Hall County, Georgia Deed Records.

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, 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 herein has hereunto set his hand and seal, the day and year first written.

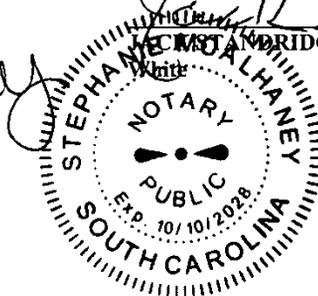
Signed, sealed, and delivered in the Presence of

GRANTOR:

Amber Driggers
Witness

Jack Standridge (Seal)
JACK STANDRIDGE, as Executor of the Estate of Katreen White

Stephanie McAlhane
Notary Public



SMF 81309

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.

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



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 Vaughndale 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 Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 26, 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 wretched 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 wretched 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 wretched 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 wretched 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 wretched 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 Vaughndale 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.

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/16/2026 10:11 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

Hall County Planning Commission **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 Vaughndale Circle](#) | [Zoned AR-1; Tax Parcel 10085 000054](#) | [Proposed Use: Accessory building](#) | [Commission District 2](#) | [Cole Burchardt, 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 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



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 February 3, 2026 AND NO LATER THAN February 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN February 18, 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, Cole Burchardt, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 2/16/2026 for Cole Burchardt.
Please Print Name
Date (Name application filed as)
Signature Cole Burchardt

(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: **COLE BURCHARDT**

REQUEST: **REDUCE THE MINIMUM YARDS FOR
AN ACCESSORY BUILDING**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **N/A**

Time: **N/A**

COUNTY COMMISSION

Date: **MAR 12, 2026**

Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 79/2026

SUBJECT: **3113 Shelter Cove | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | **Proposed Use: Accessory structure |** Commission District 2 | **Michael Reid Daniel, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends DENIAL of the applicant's request.

Purpose of Request:
3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | **Proposed Use: Accessory structure |** Commission District 2 | **Michael Reid Daniel, 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
Plat
Maps
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Michael Reid Daniel

Request **Variance to Section 4.3** | to reduce the minimum yards

Proposed Use Accessory structure

Size 0.46± acres

Zoning Residential 1 (R-1)

Location **3113 Shelter Cove** | Tax Parcel 10072 002100

Commission District Two

Commission Date March 12, 2026

Staff Recommendation **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11

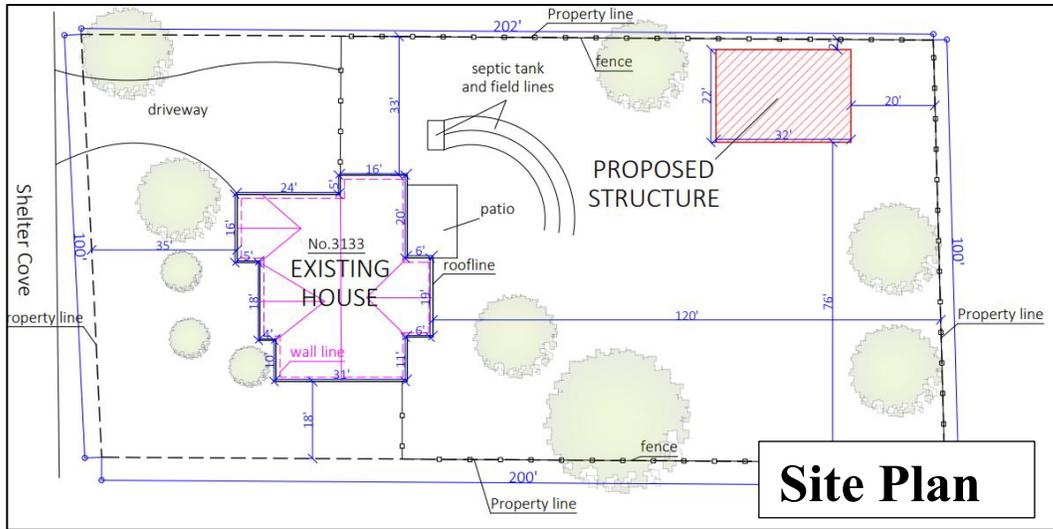
Record Number HVAR25-0074

Staff recommends DENIAL of the applicant’s request.

Summary Analysis

The applicant is requesting a Variance to reduce the left side yard setback from 10 feet to 2 feet for the construction of a carport on a tract measuring 0.46± acres zoned Residential 1 (R-1).

The property is currently developed with a single-family residence constructed in 2019. Surrounding properties are zoned Residential 1 (R-1) and are developed with single-family residences with some vacant lots.



Per the Statement of Hardship, the topography of the lot, with a tiered backyard, limits the buildable area. The contour map does not support this claim.





One (1) **variance**, related to the left side yard setback requirement will be required if the site plan, as presented, is approved.

- Left side yard setback requirement of 10 feet from the property line as found in Table 4.3.1 for the Residential 1 (R-1) zoning district.
 - A left side yard setback from 10 feet to 2 feet from the property line is proposed for the new storage building.

Zoning Analysis

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 property is developed with a single-family residence. The subject parcel size, shape and topography are similar to other properties in the area. No unusual physical conditions, such as slope or irregular configuration, would prevent the proposed accessory structure from meeting the required side yard setback.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property. The subject lot is currently developed with a single family residence, and there are no unusual physical conditions.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **Other lots within the development are similar in development, size and shape to the subject parcel.**
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 location and size of the proposed accessory structure 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 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, it would impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 21, 2026, Emily McGahee stated "All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system."

Georgia Department of Transportation

In an email dated January 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to state route expected."

Hall County Public Works and Utilities

In a memorandum dated February 2, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

No issues with a variance request as it does not cause traffic concerns.

Utilities:

No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated January 23, 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



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Michael Reid Daniel

3113 Shelter Cove

Gainesville GA 30506

Phone [REDACTED]

Email Address [REDACTED]

Property Owner (Name and Mailing Address)

SAME

|

|

Phone |

Email Address |

Location of Property 3113 Shelter Cove Gainesville GA 30506

Present Zoning R-1 Existing Structures House

Type of Appeal:

- Setback Variance
- Road Frontage Variance
- Sign Variance
- Hardship Mobile Home
- GCOD Variance
- Other: _____

- Front Yard
- Right Side Yard
- Left Side Yard
- Rear Yard
- Road Frontage
- Sign Area
- Sign Height
- Doctor's Letter

- From ___ ft. to ___ ft.
- From ___ ft. to ___ ft.
- From 10 ft. to 2 ft.
- From ___ ft. to ___ ft.
- ___ Terms Agreement

Supporting Documents: Plat of Property Site Plan
 Deed of Property Floor Plans
 Hardship Statement Other

Fee (Must be paid for application to be complete): \$ 350

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 Michael Reid Daniel

Date 12-16-25

Sign Michael Reid Daniel

Date _____

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: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** I have not

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

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

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Michael R Daniel

Date: 12-9-25

Applicant's/Owner's Name (Printed): Michael R Daniel

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



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).

My lot has a tiered backyard, if I use the standard offsets the building would be on the slope of the tier. The standard offsets would also place the building in an odd location that would be visually unappealing for

2. The application of the requirements of this resolution to this particular property would create an unusual hardship. my neighbor using these requirements would force the building on to a steep slope. The proposed area is flat.

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.

All other yards are flat and have buildings placed on them already.

4. Such conditions are not the result of any actions of the property owner.

The land was this way when I purchased the home.

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.

No detriment. If anything, this would allow my home to match others and allow me to clean up my yard by having a storage option.

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

Applicant Mitch R Dowd

Date 12-9-25

SITE PLAN

3113 Shelter Cove

Gainesville, GA 30506

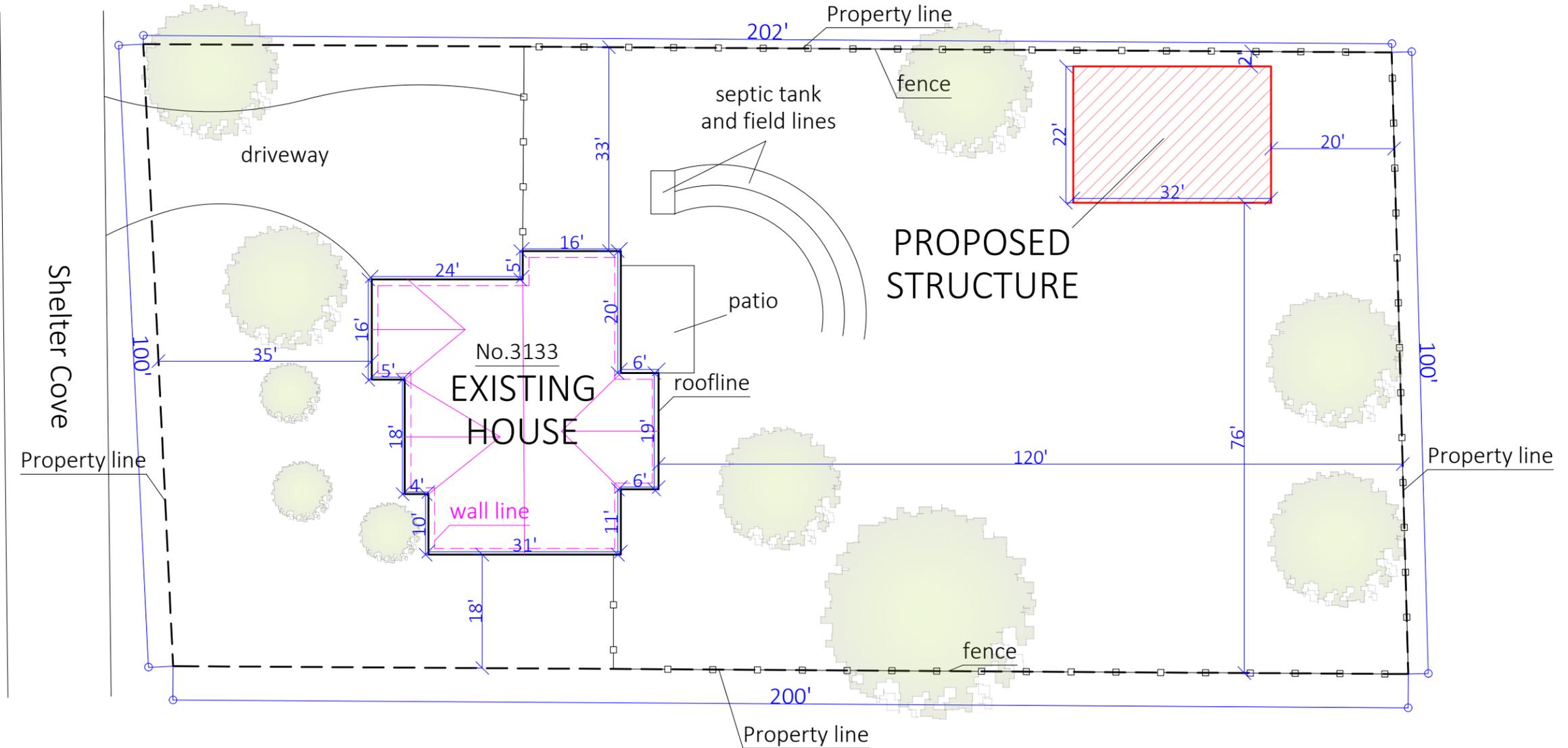
Parcel ID: 10-072 -002-100

Lot area: 0.46 Acres

Paper Size: 11"x17"



scale 1"=20'

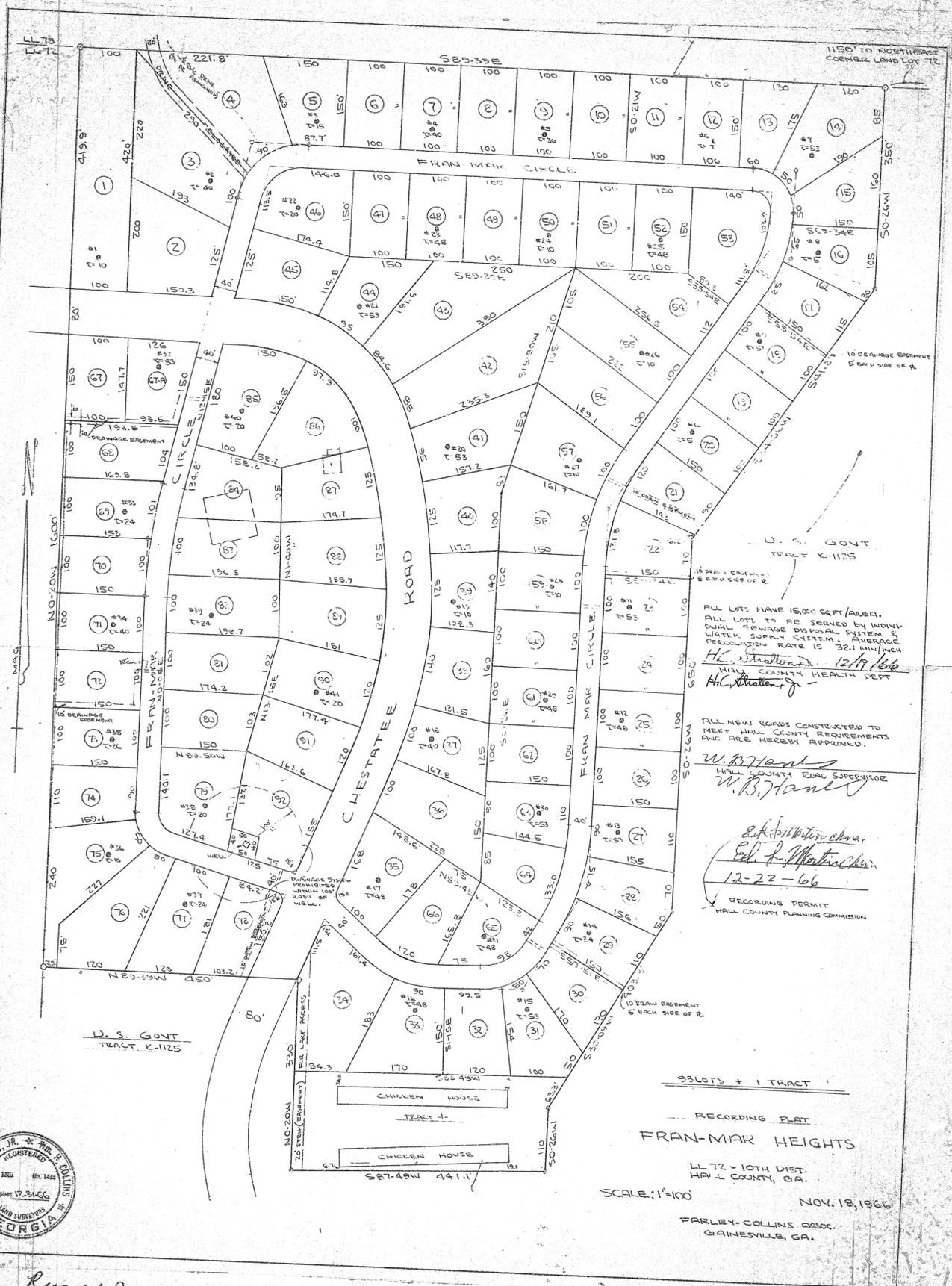


Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



ALL LOTS HAVE 15,000 SQFT/AREA.
 ALL LOTS TO BE SERVED BY INDIV.
 W/AL SEWAGE DISPOSAL SYSTEM &
 WATER SUPPLY SYSTEM. AVERAGE
 PRECIPITATION RATE IS 32.1 MIN/INCH
H.C. Matthews 12/19/66
 HALL COUNTY HEALTH DEPT
H.C. Matthews

ALL NEW ROADS CONSTRUCTED TO
 MEET HALL COUNTY REQUIREMENTS
 AND ARE HEREBY APPROVED.
W.B. Hant
 HALL COUNTY ROAD SUPERVISOR
W.B. Hant

Ed. P. Matthews
 12-22-66
 RECORDING PERMIT
 HALL COUNTY PLANNING COMMISSION

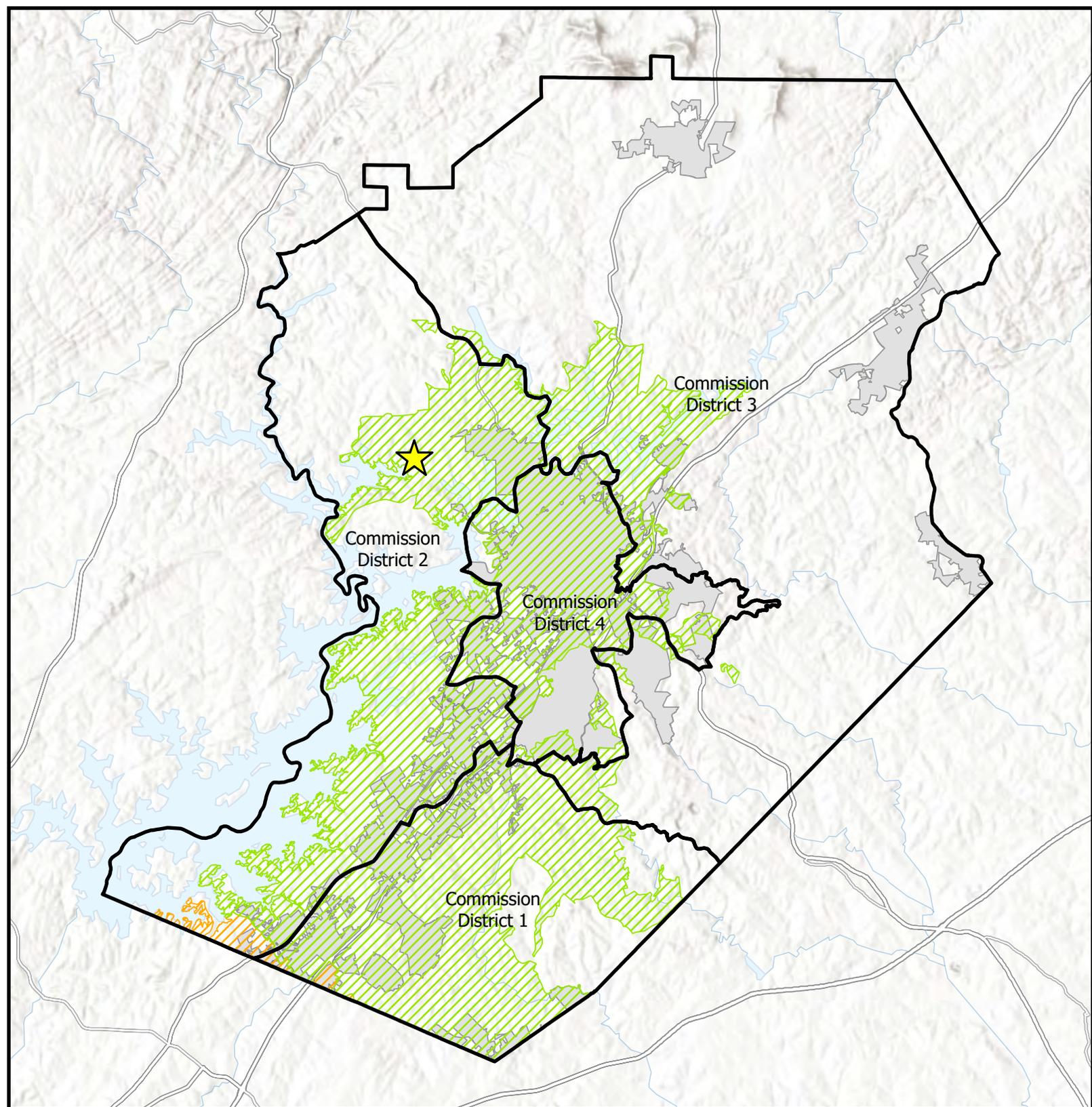
93 LOTS + 1 TRACT
 RECORDING PLAT
 FRAN-MARK HEIGHTS

LL 72 - 10TH DIST.
 HAY L COUNTY, GA.
 SCALE: 1"=100' NOV. 18, 1966
 FARLEY-COLLINS ASSOC.
 GAINESVILLE, GA.



Recorded January 16, 1967

W. Evelyn Watson, Clerk



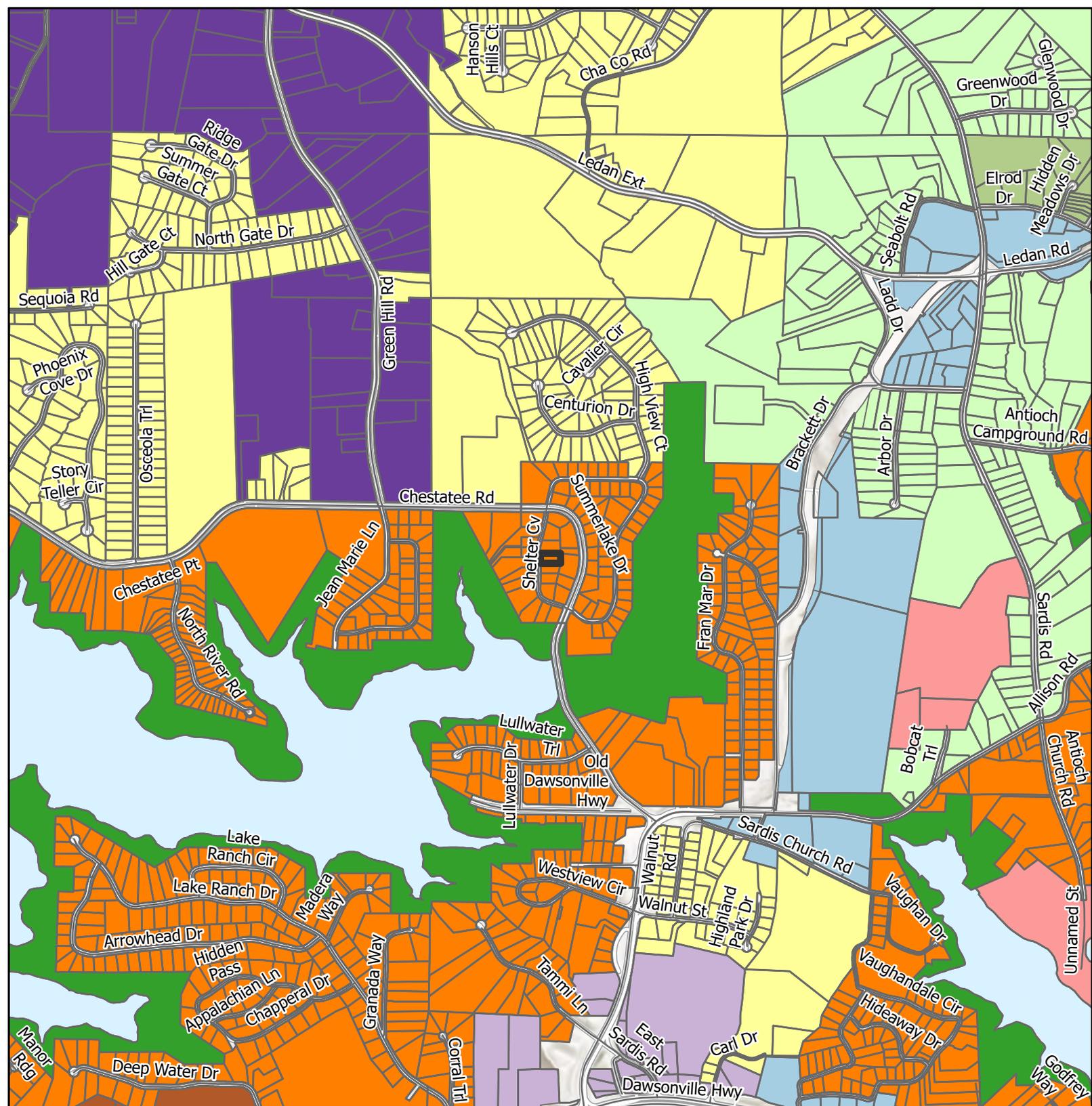
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Michael Reid Daniel
 Tax Parcel #: 10072 002100
 Location: 3113 Shelter Cove
 Commission District 2

Overview Map



Date Prepared:
 2/16/2026



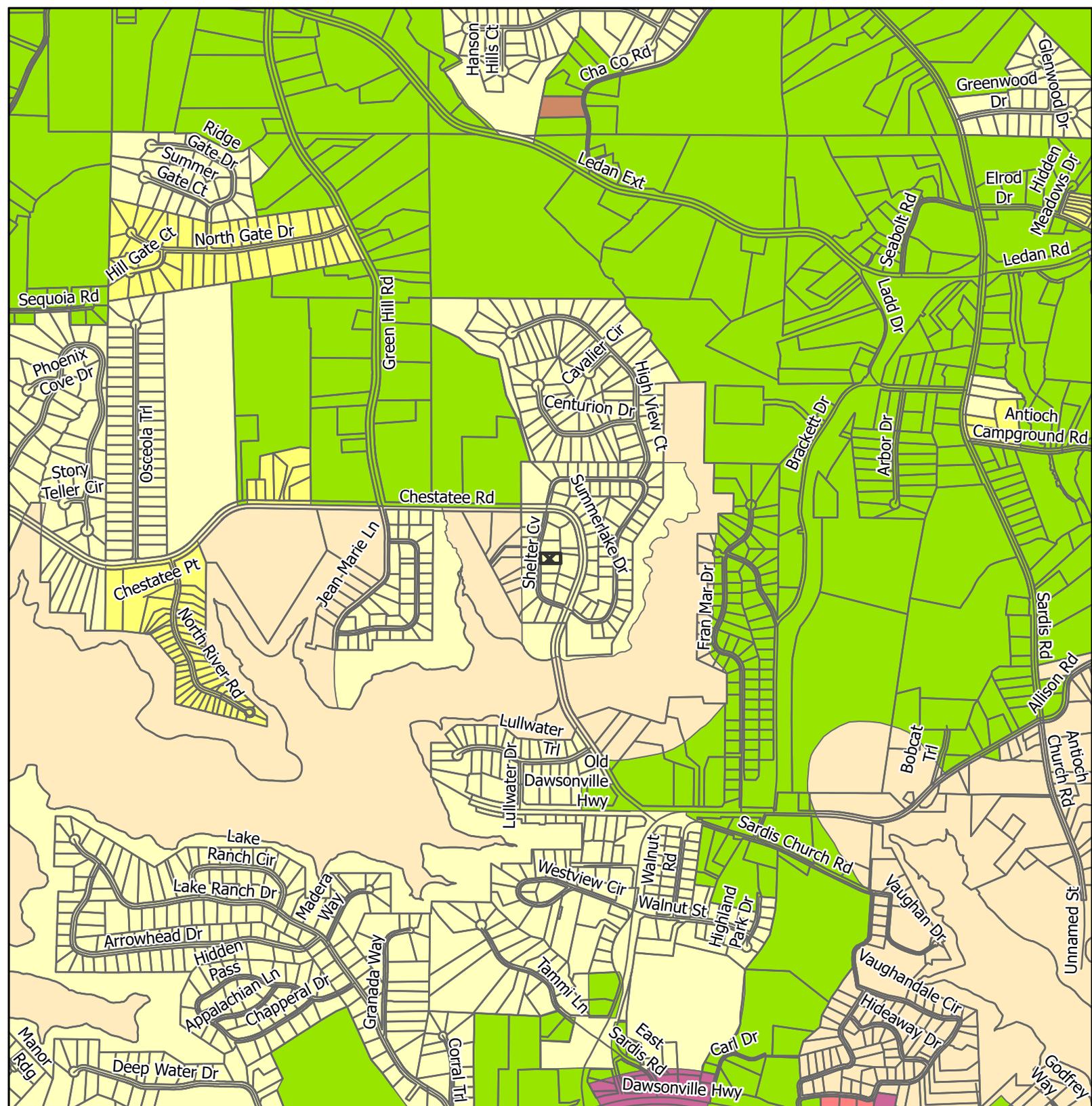
- Subject Area
- City Limits
- Future Land Use Zones**
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Michael Reid Daniel
 Tax Parcel #: 10072 002100
 Location: 3113 Shelter Cove
 Commission District 2

Future Land Use Map



Date Prepared:
 2/16/2026



 Subject Area

 City Limits

Zoning

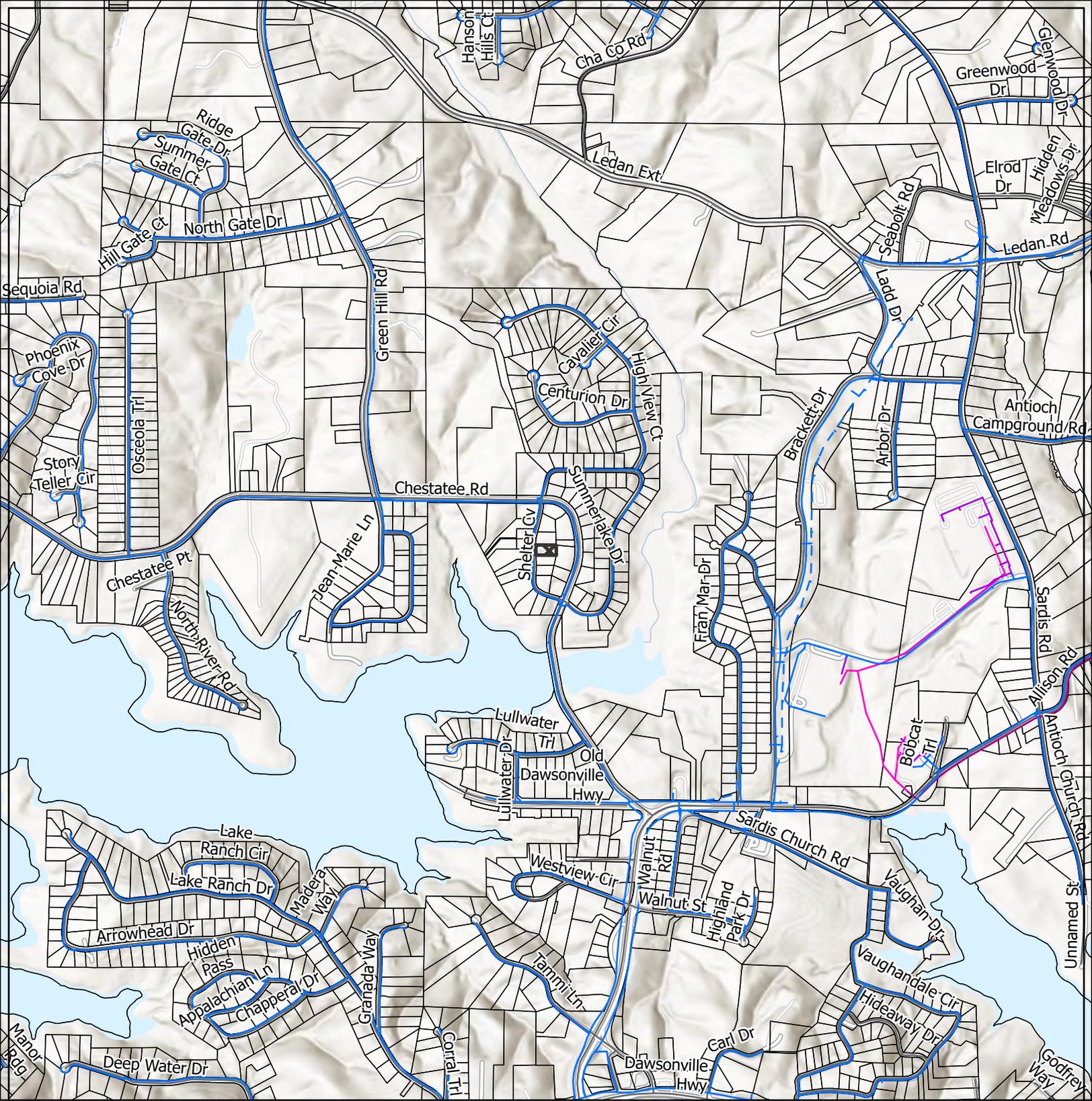
-  AR-1
-  H-B
-  PRD
-  R-1
-  R-TF
-  S-S
-  V-C

Applicant: Michael Reid Daniel
 Tax Parcel #: 10072 002100
 Location: 3113 Shelter Cove
 Commission District 2

Zoning Map



Date Prepared:
2/16/2026



- LAYER**
- Private of Other System
 - Waterline
 - - - Preliminary Waterline
 - Gainesville Forcemain
 - Gainesville Sewerlines
 - Subject Area
 - City Limits

Applicant: Michael Reid Daniel
 Tax Parcel #: 10072 002100
 Location: 3113 Shelter Cove
 Commission District 2

Utilities Map



Date Prepared:
2/17/2026



 Subject Area

Applicant: Michael Reid Daniel
 Tax Parcel #: 10072 002100
 Location: 3113 Shelter Cove
 Commission District 2

Site Plan & Aerial Map



Date Prepared:
 2/17/2026

HCPC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:22 PM

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:

3113 Shelter Cove, Daniel: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

5001 Bryant Quarter Road, Rodriguez: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

2785 Athens Hwy, Jaimes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application.

6962 Spout Springs Rd, Weaver: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road (*Temporary location of 2829 Browns Bridge Road due to renovations*)

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)

RE: Thursday, March 26, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>

Date Fri 1/16/2026 3:35 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 let me know.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



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 16, 2026 2:32 PM

Subject: Thursday, March 26, 2026 Tentative Planning Items

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 March 26, 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 **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)

Off system, no impacts to the state route expected.

[5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)

Off system, no impacts to the state route expected.

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)

Need to coordinate with the area office for a residential driveway permit.

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)

Off system, no impacts to the state route expected.

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.





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 26, 2026, meeting. Upon review, we provide the following comments.

- [3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)
- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.

- [5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)
- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** Hall County Service Area; No infrastructure in the vicinity.

- [2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
A GDOT residential driveway permit will be required.
 - **Utilities:** Hall County Sewer Service Area; Sewer is under construction 0.5 miles due south.
(Pond Fork Sewer Project)

- [6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
Show FEMA and Hall County studied Flood plains that are present on the site.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
 - **Utilities:** Hall County Sewer Service Area; Infrastructure on-site.

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/23/2026 2:53 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026, Hall County Board of Commissioners Meeting

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, 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



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 FEBRUARY 3, 2026 AND NO LATER THAN FEBRUARY 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN FEBRUARY 18, 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, Michael Reid Daniel, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on February 6, 2026 for Michael Reid Daniel.

Signature Michael R Daniel

(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: **MICHAEL REID DANIEL**

REQUEST: **REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **N/A**

Time: **N/A**

COUNTY COMMISSION

Date: **MAR 12, 2026**

Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWN'S BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 80/2026

SUBJECT: **5001 Bryant Quarter Road | Variance to Section 9.2.4** | to reduce the required road frontage | on a proposed 4.96± acre tract located on the northwest side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 (pt) | **Proposed Use: Minor subdivision** | Commission District 3 | **Yajaira Rodriguez, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends DENIAL of the applicant's request.

Purpose of Request:
5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the northwest side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 (pt) | **Proposed Use: Minor subdivision** | Commission District 3 | **Yajaira Rodriguez, 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
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Yajaira Rodriguez

Request **Variance to Section 9.2.4** | to reduce the required road frontage

Proposed Use Minor subdivision

Size 4.96± acres

Zoning Agricultural Residential 1 (AR-1)

Location **5001 Bryant Quarter Road** | Tax Parcel 15003 000193 (pt)

Commission District Three

Commission Date March 12, 2026

Staff Recommendation **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0075

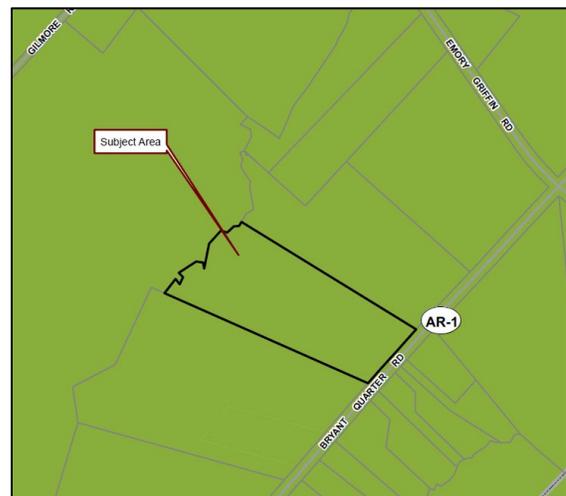
Staff recommends DENIAL of the applicant’s request.

Summary Analysis

The applicant is requesting a Variance to reduce the road frontage requirements from 90 feet to 50 feet for a minor subdivision on a proposed tract measuring 4.96± acres, which is zoned Agricultural Residential 1 (AR-1).

Surrounding properties are zoned Agricultural Residential 1 (AR-1) and are mostly wooded with some properties including single-family residences and agricultural structures.

The subject tract is part of a 4-lot subdivision within a parent parcel totaling 15.25± acres. Each proposed lot



Zoning Analysis

The Planning 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); **No. The proposed lot 4 cannot meet the minimum lot frontage; however, there are no extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography that prevent the property from complying with these standards. This standard could be met if only 3 lots were to be proposed.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The subject property is similar in size and shape to surrounding properties. No conditions are peculiar to the particular piece of property involved.**
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 proposed 4 lot subdivision is a direct action of the 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 or impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 21, 2026, Emily McGahee stated “All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.”

Georgia Department of Transportation

In an email dated January 16, 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 dated February 2, 2026, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:

Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:

No issues with a variance request as it does not cause traffic concerns.

Utilities:

Hall County Service Area; No infrastructure in the vicinity.

Hall County Fire Marshal

In an email dated January 23, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated the following:

“Hall County Fire Marshal Office Comments:

The fire apparatus access route from Bryant Quarter Road to the proposed 20-foot-wide gravel drive extension is only 13 feet wide. Fire code requires the 13-foot-wide access drive to be widened to 20 feet.

International Fire Code 2018 Edition, Section 503.2.1. Dimensions.

Fire apparatus access road shall have an unobstructed width of net less than 20 feet, exclusive of shoulders.”

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



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Yajaira Rodriguez

Property Owner (Name and Mailing Address)

Alexis Rodriguez

Phone [REDACTED]

Phone [REDACTED]

Email Address Yajaira.Rodriguez@Hallcountyga.gov Email Address [REDACTED]

Location of Property 5001 Bryant Quarter rd Gillsville GA 30543

Present Zoning _____ Existing Structures _____

Type of Appeal:

- Setback Variance
- Road Frontage Variance
- _____ Sign Variance
- _____ Hardship Mobile Home
- _____ GCOD Variance
- _____ Other: _____

- _____ Front Yard
- _____ Right Side Yard
- _____ Left Side Yard
- _____ Rear Yard
- Road Frontage
- _____ Sign Area
- _____ Sign Height
- _____ Doctor's Letter

- From _____ ft. to _____ ft.
- From 40 ft. to 52 ft.
- From _____ ft. to _____ ft.
- From _____ ft. to _____ ft.
- _____ Terms Agreement

Supporting Documents: Plat of Property Site Plan
 _____ Deed of Property _____ Floor Plans
 _____ Hardship Statement _____ 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 Yajaira Rodriguez

Date 12-19-25

Sign Yajaira Rodriguez

Date 12-19-25

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: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Alexis Rodriguez

Address 5001 Bryant Quarter rd Gillsville GA 30543

Phone Number [REDACTED]

Name of applicant(s) Yajaira Rodriguez

Address 5001 Bryant Quarter rd Gillsville GA 30543

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)
Alexis Rodriguez

Personally appeared before me
Brittany Passmore - witness / Rakel Hernandez

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

[Signature]
Notary Public

12/19/2025
Date



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



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: Yajaira Rodriguez Date: 12-19-25

Applicant's/Owner's Name (Printed): Yajaira Rodriguez

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).

Current proposed lot configuration meets required width for wells but not 90 ft road frontage requirement.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

If 90 ft road frontage is met, we would not be able to meet the minimum width requirements for wells

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.

Surrounding properties are similar

4. Such conditions are not the result of any actions of the property owner.

property owner is requesting

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, if granted would not cause any substantial detriment to anyone or anything

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

Applicant

Yajaira

Date

12-19-25

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

N/F
TIMOTHY DAVID WALKER,
PATRICIA DIANE WALKER AND
CHRISTOPHER CHAN WALKER
DEED BOOK 4529, PAGE 665
SURVEY REFERENCE NO. 3

CALLS ALONG CENTERLINE OF CREEK

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 64°47'03" E	21.16'	L16	N 74°36'28" E	17.66'
L2	N 28°20'07" E	53.80'	L17	S 21°05'48" W	48.36'
L3	N 34°50'48" E	36.49'	L18	S 88°57'08" E	21.51'
L4	S 35°03'36" E	15.43'	L19	N 68°20'01" E	18.37'
L5	S 13°48'47" E	19.13'	L20	N 11°31'55" E	43.12'
L6	N 83°45'27" E	16.97'	L21	N 15°31'21" W	21.96'
L7	N 33°16'36" E	21.27'	L22	N 17°00'04" W	37.54'
L8	N 07°47'01" E	22.64'	L23	N 18°15'22" E	59.07'
L9	N 71°11'22" W	33.93'	L24	N 57°16'40" E	34.80'
L10	N 31°17'10" E	18.01'	L25	N 36°12'48" E	52.44'
L11	N 70°43'57" E	36.66'	L26	N 50°04'43" E	19.67'
L12	N 78°47'15" E	40.79'	L27	S 70°13'26" E	42.35'
L13	N 30°44'43" E	44.50'	L28	N 36°58'29" E	45.34'
L14	N 74°10'04" E	22.61'	L29	N 66°02'56" E	60.32'
L15	S 70°05'51" E	19.28'	L30	N 27°58'44" E	1.35'

PRELIMINARY LOT LAYOUT

- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
 - ⊙ A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - ⊙ C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND
 - O.T.F. - OPEN TOP FOUND
 - ⊙ I.P.F. - IRON PIN FOUND
 - ⊙ P.K.N.F. - PARKER KALON NAIL FOUND
 - ⊙ R.F. - ROCK FOUND
 - ⊙ P.K.N.S. - PARKER KALON NAIL SET
 - ⊙ R.B.S. - 1/2" REBAR SET &
 - ⊙ CAP STAMPED "LSF 1029"
 - ⊙ C.P. - CALCULATED POINT
 - ⊙ J.B. - JUNCTION BOX
 - ⊙ Y.I. - YARD INLET
 - ⊙ C.R. - CABLE RISER
 - ⊙ T.R. - TELEPHONE RISER
 - ⊙ A.C. - AIR CONDITIONER
 - ⊙ P.B. - POWER TRANSFORMER BOX
 - ⊙ E.M. - ELECTRIC METER
 - ⊙ P.P. - POWER POLE
 - ⊙ L.P. - LIGHT POLE
 - ⊙ G.W. - GUY WIRE
 - ⊙ W.M. - WATER METER
 - ⊙ W.V. - WATER VALVE
 - ⊙ F.H. - FIRE HYDRANT
 - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊙ W.P. - WELL POINT
 - ⊙ C.O. - SANITARY CLEANOUT
 - ⊙ GAS - GAS VALVE
 - ⊙ G.M. - GAS METER
 - ⊙ P.R. - PROPANE TANK
 - ⊙ S.H. - SPRING HEAD
 - ⊙ M.B. - MAILBOX
 - R.L. - ROOF LINE
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - I.E. - INVERT ELEVATION
 - EL - ELEVATION
 - C.M.P. - CORRUGATED METAL PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.W. - RETAINING WALL
 - W - BURIED WATER MAIN
 - SS - BURIED SEWER LINE
 - - CHAIN LINK FENCE
 - - WIRE FENCE
 - - WIRE FENCE
 - OHP- OVERHEAD POWER LINES
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - C/L - CENTERLINE
 - R - CURVE RADIUS
 - L - CURVE ARC LENGTH
 - Δ - CURVE CENTRAL ANGLE
 - C BRG - CHORD BEARING
 - C DIST - CHORD DISTANCE
 - N - NORTHING COORDINATE
 - E - EASTING COORDINATE
 - S/B - SETBACK
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - SQ. FT. - SQUARE FEET
 - CONTINUOUS OWNERSHIP
 - ▒ - CONCRETE
 - ▒ - GRAVEL
 - ▒ - ASPHALT

ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE:
CURRENT HALL COUNTY ZONING: AR-1 - AGRICULTURAL RESIDENTIAL I
BUILDING SETBACKS: FRONT: 40' FROM RIGHT-OF-WAY LINE OR AVERAGE PER SECTION 21.4.C. SIDE: 15' FROM PROPERTY LINE REAR: 25' FROM PROPERTY LINE
AREA:
LOT 1: 2.83 ACRES
LOT 2: 5.11 ACRES
LOT 3: 2.33 ACRES
LOT 4: 4.96 ACRES
TOTAL AREA: 15.23 ACRES

- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999927964. (GRID DISTANCE SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
 - CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION 20T OR 20TL GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOP'S NETWORK. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL IS 0.05' WHICH IS WITHIN A 95% CONFIDENCE INTERVAL.
 - THIS PLAT BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 299,604 FEET.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 - THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
 - THE FIELD SURVEY WAS CONDUCTED ON XXXXXX.
 - THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

- WATER SERVICE BY:**
LOT 1: EXISTING SHARED WELL
LOT 2: PROPOSED INDIVIDUAL PRIVATE WELL
LOT 3: EXISTING SHARED WELL
LOT 4: PROPOSED INDIVIDUAL PRIVATE WELL
- SEWER SERVICE BY:**
LOT 1: EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM
LOT 2: PROPOSED SITE SEPTIC MANAGEMENT SYSTEM
LOT 3: EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM
LOT 4: PROPOSED SITE SEPTIC MANAGEMENT SYSTEM

- HALL COUNTY PLAT NOTES:**
- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 10.4.7).
 - IF PROPERTY IS LOCATED IN THE NORTH OCOONE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)
 - THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C02256, HALL COUNTY GEORGIA, DATED DECEMBER 1, 2022.
 - THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
 - IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)
 - ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
 - ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

PARCEL CONTROL NUMBER:
15003 000193

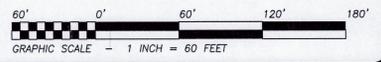
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30603
PHONE: (770) 532-6492
www.pattonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

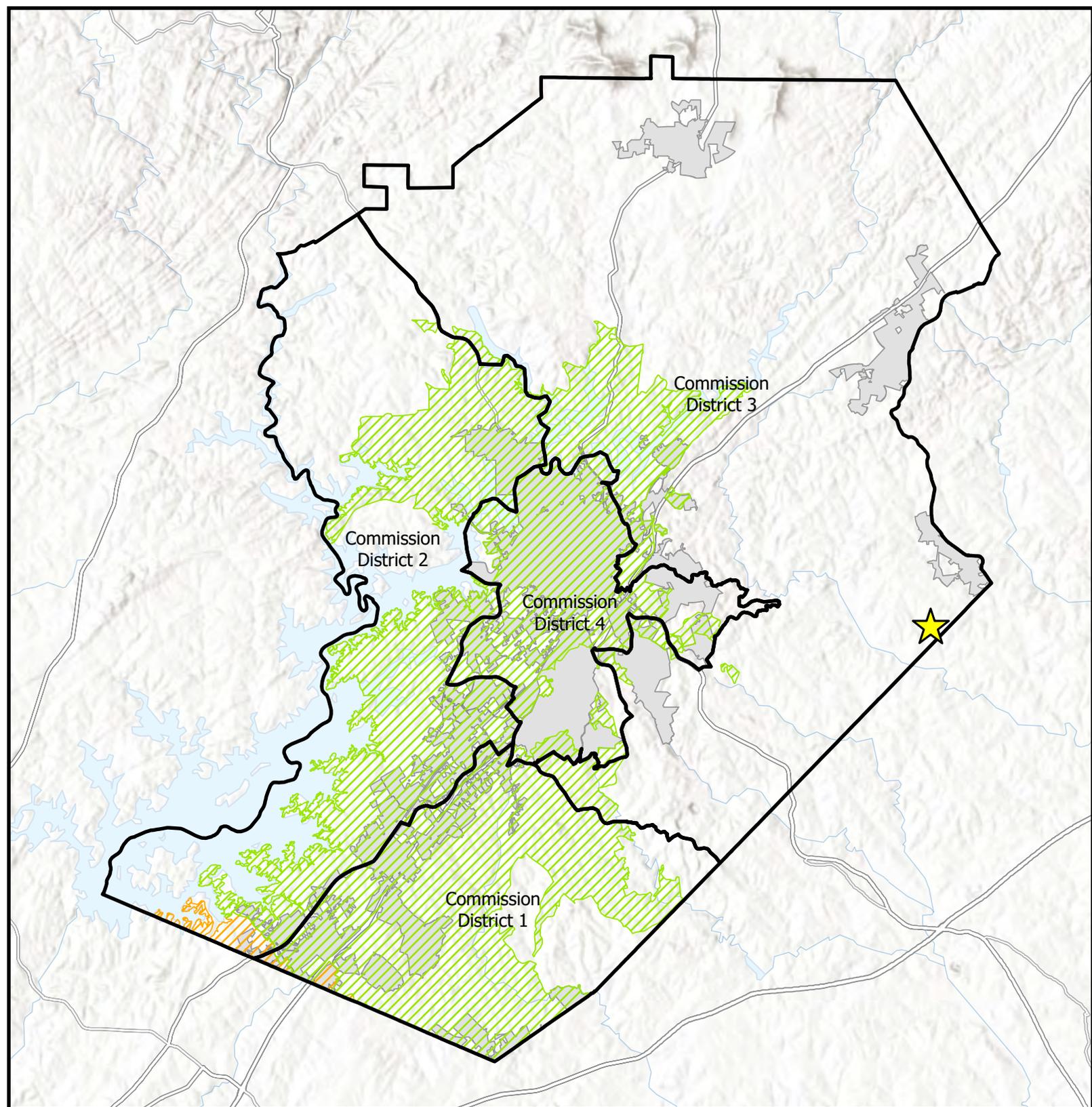
SUBDIVIDE SURVEY FOR:
ULISES JAVIER RODRIGUEZ AND ALEXIS RODRIGUEZ
- LOCATED IN -
GILLSVILLE G.M.D. - 1557
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 1
SCALE: 1" = 60'
SURVEY DATE: 10/XX/2025
PLAT DATE: 10/XX/2025
25-144.01.dwg
JN. 25-144





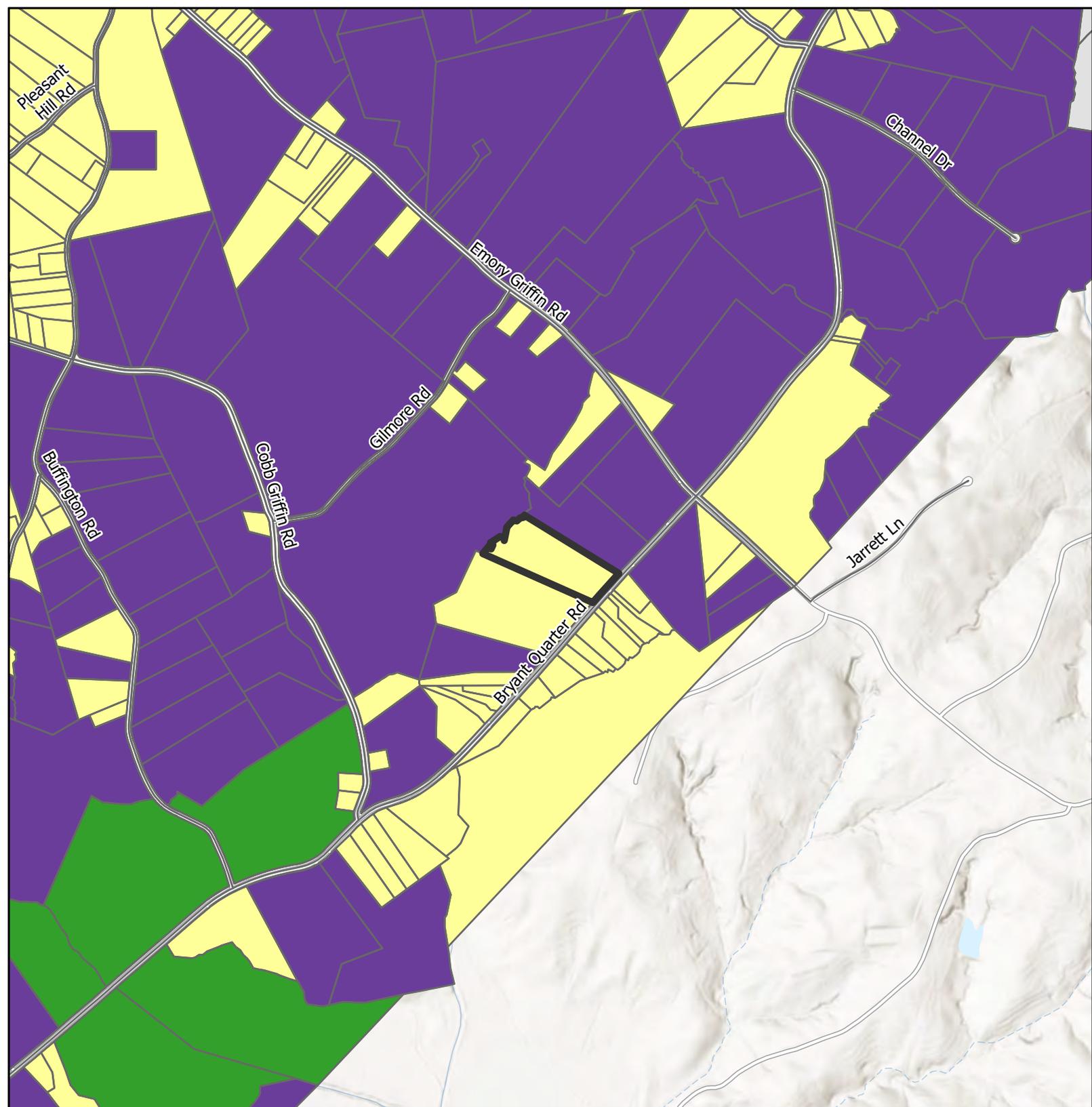
-  Subject Area Location
-  Subject Area
-  Commission Districts
-  City Limits
- Urbanized Zone Areas
-  Atlanta, GA
-  Gainesville, GA

Applicant: Yajaira Rodriguez
 Tax Parcel #: 15003 000193 (pt)
 Location: 5001 Bryant Quarter Road
 Commission District 3

Overview Map



Date Prepared:
2/16/2026



-  Subject Area
-  City Limits

Future Land Use Zones

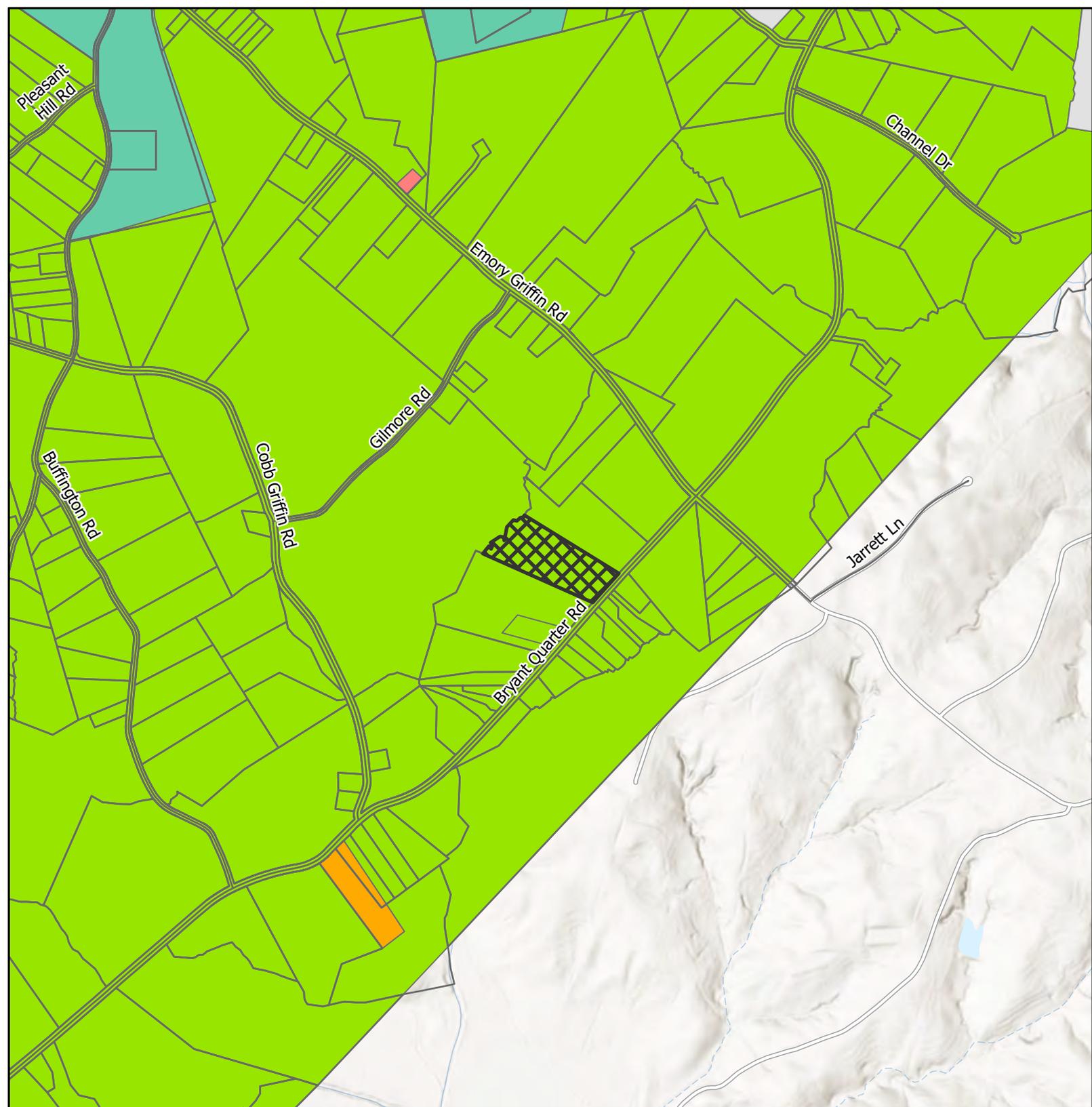
-  Greenspace - Conservation
-  Rural Agriculture
-  Rural Neighborhood

Applicant: Yajaira Rodriguez
 Tax Parcel #: 15003 000193 (pt)
 Location: 5001 Bryant Quarter Road
 Commission District 3

Future Land Use Map



Date Prepared:
2/16/2026



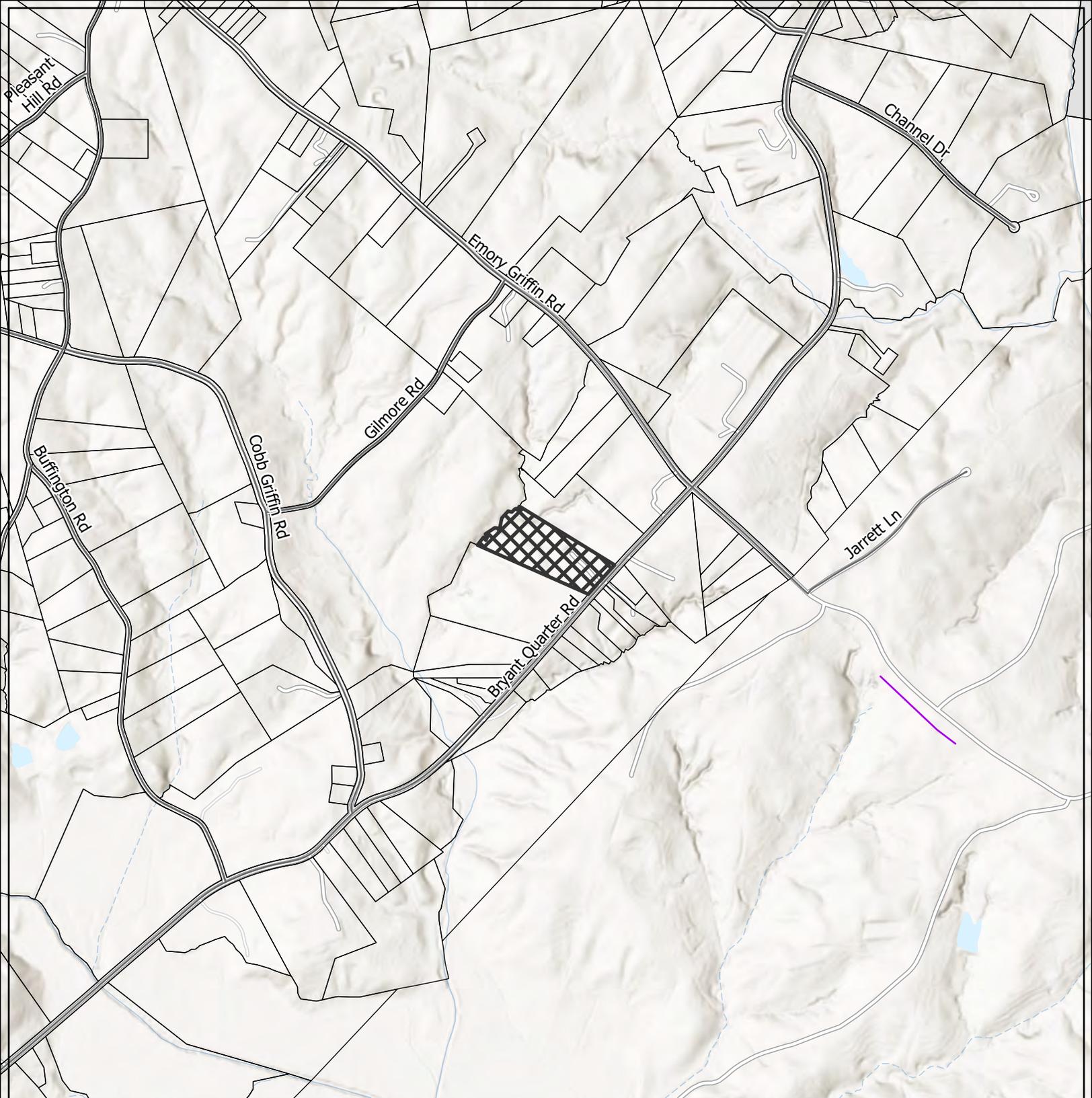
-  Subject Area
-  City Limits
- Zoning**
-  AR-1
-  H-B
-  MUNI
-  PCD
-  PCFD

Applicant: Yajaira Rodriguez
 Tax Parcel #: 15003 000193 (pt)
 Location: 5001 Bryant Quarter Road
 Commission District 3

Zoning Map



Date Prepared:
 2/16/2026



LAYER

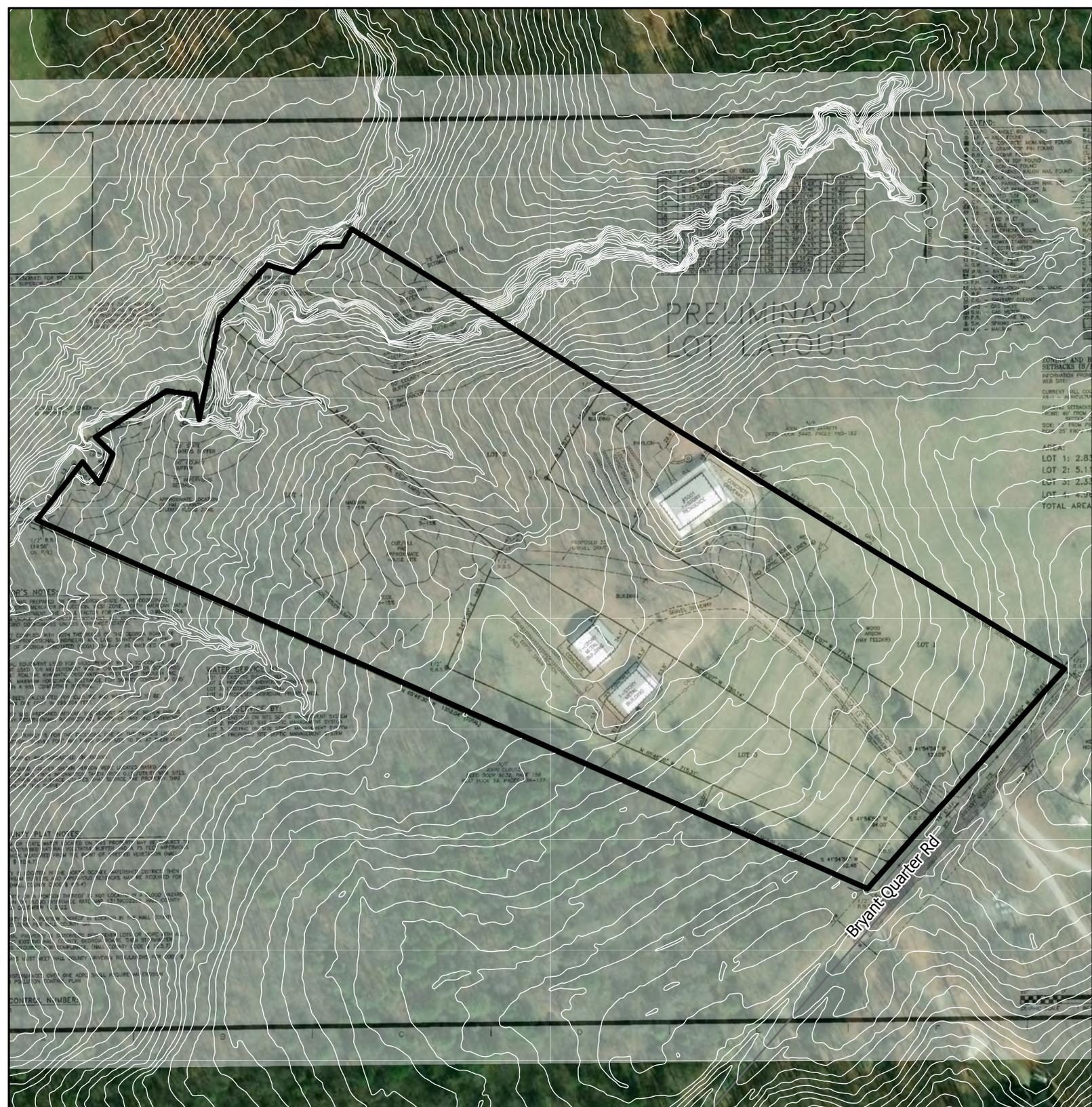
-  Private of Other System
-  Subject Area
-  City Limits

Applicant: Yajaira Rodriguez
 Tax Parcel #: 15003 000193 (pt)
 Location: 5001 Bryant Quarter Road
 Commission District 3

Utilities Map



Date Prepared:
 2/17/2026



 Subject Area

Applicant: Yajaira Rodriguez
 Tax Parcel #: 15003 000193 (pt)
 Location: 5001 Bryant Quarter Road
 Commission District 3

Site Plan & Aerial Map



Date Prepared:
2/17/2026

eFiled and eRecorded
DATE: 11/28/2022
TIME: 10:08 AM
DEED BOOK: 9230
PAGE: 526 - 528
FILING FEES: \$25.00
TRANSFER TAX: \$780.50
PARTICIPANT ID: 0419150030
PT61: 069-2022-010113
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

221308
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made November 23rd, 2022, between **MICHAEL LAWAYNE FARMER**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ULISES JAVIER RODRIGUEZ** and **ALEXIS RODRIGUEZ**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

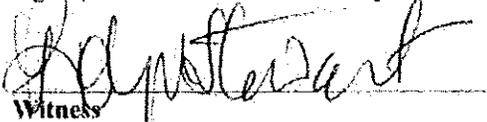
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

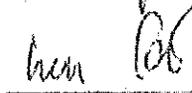
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

 (Seal)
MICHAEL LAWAYNE FARMER


Notary Public

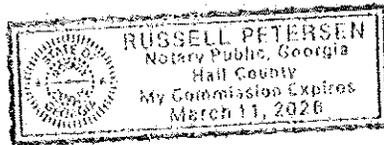


Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 1557, Hall County, Georgia, containing 15.246 acres, more or less, and being shown on a Boundary Survey for Ruth House, dated July 13, 2005, prepared by Venable & Associates, Inc., G.R.L.S., and being more particularly described as follows:

Beginning at a 1/2" rebar set on the northwesterly right-of-way of Bryant Quarters Road (80 foot right-of-way), said rebar being located South 44 degrees 38 minutes 29 seconds West 1214.80 feet from the centerline intersection of Bryant Quarters Road and Emory Griffin Road; thence South 41 degrees 51 minutes 02 seconds West 231.20 feet to a point; thence South 41 degrees 25 minutes 21 seconds West 202.52 feet to a 1/2" rebar Found; thence leaving said right-of-way proceed North 66 degrees 03 minutes 17 seconds West 1348.42 feet to a point; thence North 38 degrees 05 minutes 20 seconds East 109.12 feet to a point; thence South 37 degrees 33 minutes 04 seconds East 40.41 feet to a point; thence North 25 degrees 10 minutes 51 seconds East 47.66 feet to a point; thence North 45 degrees 46 minutes 22 seconds West 36.19 feet to a

point; thence North 56 degrees 55 minutes 57 seconds East 125.10 feet to a point; thence South 82 degrees 00 minutes 12 seconds East 42.49 feet to a point; thence South 08 degrees 58 minutes 37 seconds East 37.17 feet to a point; thence North 11 degrees 17 minutes 49 seconds East 89.44 feet to a point; thence North 11 degrees 10 minutes 47 seconds East 63.91 feet to a point; thence North 42 degrees 21 minutes 19 seconds East 105.10 feet to a point; thence South 73 degrees 28 minutes 57 seconds East 39.86 feet to a point; thence North 47 degrees 10 minutes 12 seconds East 55.32 feet to a point; thence North 87 degrees 15 minutes 58 seconds East 30.76 feet to a point; thence North 30 degrees 10 minutes 11 seconds East 29.30 feet to a point; thence South 58 degrees 18 minutes 56 seconds East 18.23 feet to a 1/2" rebar set; thence South 58 degrees 18 minutes 56 seconds East 1223.49 feet to a 1/2" rebar set on the northwesterly right-of-way of Bryant Quarters Road and the True Point of Beginning.

This Deed is given subject to all easements and restrictions of record, if any.

HCPC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Wed 1/21/2026 4:22 PM

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:

3113 Shelter Cove, Daniel: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

5001 Bryant Quarter Road, Rodriguez: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that Zoning approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

2785 Athens Hwy, Jaimes: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application.

6962 Spout Springs Rd, Weaver: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road (*Temporary location of 2829 Browns Bridge Road due to renovations*)

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)

RE: Thursday, March 26, 2026 Tentative Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Fri 1/16/2026 3:35 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 let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor



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 16, 2026 2:32 PM
Subject: Thursday, March 26, 2026 Tentative Planning Items

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 March 26, 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 **February 2, 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.

[3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)

Off system, no impacts to the state route expected.

[5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)

Off system, no impacts to the state route expected.

[2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)

Need to coordinate with the area office for a residential driveway permit.

[6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)

Off system, no impacts to the state route expected.

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.





Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Monday, February 2, 2026
Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 26, 2026, meeting. Upon review, we provide the following comments.

- [3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)
- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.

- [5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)
- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** Hall County Service Area; No infrastructure in the vicinity.

- [2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
 - **Traffic:** No issues with the request as it does not cause traffic concerns. A GDOT residential driveway permit will be required.
 - **Utilities:** Hall County Sewer Service Area; Sewer is under construction 0.5 miles due south. (Pond Fork Sewer Project)

- [6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)
 - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream. Show FEMA and Hall County studied Flood plains that are present on the site.
 - **Traffic:** No issues with the request as it does not cause traffic concerns.
 - **Utilities:** Hall County Sewer Service Area; Infrastructure on-site.

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>

Date Fri 1/23/2026 3:20 PM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

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

March 26, 2026, Hall County Board of Commissioners meeting

[5001 Bryant Quarter Road](#) | [Variance to Section 9.2.4](#) | [to reduce the required road frontage](#) | [on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road](#) | [Zoned AR-1; Tax Parcel 15003 000193 \(pt\)](#) | [Proposed Use: 4-lot subdivision](#) | [Commission District 3](#) | [Yajaira Rodriguez, applicant](#)

Hall County Fire Marshal Office Comments:

The fire apparatus access route from Bryant Quarter Road to the proposed 20 foot wide gravel drive extension is only 13 feet wide. Fire code requires the 13 foot wide fire access drive to be widened to 20 feet.

International Fire Code 2018 Edition, Section 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

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



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 FEBRUARY 3, 2026 AND NO LATER THAN FEBRUARY 18, 2026.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN FEBRUARY 18, 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, Yajaira Rodriguez, hereby acknowledge that I have

Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 2/8/26 for Yajaira Rodriguez.

Date

(Name application filed as)

Signature Yajaira Rodriguez

(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: **YAJAIRA RODRIGUEZ**

REQUEST: **REDUCE THE REQUIRED ROAD
FRONTAGE FOR A MINOR SUBDIVISION**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: **N/A**

Time: **N/A**

COUNTY COMMISSION

Date: **MAR 12 2026**

Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

Public Works and Utilities

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 89/2026

SUBJECT: Approve Change Order #2 to Task Order #2026-013 under RFP/Q #42-002 Demand Services for Minor Resurfacing, Paving, and Full Depth Reclamation for the FY 2026 Base and Pave program to add 1.94 additional miles of base and paving to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$460,545.00.

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: JG

Recommendation:

Approve.

Purpose of Request:

Approve Change Order #2 to Task Order #2026-013 under RFP/Q #42-002 Demand Services for Minor Resurfacing, Paving, and Full Depth Reclamation for the FY 2026 Base and Pave program to add 1.94 additional miles of base and paving to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$460,545.00.

History:

Original FY '26 Base and Pave Contract in the amount of \$1,702,721.89 included the paving of 7.18 miles of roadway throughout Hall CO.

Change Order #1 in the amount \$40,000.00 to add Harrington Road.

Change Order #2 in the amount of \$460,545.00 will add seven (7) additional roads.

SPLOST VIII Funding will be utilized for these costs and currently budgeted. New total Contact Value (Change Orders 1+2) = \$2,203,266.89

Facts and Issues:

Options:

SPLOST VIII Funding will be utilized for these costs and currently budgeted. Approved FY '26 Base and Pave budget = \$2.4 million.

Additional roads include:

1. 2nd Street/Morrow Drive (0.276 miles)
2. Home Place Rd. (0.350 miles)
3. Mark Trail (0.560 miles)
4. Pinyan Rd. (0.140 miles)
5. Russel Drive (0.270 miles)
6. Thrasher Drive (0.190 miles)
7. Williams Drive (0.156 miles)

Total Mileage - 1.94 miles

Funding Requested	\$ 460,545.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-12

Approvals:

Buyer	Submit	Approve	Purchasing
AY	JW	JG	AY
Budget	Finance	Attorney	Administration
JM	TS	JL	CR
Clerk			
JR			

Attachments:

- Financial Supplement
- Signature Request Cover Sheet
- FY26 Base & Pave - Change Order #2 Breakdown
- Amendment to TO 2026-013



**HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT**

AGENDA ITEM 89/2026

Funds Requested: \$ 460,545.00

Request Budgeted: Yes

Proposed Source of Funding:

Budget Transfer Requested:

SPLOST VIII

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	324-SPLOST VIII	4971-ENGINEERING	541400- INFRASTRUCTURE	\$460,545.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BC

Phone: (770) 531-6800



Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CHANGE ORDER EXECUTION SIGNATURE REQUEST

Date: February 26, 2026

To: David Gibbs, Chairman, BOC

From: Andy Youngblood, Purchasing Manager

Your signature is requested to execute the attached Change Order:

Bid/Contract Number: 2026-013

Bid/Contract Name: FY26 Base and Paving of 7.18 Miles of Various County Roads

Department(s) Requesting Contract: Public Works

Award Recipient Name: Allied Paving Contractors, Inc

Contract Description:

Annual Contract New Renewal

FY 2026 Projected Spend: \$1,742,721.89

Price Increase Requested Increase: \$460,545.00

Project/Service Contract FY 2026 Estimated Amount:

Product Contract Estimated Amount:

Comment:

Approve Change Order #2 to Task Order #2026-013 under RFP/Q #42-002 Demand Services for Minor Resurfacing, Paving, and Full Depth Reclamation for the FY 2026 Base and Paving to add 1.94 additional miles of base and paving to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$460,545.00.

The original task order was approved by the BOC on September 11, 2025, HCAM Item #528/2025.

Change Order #1 was approved by Administration on October 23, 2025.

The FY 2026 amount has been reviewed by Budget.

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

**FY 26
BASE PAVING PROGRAM
HALL COUNTY, GEORGIA**

	PROJECT	COMM. DIST.	MILEAGE	BEGIN	END	PROJECT COST
FY 26 BASE AND PAVE PROGRAM						
	2nd Street/Morrow Drive	2	0.276	Lights Ferry Road	Pavement Joint	\$65,453
	Home Place Road	3	0.350	Skitts Mountain Drive	Property Line @ 9500	\$83,003
	Mark Trail	3	0.560	Shope Road	Bills Circle	\$132,804
	Pinyan Road	2	0.140	Flat Creek Drive	Lakeview Lane	\$33,201
	Russell Drive	2	0.270	Shuler Road	End of Maintenance	\$64,031
	Thrasher Drive	2	0.190	Duckett Mill Road	Jay Mountain Road	\$45,059
	Williams Drive	2	0.156	West Dennis Drive	Terminus	\$36,995
			1.94			\$460,545

*signed petitions on file
Cost is an estimate only

Proposed FY26 SPLOST VIII Funding:

\$500,000.00



Amendment #1

TO #2026-013

For the provision of
**FY26 Base and Paving of 7.18 Miles of
Various County Roads**

February 26, 2026

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County, Georgia, hereby issues this Amendment #1 for FY26 Base and Paving of 7.18 Miles of Various County Roads to add the following roads to the Scope of Work for an additional 1.94 miles:

- 2nd Street/Morrow Drive – 0.276 miles
- Home Place Rd – 0.35 miles
- Mark Trail – 0.56 miles
- Pinyan Rd – 0.14 miles
- Russel Drive – 0.27 miles
- Thrasher Drive – 0.19 miles
- Williams Drive – 0.156 miles

All other provisions, conditions, and requirements for Task Order #2026-013 shall remain the same.

Allied Paving Contractors, Inc.

Signature: 

Print Name: Bryan Jones

Date: 2/26/26

Hall County, Georgia

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

Date: _____

Attestation: _____
Board of Commissioners Clerk



AGENDA ITEM

Executive Session

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 97/2026

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

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: CA
Recommendation: N/A

Purpose of Request:
 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)].

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments: