HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, March 26, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

Public Comments

Proclamation/s

3 Approve the proclamation recognizing the Hall County Library System for being named the "2025 Library of the Year".

4 Approve the proclamation recognizing Saturday, March 28, 2026 as Master Gardener Appreciation Day.

Consent Agenda

5 Approve the March 23, 2026 Work Session minutes.

6 Approve the March 23, 2026 Executive Session minutes.

7 Approve the March 12, 2026 Voting Meeting minutes.

8 Approve the November 13, 2025 Meeting minutes.

9 Approve the November 13, 2025 Executive Session minutes.

10 Approve the appointment of Jackie Walters Slaughter to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.

11 Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of $75,671.70.

12 Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

13 Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is $480,835.00.

14 Approve the Employment Agreement for the Director of Planning & Zoning.

15 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.

16 Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of $133,052.00.

17 Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenence of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.

18 Approve the acceptance of $1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.

19 Approve the 2023, 2024, and 2025 personal property refund in the amount of $2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.

20 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of $96,053.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $16,950.00 is required.

21 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing, in the amount of $604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $106,672.00 is required.

22 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training, in the amount of $311,497.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $54,970.00 is required.

23 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training, in the amount of $914,249.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $161,338.00 is required.

Other Business - Appointments for Consideration

24 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.

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

25 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant** *NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting. NOTE: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

26 **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) **| Proposed use: 700-unit residential development |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

27 **5401 Old Winder Highway | Amend Conditions of Zoning |** on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

28 **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |** on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 **| Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 **| Bill Stark Properties, Inc., applicant**

29 **4189 Holly Springs Road | Special use |** for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 **| Proposed Use: 3-lot subdivision |** Commission District 3 **| Edgar & Paola Torres, applicant**

30 **2567 Athens Highway | Special Use |** to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 **| Proposed use: Vehicle Repair, Major |** Commission District 3 **| Gerardo Vargas, applicant**

31 **3172 Heritage Crossing Drive | Conditional Use |** for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 **| Proposed use: Rural business |** Commission District 1 **| Donald W. Loose, Jr., applicant**

32 **13 Liberty Street | Conditional Use |** to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 **| Proposed use: Duplex |** Commission District 4 **| Philip Devries, applicant**

33 **3428 Mooney Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C **| Proposed use: New manufactured home |** Commission District 2 **| Bobby Shoemaker, applicant**

34 **5461 Union Church Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 **| Proposed Use: Minor subdivision |** Commission District: 1 **| Charline Benifield, applicant**

35 **6693 Bass Circle | Variance to Section 4.1 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 **| Proposed use: New single-family residence |** Commission District 2 **| Emily Clark, applicant**

36 **6747 Holly Springs Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 **| Proposed use: Minor subdivision |** Commission District 3 **| Ruth C. Hill, applicant**

37 **2375 Whippoorwill Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 **| Proposed Use: New accessory structure |** Commission District 4 **| Clyde Morris, applicant**

County Administrator

Commission Time

38 Approval and authorization for the County Attorney to draft a resolution requesting that local delegation introduce local legislation to amend the enabling act for the requirement that all zoning items must be approved by an affirmative vote of at least the District Commissioner in which the property is located, or another Commissioner elected at large, subject to review and approval by the County Attorney.

Adjourn

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

AGENDA ITEM

Invocation

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 708/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 732/2025

SUBJECT: Commissioner Jeff Stowe

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 134/2026

SUBJECT: Approve the proclamation recognizing the Hall County Library System for being named the "2025 Library of the Year".

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CC

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing the Hall County Library System for being named the "2025 Library of the Year".

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Approve	Public Information	Administration	Clerk
AD	EH	CR	AD

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Georgia Public Library Service has been serving Georgia libraries through grant administration, the PINES statewide library consortium, the GALILEO online library and the Georgia Library System for the blind and print disabled since its establishment in 1996; and*

WHEREAS, *each year, the Georgia Public Library Service honors the outstanding achievements of public library leaders, staff, and champions through awards acknowledging their service to libraries and communities; and*

WHEREAS, *the award winners are selected from nominations by library patrons, trustees, Friends of Libraries groups and staff, and showcase the best and brightest who serve public libraries throughout the state; and*

WHEREAS, *the Hall County Library System serves the Hall County community of more than 220,000 residents through its five branches; and*

WHEREAS, *the Hall County Library System promotes literacy while collaborating with community partners and local schools; and*

WHEREAS, *nominators highlighted the strength of the Hall County Library Systems staff, who provide robust services and interactive, innovative and thoughtful programs to schools and patrons despite a modest budget; and*

WHEREAS, *the Hall County Library System has been named the "2025 Library of the Year" by the Georgia Public Library Service; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby recognize the Hall County Library System for their dedication providing library services for the Hall County community and congratulate the Hall County Library System on their naming as 2025 Library of the Year.*

Adopted this 26th day of March 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 122/2026

SUBJECT: Approve the proclamation recognizing Saturday, March 28, 2026 as Master Gardener Appreciation Day.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CP

Recommendation:
Approval.

Purpose of Request:
Approve the proclamation recognizing Saturday, March 28, 2026 as Master Gardener Appreciation Day.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Approve	Public Information	Administration	Clerk
AD	EH	CR	AD

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Master Gardener Extension Volunteer Program is a national volunteer horticultural educational training program sponsored by the University of Georgia Cooperative Extension Program, U.S. Department of Agriculture, and the counties of the cooperating states; and*

WHEREAS, *the Master Gardener Program provides education to county residents on safe and effective gardening practices, as well as natural resource protection and conservation; and*

WHEREAS, *the Hall County Master Gardener Extension Volunteers have 2,148 continuing education hours; and*

WHEREAS, *in 2025, a total of 134 Hall County Master Gardener Extension Volunteers traveled 48,280 miles and volunteered over 13,348 hours representing a financial impact of $427,136; and*

WHEREAS, *Hall County Master Gardener Extension Volunteers support the Hall County Extension with office support and community support in areas of mastering garden techniques, vegetable and community gardening, nature conservation and preservation, working with youth in area schools and home school cooperatives; and*

WHEREAS, *in the spirit of volunteerism, Master Gardeners have provided and continue to provide valuable services to Hall County through education and training programs.*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim March 28, 2026, as*

MASTER GARDENER APPRECIATION DAY

Adopted this 26th day of March 2026.

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 161/2026

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

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the March 23, 2026 Work Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

March 23, 2026 Work Session Minutes

HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, March 23, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.

2 Appointment to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.

Appointment of Jackie Walters Slaughter — Consent

Community Services and Parks

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

3 Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of $75,671.70.

Consent

4 Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

Consent

Financial Services

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

5 Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is $480,835.00.

Consent

Human Resources

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

6 Approve the Employment Agreement for the Director of Planning & Zoning.

Consent

Planning & Zoning

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

7 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant** *NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting. NOTE: Tabled at the February 12, 2026 Voting Meeting until the February 26, 2026 Voting Meeting. NOTE: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

8 **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) **| Proposed use: 700-unit residential development |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

9 **5401 Old Winder Highway | Amend Conditions of Zoning |** on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

10 **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |** on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 **| Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 **| Bill Stark Properties, Inc., applicant**

11 **4189 Holly Springs Road | Special use |** for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 **| Proposed Use: 3-lot subdivision |** Commission District 3 **| Edgar & Paola Torres, applicant**

12 **2567 Athens Highway | Special Use |** to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 **| Proposed use: Vehicle Repair, Major |** Commission District 3 **| Gerardo Vargas, applicant**

13 **3172 Heritage Crossing Drive | Conditional Use |** for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 **| Proposed use: Rural business |** Commission District 1 **| Donald W. Loose, Jr., applicant**

14 **13 Liberty Street | Conditional Use |** to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 **| Proposed use: Duplex |** Commission District 4 **| Philip Devries, applicant**

15 **3428 Mooney Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C **| Proposed use: New manufactured home |** Commission District 2 **| Bobby Shoemaker, applicant**

16 **5461 Union Church Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 **| Proposed Use: Minor subdivision |** Commission District: 1 **| Charline Benifield, applicant**

Commissioner Poole exited the meeting at 3:35 pm.

17 **6693 Bass Circle | Variance to Section 4.1 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 **| Proposed use: New single-family residence |** Commission District 2 **| Emily Clark, applicant**

18 **6747 Holly Springs Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 **| Proposed use: Minor subdivision |** Commission District 3 **| Ruth C. Hill, applicant**

19 **2375 Whippoorwill Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 **| Proposed Use: New accessory structure |** Commission District 4 **| Clyde Morris, applicant**

Public Works and Utilities

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

20 Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenence of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.

Consent

21 Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.

Consent

22 Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of $133,052.00.

Consent

23 Approve the acceptance of $1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.

Consent

Tax Assessors

John Smith, Deputy Chief Appraiser, addressed the Board.

24 Approve the 2023, 2024, and 2025 personal property refund in the amount of $2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.

Consent

25 Consideration of a 2024 real property tax refund in the amount of $160,967.18 for alleged overpayment of taxes regarding property located at 4250 Chamblee Road, Oakwood (tax parcel #08067 000069) to AOBATLANTA, LLC.

Remove from agenda by acclamation.

Treatment Services

Heather Herrington, Director of Treatment Services, addressed the Board.

26 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of $96,053.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $16,950.00 is required.

Consent

27 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing, in the amount of $604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $106,672.00 is required.

Consent

28 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training, in the amount of $311,497.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $54,970.00 is required.

Consent

29 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training, in the amount of $914,249.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $161,338.00 is required.

Consent

County Administrator

Mr. Propes did not have any items to report.

Public Comments

The following people addressed the Board:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Cheryl Woodall, Indian Hawthorn Ridge, Gainesville*

Commission Time

Chairman David Gibbs read a letter on behalf of Commissioner Poole which read, "I would like an agenda item added to Thursday night's Voting Meeting for me (Commissioner Poole) to make a motion for approval of the drafting of a resolution to be adopted by the Board requesting that our local delegation introduce local legislation to amend our enabling Act to provide for the requirement that all zoning items must be approved by an affirmative vote of at least the district commissioner in which the property is located or another commissioner who is elected at large. Even though this may not be considered by the General Assembly until next year's legislative session, we need to go ahead and get to work on drafting that proposed legislation and getting our local delegates up to speed on it."

Chairman Gibbs granted Commissioner Poole's request.

Executive Session

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

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

Commissioner Powell/Commissioner Stowe — to adjourn the Executive Session at 4:33 p.m.— Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:33p.m.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 162/2026

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

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the March 23, 2026 Executive Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 160/2026

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

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the March 12, 2026 Voting Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

March 12, 2026 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, March 12, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

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

Approve Agenda

Commissioner Cooper/Commissioner Powell — Approve with an amendment to add two items. Addition of item 22 for the approval and authorization for the Chairman to execute a resolution suspending the compensation of the remaining members of the Planning Commission subject to review and approval by the County Attorney. Addition of item 23 for the approval of a correction to the Board's Voting Meeting minutes of December 11, 2025, regarding the approved conditions of zoning for 5111 Old Winder Highway, which was item 33 of that Voting Meeting agenda. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments

There were no comments from the public.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

3 Approve the proclamation recognizing March 15-17, 2026 as the 107th Birthday of the American Legion.

Commissioner Poole presented American Legion Post 7 members Mark Arnold, Jamie Compton, Charles Lewis, John Licato, Scott Suracco, Aron Cartes and John Gentry with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

4 Approve the proclamation recognizing Friday, March 20, 2026 through Sunday, March 22, 2026 as the 23rd Annual Grady Young Foundation Memorial Scholarship Weekend.

Commissioner Stowe presented Janice Young with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

5 Approve the proclamation recognizing March 23-27, 2026 as Government Finance Professionals Week.

Commissioner Powell presented Financial Services Director Taylor Samples and staff members Gail Ramey, Rachel Pearson, Sommer Green, Patti Roy, Andrew Youngblood, Elizabeth White, Traci Babcock, Lynn King, Savannah Swing, Kari Simonds, Amanda Maize, Dana Harris, Shannon Martin, Diana Avalos and Carlos Martinez with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

6 Approve the March 9, 2026 Work Session minutes.

7 Approve the March 9, 2026 Executive Session minutes.

8 Approve the February 26, 2026 Voting Meeting minutes.

9 Approve the re-appointment of Emily Bagwell to the Chicopee Woods Area Park Commission to serve a term from March 27, 2026 to March 26, 2029. Commission District 2.

10 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.

Other Business - Community Services and Parks

Lisa MacKinney, Director of the Hall County Library System, addressed the Board.

11 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.

Ms. MacKinney announced that the Library System received the award of "2025 Library of the Year". A celebration will be held on March 30, 2026 at 4:00 pm at the Gainesville Library . The event will also be livestreamed at all other library branches for those who would like to attend at their local library.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

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

12 **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.*

Mr. Anderson introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 12 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item.

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 12 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

13 **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**

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

Commissioner Poole/Commissioner Stowe — approve withdrawal of item 13 — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe stated he was recusing himself from items 14 and 15. Commissioner Stowe exited the meeting at 6:25 pm.

14 **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**

Mr. Anderson introduced items 14 and 15, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 14 and 15:

Favor:

- *Taylor Stowe, 1780 Candler Road, Gainesville*

Commissioner Cooper/Commissioner Poole — approve items 14 and 15 with the four (4) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — recused

Motion passed.

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.*

15 **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**

Items 14 and 15 were heard together. See item 14 for public hearing details and motion approving this item.

Commissioner Stowe re-entered the meeting at 6:33 pm.

16 **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**

Mr. Anderson introduced items 16 and 17, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 16 and 17:

Favor:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Commissioner Stowe/Commissioner Powell — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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.*

17 **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**

Items 16 and 17 were heard together. See item 16 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve with the three (3) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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.*

18 **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**

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

The following people addressed the Board:

Favor:

- *Brandy Weaver, 6962 Spout Springs Road, Flowery Branch*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

19 **2485 Dawsonville Highway | Variance to Section 3.2 |** to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 **| Proposed Use: Accessory building |** Commission District 2 **| Cole Burchardt, applicant**

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

The following people addressed the Board:

Favor:

- *Cole Burchardt, 2485 Dawsonville Highway, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

20 **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**

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

The following people addressed the Board:

Favor:

- *Reid Daniel, 3113 Shelter Cove, Gainesville*
- *Ronnie Fouts, 3107 Shelter Cove, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

21 **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**

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

The following people addressed the Board:

Favor:

- *Yajaira Rodriguez, 5001 Bryant Quarter Road, Gillsville*

Opposition:

- *John Clouse, 4965 Bryant Quarter Road, Gillsville*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business

Mr. Lawhon addressed the Board.

22 Approval and authorization for the Chairman to execute a resolution suspending the compensation of the remaining members of the Planning Commission, subject to review and approval by the County Attorney.

Mr. Lawhon introduced the item.

Commissioner Poole/Commissioner Stowe — approve with the modification that retroactive pay be removed from the resolution — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

23 Approval of a correction to the Board's meeting minutes of December 11, 2025, regarding the approved conditions of zoning for 5111 Old Winder Highway, which was item 33 of that Voting Meeting agenda.

Mr. Lawhon discussed the item.

Commissioner Cooper/Commissioner Powell — motion to correct the minutes of the December 11, 2025 Voting Meeting regarding 5111 Old Winder Highway to remove condition 26— Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Gentry expressed thanks to the Commission as a Post 7 member and 32 year veteran for recognizing the American Legion. Mr. Gentry summarized a meeting held earlier in the day with Representative McCormick and the US Army Corps of Engineers Mobile District Commander at Sardis Creek Park, where a newly renovated structure (future home of Parks Administrative Offices) was showcased. Hall County will enter into an agreement to co-manage 11 additional parks with the Army Corps to keep them open and accessible year round. Mr. Gentry thanked Representative McCormick, Parks Director Brnt Holloway and staff for facility preparation. Stated that the Corps and Representative McCormick intend to use Hall County's agreements as a national model for Corps-managed facilities.

Commission Time

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

- *Rebecca Thurmond (Georgia Mountain Food Bank)*
- *Alejandra Carrillo (L. A. Automotive)*
- *Isaac Teasley (All-N-One Auto Repair)*

Commissioner Gregg Poole, District 3, requested the Board's consideration that at the next Voting Meeting on a resolution to call for local delegation to introduce legislation to amend the Act that created the Hall County Board of Commissioners, first approved in 1935, to add provisions similar to what Dekalb County has as part of its Organizational Act that changed its form of government in 1981. Currently, Dekalb County's Act provides that "no planning or zoning ordinances shall become law unless approved by the member of the Commission representing the district in which the subject property is located, or by one of the members of the Commission elected from the County at large." In 2000, the Georgia Court of Appeals in Head v. Dekalb County upheld that provision as binding in the face of a legal challenge. Commissioner Poole further stated that other District Commissioners can approve developments in a district against that District Commissioner's position without any accountability to that district's voters. Proposed change would ensure accountability or alternatively require countywide elections.

Chairman David Gibbs reflected on the preciousness of time after a North Hall teacher, Jason Ryan Hughes, was tragically and accidentally ran over, leaving a spouse and young children. He noted Mr. Hughes' role and impact, and requested thoughts and prayers for his family.

A moment of silence was held.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn at 7:23 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 155/2026

SUBJECT: Approve the November 13, 2025 Meeting minutes.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the November 13, 2025 Meeting minutes.

History:

Facts and Issues:
The attached minutes are being submitted for formal approval at this time. Their previous omission from the December 11, 2025 agenda was due to an administrative oversight by the Clerk's office.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-12-11

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

November 13, 2025 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, November 13, 2025 - 05:00 PM

Call to Order

Chairman Gibbs at 5:01 p.m.

Present:

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

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

Commissioner Cooper/Commissioner Poole — to go into Executive Session at 5:01 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Executive Session

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

Commissioner Powell/Commissioner Stowe — to adjourn the Executive Session at 5:39 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn the Meeting at 5:39 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 156/2026

SUBJECT: Approve the November 13, 2025 Executive Session minutes.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the November 13, 2025 Executive Session minutes.

History:

Facts and Issues:
The minutes are being submitted for formal approval at this time. Their previous omission from the December 11, 2025 agenda was due to an administrative oversight by the Clerk's office.

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?	2026-03-26

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 95/2026

SUBJECT: Approve the appointment of Jackie Walters Slaughter to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: JR

Recommendation:
N/A

Purpose of Request:
Appointment to the Gainesville & Hall County Development Authority to serve a term from April 1, 2026 to March 31, 2030. Commission Districts 1, 2, 3, & 4.

History:

Facts and Issues:

Alex Wayne is the current appointment.

Options:
The Gainesville Hall Chamber of Commerce has nominated Jackie Walters Slaughter of Walters Management Company OR Brian Rochester of Rochester DCCM.

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?	2026-03-31

Approvals:

Approve	Clerk
JR	JR

Attachments:

Nomination Letter

GREATER HALL
CHAMBER OF COMMERCE

230 E.E. Butler Parkway
Post Office Box 374
Gainesville, Georgia 30503

February 20, 2026

Chairman David Gibbs
Hall County Commission
P. O. Drawer 1435
Gainesville, GA 30503

Dear Chairman Gibbs:

The Greater Hall Chamber of Commerce nominates the following two (2) persons to be considered for the one (1) appointment to the Gainesville & Hall County Development Authority. The person selected will replace Alex Wayne, whose term expires 3/31/2026. This request is in accordance with the By-Laws of the Authority that we submit these persons for selection.

Jackie Walters Slaughter, Walters Management Company
Brian Rochester, Rochester|DCCM

Both of these nominees are familiar with the economic development efforts of Gainesville and Hall County and would be quality members of the Authority. Please make the selection at your earliest convenience and notify us.

Sincerely,

Tim Evans
President & CEO
Greater Hall Chamber of Commerce

Attachment: Current roster of members
Gainesville & Hall County Development Authority

cc: William Bagwell, Chairman
Gainesville & Hall County Development Authority
Tread Syfan, Counsel and Secretary
Gainesville & Hall County Development Authority
Billy Powell, Hall County Commissioner
Zach Propes, Hall County Administrator
Jennifer Rivera, Hall County Commission Clerk

770.532.6206
Fax 770.535.8419

www.greaterhallchamber.com

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 125/2026

SUBJECT: Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of $75,671.70.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:

Approve the award of ITB #031-46 Cherokee Bluffs Park Rubber Mulch Playground Surfacing for Parks & Leisure to JarJax, LLC dba Southeast Outdoor Solutions of Jasper, GA, in the amount of $75,671.70.

History:
The purpose of this project is to enhance the safety, accessibility, and longevity of the playground surface by replacing the existing material with bonded mulch. This upgrade will ensure compliance with ASTM F1292-22 current safety standards, reduce maintenance costs, and provide an inclusive environment for all users. Current loose-fill mulch requires frequent replenishment and raking leading to high maintenance costs and inconsistent safety performance. Bonded mulch offers a durable, weather-resistant solution that remains in place, ensuring long-term compliance and reducing operational expenses. Additionally, this upgrade supports sustainability by utilizing recycled materials.

The Grant Application was submitted in September 2025 for the Tire Products Grants from the Georgia Department of Natural Resources. Award and agreement finalized in January 2026.

Facts and Issues:

Options:

Total Area: 4,200 sq. ft.
Includes:

Materials and installation of a 4-inch stone sublayer for proper drainage and stability.
Materials and installation of recycled rubber tire mulch, mixed with aromatic binder and poured on-site to the correct depth to accommodate the critical fall height of all playground equipment.
Will comply with ASTM F1292-22 current safety standards.

Funding Requested	$ 75,671.70
Are funds within current budget?	Yes
Source of Funds	MULTIPLE GRANT & SPLOST VIII FUNDS
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
MH	BH	BH	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Bid Tab
Signature Request Form
Contract
Grant Award Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 125/2026

Funds Requested: $ 75,671.70

Request Budgeted: Yes

Proposed Source of Funding:

MULTIPLE GRANT & SPLOST VIII FUNDS

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	250-MULTIPLE GRANT FUND	6210-PARKS AND LEISURE SERVICES	TBD	$71,400.00
2026	324-SPLOST VIII	6210-PARKS AND LEISURE SERVICES	522201-REMODEL/RENOVATIONS	$4,271.70

Budget Transfer Items:

Additional Information/Comments:

- Project was unplanned prior to application and award of grant funding. Propose to utilize a portion of the FY 2026 approved budget for SPLOST VIII under the Various Parks and Improvements line to cover remaining cost of the project.

Contact for Questions: BH

Phone: 678-997-5823

IFB#: 031-46 - Cherokee Bluffs Park Rubber Mulch Playground Surfacing			JarJax, LLC dba/Southeast Outdoor Solutions Jasper, GA	Playworx Playsets, LLC Canton, GA	Fit Communities, Inc. dba/Rubber Floors and More Dahlonega, GA	Lanier Plans, Inc. dba/KorKat Carrollton, GA	American Architectural Design Specialties, Inc. dba/Playground Creation Atlanta, GA	Innovista, LLC Waterford, MI	Garland & Associates Contractors, Inc. Bogart, GA	Bliss Products & Services, Inc. Lithia Springs, GA
			Price	Price	Price	Price	Price	Price	Price	Price
	Total		$75,671.70	$78,600.00	$80,099.25	$92,400.00	$96,600.00	$102,090.00	$116,014.00	$125,700.00
BIDS SENT	18									
HALL CO BIDS SENT	1									
NO BIDS RCVD	1									

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: March 9, 2026

To: David Gibbs, Chairman, BOC

From: Mike Hawkins, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 031-46

Bid/Contract Name: Cherokee Bluffs Park Rubber Mulch Playground Surfacing

Department(s) Requesting Contract: Parks & Leisure

Award Recipient Name: JarJax, LLC dba/Southeast Outdoor Solutions

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $ 75,671.70

☐ Product Contract Estimated Amount: N/A

Comment:

The purpose of this project is to enhance the safety, accessibility, and longevity of the playground surface by replacing the existing material with bonded mulch.

Budget approved for FY2026.

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #031-46

For the provision of

Cherokee Bluffs Park Rubber Mulch Playground Surfacing

ARTICLE #101 – INTRODUCTION

This Contract for Cherokee Bluffs Park Rubber Mulch Playground Surfacing (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 JarJax, LLC dba Southeast Outdoor Solutions which is principally located at 64 Confederate Way, Jasper, GA 30143. (hereinafter "Contractor").

WHEREAS Contractor 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 Contractor are known individually as a "Party" and collectively as the "Parties"; and,

WHEREAS nothing contained in this Contract shall be construed to convert the Contractor 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 Contractor 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 Contractor 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. Contractor 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 people:

COUNTY PROJECT MANAGER
Brandon Smith
Parks and Leisure
Hall County Parks and Leisure
4175 Nopone Rd.
Gainesville, GA 30506
Blsmith@hallcounty.org
Ph: (678) 617-9857

COUNTY ISSUING OFFICER
Mike Hawkins
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
mhawkins@hallcounty.org
Ph: (678) 696-2497

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Karrie Poole, Michael Poole or Jenna MacQueen

Email Address(es): Sales@southeastplay.com

Phone Number(s): (770) 704-5006

Physical Address: 64 Confederate Way

City/State/ZIP: Jasper, GA 30143

REMIT TO ADDRESS (if different): PO Box 1582
Jasper, GA 30143

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

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

ARTICLE #105 – CONTRACT TERM

The Contract term will be for (120) 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 Contractor. 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 Contractor under this Contract. If delay results from a third-party's negligent conduct or failure to perform, the Contractor 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 Contractors.** Contractor 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 Contractor. Further, if the County

has entered into or enters into contracts with other Contractors related to the Services, Contractor agrees to cooperate fully with other such Contractors. Contractor shall not engage in any act that will interfere with the performance of work by any other Contractor(s).

ARTICLE #108 – TERMINATION PROVISIONS

The County may terminate this Contract by providing sixty (60) days written notice to the Contractor at any time. Should the County terminate this Contract prior to the date of automatic termination, Contractor 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 Contractor 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 Contractor.

B. **Termination for Cause.** The occurrence of any of the following events shall constitute cause for the County to declare the Contractor in default of its obligations under the Contract:
   1. The Contractor 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 Contractor.
   2. The County determines that Contractor's unsatisfactory performance substantially endangers completion or that default is likely to occur.
   3. The Contractor fails to make substantial and timely progress toward performance of the Contract.
   4. The Contractor 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 Contractor terminates or suspends its business; or the County reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law.
   5. The Contractor 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 Contractor 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 Contractor 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 Contractor, the County may procure substitute Services from another source and charge the difference between the Contract and the substitute Contract to the defaulting Contractor; 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 Contractor in the event of any de-appropriation.

E. **Termination due to Failure of Contractor to Act.** The County may terminate the Contract for any of the following reasons effective immediately without advance notice:
   1. If the Contractor 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 Contractor, its agents, employees, have caused, or reasonably could cause, life, health, or safety to be jeopardized.
   3. The Contractor 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 Contractor 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 Contractor 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. **Contractor's Termination Duties.** Upon receipt of a Notice of Termination, the Contractor 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 Contractor.
   3. Comply with the County's instructions for the timely transfer of any active files and work product produced by the Contractor under the Contract.
   4. Cooperate in good faith with the County, its employees, agents, and Contractors during the transition period between the Notification of Termination and the substitution of any replacement Contractor.
   5. Contractor is to immediately return any payments made by the County for goods and services that were not delivered by the Contractor.

H. Reserved.

ARTICLE #109 – NO DEFENSE OR INDEMNIFICATION BY COUNTY

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

ARTICLE #110 – ASSIGNMENT AND DELEGATION BY CONTRACTOR

The Contractor 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 Contractor 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 Contractor 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 Contractor'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 – CONTRACTOR AND COUNTY RIGHTS AND OBLIGATIONS

A. The County has the right at any time to require the Contractor 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 people, buildings, or surfaces. The Contractor will utilize acceptable substitutes approved by the County as quickly as possible. In the event of such replacement, Contractor 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 Contractor 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 Contractor will remove the employee immediately and replace them with a person of at least equivalent training, experience, and requisite qualifications as quickly as possible, subject to the County's approval.
C. Contractor 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 Contractor must procure and maintain insurance policies at the Contractor'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 Contractor 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 Contractor 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 motorists' 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 Contractor 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 Contractor 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 Contractor 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, Contractor warrants that no Contractor employees, subcontractors or others will operate County-owned vehicles or equipment in the performance of this Contract without express written consent from the County. Contractor 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 Contractor 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 Contractor for the Services provided pursuant to this Contract and in accordance with the prices quoted and conditions set forth in the Bidder'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 Contractor after acceptance of the Contractor'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. Contractor 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 CONTRACTOR

A. Upon Contract Execution, the County will issue a Notice to Proceed (NTP) and a Purchase Order (PO) to the Contractor. 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 Contractor's representative in *ARTICLE #103 – NOTICES*.

   The Contractor 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 an NTP will not be considered for payment. Contractors are 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 Contractor 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. Contractor 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 Contractor'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 Contractor 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. Contractor 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 Contractor 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 Contractor's Failure.** If the County determines that the Contractor has failed to perform or deliver any Services as required by the Contract, the Contractor 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 Contractor's compensation, which represents payment for Services that were not delivered. To the extent that the Contractor'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 Contractor. 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 Contractor.** If the Contractor 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 Contractor against any sum owed to the Contractor, in the County's sole discretion.

E. **Final Payment.** The Contractor 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 Contractor 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 pay a third party under any circumstances.

ARTICLE #123 – 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 #124 – NOTICE OF INTENT TO LITIGATE

Contractor 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 #125 – GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT (E-Verify)

A. By signing this Contract, the Contractor 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. Contractor 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. Contractor 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 #126 – ORDER OF PRECEDENCE

In the event of any inconsistency, ambiguity, or conflict among the specific provisions of the Contract and the Contractor'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 #127 – 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 Bidder'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

ARTICLE #128 – SALES TAX EXEMPTION STATUS

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

ARTICLE #129 – HOLD HARMLESS AGREEMENT

The Contractor 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 #130 – 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 here from. Neither Contractor nor any of Contractor's agents, servants, employees, subcontractors or contractors shall become or be deemed to become agents, servants, or employees of the County. Contractor 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 #131 – 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 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 Contractor's Full Legal Name Below:
InJax LLC d/b/a Southeast Outdoors Solutions

By: Karrie R

Print Name: Karrie Poole

Title: CFO

Sworn to and subscribed before me this

25 Day of February, 2026.

Notary Public: Jenna MacQueen

Notary commission expires: 9/14/2026

[Locus Sigilli – Seal or Stamp]

JENNA MACQUEEN NOTARY PUBLIC PICKENS COUNTY EXPIRES GEORGIA 9/14/2026

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

GRANT AGREEMENT

WITH

HALL COUNTY

FY 2026 TIRE PRODUCTS GRANT

PROJECT: 26-TP-069-01

This agreement ("Agreement") is made and entered into as of the date of the last signature hereunder (the "Effective Date"), by and between the Environmental Protection Division of the Georgia Department of Natural Resources, an agency of the State of Georgia ("Division"), and **Hall County** ("Grantee"). Grantee and the Division are collectively referred to herein as the "Parties."

WHEREAS, the Division is interested in reducing solid waste in Georgia and recovering valuable materials through recycling, waste reduction, and/or diversion; and

WHEREAS, the Division is interested in encouraging the use and market development of tire-derived products and research for scrap tire innovations; and

WHEREAS, pursuant to the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. § 12-8-20 *et seq.* ("Act") and the rules promulgated in support the Division is authorized to assist eligible Georgia government entities with grants for the purposes as described in the Act; and

WHEREAS, Grantee represents to the Division that Grantee is duly created and existing under the laws of the State of Georgia and has the authority to expend the monies described herein for the purposes set forth herein; and

NOW, THEREFORE, for and in consideration of the valuable and mutual benefits flowing to each party as hereinafter appear below, the Parties mutually agree as follows:

1. **Project**. The Grantee shall conduct the work described in the scope of services identified in the attached Appendix A and by this reference made a part hereof (hereinafter, the "Project").
2. **Term; Time of Performance**.
    a. The term ("Term") of this Agreement shall commence upon the Effective Date and shall terminate upon the completion of the tasks in the Project, not to exceed 24 months from the Effective Date, unless earlier terminated by the Division in accordance with the provisions of Paragraph 6 of this Agreement.
    b. Grantee must commence performance of the Project within 30 days of the Effective Date and must complete the Project in accordance with the timeline described therein.
    c. The Division may elect to extend the Term of this Agreement, in which case the Parties will execute an amendment to this Agreement.

3. **Grant and Acceptance**.

    a. The Division hereby makes and Grantee hereby accepts this grant for the Project ("Grant") in the amount of **seventy-one thousand four hundred dollars, ($71,400)** ("Grant Amount") to carry out the Project in accordance with the terms and conditions of this Agreement.

        i. Notwithstanding any other provision of this Agreement, the Grantee acknowledges that the Division, as an agency of the State of Georgia, is prohibited from pledging the State's credit.

        ii. Grantee must expend or contractually obligate the full amount of the Grant Amount on or before the expiration of the Term; after expiration of the Term Grantee may not expend or obligate contractually the unencumbered Grant Amount.

        iii. The Grantee will contribute a minimum of **0%** of the total project cost in in-kind services and cash contributions ("Match") toward the Project.

        iv. Grantee has already obtained or otherwise received commitments for the Match funding for the Project.

    b. The Grantee agrees that the Grant Amount will be spent pursuant to the breakdown set forth in the Project and pursuant to the terms of this Agreement and will not be used for expenses already incurred or paid for by Grantee before the Effective Date, unless such expenses are expressly authorized in advance and in writing by the Division.

    c. The budget for the Project is set forth in Appendix A. Grantee must notify the Division within 15 days of any changes to the budget for the Project that may result in the reduction and/or elimination of some or all of the Match or the Grant Amount.

4. **Method of Disbursement**. Division will disburse the Grant Amount to Grantee not to exceed the amount described in Paragraph 3, and in accordance with the terms described in this Paragraph:

    a. Disbursement will only be made to Grantee to reimburse Grantee for expenditures made for the Project as described in Appendix A: Scope of Work; and

    b. No disbursement will be made to Grantee for any work completed prior to the Effective Date, even if in furtherance of the Project; and

    c. Grantee must submit a disbursement request on forms as provided by the Division along with invoices and proof of payment made by Grantee for the Project and identification of any Match used. Disbursement request forms may be submitted as needed, provided, however, that they may not be submitted more than once every thirty (30) days; and

    d. The Grantee shall certify in writing the accuracy of each disbursement request. Each disbursement request shall constitute a representation and warranty by the

Grantee to the Division that the covenants and warranties made by Grantee in this Agreement are true and accurate on the date of the disbursement request. All invoices submitted by the Grantee must show detailed line items referencing the costs of labor, materials, property, equipment, installation, services, incidentals, etc. All disbursement requests should be signed and dated by authorized personnel as evidence of review and approval prior to submission to the Division; and

e. The Division will review any disbursement request within forty-five (45) days of receipt. Disbursement will be made upon determination by the Division that the Project elements described and invoices included with the disbursement request are sufficient. If the Division, in its sole discretion, determines that all or part of a disbursement request cannot be made in accordance with the terms of this Agreement, such request or portion of the request shall not be reimbursed.

5. **Grant Funding**. If the Division determines that the source of funding for the Grant or Grant Amount no longer exists or is insufficient with respect to the Project, the Division shall terminate this Agreement in accordance with the provisions of Paragraph 6.

   a. The determination of the Division that the funding for the Grant is no longer available or sufficient shall be conclusive.

   b. The Division shall provide notice in writing to Grantee as soon as practicable after the Division determines that the source of payment no longer exists or is insufficient with respect to the Project.

   c. In the event of such termination, the Division shall remain obligated to reimburse the Grantee for eligible Project expenses performed or incurred and accepted by the Division prior to such termination.

6. **Termination of Agreement.**

   a. **For Cause**. If, through any cause other than force majeure, the Grantee shall fail to perform its obligations under this Agreement, or if the Grantee shall violate any of the covenants, agreements, or stipulations of this Agreement, the Division may terminate this Agreement specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.

   b. **For Convenience**. Either Party may terminate this Agreement at any time for good reason by giving at least thirty (30) days written notice to the other Party of such termination and specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.

7. **Copyrights and Documents**. Grantee shall be the original and sole owner of all rights, including without limitation copyright, in and to all documents, maps, photographs, drawings and other materials produced or derived in whole or in part under this Agreement and paid for solely by Grantee ("Materials").

a. Grantee hereby grants Division a perpetual, irrevocable, world- wide, royalty-free, fully paid-up, non-exclusive license under any copyrights and know- how, data, findings, results and discoveries concerning the Materials so as to allow Division to conduct further research, apply for and obtain further funding and to publish or otherwise disclose the results of the Project and the Material though customary regulatory and scholarly outlets.

b. Division shall have the right to use the Materials resulting from Grantee's efforts on this Agreement. Division acknowledges that the reuse of any such Materials by Division on any extension of this project or any other project shall, except for the obligations of Grantee, be at Division's sole risk unless otherwise agreed to in writing by all Parties.

c. Any reports, maps, signage or other documents completed as a part of this Agreement shall include recognition and carry the following notation on a conspicuous sign or the front cover or a title page (or in the case of maps, in the same block):

"The preparation of this report, map, document, project, etc., was financed through a grant from the Georgia Environmental Protection Division."

d. Division's said license and rights and Grantee's said rights shall not be affected or revoked by the termination provisions of Paragraph 6 of this Agreement.

8. **Grantee's Warranties and Covenants**. The Grantee warrants and covenants to the Division all of the following:

a. The entirety of the Project shall be carried out in accordance with all applicable federal, State and local laws, rules, regulations and ordinances, including but not limited to the Georgia Rules for Solid Waste Management (Rules) and the Georgia Comprehensive Solid Waste Management Act (Act).

b. The Grantee will obtain, will modify as needed, and/or will operate in compliance with any required permits issued by the Division to address the handling of the recovered materials or solid waste pursuant to the Project.

c. The Project will be performed in a workmanlike manner, consistent with that level of care and skill ordinarily exercised by such entities and with sound principles commonly used by similar professionals under similar circumstances and further warrants that the Project will be performed as intended and described in Appendix A.

d. All information contained in its grant application was, as of the date the grant application, and will remain, until the termination of this agreement, complete, accurate and correct in every way, and that the Grantee is not aware of any circumstances that may cause any information included in the grant application to become incorrect or otherwise change the scope of the Project subsequent to the Effective Date.

e. It has not employed or retained any company or person, other than a bona fide

employee working solely for him, to solicit or secure this Agreement and that he has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for him, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this Agreement.

f. It has, or will secure, all personnel required in performing the Project. Such personnel shall not be employees of or have any contractual relationship with the Division.

   i. The Project will be performed by the Grantee or under its supervision, and all the personnel engaged by the Grantee to perform the Project shall be fully qualified and shall be authorized under state and local law to perform the same.

   ii. The Division, or its authorized representatives, shall have the right to enter into the premises of Grantee and/or all subcontractors, or any places where the Project is being performed, to inspect, monitor, or otherwise evaluate the performance of the Project.

9. **Miscellaneous Provisions.**

   a. **Taxes**. The State is exempt from Federal Excise Taxes and from State and Local Sales and Use Taxes. The Grantee will pay all taxes lawfully imposed upon it that may arise with respect to this Agreement.

   b. **Georgia Open Records Act**. All products, reports, information, data, etc., given to, derived from, prepared by, or assembled by the Grantee (the "Materials") in the performance of this Agreement shall be governed by the Georgia Open Records Act. The Division expressly acknowledges and agrees that Grantee is an "agency" as defined in O.C.G.A. § 50-18-70 and is consequently subject to the Georgia Open Records Act. Grantee shall inform the Division in writing if it receives any requests for the Materials pursuant to the Georgia Open Records Act.

   c. **Assignability**. Grantee shall not transfer or assign all or any of its right, title or interest in this Agreement or delegate any of its duties or obligations hereunder to any party other than the Grantee.

   d. **Interest of Agreement**. The Grantee hereby attests that it and all of the officials of the Grantee have not violated any applicable conflict of interest law under either state law (O.C.G.A. §§ 45-10-20 through 45-10-28 and O.C.G.A. §§ 36-67A-1 through 36-67A-4) or under any local ordinance, charter, rule or regulation and that they shall comply with the same throughout the term of this Agreement.

   e. **Division Intellectual Property**. The Grantee agrees it will not use the name or any intellectual property, including but not limited to, the Division's trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the Division.

   f. **Right to Audit and Access to Records**. The Grantee shall maintain books, records

and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all expenditures related to the Project throughout the term of the Agreement for a period of at least five (5) years following the date of final disbursement or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records. The Grantee shall permit the Auditor of the State of Georgia or any authorized representative of the State to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of the Grantee relating to orders, invoices or payments or any other documentation or materials pertaining to the Agreement, wherever such records may be located during normal business hours. The Grantee shall not impose a charge for audit or examination of the Grantee's books and records. If an audit discloses incorrect billings or improprieties, the Division reserves the right to charge the Grantee for the cost of the audit and appropriate reimbursement. Evidence of criminal conduct will be turned over to the proper authorities.

g. **Entire Agreement; Modification**. This Agreement represents the sole and complete understanding of the terms of the Agreement between the Parties hereto with respect to the subject matter contained herein and supersedes all prior agreements and understandings, oral or written, with respect thereto. No modification or amendment to this Agreement will be binding on either party hereto unless such modification or amendment is reduced to a writing executed by both Parties. Any changes in the scope and/or duration of this Agreement shall be mutually agreed upon by and between the Division and the Grantee in a writing executed in accordance with this Paragraph.

h. **Liability**. Each Party shall be responsible for its negligent acts or omissions and the negligent acts or omissions of its employees, officers, or directors, to the extent allowed by law.

i. **No Indemnification; Waiver**. Grantee acknowledges that the Division is an agency of the State of Georgia and is prohibited from indemnifying Grantee or any other parties. The Grantee waives, releases, relinquishes, and discharges any and all claims or demands against Grantee or contractors of Grantee for any damages of any nature whatsoever that in any way relates to or arises out of this Agreement or the disbursement of the Grant Amount hereunder, even if such claims or demands are made against the Grantee or contractors of Grantee and even if the Grantee knew the existence of such claims.

j. **Applicable Law**. The Parties agree that this Agreement and all rights, privileges and responsibilities shall be interpreted and construed according to the laws of the State of Georgia.

k. **No Waiver**. The failure of the Division or Grantee at any time to require performance by the other party of any provision hereof, shall in no way affect the right of the Division or Grantee thereafter to enforce that same provision or any part of the Agreement, nor shall the failure of the Division or Grantee to enforce

any breach of any provision hereof be taken or held to be a waiver of such provision, or as a waiver, modification or rescission of the Agreement itself.

l. **Binding Authority**.

   i. The Division warrants that the Director has the authority to bind the Division.

   ii. Grantee's signatory(ies) warrant that it is fully authorized and empowered by all necessary and appropriate official action on the part of the governing body of the Grantee to execute this Agreement and to bind the Grantee thereto.

m. **Counterparts; Electronic Signature**. This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument. The Parties agree that any electronic signatures on this Agreement hereto constitute original, valid signatures pursuant to the Uniform Electronic Transactions Act, O.C.G.A. § 10-1-21 *et seq*.

n. **Severability**. If any one or more of the provisions of this Agreement are for any reason be held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

o. **Notice**. All notices, correspondence requests, demands, waives and other communications required or permitted to be given under this Agreement shall be made in writing and shall be deemed to have been duly given if delivered by U.S. Mail, postage paid, sent by nationally recognized overnight courier, or by electronic mail to the contacts as follows:

If to the Division:
Georgia Environmental Protection Division
Recovered Materials Unit
4244 International Parkway
STE 104
Atlanta, GA 30354
SWTF.Grant@dnr.ga.gov

If to Grantee:
Sommer Green
Grants Manager
Hall County
2875 Browns Bridge Rd.
Gainesville, Georgia 30504
770-297-5503
sgreen@hallcounty.org

IN WITNESS WHEREOF the Division and the Grantee have executed this Agreement as of the date of the last signature hereunder.

The Environmental Protection Division of the Department of Natural Resources, State of Georgia	**Hall County**
Jeffrey W. Cown	
Jeffrey W. Cown Director Date: January 26, 2026	David Gibbs Commission Chairman Date: 1/14/2026

Appendix A

Project Information: Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Common Applicant Profile
Hall County, GA | Green

Submission Date
09/29/2025

Project Title
Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Local Government/Entity
Hall County, GA

Federal Tax ID
58-6000836

Mailing Address

Address 1
2875 Browns Bridge Road

Address 2

City
Gainesville

State
Georgia

ZIP
30504

Contacts

Primary Grant Administrator
This is the person who will be the main point of contact for all grant-related communication and questions. This may or may not be the same individual who applies for and/or submits the grant application.

First
Sommer

Last
Green

Title
Grants Manager

Organization
Hall County, GA

Phone
770-297-5503

GA Email
sgreen@hallcounty.org

Responsible Official for Approvals
If selected for award, this will be the individual who will sign the agreement. Examples include but are not limited to the chief executive officer, commissioner, mayor, or solid waste director.

First
David

Last
Gibbs

Title
Commission Chairman

Organization
Hall County, GA

Phone
7705358288

Signatory Email
dgibbs@hallcounty.org

Project Start Date
01/05/2026

Project End Date
06/30/2027

Grant Amount Requested
$71,400.00

Total Project Amount
$84,000.00

Is your entity listed on the DCA noncompliance list?
No

Is your entity involved in any open consent orders or enforcement actions with EPD?
No

Has your entity received any grant funding from EPD in the past?
Yes

Please indicate the grant program and date awarded.
FY23 Tire Amnesty Grant 9/1/2023 and FY25 Scrap Tire Abatement 10/1/2024

Does your entity require funds in advance?
No

Admin

Review Request Steps

1. Type feedback to applicant in the box below and click *Save*
2. Select the "Changes Requested" folder to trigger the email notification to the applicant
3. Click *Revert to Draft* to change the application to draft and revert to the intake stage

Georgia EPD Feedback to Applicant

Internal Comments

Eligible

Agreement Number

Application Reviews

Reviews Assigned	Reviews Complete	Evaluation Criteria Points Avg.	Total Points Avg.
4	0		

Award Summary

Lowest Score	Highest Score	Score Deviance
0	0	

Award Amount	Match Amount	Advance Amount
$0.00	$0.00	$0.00

Payments

Total Payments	Remaining Award Balance
$0.00	

Expenses & Reimbursements

Common Applicant Profiles: Hall County, GA | Green

User Login
sgreen@hallcounty.org

First Name
Sommer

Last Name
Green

Organization Name
Hall County, GA

Title
Grants Manager

Supplier ID - Admin Only

Email
sgreen@hallcounty.org

Phone
770-297-5503

Project Narrative: 81739729

Linked Cover Letter
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Select the grant for which you are applying
Tire Products

Project Description

Briefly describe your overall project, including project location.
Cherokee Bluffs Park, located in Flowery Branch, is a 168-acre public park in southern Hall County, Georgia, offering a range of outdoor recreational activities. Visitors can enjoy multiuse trails, open fields, an amphitheater, picnic areas, a dog park, and a playground. The park not only provides modern amenities but also shares a deep historical connection to Hall County's past.
In the early 1800s, this area was home to the Cherokee Indians, the largest Native American tribe in the United States. The park gets its name from the natural rock cliffs or "bluffs," which were once used by the Cherokee for shelter. As settlers flocked to the area after Hall County was founded in 1818, they were drawn by the potential for cotton agriculture and the discovery of gold, which increased the region's appeal. However, between 1838 and 1839, the tragic episode known as the Trail of Tears unfolded, when the state of Georgia forcibly removed the Cherokee Indians from their ancestral lands, relocating them to the Indian Territory (present-day Oklahoma). This forced migration was marked by great hardship and loss. Cherokee Bluffs Park serves as a reminder of both the rich natural resources and the profound history of the land, honoring the memory of its earliest inhabitants while providing a space for community and recreation today.
The park, which first opened in late 2015, has become a year-round destination known for its natural beauty and historical significance, attracting families, nature enthusiasts, and historians alike. Due to the parks' ongoing popularity, regular maintenance is essential. Currently, the playground's surface has deteriorated and needs to be replaced.

Need and Purpose

Describe the need and purpose of the project.
Cherokee Bluffs Park in Hall County, Georgia, is a heavily utilized community resource, offering recreational opportunities for children and families throughout the year. The current playground surface has deteriorated due to natural wear, weather exposure, and high usage leading to uneven areas, reduced shock-absorption, and increased maintenance concerns. These conditions present potential safety hazards for children and limit accessibility for individuals with mobility challenges.
To address these critical concerns, there is an immediate need to replace the existing playground surfacing with Tire Derived Product (TDP) poured-in-place rubber surfacing. TDP surfacing meets current safety standards for impact reduction, increases accessibility for users of all abilities, and requires less ongoing maintenance compared to traditional loose-fill materials. By replacing the aged surface with TCP, Hall County Parks & Leisure will enhance safety, accessibility, and the overall user experience at Cherokee Bluffs Park, ensuring the playground remains a vibrant and inclusive gathering space for the community.

Community Served

Describe how the project benefits the community.
Cherokee Bluffs Park, located in Hall County, Georgia, stands as a vibrant community asset that brings a wide range of benefits to residents and visitors alike. Spanning over 168 acres near Flowery Branch, this public park offers significant recreational space. It is the essential resource that supports the health and connection of the community while preserving the natural environment.
Primarily, Cherokee Bluffs Park provides crucial recreational opportunities for all ages. The park features well-maintained walking and biking trails, a playground, dog park, open green spaces, and scenic picnic pavilions. These amnesties foster active lifestyles, improve mental health, and promote community togetherness. Additionally, educational programs and activities are regularly hosted at the park's Amphitheatre further enhancing its value as a community resource.
Environmentally, Cherokee Bluffs serves as a sanctuary for native vegetation and wildlife, offering a preserved green space in a rapidly urbanizing region. The park's dedication to natural beauty not only enriches Hall County's local ecosystem but also provides opportunities for environmental education.
Cherokee Bluffs Park is a venue for social gatherings, community events, and sporting activities, helping to build strong neighborhood bonds. Its accessibility to residents from Flowery Branch, as well as greater Hall County, with a population of over 200,000, means it regularly serves thousands of citizens each year. Whether hosting family outings, civic events, or school field trips, the park meets a broad spectrum of community needs.

Utilization and Metrics

Describe the tire-derived product(s) (TDP) your project will utilize.
Poured in place rubber surfacing, made in part from tire derived products, is an increasingly popular choice for playgrounds and recreational areas. At Cherokee Bluff's Park in Hall County, the application of this innovative surfacing material offers a combination of safety, durability, and environmental responsibility. The rubber surface works by grinding recycled tires into a crumb and glue mixture. The mixture is then poured and spread out as it hardens into a smooth, soft surface. The resilient surface absorbs impact better than concrete or asphalt, reducing injuries.
A key advantage of using tire derived products is their positive impact on safety. The poured in place rubber surfacing is specifically designed to absorb impact, reducing the risk of serious injuries from falls. To certify that safety standards are met, metrics such as Head Injury Criterion (HIC) and maximum gravitational force (Gmax) values are strictly measured. HIC scores offer an understanding of how the material's ability can absorb impact and reduce the possibility of head injuries, while Gmax values designate the surfaces overall shock absorbency. Both metrics meet federal safety guidelines set by American Society for Testing and Materials or U.S. Consumer Product Safety Commission.
The thickness of the surface, which is measured to match the fall height of the playground equipment is an important metric. Areas beneath a climbing structure may require a thicker application of the surface. In general, poured in place rubber surfacing varies in thickness from 1.5 to 5 inches, depending on the amount of safety performance desired. High-traffic areas are also calculated to ensure the thickness of the surface provides full protection.
Hall County will provide ongoing monitoring and maintenance of the rubber surfacing to ensure that Cherokee Bluffs Park remains safe, attractive, and functional for the community and its visitors. Utilization or recycled tires enhances safety but also supports broader environmental concern.

Describe the total project cost utilizing conventional or virgin materials vs. the total project cost utilizing TDP(s).
Cherokee Bluffs Park playground surface requires installation for an area of 4,200 square feet. Two common options considered are wood fiber mulch and poured in place rubber surfacing. Each material has its own unique characteristics, and a notable initial cost but long-term benefits overtime.
Wood fiber mulch is known for its lower upfront cost. The average cost to cover 4,200 square feet with the appropriate safety depth is $12,600. However, wood fiber mulch requires extensive annual maintenance and replacement to maintain its safety and appearance. With a life span of 3 years and the average annual maintenance cost of $3,780, total project cost over a fifteen-year period accumulates to $100,800.
Poured in place rubber surfacing is made from recycled tires and is installed as a single continuous layer. While the initial cost is much higher the annual maintenance is much lower. Installation for 4,200 square feet is estimated to cost $84,000, but the notable durability and low maintenance requirements keep the annual cost dramatically lower. Poured in place rubber surface typically lasts up to 15 years. The total estimated maintenance for the full fifteen-year period is only $7,500, bringing the total project cost for bonded rubber to $91,500.
While the wood fiber mulch requires lower upfront investment, its long-term maintenance makes it more costly overall. Poured in place rubber surfacing is a much larger investment but the low maintenance and longevity make it a competitive option over a 15-year period. As of today, the replacement cost of playground surfacing with conventional material will cost $12,600 or to utilize TDP surfacing will cost $84,000. The difference in cost is the eligible amount for grant funding at $71,400. Hall County seeks to provide Cherokee Bluffs Park with a playground surface that can provide lasting performance, continuous use, and the safest environment. The decision between the two surfaces is not inclusive of immediate budget constraints but also long-term use, convenience, and safety.

- *For example: A roadway paving project costs $100,000 using conventional materials and services. To utilize a ground tire rubber asphalt mix, it will cost an additional $50,000 ($30,000 for the material itself and $20,000 for the associated labor to mix/haul). In this scenario, the total project cost utilizing conventional materials is $100,000 vs. $150,000 to utilize TDP. The difference in cost and the amount eligible for grant funding is $50,000.*
- *For example: A public school plans to renovate a classroom using tiles made from TDP. Conventional tiles will cost $8,000 ($6,000 for the tiles and $2,000 for labor and installation). TDP tiles will cost $12,000 ($8,000 for the TDP tiles and $4,000 for labor and installation). In this scenario, the total project cost utilizing conventional materials is $8,000 vs. $12,000 to utilize TDP. The difference in cost and the amount eligible for grant funding is $4,000.*

Describe the number of Lbs. of TDP(s) used in the project.
Poured-in-place rubber surfacing is a popular choice for playgrounds and recreational areas due to its safety, accessibility, and durability. It is made up of two layers, the base layer and the wear layer. The base layer is the bottom layer that uses recycled rubber to create padding, and the wear layer is the top layer made up of colorful rubber granules.
Cherokee Bluffs playground would require a poured-in-place rubber surfacing of 4,200 square feet. This would require an 8,400 pounds on the base layer and 12,600 on the wear layer, totaling 21,000 pounds needed. Covering the playground with poured-in-place rubber surfacing is a long-term advantage that provides the community with a safe and accessible area for children to play,.

- *For example: A roadway paving project plans to use 50 tons of rubberized asphalt. Each ton of rubberized asphalt is 30% TDP, and 70% other materials. One ton equals 2,000 lbs. For this scenario, the amount of TDP used is 30,000 lbs. ((50 tons X 2,000 lbs.) X .3).*
- *For example: A public school plans to use 300 square feet of tiles made from TDP. Each tile weighs 12 lbs., and consists of 90% TDP, and 10% other materials. Each tile is one square foot. For this scenario, 3,240 lbs. of TDP are used in the project (300 square feet of tiles X 12 lbs./tile)*

X.9).

Describe how the TDP(s) will be incorporated into your project

Tire Derived Products (TDP) are made from recycled rubber, mostly from used tires. For a poured-in-place rubber surface, TDP will be used as the main component in the base layer of the playground. When installing the surface, contractors will take crumb rubber made from used shredded tires. This recycled rubber will be mixed with a type of glue or binder, then poured and spread evenly over the prepared ground. The process creates a thick, soft, and cushiony layer to provide shock absorption. After the TDP is installed as the base layer, a top layer made from colorful rubber granules is poured and smoothed out. This top layer gives the surface a finished look and adds increased durability along with weather resistance.

Where are you sourcing the TDP(s) and/or related service(s)?

Hall County has received a quote from Playground Creations, located within Atlanta, GA. Playground Creations operates as a division of Architectural Design Specialties, Inc. and serves the State of Georgia for both commercial and neighborhood recreational needs. Typically, Playground Creations does not manufacture crumb rubber but sources it out from certified and established recyclers and manufactures. In Georgia and throughout the southeast of the United States, Tire-Derived Products (TDP) is commonly sourced from Liberty Tire Recycling, GroundScape Solutions, or Georgia's Local Tire Recycling Facility. Liberty Tire Recycling is one of the largest suppliers in North America. GroundScape Solutions are also known for supplying certified playground rubber surfacing across Atlanta and the southeast, but Georgia's Local Tire Recycling Facility utilizes crumb rubber from in-state scrap tire processing facilities. Georgia's Local Tire Recycling Facility is backed by the Georgia Environmental Protection Division to ensure the material is locally sourced and meets all safety and environmental standards.

Marketing and Education

How will you share information about your project to your community?

As communities continue to seek safe, sustainable, and innovative solutions for public spaces, the use of Tire-Derived Products (TDP) for playground surfacing has become increasingly popular. Many community members may not be familiar with what TDP is, where it comes from, or why it is beneficial. It is important to share this information and educate the community so everyone can feel informed about these improvements to local playgrounds.

One effective way that Hall County has found to spread awareness is by hosting a community meeting. Meetings give residents an opportunity to learn about TDP surfacing directly. Meeting organizers can explain what TDP is, how it is used to recycle old tires, and why it helps make playgrounds safer by providing a soft, shock-absorbing surface that meets national safety standards. Discussions can also include the environmental benefits of recycling tires and promoting sustainability within the local area.

In addition to meetings. Disturbing clear educational materials can help reach a wider audience. Flyers, brochures, and easy-to-read fact sheets can summarize key points about TDP surfacing. Cherokee Bluffs Park is often visited by the local schools to teach on the local area's civilization history. Utilizing this opportunity to make TDP education interactive can increase understanding throughout the community. Inviting experts such as representatives from the tire recycling company to help children understand the connection between environmental responsibility and their own play spaces can be beneficial for future generations to have a safer, greener, and more inclusive play area for everyone.

Project Timeline: Project Closeout - 2026-05-15

Name	Attachments
Project Closeout - 2026-05-15	No
Completion of TDP Playground Surface - 2026-03-20	No
Installation of TDP Surfacing - 2026-03-09	No
Site Preparation - 2026-02-27	No
Notice to Proceed - 2026-02-26	No
Board of Commissioner: Agenda Item Process - 2026-02-16	No
Bid Summary Completion - 2026-02-13	No
Evaluations Due - 2026-02-11	No
Bids Due - 2026-02-04	No
Addendum Due to Bidders - 2026-01-26	No
Bidders Questions Due - 2026-01-21	No
Pre-Bid Meeting - 2026-01-14	No
Advertise/Invitation to Bid - 2026-01-07	No

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Project Closeout

Activity Description
Hall County will complete the project closeout phase to confirm all tasks have been completed, deliverables have been formally transferred, and the project is officially concluded. All administrative task such as addressing outstanding issues, financial payment, and final documentation will take place. The closeout process will also include obtaining the final acceptance from the sponsoring agency.

Activity Start Date
05/15/2026

Activity Completion Date
05/15/2026

Project Timeline: Completion of TDP Playground Surface - 2026-03-20

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Completion of TDP Playground Surface

Activity Description
The new Tire Derived Product Playground surface will be completed on Cherokee Bluffs Park Playground.

Activity Start Date
03/20/2026

Activity Completion Date
03/20/2026

Project Timeline: Installation of TDP Surfacing - 2026-03-09

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Installation of TDP Surfacing

Activity Description
Contractor will begin placement of the Tire Derived Product surfacing to Cherokee Bluffs Park Playground.

Activity Start Date
03/09/2026

Activity Completion Date
03/09/2026

Project Timeline: Site Preparation - 2026-02-27

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Site Preparation

Activity Description
Contractors will begin preparing the Cherokee Bluffs Park Playground site by removing the existing surface.

Activity Start Date
02/27/2026

Activity Completion Date
02/27/2026

Project Timeline: Notice to Proceed - 2026-02-26

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Notice to Proceed

Activity Description
Hall County's Board of Commissioners approves the agenda item and provides the contractor with a Notice to Proceed (NTP). The NTP will provide written communication from Hall County to the contractor that officially authorizes the contractor to begin work on the project.

Activity Start Date
02/26/2026

Activity Completion Date
02/26/2026

Project Timeline: Board of Commissioner: Agenda Item Process - 2026-02-16

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Board of Commissioner: Agenda Item Process

Activity Description
Hall County will submit a request for the Board of Commissioner's to approve the agenda item for the proposed bidder's contract. This is a multi-step approval process that confirms the selected bidder was chosen by utilizing a fair and open competition and all legal compliance has been met.

Activity Start Date
02/16/2026

Activity Completion Date
02/16/2026

Project Timeline: Bid Summary Completion - 2026-02-13

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Bid Summary Completion

Activity Description
Hall County will establish an organized report and bid tabulation, that details all bids received for the Cherokee Bluff Playground Resurfacing Project.

Activity Start Date
02/13/2026

Activity Completion Date
02/13/2026

Project Timeline: Evaluations Due - 2026-02-11

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Evaluations Due

Activity Description
Hall County will establish an evaluation committee to review bid submissions against predefined criteria, such as experience and qualifications, past performance, capacity and resources, and price evaluation.

Activity Start Date
02/11/2026

Activity Completion Date
02/11/2026

Project Timeline: Bids Due - 2026-02-04

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Bids Due

Activity Description
Bids are due to Hall County from all potential contractors. A formal public opening of all sealed bids recieved will be performed by a Hall County designated employee at a specific time to ensure transparency and fairness for all parties.

Activity Start Date
02/04/2026

Activity Completion Date
02/04/2026

Project Timeline: Addendum Due to Bidders - 2026-01-26

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Addendum Due to Bidders

Activity Description
Hall County will prepare an addendum as a formal, written modification to the original bid documents that clarifies or corrects information presented by prospective bidders.

Activity Start Date
01/26/2026

Activity Completion Date
01/26/2026

Project Timeline: Bidders Questions Due - 2026-01-21

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Bidders Questions Due

Activity Description
Prospective contractors/bidders will have the opportunity to submit questions or need for clarification to Hall County from the date of advertisement to January 21, 2026.

Activity Start Date
01/21/2026

Activity Completion Date
01/21/2026

Project Timeline: Pre-Bid Meeting - 2026-01-14

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Pre-Bid Meeting

Activity Description
Hall County will host a pre-bid meeting to provide information to assist prospective bidders understand the project requirements and the technical, financial components of the contract.

Activity Start Date
01/14/2026

Activity Completion Date
01/14/2026

Project Timeline: Advertise/Invitation to Bid - 2026-01-07

Linked Cover Sheet
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Activity Name
Advertise/Invitation to Bid

Activity Description
Hall County will advertise with an Invitation to Bid (ITB) for a 4 week period per Hall County Purchasing Guidelines.

Activity Start Date
01/07/2026

Activity Completion Date
01/07/2026

Project Budget: Contract Services

Linked Cover Letter
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Application Type
Tire Products

How many line items do you want to submit?
1

Running Total of Grant Funds Requested
$71,400.00

Total Project Cost (including TDP and associated services)
$84,000.00

Percentage of project (by cost) that consists of TDP and associated services
85

Budget Line Item	Grant Funds Requested
Contract Services	$71,400.00

Are the funds attributable to a GA business?
No

Supporting Materials: 82297572

Linked Cover Letter
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

How many quotes would you like to submit?
2

Attach quotes and/or other cost estimate documentation to support each line-item expenditure in the budget. If utilizing a Georgia business for any products or services, attach documentation that clearly indicates the business name and address.

Quote 1
PGC Proposal - Cherokee Bluffs - IPEMA cert. EWF.pdf

Quote 2
PGC Proposal - Cherokee Bluffs - PNP Bonded Rubber Mulch.pdf

**Complete and submit a W9 form.

W9 Form

W-9 Upload
American Arechitectural Design W-9.pdf

**Complete and submit a state contractor affidavit form.

Contractor Affidavit Form

State contractor affidavit form
PGC Contractor Affidavit.pdf

Supporting Materials: File Attachments

Quote 1
PGC Proposal - Cherokee Bluffs - IPEMA cert. EWF.pdf

Quote 2
PGC Proposal - Cherokee Bluffs - PNP Bonded Rubber Mulch.pdf

W-9 Upload
American Arechitectural Design W-9.pdf

State contractor affidavit form
PGC Contractor Affidavit.pdf

ALL PURCHASE ORDERS, CONTRACTS, CHECKS TO BE MADE OUT TO:

PLAYGROUND CREATIONS
704 Berkeley Ave, Suite C
Atlanta, GA 30318
678-904-4080 FAX 404-367-9441

Proposal

CONTACT:	**Andrew Klein**	**DATE:**	9/11/2025
Phone:	**c. 678-429-6505**		
CUSTOMER:	**Hall County**	**DESTINATION:**	
Phone:	**770-535-8280**		
SHIP TO:	**Cherokee Bluffs Park**	**FREIGHT/F.O.B.:**	
Address:	**5867 Blackjack Rd**		
City/ST/Zip	**Flowery Branch, GA 30542**		
eMail:	bholloway@hallcounty.org		
Phone:	**770-535-8280**	**Estimated Shipping Time: 4 weeks**	
BILL TO:	**Hall County Board of Commissioners**	**Additional Notes:**	
Address:	**P.O. Drawer 1435**		
City/ST/Zip	**Gainesville, GA 30503**		
Phone:	**770-535-8280**		

We are pleased to submit this proposal to supply the following items:

Project Name: **Cherokee Bluffs - Engineered Wood Fiber Mulch Playground Surfacing**

QTY	ITEM NO.	DESCRIPTION	UNIT WEIGHT	UNIT PRICE	WEIGHT	EXTENDED AMOUNT
Surfacing						
4,200	**EWF**	**4,200 SQFT - IPEMA Certified Engineered Wood Fiber Mulch at 12" depth Includes EWF material, landscape fabric, and install**		$ 3.00	-	$ 12,600.00
				$ -	-	$ -

SIGNATURE BELOW ACCEPTING THIS PROPOSAL WILL CONSTITUTE A PURCHASE ORDER ONLY UPON APPROVAL BY LANDSCAPE STRUCTURES, INC. CUSTOMER RECEIPT OF AN ORDER ACKNOWLEDGEMENT CONSTITUTES SUCH APPROVAL.

Total Weight	-	
		$ -
Net Amount		$12,600.00
Freight		(Included)
TOTAL		$ 12,600.00

ACCEPTED BY CUSTOMER

PRINT NAME

PROPOSED BY PLAYGROUND CREATIONS REPRESENTATIVE

Andrew Klein

"It is a happy talent to know how to play" - Ralph Waldo Emerson

FOR LSI USE ONLY

24 Hour Call Prior To:	
Influencer:	
Rep #	

ALL PURCHASE ORDERS, CONTRACTS, CHECKS TO BE MADE OUT TO:

PLAYGROUND CREATIONS
704 Berkeley Ave, Suite C
Atlanta, GA 30318
678-904-4080 FAX 404-367-9441

Proposal

CONTACT:	**Andrew Klein**	**DATE:**	9/11/2025
Phone:	**c. 678-429-6505**		
CUSTOMER:	**Hall County**	**DESTINATION:**	
Phone:	**770-535-8280**		
SHIP TO:	**Cherokee Bluffs Park**	**FREIGHT/F.O.B.:**	
Address:	**5867 Blackjack Rd**		
City/ST/Zip	**Flowery Branch, GA 30542**		
eMail:	bholloway@hallcounty.org		
Phone:	**770-535-8280**	**Estimated Shipping Time: 4 weeks**	
BILL TO:	**Hall County Board of Commissioners**	**Additional Notes:**	
Address:	**P.O. Drawer 1435**		
City/ST/Zip	**Gainesville, GA 30503**		
Phone:	**770-535-8280**		

We are pleased to submit this proposal to supply the following items:

Project Name: **Cherokee Bluffs - Poured In Place Bonded Rubber Mulch Playground Surfacing**

QTY	ITEM NO.	DESCRIPTION	UNIT WEIGHT	UNIT PRICE	WEIGHT	EXTENDED AMOUNT
		Surfacing				
4,200	**BRM**	**4,200 SQFT - Bonded Rubber Mulch surfacing** **Includes:** - Materials and install for 4" stone sublayer - Materials and install of recycled rubber tire mulch mixed with aromatic binder and poured on site to correct depth to accommodate the critical fall height of all playground equipment		$ 20.00	-	$ 84,000.00
				$ -	-	$ -

SIGNATURE BELOW ACCEPTING THIS PROPOSAL WILL CONSTITUTE A PURCHASE ORDER ONLY UPON APPROVAL BY LANDSCAPE STRUCTURES, INC. CUSTOMER RECEIPT OF AN ORDER ACKNOWLEDGEMENT CONSTITUTES SUCH APPROVAL.

Total Weight	-	
		$ -
Net Amount		$84,000.00
Freight		(Included)
TOTAL		$ 84,000.00

ACCEPTED BY CUSTOMER

PRINT NAME

PROPOSED BY PLAYGROUND CREATIONS REPRESENTATIVE

Andrew Klein

"It is a happy talent to know how to play" - Ralph Waldo Emerson

FOR LSI USE ONLY

24 Hour Call Prior To:	
Influencer:	
Rep #	

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Hall County, Georgia

2 Business name/disregarded entity name, if different from above.

Hall County Board of Commissioners

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) Government Entity

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 3

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) NA

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

PO Drawer 1435

6 City, state, and ZIP code

Gainesville, GA 30503

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

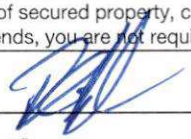
5	8	–	6	0	0	0	8	3	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date 9.11.2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

46833
Federal Work Authorization User Identification Number

07/09/2007
Date of Authorization

Hall County, Georgia
Name of Contractor

Cherokee Bluff Playground Resurfacing Project
Name of Project

Georgia Department of Natural Resources
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on October 10 20 25 in Gainesville (city), Georgia (state).

Signature of Authorized Officer or Agent

David Gibbs, Commission Chairman
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 10th DAY OF October, 20 25.

NOTARY PUBLIC
My Commission Expires: May 10, 2029

JENNIFER RIVERA NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 10, 2029

Signature: 82298329

Linked Cover
Hall County, GA | Green | Hall County, Georgia Cherokee Bluffs Playground Resurfacing Project

Are you the responsible official (as described in the Project Information section of this application) authorized to sign on the behalf of your entity?
No

If no, please go to the link below. Make a copy of the form to complete and upload the signed signatory form.

[Tire Products Grant Application Signature Page](https://epd.georgia.gov/document/document/swtf-grant-program-application-signature-page/download)

Signed Signature Page
SWTF Application Signature Page.pdf

Signature: File Attachments

Signed Signature Page
SWTF Application Signature Page.pdf

SWTF Grant Program Application Signature Page

SWTF Grant (select one):

☐ **Recycling and Waste Diversion Grant**

☒ **Tire Products Grant**

☐ **Scrap Tire Abatement Reimbursement Grant**

Project Title: FY26 GA DNR Tire Grant: Cherokee Bluffs Park Playground Resurfacing Project

Local Government Entity (Applicant): Hall County, Georgia

I, undersigned authorized representative of the applicant, certify that to the best of my knowledge, the information contained herein is true and correct, the document and project has been duly authorized by the governing body of the applicant, and, if funded, the applicant will carry out the implementation steps in the manner described in this application. I also certify that the applicant shall maintain accounting records in accordance with generally accepted government accounting principles and that the funds awarded will be included in those audits or financial statements that cover all or part of the project duration period noted in the application.

Official Signature
(*Responsible Official only*)

September 25, 2025
Date

David Gibbs
Name *(Print)*

Commission Chairman
Title

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 98/2026

SUBJECT: Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding eleven (11) parks; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

History:

USACE closed multiple parks last summer, effectively restricting lake access for Hall County citizens and visitors. The intent of this agreement is to ensure those parks remain open to the public.

Facts and Issues:

- Parks included in this agreement: Balus Creek, Belton Bridge, Burton Mill, Little Hall, Little River, Lula, Mountain View, Old Federal Day Use, Robinson, Simpson, Van Pugh North.
- Not included: Van Pugh South, which USACE has stated it will continue to operate seasonally
- County will be responsible for mowing, groundskeeping, litter/trash removal and custodial services.
- Agreement grants County the authority to retain revenues at locations where fees are assessed.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
BH	BH	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Challenge Cost-Sharing Cooperative Management Agreement
Day Use Operations Guide
Partner Operations Plan

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 98/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

County has committed to have this on March 26 agenda in meeting with Congressman McCormick on March 12.

Contact for Questions: BH

Phone: 678-997-5823

CHALLENGE COST-SHARING
COOPERATIVE MANAGEMENT AGREEMENT
(CCSCMA)
FOR RECREATION FACILITIES
BETWEEN
THE DEPARTMENT OF THE ARMY
AND
HALL COUNTY, GEORGIA

THIS AGREEMENT, entered into this ____day of _____, 20__, by and between the Department of the Army (hereinafter the "Government"), represented by the District Commander, U.S. Army Engineer District Mobile, and Hall County Board of Commissioners, (hereinafter the "Partner"), represented by the Chairman.

WITNESSETH, THAT:

WHEREAS, the Partner is a non-Federal public or private nonprofit entity that desires to assist the Government in the operation and management of Balus Creek Water Access Point, Belton Bridge Water Access Point, Burton Mill Day Use, Little Hall Day Use, Little River Day Use, Lula Water Access Point, Mountain View Water Access Point, Simpson Water Access Point, Robinson Day Use, Old Federal Day Use, and Van Pugh North Day Use at the Lake Sidney Lanier – Buford Dam Project (hereinafter referred to as the “Project Site Area(s) by providing goods and services specified herein at no cost to the Government;

WHEREAS, Section 225 of the Water Resources Development Act (WRDA) of 1992, P.L. 102-580, as amended, authorizes the Government to enter into agreements with non-Federal public or private nonprofit entities to provide for the operation and management of recreation facilities and natural resources at civil works projects where such facilities are being maintained at complete Federal expense and permit the non-Federal public or private nonprofit entities to collect and utilize user fees for the operation, maintenance, and management activities at any recreation site or facility located at the civil works project at which the fee is collected, and,

WHEREAS, the Government and the Partner have the full authority and capability to perform as hereinafter set forth and intend to cooperate in accordance with the terms of this Agreement;

NOW THEREFORE, the Government and the Partner agree as follows:

ARTICLE I – SCOPE

The Government authorizes the Partner to perform, and the Partner agrees to perform, operations and management activities at the Project Site Areas, as set forth in

an approved Partner Operations Plan described in Article II of this Agreement. Operations and management activities that may be included in a Partner Operations Plan under this Agreement include user fee collection, gate attendant services, maintenance services, janitorial services, trash removal, grass mowing, vegetation management, provision of utilities, reservation management, educational and interpretive services, visitor information services, recreation services, environmental stewardship, facility improvement, traffic and parking control, compliance and enforcement, conflict resolution, protection of natural resources, protection of government property, and reporting requirements. This Agreement provides no authority to, nor confers any responsibility on, the Partner to perform operations and management activities outside the Project Site Areas or beyond the scope of activities included in an approved Partner Operations Plan.

ARTICLE II – PARTNER OPERATIONS PLAN

a. Prior to the Partner providing or the Government accepting any goods or services under this Agreement, the parties shall develop a mutually agreed upon Partner Operations Plan that outlines the respective operations, management and development activities to be undertaken by the Partner and the Government.

b. The parties must develop a Partner Operations Plan annually, which covers a two-year operating period. A Partner Operations Plan may be modified at any time during this Agreement by mutual written agreement of the parties. Partner Operations Plans and any modifications thereto must be approved in writing by the Division/Major Subordinate Command (MSC) Operations Chief with concurrence from HQUSACE Natural Resources Branch for the Government and the Director, Hall County Parks and Leisure Services, for the Partner.

c. Partner Operations Plans shall set forth the full extent of the Partner's authorities and responsibilities at the Project Site Areas. Partner conducted activities included under a Partner Operations Plan shall be limited to those categories of activities described in Article I of this Agreement. Unless otherwise authorized by law, Partner Operations Plans shall not include Partner activities that the Government could not perform on its own under existing authorities. Partner activities shall be described in sufficient detail to ensure a mutual understanding of the parties regarding the parameters of the Partner's authorities and responsibilities. Proposed construction activities to be performed by the Partner shall require a detailed scope of work and construction drawings. Proposed equipment acquisitions by the Partner shall require an explanation of the intended use of the equipment and describe the equipment by model and/or series number, if available.

d. In the event of a conflict between a Partner Operations Plan and this Agreement, this Agreement shall control.

ARTICLE III – ANNUAL BUDGETS

Within thirty (30) days from the execution date of this Agreement and annually thereafter for the period covered by this Agreement, the Partner shall submit a proposed two-year budget to the Operations Project Manager (OPM) for initial review and higher approval by the MSC Operations Chief. The OPM will coordinate this budget proposal with District, MSC and HQUSACE Business Line Managers before official enactment can be possible. Partner budgets must provide cost estimates for all Partner activities listed in a Partner Operations Plan for a given year and all anticipated Partner personnel and overhead expenses for a given year. Approval and adjustment of budgeted amounts for each Partner activity/expense is at the sole discretion of the MSC Operations Chief. Once the Operations Chief approves an annual budget, the budgeted amounts cited therein for each Partner activity/expense serve as the maximum limits for Partner expenditures on that activity/expense and may not be exceeded without the prior written approval of the Operations Chief.

ARTICLE IV –FEES

a. Unless prohibited or otherwise limited in a Partner Operations Plan, the Partner is authorized to collect and retain “Recreation Use Fees” and “Special Use Permit Fees,” as those fee types are defined by Engineer Regulation (ER) 1130-2-555, for use of recreation sites and facilities within the Project Site Areas, whether such sites or facilities were developed by the Partner or the Government. The Partner shall honor America the Beautiful Interagency Passes (hereinafter “Interagency Passes”) and may be authorized to sell Interagency Passes pursuant to the requirements set forth in ER 1130-2-555 but shall not have authority to retain revenues from the sale of such passes.

b. Except for the fee remittance requirements for Recreation Use Fees and Special Use Permit Fees under ER 1130-2-555, the Partner’s collection and administration of fees must comply with the requirements of ER 1130-2-555. Applicable requirements under ER 1130-2-555 include, but are not limited to, limitations on fee rates and items for which fees may be charged; the biennial submission of fee schedules to the District Chief of Operations for approval; submission of Special Use Permits to the OPM for approval, and the remittance of all revenues from the sale of Interagency Passes into a special account in the U.S. Treasury. The Partner shall remit all revenues from the sale of Interagency Passes to the Government for further deposit in the U.S. Treasury as required under ER 1130-2-555.

c. With the exception of revenues from the sale of Interagency Passes, the Partner is authorized to retain up to 100 percent of all fees that it collects and shall exclusively utilize such fees for operations, maintenance, and management activities specified in an approved Partner Operations Plan, and within such amounts as set forth in an annual Partner budget. If the Partner manages multiple Project Site Areas at the same civil works project under this agreement, the Partner may utilize fees irrespective of the Project Site Area at which such fees were collected, consistent with this agreement, the Partner Operations Plan, and the annual Partner budget. Partner

expenditures must also comply with the allowable cost principles set forth in the Office of Management Budget Circular A-87, “Cost Principles for State, Local, and Indian Tribal Governments,” or its replacement. The Partner’s failure to strictly adhere to the fee requirements under this Agreement may result in the Government taking adverse actions against the Partner, to include debt collection actions for inappropriately collected and/or utilized fee amounts.

ARTICLE V – FISCAL MANAGEMENT

a. The Partner shall conduct its fiscal operations in accordance with accepted business and accounting practices. This includes appropriate use of a funds accountability system, purchase orders, receipts, invoices, and inventory records. The Partner shall abide by the fund security measures set forth in ER 1130-2-555.

b. Beginning on the first anniversary of this Agreement, the Partner shall submit, in conjunction with its annual budget proposal, an annual financial and performance report that contains a list of all Partner receipts and expenditures for the prior year, a comparison of actual accomplishments to the objectives established in the Partner Operations Plan for the prior year, and, if applicable, the reason(s) established objectives were not met.

c. At any point during the term of this Agreement the Government may perform audits or require the Partner, using Partner collected user fees, to perform audits of the Partner’s records and accounts in accordance with auditing standards and procedures promulgated by the American Institute of Certified Public Accountants or by the applicable state. If, during the course of an audit, Partner records are found to be incomplete or otherwise noncompliant with the aforementioned standards, the Partner’s collection and utilization of any missing fee receipts shall be presumed to be noncompliant with this Agreement and the Government may terminate this Agreement and pursue collection actions as it deems appropriate.

ARTICLE VI – CONTRACTING

The Partner may award and manage contracts for the execution of its assigned activities under a Partner Operations Plan. Such contracts, and any disputes or liabilities arising therefrom, shall be the sole responsibility of the Partner. The Partner shall maintain a contract administration system that ensures that contractors perform in accordance with the terms, conditions, and specifications of their respective contracts.

ARTICLE VII – EQUIPMENT AND FACILITIES

a. Unless otherwise provided for in a separate agreement, all existing Government equipment and facilities at the Project Site Areas at the time this

Agreement is executed shall remain property of the Government. All equipment, facilities, and improvements acquired and/or constructed by the Government or Partner during the course of this Agreement shall be considered property of the Government unless the Partner expresses a desire to retain the item in question and can demonstrate to the OPM's satisfaction that no Government funding or Recreation Use Fee or Special Use Permit Fee receipts were used to acquire and/or construct the item.

b. Partner personnel may be authorized to operate, for official use, government-owned or leased vehicles, vessels, machinery or other specialized equipment if deemed appropriate and beneficial by the OPM. Partner personnel must have the proper training, license, and/or experience in accordance with Government operator permit policies before operating government-owned or leased vehicles, vessels, or equipment.

c. The Government may provide equipment, materials, or supplies purchased for Corps operation and maintenance purposes to the non-Federal or private nonprofit partner to operate and maintain the Project Site Areas. Any non-expendable property will be considered on loan to the partner and must be returned to USACE upon termination of this Agreement.

ARTICLE VIII – PROTECTION AND CARE OF PROPERTY

a. The Partner shall exercise reasonable care to prevent damage to any Government property and, insofar as possible, protect all such property. The Partner shall be responsible for, and shall promptly repair, replace, or remedy any damage to Government property caused by the Partner, including actions by the Partner's employees, agents, contractors, volunteers, or their invitees.

b. The Partner shall keep all areas, facilities, and equipment for which it has responsibility and/or authorization for use in good order and in a clean safe condition. The Partner shall perform all activities specified herein or in an approved Partner Operations Plan in a safe manner as required by applicable Federal and State laws and regulations, and Government guidance.

c. The Partner will work with the Government to protect the Project Site Areas against pollution of its air, ground, and water. The storage or disposal of any toxic or hazardous materials within the premises is prohibited. The parties shall ensure that all activities conducted pursuant to this Agreement comply with applicable Federal and State environmental laws and regulations.

d. The Partner shall cut no timber, conduct no mining operations, remove no sand, gravel, or kindred substances from the ground, commit no waste of any kind nor in any manner substantially change the contour or condition of the Project Site Areas, except as may be authorized under a Partner Operations Plan. The Partner may salvage fallen or dead timber within the Project Site Areas for use as firewood. Except for salvaged firewood, the Government shall conduct all sales of forest products, and

the proceeds therefrom shall not be available to the Partner under the provisions of this Agreement.

e. The Partner will not remove or disturb any historical, archaeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the premises, the Partner shall immediately notify the Government and protect the site and the material from further disturbance until the Government gives clearance to proceed.

ARTICLE IX – REAL ESTATE INTERESTS

a. This Agreement does not grant, convey, assign, or otherwise provide any real estate interest to the Partner, nor does it authorize the Partner to grant, convey, assign, or otherwise provide real estate interests to third parties. The Government retains the sole responsibility and authority to administer requests, make awards, and manage grants of real estate interests within the Project Site Areas. The Government shall coordinate the proposed grant of any new real estate interests with the Partner and will endeavor to not grant any such interests that will, in the opinion of the Government, unduly interfere with activities set forth in an approved Partner Operations Plan.

b. All Partner activities specified herein or under an approved Partner Operations Plan shall be subject to real estate interests currently held by the Government or hereafter granted by the Government to third parties, including, but not limited to, flowage easements, utility and roadway easements, outgrants, and mineral interests. The Partner shall have no authority to restrict the Government or its grantees from fully utilizing duly held real estate interests.

c. If the Partner desires to receive a real estate interest from the Government to perform activities beyond the scope of this Agreement, the Government shall handle such requests in accordance with existing Government regulations and policies and shall afford the Partner no deference or advantage as a result of this Agreement.

ARTICLE X - DISPUTE RESOLUTION

As a condition precedent to a party bringing any suit for breach of this Agreement, that party must first notify the other party in writing of the nature of the purported breach and seek in good faith to resolve the dispute through negotiation. If the parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute resolution with a qualified third party acceptable to both parties. The parties shall each pay 50 percent of any costs for the services provided by such a third party as such costs are incurred. The existence of a dispute shall not excuse the parties from performance pursuant to this Agreement.

ARTICLE XI - FEDERAL AND STATE LAWS

In exercise of their respective rights and obligations under this Agreement, the Government and the Partner agree to comply with all applicable Federal and State laws and regulations, including, but not limited to, Section 601 of Title VI of the Civil Rights Act of 1964, PL 88-352, and the Department of Defense Directive 5500.11 issued pursuant thereto and published in Part 300 of Title 32, Code of Federal Regulations, as well as Army Regulations 600-7, entitled "Non-discrimination on the Basis of Handicap in Programs and Activities Assisted or Conducted by the Department of the Army;" laws and regulations regarding fair wage practices; and laws and regulations regarding construction, health, safety, food service, water supply, sanitation, and use of pesticides.

ARTICLE XII - RELATIONSHIP OF PARTIES

a. In the exercise of their respective rights and obligations under this Agreement, the Government and the Partner each act in an independent capacity, and neither is to be considered the officer, agent, or employee of the other.

b. In the exercise of its rights and obligations under this Agreement, neither party shall provide, without the consent of the other party, any contractor with a release that waives or purports to waive any rights such other party may have to seek relief or redress against such contractor either pursuant to any cause of action that such other party may have or for violation of any law.

c. This Agreement in no way restricts the Government from participating in similar activities or arrangements with, or accepting contributions from, other public and private agencies, organizations, and individuals.

ARTICLE XIII - INDEMNIFICATION

a. The Partner shall be responsible for any activity of the Partner and shall indemnify, save and hold harmless, and defend the United States against all fines, claims, damages, losses, judgments and expenses arising out of, or from any omission, or activity of the Partner.

b. The Partner shall hold and save the Government free from all damages arising from services the Government performs or provides for the construction, operation, maintenance, repair, replacement, and rehabilitation of the Project Site Areas, except for damages due to the fault or negligence of the Government or its contractors.

ARTICLE XIV – ENFORCMENT, TERMINATION AND CLOSEOUT

a. The Partner is charged at all times with full knowledge of all the limitations and requirements of this Agreement, the necessity for correction of deficiencies, and a duty to comply with reasonable requests by the Government. If the Partner fails to comply with any term of this Agreement, the Government may take one or more of the following actions, as appropriate in the circumstances:

(1) Disallow the use of Recreation Use Fee and Special Use Permit Fee receipts for all or part of the cost of the activity or action not in compliance,
(2) Collect debts for misuse of funds,
(3) Wholly or partially suspend or terminate this Agreement, or
(4) Take other remedies that may be legally available.

b. The Government will notify the Partner of any non-compliance in writing and give a period of time in which the Partner must correct the non-compliance.

c. This Agreement may be terminated for any reason by the Government or the Partner by giving ninety (90) days written notification, setting forth the reasons for termination and the termination effective date.

d. The Government's participation under this Agreement and the Government's performance of any activities at the Project Site Areas are subject to the availability of appropriated funding. If the Government fails to receive annual appropriations in amounts sufficient to perform activities at the Project Site Areas that would allow this Agreement to continue, the Government shall so notify the Partner and either party may elect without penalty to terminate or suspend performance under this Agreement as of the date the Government exhausts all appropriated funding available for the Project Sites or sixty (60) calendar days from the date of notification, whichever occurs first. In the event that either party elects to suspend future performance under this Agreement pursuant to this paragraph, such suspension shall remain in effect until such time as the Government receives sufficient appropriations or until either the Government or the Partner elects to terminate this Agreement.

e. Any termination of this Agreement or suspension of future performance under this Agreement in accordance with this Article shall not relieve the parties of liability for any obligation previously incurred.

f. If this Agreement is terminated, whether by expiration of the agreement term or pursuant to this Article, the Partner shall provide a final accounting to the Government within ninety (90) days following termination of this Agreement. At a minimum, the final accounting shall include a financial and performance report, as described in Article V, subparagraph b. of this Agreement, for the applicable year through the termination date; a list of all equipment, facilities, and improvements at the Project Site Areas; and Partner account statements showing the amount of Partner held Recreation Use Fee and Special Use Permit Fee receipts that the Partner had on-hand

as of the termination date. Ownership of all property at the Project Site Areas or that was otherwise acquired pursuant to the Agreement shall be determined pursuant to Article VII of this Agreement. Within ninety (90) days of the termination of this Agreement the Partner shall return all remaining Recreation Use Fee and Special Use Permit Fee receipts to the Government for disposition pursuant to ER 1130-2-555 as if the Government had collected the fees.

ARTICLE XV – TERM OF AGREEMENT

Unless otherwise terminated pursuant to Article XIV, this Agreement will remain in effect for an initial period of up to 10 years beginning on the date of the final party's signature, plus the allowance of 5 option years without further competition. To exercise an option to extend this Agreement the parties must execute an addendum to this Agreement setting forth the additional option period within thirty (30) days of the termination date of the initial term of this Agreement or a previous option period. If the Partner wishes to continue co-management and operation of the Project Site Areas beyond the maximum period of this Agreement, the Partner must recompete for the opportunity pursuant to the establishment policies of the Government.

ARTICLE XVI - NOTICES

a. Any notice, request, demand, or other communication required or permitted to be given under this Agreement shall be deemed to have been duly given if in writing and mailed by registered or certified mail, with return receipt, as follows:

If to the Partner:
Director
Hall County Parks and Leisure Services
4175 Nopone Road
Gainesville, GA. 30506

If to the Government:
District Commander
Mobile District
100 Canal Street
Mobile, AL. 36602

b. A party may change the address to which such communications are to be directed by giving written notice to the other party in the manner provided in this Article.

ARTICLE XVII - CONFIDENTIALITY

To the extent permitted by the laws governing each party, the parties agree to maintain the confidentiality of exchanged information when requested to do so by the providing party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon signature of the final party's authorized representative.

The Department of the Army	Hall County, Georgia
_____	_____
BY: Kelcey R. Shaw, PE, PMP Colonel, U.S. Army	BY:
TITLE: District Commander Mobile District U.S. Army Corps of Engineers	TITLE: Chairman, Hall County Board of Commissioners
DATE:	DATE:

USACE – HALL COUNTY DAY USE CCSCMA OPERATIONS GUIDE

All tasks should be completed at a frequency to provide a positive recreational experience through clean and safe facilities and reflect positively on Hall County and USACE.

A. DETAILS FOR USACE:

1. MAINTENANCE OF BUILDINGS, STRUCTURES, FACILITIES, TRAILS, MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS:

Statement of Work: USACE shall provide all labor, supplies, materials, equipment, and any other items necessary to conduct inspection, operation, maintenance, modification, repair, or replacement of facilities at Buford Dam Project Site Areas (PSA's): Balus Creek Water Access Point, Belton Bridge Water Access Point, Burton Mill Day Use, Little Hall Day Use, Little River Day Use, Lula Water Access Point, Mountain View Water Access Point, Simpson Water Access Point, Robinson Day Use, Old Federal Day Use, and Van Pugh North Day Use.

Building, structure, and facility maintenance, repair, and renovation include, but are not limited to, restrooms, gatehouses, fencing, sanitary disposal systems, launching ramps, playground equipment, bulletin boards, game courts, water and electrical distribution systems, lighting, campsites, picnic sites, roads, parking areas, and trails. Maintenance, repair and/or replacement include, but are not limited to the following: carpentry, masonry, painting (including parking lots and centerlines), chipping, caulking, sealing, tightening, resetting, and welding. Maintenance, repair, and/or replacement is applicable to the following: walls, ceilings, floors, metal or wood sash, blinds, shutters, ventilators, louvers, vents, lights, doors, stoops, walkways, ramps, hatches, partitions, furniture, ladders, building hardware, rough framing, finished framing, wooden trim, sheet rock, ceiling, wall tile, floor tile, flooring, decking, bracing, concrete, wooden posts, metal posts, bumper blocks, signs, bulletin boards, guardrails, roofs, sheet metal, playground equipment, security systems (electrical, mechanical, fencing, floating structures, etc.) and other items that are considered to be a part of buildings, structures, and facilities. Also included is periodic pumping of septic tanks.

USACE shall maintain buildings and structures in a neat and attractive condition. The systems covered by this agreement shall be maintained in a safe and efficient operating condition. These services include, but are not limited to, tests, inspections, adjustments, repairs, cleaning, and/or replacement. Examples of the various types of services required are:

Building Operation and Maintenance: USACE shall adjust and lubricate door hardware, repair loose hinges locks, floor tile, wall tile, carpeting and trim; refit or replace doors, hardware, floor covering, wall board, ceiling boards and tile; paint as required; repair roofing; repair sheet metal work; repair concrete floors and walkways; replace broken glass; repair fencing; repair playground equipment; winterize and reactivate water and electrical systems.

USACE may periodically replace entire structures and small operational buildings as required to maintain these structures and buildings in a safe and operable condition.

Electrical Systems: USACE shall inspect, repair, or replace damaged or burned-out light bulbs, light fixtures, ballasts, switches, outlets, wiring, breakers, fuses, ground fault interrupters, overhead and underground wiring, and security systems.

Plumbing Systems: USACE shall inspect, repair or replace water heaters, faucets, pumps, tanks, sewer lines, flush meters, pipes, valves, fittings, clogged drains, water coolers, electrical and hand pumps, including water piping direct buried and/or encased. Water line materials include galvanized steel, copper, cast iron, and PVC. Also included is closing and opening water systems in designated areas.

Heating, Ventilating, Air Conditioning, and Compressed Air Systems: USACE shall maintain these systems in working order at all times.

USACE shall maintain all equipment in accordance with manufacturers' recommendations, including lubricating pumps and motors; adjusting belts, pulleys, temperature and electric/electronic controls; cleaning and/or replacing filters, painting equipment as required and otherwise maintaining equipment in a neat, clean, and safe operating condition.

Minor Repairs: Work estimated to be less than or equal to $2,500.00 shall be accomplished as a routine part of this agreement and shall be done during the scheduled working hours.

Major Repairs: Work estimated to be above $2,500.00 shall be determined by USACE for completion considering the authorized budget. USACE must determine if the work shall be completed or the facility/item shall be removed from service. USACE shall include Hall County in the decision-making process however, USACE maintains final decision authority.

Emergency Repairs: Services required for necessary repairs to buildings, structures and systems to eliminate any immediate hazard, protect life, USACE property, restore essential services or prevent further damage to USACE property are outlined as emergency repairs.

When emergency minor repairs are necessary, USACE shall immediately accomplish such repairs. Upon notification, USACE shall have such personnel as may be required to make necessary repairs present within four (4) hours.

Emergency major repairs shall not be undertaken without prior approval of the OPM unless the nature of the repairs requires immediate action to preserve life or property.

Responsibility for Work and Deficiencies: Determination of work required to keep buildings, facilities and structures in a neat and attractive condition, and all systems in a safe, efficient operating condition is the responsibility of USACE. USACE shall take necessary action to maintain facilities in acceptable conditions to avoid such deficiencies.

Trail Maintenance: USACE shall inspect and maintain trails and amenities in a safe and acceptable condition. This work includes replacing bark chips on the trail, repair or replacement of signs, maintenance of steps, footbridges, benches, fences, and overlook structures, repair of washed out or eroded areas, and any other work necessary to keep the trail in a safe and acceptable condition. Some areas of the trails are too narrow for access by vehicle; consequently, materials must be carried by hand or wheelbarrow.

2. MAINTENANCE OF SIGNS, BARRICADES, BUMPER BLOCKS, POSTS, GUARDRAILS, GATES, FENCING, FIRE EXTINGUISHERS, AND TRAFFIC COUNTERS:

Statement of Work: USACE shall provide labor, equipment, materials, supplies, and anything else necessary to conduct inspections, repair, or replace guardrails, manual gates, electric gates, signs, barricades, fences, bumper blocks and posts. New items of this type shall be installed as necessary.

Fire Extinguishers: USACE shall inspect and maintain fire extinguishers once each month at approximately 30-day intervals to verify that they are in operating condition and fully charged. The results shall be recorded on an approved tag affixed to the fire extinguisher and recorded in a logbook. When an extinguisher is found to be discharged or defective, it shall be replaced with a fully charged extinguisher of the same type. Dry chemical extinguishers shall be checked according to manufacturer recommendations to ensure contents have not solidified.

Maintenance of Traffic counters: USACE shall provide labor, materials, and supplies as required for the inspection, repair, or replacement of the traffic counters. Repairs or replacements shall be made as needed to keep the counter operational. USACE shall provide routine traffic counter maintenance, replace or repair counters' solar panel, electrical wires, batteries, posts, etc. Repairs may require cutting across asphalt roads and the replacement of underground wires, etc.

Signs and Signposts: USACE shall inspect, repair, or replace all signs and/or signposts within the park in accordance with the U. S. Army Corps of Engineers Sign Standards Manual, EP 310-1 6a and EP 310-1 6b. Fabrication and installation of temporary signs may be necessary.

3. DESIGNATED SWIMMING BEACHES:

Statement of Work: USACE shall furnish all labor, materials, and supplies necessary to inspect, repair, or replace all designated swim beach areas, depth markers, swim lines, signs, and buoys.

4. NATURAL RESOURCE MANAGEMENT AND PEST CONTROL SERVICES:

Statement of Work: USACE shall institute a pest control program for eradication or control of plant and animal pests using appropriate chemical and physical means.

Plant Pest: USACE shall remove or control, as necessary, and at their discretion, undesirable vegetation and other plants such as kudzu, poisonous plants, invasive species, that may create a nuisance or undesirable condition.

Insect and Animal Pests: USACE shall remove or control, as necessary, and at their discretion, insect and animal pests such as fire ants, roaches, mice, rats, stinging insects, spiders, pine bark beetles, and others that may impact visitors’ use of facilities.

Seeding: USACE shall seed or sod bare and eroded areas, road shoulders, grass areas, or other areas where a satisfactory stand of grass does not exist. Seeding shall normally be done between 1 March and 1 December. Seeded areas shall be mulched with threshed straw such as wheat, oats, barley, rye, etc.

Mulched Beds: USACE shall place pine needles or shredded bark mulch in plant beds and around individual trees and shrubs for a distance of two (2) feet and to a compacted depth of two (2) inches. Mulch shall be kept out of crowns of shrubs and off buildings, sidewalks, light poles and other structures.

Limbing: USACE shall keep all roadways, buildings, structures, signs, and campsites clear of overhanging limbs and obstructions that may interfere with the free and unobstructed movement of RVs and vehicles.

5. MAINTENANCE AND REPAIR OF PAVED ROADS, PARKING AREAS, LAUNCHING RAMPS, ROAD SHOULDERS, AND DRAINAGE STRUCTURES:

Statement of Work: USACE shall provide labor, equipment, materials, and supplies to inspect, repair or make necessary improvements to existing paved roads, road shoulders, drainage structures, pullouts, parking areas, and launching ramps. This includes patching potholes, repairing curbs, overlaying or sealing existing cracks, raveled edges, sunken areas, and eroded areas on paved roads and pullouts. USACE shall check the condition of paved roads and pullouts in the park and make repairs to raveled edges, potholes, etc. to prevent deterioration of sound pavement and maintain the pavement in a smooth, safe, and sound condition. Repairs shall be completed as needed to maintain the roads.

Paved Roads and Parking Areas: USACE shall re-stripe all faded centerline, parking stripes, and symbols. Fill and repair sunken areas, cracks, and potholes in accordance with road repair procedures. Pull road ditches as necessary to facilitate water runoff.

Drainage Structures: USACE shall Clean pipes as necessary to facilitate water runoff and to prevent ponding. Maintain tail ditches to prevent erosion and movement of material. Keep concrete drainage ditches free of grass, weeds, and sediment. There may also be other drainage structures comprised of grouted concrete, concrete, or grass to control water movement that are not associated with a road system, but require inspection, repair, and maintenance.

Road Shoulders: USACE shall maintain road and parking area shoulders. Fill low shoulders to grade, cut high areas, and plant grass. Use extra fill material to raise low areas. USACE shall Perform this work as early in the growing season as practicable to provide for satisfactory establishment of grass.

Boat Launching Ramps: USACE shall keep boat ramps free of debris, logs, sand, silt, etc. During periods of flooding or pool draw down, drought, etc., USACE shall make inspections and repairs of launching ramps as necessary to ensure ramps always remain usable and safe. USACE shall monitor lake levels and open/close ramps as necessary due to fluctuating lake levels.

6. DEAD/HAZARDOUS TREE AND LIMB REMOVAL:

Statement of Work: USACE shall provide equipment, labor, materials, and supplies to remove dead trees and limbs from the park where the trees or limbs threaten life, public safety, private or USACE-owned structures or facilities. Hazardous trees along property lines adjacent to private homes or structures shall be cut on a case-by-case basis as determined by USACE. USACE shall remove and dispose of the trees with a minimum of damage to private property.

USACE shall cut trees and limbs that are felled in campgrounds into 18" lengths, when possible, and stockpiled for camper use. Stockpiles shall be neat and well dispersed.

USACE shall cut and chip smaller trees and limbs for use as mulch, as needed, to the extent possible. Mulch shall be stored in locations that shall not interfere with visitor access, park use, or safety.

USACE shall frequently monitor access roads and recreation areas for dead trees and limbs and shall remove them as necessary to ensure public safety.

Work caused by storm events and/or other acts of God shall be performed contingent to available funding.

7. NON-HOUSEHOLD REFUSE REMOVAL:

Statement of Work: USACE shall remove non-household refuse such as lake drift, debris, dock floatation, miscellaneous structures, appliances, and other debris, etc. from the park, including the shoreline of the park. Disposal of such items shall be in accordance with all local, state, and federal laws and regulations.

8. REFUSE REMOVAL/DUMPSTER SERVICE:

Statement of Work: USACE shall provide dumpster service for the removal of refuse. Dumpsters shall be in good condition with a good paint job. Dumpsters shall be emptied as frequently as needed to keep trash from overflowing.

9. PROVIDE POTABLE WATER SERVICE:

Statement of Work: USACE shall provide potable water service to the facilities.

10. PROVIDE ELECTRICAL SERVICE:

Statement of Work: USACE shall provide electrical service to the facilities.

11. REMOVAL OF UNDESIRABLE ANIMALS:

Statement of Work: USACE shall remove, or arrange to be removed, undesirable animals such as feral cats, stray pets, or any other animal causing an annoyance or creating a safety hazard. Generally, the Animal Control Office of the local jurisdiction where the animal is present shall be called for removal. In unique instances, USACE Park Rangers may utilize live traps for the capture and removal of animals.

12. PARK RANGER PATROLS:

Statement of Work: USACE Park Rangers shall perform routine patrols of areas to perform visitor assistance duties such as, but not limited to, visitor services, facility and resource protection, regulation compliance, and traffic control.

B. DETAILS FOR HALL COUNTY:

1. CLEANING, CUSTODIAL SERVICES, AND REFUSE REMOVAL:

Statement of Work: Hall County shall provide all labor, supplies, materials, vehicles, equipment, and any other items necessary to satisfy these requirements. The work shall include scheduling and providing cleaning services and refuse/litter collection. Hall County shall clean, pick up and collect refuse/litter, and maintain facilities as necessary. Cleaning shall be performed during weekends and holidays when the areas are open to the public. Ensure that facilities are clean, free of objectionable odors, and contain an adequate supply of toilet tissue and hand soap.

General: Hall County shall clean outside grounds and facilities including walks, paved parking areas, water fountains, and benches. Remove drawing, writing, or graffiti with commercially available cleansers. If an area needs to be repainted, it is considered facility maintenance and shall be performed by USACE. Water fountains, sinks, and toilets should be kept clean, free from foreign material and in a sanitary condition.

Water and Electricity: All water and electricity required in the performance of this agreement may be obtained from USACE sources within the area or from other sources approved by USACE.

Restrooms: Hall County shall inspect, deodorize, and clean inside fixtures, partitions, floors, walls, ceilings, doors, and windows. Dry recently cleaned surfaces before use of the facility by the public. Remove all insects, insect nests, and webs, from louvers, screens, doors, windows, inside and outside walls, ceilings, recesses, and eaves. Interior areas subject to wet or damp conditions shall be kept free of mold, mildew, fungi, and other biological formations. Furnish and distribute roll toilet tissue and hand soap, as necessary, to make a continuous supply available to the public. Unclog sinks, toilets, and water fountains. Clogs requiring plumbing equipment such as drain snakes, augers, or rooters are considered facility maintenance and shall be performed by USACE. Water fountains, sinks, and toilets shall be kept clean, free from foreign material and in a sanitary condition.

Gate House Cleaning Services: Hall County shall inspect, deodorize, and clean inside fixtures, partitions, floors, walls, ceilings, doors, and windows. Dry recently cleaned surfaces before use of the facility by the public. Remove all insects, insect nests, and webs, from louvers, screens, doors, windows, inside and outside walls, ceilings, recesses, and eaves. Furnish and distribute roll toilet tissue and hand soap, as necessary, to make a continuous supply available to the Gate House staff.

Picnic Sites: Hall County shall clean tables, including seats, tops, and base slabs as needed. Clean adjacent grounds and facilities such as parking areas, steps, and walks of litter, including pop tops, and cigarette butts. The screenings (gravel) should be raked, leveled and all vegetation (living and dead) shall be removed. Graffiti shall be removed.

Grills and Fire Rings: Hall County shall remove ashes and debris from within and around fire rings and grills and dispose of properly. Care must be taken for the disposal of hot ash material so as not to start fires, endanger visitors, or Hall County employees.

Non-occupancy: Grills and/or fire rings located in areas or sites where there is no evidence of occupancy should not be cleaned. Evidence of occupancy includes, but is not limited to garbage, litter, debris, ashes, coals, charred wood, food, and consumptive materials.

Refuse Containers: Hall County shall remove the contents of trashcans and replace liners at a frequency to prevent overflowing and to provide clean and healthy recreational and operational areas. Generally, trash cans shall be emptied only when they become half-full or produce an odor. All litter within 20 feet of the container should be picked up and disposed of at the time of servicing. When necessary, clean and disinfect both inside and outside of cans. Hall County shall inspect can holders regularly and assure that they work properly. If the can holder needs repaired, notify the USACE Representative. Advise the USACE Representative promptly when any household or other outside garbage or debris is found in the park.

Removal of Litter: Hall County shall pick up trash, paper, plastic, debris, bottles, dead fish, limbs, gravel, mud, cans, animal carcasses, driftwood, and any other foreign material and dispose of properly. Litter shall be removed from all areas within 20 feet outside the perimeter of defined mowing limits or established wood lines, whichever is greater. Perform this work also in hard-to-reach areas, such as steep slopes and rip-rap areas and to water edge. Keep beaches and water edge areas free of debris, glass, pop tops, cigarette butts, trash, litter, animal waste, animal carcasses, and all such undesirable material.

Designated Swimming Beaches: Hall County shall rake sand for removal of small litter and debris and to provide a safe and clean beach. Particular attention shall be paid to removal of rocks, glass, and any other material or item that may pose a hazard to visitors. All sand shall be removed from concrete walkways in beach areas, including but not limited to sidewalks, showers, and fountains, each time the beaches are serviced.

Trails: Hall County shall remove all litter and debris from 20 feet of the centerline of trails and 20 feet outside of the wood line of trailheads.

Hard Surface Areas: Hall County shall keep hard surface areas such as roads, parking areas, sidewalks, etc… free of litter, leaf litter, pine straw, grass clippings, sand, dirt, mud, vegetation, and other debris. When necessary, or as requested by USACE, Hall County shall pressure wash hard surface areas.

Rooftops and Gutters: Hall County shall clean the roofs and gutters of all buildings and structures in the park of all leaves, pine needles, and other debris twice a year, once in the fall and once in the spring. Gutter downspouts that become clogged shall be opened and cleaned as needed throughout the year.

Accident Scene Clean-up: On rare occasions, Hall County may be required to clean areas of blood contamination. This could occur where an accident or incident has involved an employee or member of the visiting public in the park. The clean-up should be accomplished in full compliance with OSHA Standards.

2. GRASS MOWING, WEEDING, EDGING, AND PRUNING OF SHRUBS AND PLANTS:

Statement of Work: Hall County shall provide all labor, supplies, materials, vehicles, equipment, and any other items necessary to satisfy these requirements. Perform maintenance including mowing, trimming, weeding, and pruning. Control undesirable weeds and turf growth. Remove debris from the park and shoreline areas.

General Landscape Maintenance: Hall County shall prune plants around buildings, bulletin boards, gatehouses, entrance gates and other landscaped areas as needed. Spring flowering shrubs shall be pruned when the flowers fade in the spring before new growth starts. Evergreen shrubs shall be pruned between 1 May and 1 July. Deciduous shrubs shall be pruned between 1 April and 1 May and between 1 August and 1 September. Basic tools required for pruning are hand shears, pruning saws and lopping shears. Plants shall be thinned to encourage bushier growth and dead and broken branches removed. The typical growth habit of individual plants shall be retained with as much height and spread as practical. Cuts shall be made with sharp instruments and flush with the trunk or adjacent branch to ensure elimination of stubs. Cuts shall be smooth and at an angle to permit water runoff. Trimmings shall be removed from the site.

Weeds and grass shall be removed from around ornamental shrubs, trees and ground covers, including the removal of grass and weeds from planter boxes, slopes, and plant beds. Weeds and grass shall be removed from plant beds out to the original limits of the bed. Weeds and grass shall be removed from around individual trees and shrubs in a circle for a minimum distance of two (2) feet from the base of the plants.

Grass Mowing: Hall County shall mow grass areas as necessary, generally from mid-March through mid- October, based on seasonal growth. Litter shall be removed from the mowing area prior to starting. Grass in public use areas shall not be allowed to exceed eight (8) inches in height prior to mowing. Areas that cannot be cut by machine should be cut with hand-held equipment, such as weed eaters. Grass should be cut no lower than approximately three (3) inches in height. Power mowers shall be operated at a safe distance from occupied picnic areas.

Grass shall be neatly trimmed around light poles, barrier posts, trees, shrubs, etc. Care must be taken to prevent damage to plants and structures while trimming. All sidewalks shall be edged when necessary. Grass shall not grow over surfaces of sidewalks or in sidewalk cracks. Grass clippings shall be removed from roadways, sidewalks, picnic sites, impact areas, playgrounds, shelters, etc., and the premises left in a clean and neat condition.

Impact Areas: Hall County shall mow and/or weed immediately adjacent to picnic sites, as necessary, to keep a neat and attractive appearance throughout the recreation season between mid-March and mid-October. Mowing and/or weeding beyond five (5) feet of the designated picnic site in non-grassy areas is not required.

Safety: Hall County shall strictly enforce mowing safety in accordance with applicable safety publications and manufacture’s recommendations. Accomplish mowing to have minimum impact on visitor use. Direct mower discharge away from people, vehicles, picnic sites, etc. Mowing equipment shall not be operated unless screens, deflectors, and other safety devices are in place. Original safety devices installed by the manufacturer shall not be altered or removed.

Protection of Existing Vegetation, Structures, Equipment, Utilities, and Improvements: Hall County shall exercise caution to preserve and protect all structures, equipment, and vegetation on or adjacent to the work site. Mechanical weed control should not be done to damage or kill trees and shrubs, planted or otherwise.

Pre-Season Preparation: For year 1 of the agreement, USACE shall conduct these duties. Prior to Park openings in the spring, Hall County shall ensure that all paved roadways, and picnic areas, (including playground impact areas) are cleaned of all leaves, sticks, pine straw, and other debris. Pine straw and leaves are not to be blown into roadway ditches or around sides of picnic sites. All debris should be removed from the specified areas and taken to an authorized disposal area.

Plant Litter Removal: During the fall leaf-off season, Hall County shall remove fallen leaf and limb litter from all roads, parking areas, sidewalks, mowing areas, and facilities on a weekly basis.

3. FEE COLLECTION:

Statement of Work: Hall County shall collect recreation user fees for Day Use Parks, Day Use Annual Passes, and Shelters. Hall County shall document revenues and expenditures by month, type, and park.

Day Use Parks: Daily Day Use Fees shall be collected via Automated Fee Machines or other electronic method. Cash collections are prohibited.

USACE Annual Passes: USACE Annual Pass fees shall be collected via Automated Fee Machines or other electronic method. Cash collections are prohibited. The process of obtaining the physical USACE Annual Pass shall not change. Visitors shall be instructed to take their receipt to the Lanier Project Management Office within 7 days to collect the physical pass.

Group Shelters: Hall County shall provide an electronic reservation service, such as through the campground platform, for all shelter reservations.

America the Beautiful (ATB) Passes: Hall County shall not sell ATB Passes but must honor them.

Amenities: Hall County may choose to sell amenities and services such as laundry services, firewood, ice, etc… Revenues and expenditures shall be documented for these items in the same manner as other Federal Recreation User Fees.

4. Communicate maintenance and other responsibilities of the USACE to the USACE representative when necessary:

Statement of Work: In the performance of their duties under this agreement, Hall County shall notify the USACE Representative of any observed maintenance or other USACE requirement.

C. ADMINISTRATIVE:

1. Safety, Environmental Compliance, and Stewardship.

SAFETY: USACE shall provide project-specific safety requirements and guidance, along with a copy of the EM 385-1-1 for reference.

Hall County shall:

- Train its staff in safety procedures, including emergency notification, hazard recognition, basic first aid, and water safety.
- Hall County staff may administer voluntary First Aid in accordance with the Hall County's organizational policies.
- Provide appropriate PPE and enforce safe equipment operation.
- Immediately report serious incidents and hazards to USACE and 911 as applicable.

ENVIRONMENTAL AND CULTURAL COMPLIANCE: USACE retains responsibility for ensuring compliance with NEPA and cultural resources laws for activities under its authority.

Hall County shall:

- Coordinate any ground-disturbing activities or vegetation management beyond routine grounds keeping with USACE in advance.
- Follow USACE direction regarding environmental and cultural resource protection measures.
- In the event that a potential discovery of a culturally significant resource, contact OPM for guidance.

STEWARDSHIP, OUTREACH, and EDUCATION: USACE shall provide core messages, review interpretive themes, and share data or priorities as available.

- Hall County may develop and deliver interpretive programs, outreach events, and stewardship initiatives consistent with USACE messaging and policies.
- Programs (e.g., guided walks, Junior Ranger-type activities, volunteer events) shall be coordinated with USACE to ensure consistency with project missions and resource protection objectives.

2. Incident Reporting, Communication, and Coordination.

INCIDENT REPORTING:

Hall County shall:

- Document visitor incidents, accidents, emergencies, and significant rule violations in an incident log or form acceptable to USACE.
- Report serious incidents (e.g., fatalities, serious injuries, significant property damage, or major disturbances) to USACE immediately after awareness.

COMMUNICATION PROTOCOLS:

Emergency Notification Protocol:

- For life safety emergencies:

    - Call **911 immediately**
    - Notify USACE OPM and/or Chief Ranger
    - Notify Hall County leadership chain
    - Document incident within twelve (12) hours

- Incidents requiring immediate reporting include, but are not limited to:

    - Fatalities or serious injuries
    - Violent disturbances
    - Major property damage
    - Utility failures affecting public safety
    - Hazardous tree or structural collapse in public areas

USACE Operational Emergency Contacts
In Order to be Called

Role	Name	Phone	Email
Park Ranger	Stanley Merritt	470-774-7897	Stanley.G.Merritt@usace.army.mil
Chief Ranger	Eddie Grimes	404-862-7760	Eddie.A.Grimes@usace.army.mil
Recreation Program Manager	Chris Arthur	770-815-0446	Chris.D.Arthur@usace.army.mil
Asst OPM	Oliver Craig	678-910-4926	Oliver.P.Craig@usace.army.mil
OPM	Tim Rainey	770-780-6224	Timothy.A.Rainey2@usace.army.mil

USACE Maintenance Emergency Contacts
In Order to be Called

Role	Name	Phone	Email
Contracting Officer's Representative	Jason Couch	770-503-5026	Jason.R.Couch@usace.army.mil
Chief Ranger	Eddie Grimes	404-862-7760	Eddie.A.Grimes@usace.army.mil
Recreation Program Manager	Chris Arthur	770-815-0446	Chris.D.Arthur@usace.army.mil
Asst OPM	Oliver Craig	678-910-4926	Oliver.P.Craig@usace.army.mil
OPM	Tim Rainey	770-780-6224	Timothy.A.Rainey2@usace.army.mil

Hall County Emergency Contacts

Role	Name	Phone	Email
Asst Director P&L	Brandon Smith	678-617-9857	blsmith@hallcounty.org
Maintenance Superintendent	Hunter Reed	678-997-1365	hreed@hallcounty.org
Facilities Superintendent	Christine Cave	678-316-2826	Ccave@hallcounty.org

Director Parks & Community Services	Brent Holloway	678-997-5823	bholloway@hallcounty.org

USACE Non-Emergency Notification Protocol:

Issue	Method	Person	Time Frame
Safety Hazard	Phone/Text	Ranger	Same Day
Maintenance Concern	Email/Text with photo	Contracting Officer's Representative	24 hours
Visitor Complaint	Phone/Text/Email	Ranger	24 hours
Infrastructure issue	Phone	Contracting Officer's Representative	48 hours
Media inquiry	Phone	Chief Ranger	Immediate

USACE Overall Org Chart and Contact List

LANIER PROJECT MANAGEMENT OFFICE: 770-945-9531

Operations Project Manager (OPM) Tim Rainey: 770-780-6224
Deputy OPM Oliver Craig: 678-910-4926
- Recreation Program Manager: Chris Arthur: 770-815-0446
  - Recreation Chief Ranger Eddie Grimes: 404-862-7760
    - Park Ranger Stanley Merritt: 470-774-7897
    - Park Ranger Russ Lundstrum: 770-780-6241
    - Park Ranger Carlton Jeter: 404-673-4926
    - Park Ranger Logan Walker: 470-423-9307
    - Park Ranger Henry Decker: 404-402-0794
    - Park Ranger Zoey Trent: 770-880-4204
    - Park Ranger Jimmy Rooks: 470-573-4083
    - Park Ranger Stephen Jansen: 470-774-7881
    - Park Ranger Jisela Pavon Meyer 404-375-6759
    - Park Ranger VACANT:
    - Park Ranger VACANT:
  - Contracting Officer's Representative Jason Couch: 770-503-5026
  - Contract Quality Assurance Inspector Seth Allen: 470-346-7482
- Environmental Stewardship Program Manager Craig Sowers: 770-780-6117
  - Natural Resources Chief Dan Barnes: 770-316-5345
    - Natural Resources Specialist Robert Kilpatrick: 678-899-7212
  - Shoreline Management Chief VACANT:
    - Natural Resources Specialist: Phil Stavale

Natural Resources Specialist: Rae Lee
Natural Resources Specialist: Kayla Sprague
Natural Resources Specialist: Adam Tom
Natural Resources Specialist: Kat Sessions
Natural Resources Specialist: Chee Hill
Natural Resources Specialist: Joe Simpson
Natural Resources Specialist: Amy Sherwin

3. Financial and Value Tracking:

ANNUAL BUDGET ALIGNMENT:

- Hall County shall submit a proposed two-year budget aligned with this POP, including:
    - Planned operating costs by category (cleaning, grounds, utilities, staffing, etc.).
    - Planned capital or major maintenance projects and funding sources.
- USACE shall review to ensure:
    - Proposed use of fee revenues aligns with POP and CCSCMA authorities.
    - Planned Hall County contributions (cash, in-kind, services) provide value at least equal to expected retained fee revenues.

VALUE DOCUMENTATION:

- Hall County shall submit revenue and expense reports quarterly and annually.
- The revenue and expense report shall report revenues and expenses by month, type, and park as well as a roll up total.
- Utilizing the annual revenue and expense report as supporting documentation, Hall County and USACE shall develop an Annual Financial and Performance Report. This report shall document:
    - Any changes made to the POP during the prior year,
    - Actions taken by Hall County that provided a benefit to USACE and/or the public,
    - A comparison of actual accomplishments to the objectives established in the Partner Operations Plan for the prior year
    - If applicable, reason(s) established objectives were not met.
    - Identification of expenditure, or planned expenditure, of excess funds.

4. Insurance:

Hall County shall carry appropriate liability insurance that indemnifies, saves, holds harmless, and defends the United States against all fines, claims, damages, losses, judgements, and expenses arising out of or from any omission or activity of Hall County, its employees, or volunteers in connection with their agreement with USACE. Hall County shall exercise reasonable care to prevent damage to any government property used or occupied during its operation and shall, as far as possible, protect all such property.

5. Background Investigations:

Hall County shall ensure that appropriate background investigations are conducted on all employees, volunteers, agents, and contractors performing work within CCSCMA-managed areas. Upon request by USACE, Hall County shall provide written certification that such background investigations have been completed in accordance with applicable federal, state, and local laws and regulations. Hall County shall not permit any individual to perform work within CCSCMA-managed areas who has been convicted of a violent offense, sexual offense, arson, an offense involving the use of a weapon, the sale or intent to distribute illegal drugs, or who is affiliated with organized criminal activity.

MEMORADUM OF AGREEMENT
BETWEEN
U.S ARMY CORPS OF ENGINEERS
AND
HALL COUNTY, GEORGIA

PARTNER OPERATIONS PLAN (POP)

1. General.

1.1. This POP:

1.1.1. Is jointly developed and mutually agreed upon by the U.S. Army Corps of Engineers (USACE) and HALL COUNTY (HALL) to describe the specific operations, maintenance, and management responsibilities of the parties under the Challenge Cost Sharing Cooperative Management Agreement (CCSCMA) dated March 26, 2026.
1.1.2. Applies to the following Lake Sidney Lanier – Buford Dam Project Site Areas (PSA's): Balus Creek Water Access Point, Belton Bridge Water Access Point, Burton Mill Day Use, Little Hall Day Use, Little River Day Use, Lula Water Access Point, Mountain View Water Access Point, Simpson Water Access Point, Robinson Day Use, Old Federal Day Use, and Van Pugh North Day Use.
1.1.3. Establishes baseline responsibilities that apply regardless of fee revenue levels.
1.1.4. Provides tiered, scalable responsibilities that can be adjusted as conditions and revenues change, subject to mutual agreement.

1.2. If any conflict arises between this POP and the CCSCMA, the CCSCMA governs. However, this POP is intended to restate and operationalize all responsibilities so that USACE staff and HALL staff can rely on this document as the primary day-to-day reference.

2. Term and Updates.

2.1. This POP covers a rolling two-year planning horizon, the current fiscal year and the following fiscal year.
2.2. This POP may be updated at any time by written agreement of the USACE Operations Project Manager (OPM) and HALL's designated representative, provided that:

2.2.1. Changes remain within existing legal authorities.
2.2.2. Changes stay within the scope of the CCSCMA.
2.2.3. Any significant change in level of service or funding is documented in the POP and in the annual budget.

2.2.4. At a minimum, the POP will be reviewed and updated annually by both parties to align with the approved two-year budget and site conditions.

3. Principles and Value to USACE.

3.1. The parties agree that:

3.1.1. HALL will retain 100% of the authorized user fees and special use permit fees collected at the cooperatively managed PSA's.

3.1.2. The value of services and investments provided by HALL will be at least equal to, and preferably greater than, the value of fees retained by HALL. Retained fees shall only be used in cooperatively managed PSA's covered in this POP.

3.1.3. This POP will be used to:

3.1.3.1. Document that value (services, planned capital investments).

3.1.3.2. Ensure that baseline public services are maintained.

3.1.3.3. Provide a transparent framework for scaling services up or down based on revenues and available appropriations.

4. Roles, Contacts, and Governance.

4.1. Parties and Points of Contact.

4.1.1. USACE:

4.1.1.1. Overall Administration: Operations Project Manager (OPM): Timothy A. Rainey, 770-780-6224, timothy.a.raniney2@usace.army.mil.

4.1.1.2. Day to Day Operations Primary: Park Ranger Stanley Merritt, 470-774-7897, Stanley.g.merritt@usace.army.mil.

4.1.1.3. Day to Day Operations Alternate: Supervisory Park Ranger Eddie Grimes, 404-862-7760, eddie.a.grimes@usace.army.mil.

4.1.1.4. Day to Day Maintenance: Contracting Officer's Representative Jason Couch, 770-503-5026, Jason.r.couch@usace.army.mil.

4.1.2. HALL:

4.1.2.1. Overall Administration: Parks & Community Services Director: Brent Holloway, 678-997-5823, bholloway@hallcounty.org

4.1.2.2. Day to Day Operations Primary: Parks & Leisure Services Assistant Director: Brandon Smith, 678-617-9857, blsmith@hallcounty.org

4.1.2.3. Day to Day Maintenance Primary: Parks & Leisure Services Maintenance Superintendent: Hunter Reed, 678-997-1365, hreed@hallcounty.org

4.1.2.4. Day to Day Operations and Maintenance Secondary: Parks & Leisure Services Facilities Superintendent: Christine Cave, 678-316-2826, ccave@hallcounty.org

4.2. Decision-Making and Dispute Resolution.

4.2.1. Day-to-day operational decisions are made by the USACE OPM, or designated representative, and HALL's designated representative consistent with this POP and the CCSCMA.
4.2.2. Disagreements will first be addressed at the project/partner representative level, then elevated to the District Chief of Operations and the Partner's senior leadership if needed.
4.2.3. If unresolved, USACE may adjust or suspend HALL activities that affect public safety, project purposes, or compliance with applicable law.

5. Duties.

5.1. Duties and Responsibilities. **Reference the USACE-HALL Park Operations Guide for details regarding specific work descriptions.**

5.1.1. USACE:

5.1.1.1. Maintenance of buildings, structures, facilities, trails, mechanical, plumbing, water, wastewater, and electrical systems.
5.1.1.2. Maintenance of signs, barricades, bumper blocks, posts, guardrails, gates, fencing, and traffic counters.
5.1.1.3. Beach maintenance.
5.1.1.4. Natural Resources management and pest control services.
5.1.1.5. Maintenance of paved roads, parking areas, launching ramps, road shoulders, and drainage structures.
5.1.1.6. Dead and/or hazardous tree/limb removal.
5.1.1.7. Non-household refuse removal.
5.1.1.8. Dumpster service.
5.1.1.9. Provide potable water service.
5.1.1.10. Provide electrical service.
5.1.1.11. Removal of undesirable animals.
5.1.1.12. Park Ranger patrols and visitor assistance services.

5.1.2. HALL:

5.1.2.1. Cleaning, custodial, and refuse removal.
5.1.2.2. Grass mowing, weeding, edging, and pruning of shrubs and plants.
5.1.2.3. Fee collection via Automated Fee Machines or other electronic methods.

5.1.2.4. Communicate maintenance needs and other USACE responsibilities to the USACE representative when observed or aware of need.
5.1.2.5. Provide quarterly and annual revenue and expense reports by PSA to USACE.

6. Levels of Service.

6.1. All work shall be completed at a frequency to provide a positive recreational experience through clean, safe, and functioning facilities and reflect positively on USACE and HALL.

6.2. Tier I - Baseline:

6.2.1. Fee Collection:

6.2.1.1. Fees will be collected in accordance with ER 1130-2-555 utilizing Automated Fee Machines, R1S/Recreation.gov, or other approved electronic methods.
6.2.1.2. Fees must be in accordance with the approved User Fee Comparability Study.
6.2.1.3. USACE and America the Beautiful (ATB) Passes must be honored.
6.2.1.4. ATB Passes will only be sold by USACE.
6.2.1.5. USACE Annual Day Use Passes will be sold via the Automated Fee Machines. Visitors must present a legible receipt at the Lanier Project Management Office to receive the physical pass.
6.2.1.6. Federal Fee Free Days must be honored as published.
6.2.1.7. Cash Is not authorized to be collected.
6.2.1.8. Revenues collected at fee areas may be utilized at non-fee areas, or other fee-areas, where revenues do not exceed expenses to offset operations and maintenance costs.

6.2.2. Maintenance and Repair:

6.2.2.1. All deficiencies or hazards which threaten the health and safety of the visiting public shall be addressed within 24 hours. Routine repairs that do not impact visitor health or safety shall be addressed as resources and priorities allow.

6.2.3. Grounds Maintenance:

6.2.3.1. All deficiencies or hazards which threaten the health and safety of the visiting public shall be addressed within 24 hours.
6.2.3.2. Vegetation shall be maintained annually, including pruning and trimming of trees and shrubs.

6.2.3.3. Grass shall be mowed at a frequency necessary to stay at or below 6 inches 50% of the time within 25 feet of facilities and amenities.

6.2.4. Visitor Assistance Patrols:

6.2.4.1. Using a blend of Corps staff and contractors, volunteers, and law enforcement partners, maintain a visible and capable presence that deters unsafe activity and ensures emergency readiness. Patrols shall be conducted during periods of peak visitation, typically with daily patrols on weekends, holidays, and other high-use periods. Sites with higher visitation should generally be patrolled 3-5 times per week, while low-visitation areas may be patrolled once per week or less frequently as conditions warrant. Areas experiencing frequent criminal incidents should be evaluated and alternative management strategies implemented.

6.2.5. Facility Cleaning:

6.2.5.1. Class A Campground:

6.2.5.1.1. Facilities shall be inspected 5-7 days per week and cleaned as necessary to maintain a safe and sanitary condition.
6.2.5.1.2. Campsites shall be serviced between reservations.

6.2.5.2. Day Use with Fees:

6.2.5.2.1. Facilities shall be inspected for sanitation 3-5 days per week and cleaned as necessary to maintain a safe and sanitary condition.

6.2.5.3. Day Use without Fees:

6.2.5.3.1. All facilities, including picnic sites, shall be inspected for sanitation once per week and cleaned as necessary to maintain a safe and sanitary condition.

6.2.5.4. Land and Water Access Points and Scenic Viewing Areas:

6.2.5.4.1. Facilities shall be inspected for sanitation once per week and cleaned as necessary to maintain a safe and sanitary condition.

6.2.6. Refuse Removal:

6.2.6.1. Class A Campground:

6.2.6.1.1. Receptacles shall be inspected 5-7 days per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.2.6.2. Day Use with Fees:

6.2.6.2.1. Receptacles shall be inspected 3-5 days per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.2.6.3. Day Use without Fees:

6.2.6.3.1. Receptacles shall be inspected once per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.2.6.4. Land and Water Access Points and Scenic Viewing Areas:

6.2.6.4.1. Receptacles shall be inspected once per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.2.7. Gatehouse/Campground Attendant:

6.2.7.1. Campground:

6.2.7.1.1. Daily opening and closing of gates, if applicable.
6.2.7.1.2. 24-hour onsite attendance for after-hours emergencies and access.
6.2.7.1.3. Staffing of gatehouse.
6.2.7.1.4. Provide visitor information (maps, rules, regulations, brochures, flyers, local area information, etc…)
6.2.7.1.5. Routine patrols of campground performing visitor, site, and facility checks.
6.2.7.1.6. Check visitors in and out via RIS/Recreation.gov or other approved electronic method.
6.2.7.1.7. Communicate with USACE staff and local law enforcement as needed.

6.2.7.2. Day Use with Fees:

6.2.7.2.1. Staffing gatehouse, if applicable.
6.2.7.2.2. Daily opening and closing of gates, if applicable.
6.2.7.2.3. Opening and closing of gates due to capacity, if applicable.
6.2.7.2.4. Assisting USACE with availability counts, if applicable.

6.2.7.2.5. Assisting visitors with instructions on Automatic Fee Machine instructions.
6.2.7.2.6. Maintaining shelter reservation signs, if applicable.
6.2.7.2.7. Provide visitor information (maps, rules, regulations, brochures, flyers, local area information, etc…)
6.2.7.2.8. Routine patrols of park performing visitor, site, and facility checks.

6.2.8. Park Operating Hours and Season:

6.2.8.1. Park operating hours and seasons shall be set based on mutual agreement of the parties.

6.3. Tier II – Increased. Increased services may be funded from USACE "savings", if any, from not performing the duties that HALL is performing or from excess revenues, if any, collected over expenses incurred, or a combination thereof. Determination will be made jointly between USACE and HALL based on level of "savings" and/or excess revenue.

6.3.1. Fee Collection:

6.3.1.1. Current PSA's where fees are not collected but meet the criteria for fee collection may be considered for fee collection via implementation of additional electronic fee collection methods.
6.3.1.2. Re-alignment of current fee machines, with or without the installation of electronic gates, to improve traffic flow.

6.3.2. Maintenance and Repair:

6.3.2.1. All deficiencies or hazards which threaten the health and safety of the visiting public shall be addressed within 12 hours. Routine repairs that do not impact visitor health or safety shall be addressed within 5 days based on priority.
6.3.2.2. Backlog maintenance will begin to be addressed.
6.3.2.3. Maintenance and Repair duties transferred from USACE to HALL.

6.3.3. Grounds Maintenance:

6.3.3.1. All deficiencies or hazards which threaten the health and safety of the visiting public shall be addressed within 12 hours.
6.3.3.2. Vegetation shall be maintained annually, including pruning and trimming of trees and shrubs.
6.3.3.3. Grass shall be mowed at a frequency necessary to stay at or below 6 inches 100% of the time within 25 feet of facilities and amenities.

6.3.3.4. All grass areas, previously removed by USACE, from mowing shall be reinstated for mowing.

6.3.4. Visitor Assistance Patrols:

6.3.4.1. Using a blend of Corps staff and contractors, volunteers, and law enforcement partners, maintain a visible and capable presence that deters unsafe activity and ensures emergency readiness. Patrols shall be conducted during periods of peak visitation, typically with daily patrols on weekends, holidays, and other high-use periods. Certain sites with higher visitation should generally be patrolled multiple times per day, while low-visitation areas may be patrolled multiple times per week or less frequently as conditions warrant. Areas experiencing frequent criminal incidents should be evaluated and alternative management strategies implemented.

6.3.5. Facility Cleaning:

6.3.5.1. Class A Campground:

6.3.5.1.1. Certain high-use facilities shall be inspected multiple times per day and cleaned as necessary to maintain a safe and sanitary condition.

6.3.5.2. Day Use with Fees:

6.3.5.2.1. Certain high-use facilities shall be inspected for sanitation multiple times per day and cleaned as necessary to maintain a safe and sanitary condition.

6.3.5.3. Day Use without Fees:

6.3.5.3.1. Certain high-use facilities shall be inspected for sanitation 3-5 times per week and cleaned as necessary to maintain a safe and sanitary condition.

6.3.5.4. Land and Water Access Points and Scenic Viewing Areas:

6.3.5.4.1. Certain high-use facilities shall be inspected for sanitation 3-5 times per week and cleaned as necessary to maintain a safe and sanitary condition.

6.3.6. Refuse Removal:

6.3.6.1. Class A Campground:

6.3.6.1.1. Receptacles at certain high-use facilities shall be inspected multiple times per day and emptied as often as necessary to prevent overflow maintain sanitary conditions.

6.3.6.2. Day Use with Fees:

6.3.6.2.1. Receptacles at certain high-use facilities shall be inspected multiple times per day and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.3.6.3. Day Use without Fees:

6.3.6.3.1. Receptacles at certain high-use facilities shall be inspected 3-5 times per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.3.6.4. Land and Water Access Points and Scenic Viewing Areas:

6.3.6.4.1. Receptacles at certain high-use facilities shall be inspected multiple times per week and emptied as often as necessary to prevent overflow and maintain sanitary conditions.

6.3.7. Gatehouse/Campground Attendant:

6.3.7.1. Campground:

6.3.7.1.1. Daily opening and closing of gates, if applicable.
6.3.7.1.2. 24-hour onsite attendance for after-hours emergencies and access.
6.3.7.1.3. Increased hours of gatehouse staffing.
6.3.7.1.4. Provide visitor information (maps, rules, regulations, brochures, flyers, local area information, etc…)
6.3.7.1.5. Increased routine patrols of campground performing visitor, site, and facility checks.
6.3.7.1.6. Check visitors in and out via RIS/Recreation.gov or other approved electronic method.
6.3.7.1.7. Communicate with USACE staff and local law enforcement as needed.

6.3.7.2. Day Use with Fees:

6.3.7.2.1. Increased hours of gatehouse staffing, if applicable.
6.3.7.2.2. Daily opening and closing of gates, if applicable.
6.3.7.2.3. Opening and closing of gates due to capacity, if applicable.
6.3.7.2.4. Assisting USACE with availability counts, if applicable.

6.3.7.2.5. Assisting visitors with instructions on Automatic Fee Machine instructions.
6.3.7.2.6. Maintaining shelter reservation signs, if applicable.
6.3.7.2.7. Provide visitor information (maps, rules, regulations, brochures, flyers, local area information, etc…)
6.3.7.2.8. Increased routine patrols of park performing visitor, site, and facility checks.

6.3.8. Park Operating Season:

6.3.8.1. Park operating season may be extended.

6.4. Tier III – Improvements: Improvements may be funded from USACE "savings", if any, from not performing the duties that HALL is performing and excess revenues, if any, collected over expenses incurred, or a combination thereof. Determination will be made jointly between USACE and HALL based on level of "savings" and/or excess revenue.

6.4.1. USACE "savings", if any, and excess revenues, if any, will first be directed to backlog or deferred maintenance.
6.4.2. When backlog or deferred maintenance is sufficiently reduced, improvements may be considered, such as, but not limited to:

6.4.2.1. Purchase and installation of beach sand.
6.4.2.2. Purchase and installation of automated fee machines at authorized areas.
6.4.2.3. Purchase and installation of gates or other access/parking control or barriers.
6.4.2.4. Repair, rehabilitation, or replacement of buildings.
6.4.2.5. Repair, rehabilitation, or replacement of amenities such as picnic tables, grills, trash cans, trash can holders, life jacket loaner stations, bulletin boards, parking stops, signs, buoys, swim lines, handrails, depth markers, courtesy docks, etc…
6.4.2.6. Repair, rehabilitation, or replacement of erosion control measures.
6.4.2.7. Purchase and installation of new erosion control measures.
6.4.2.8. Repair, rehabilitation, or replacement of road and parking surfaces.
6.4.2.9. Repair, rehabilitation, or replacement of systems such as electrical, water, drainage, and wastewater.
6.4.2.10. Repair, rehabilitation, or replacement of sidewalks and trails.
6.4.2.11. Removal of hazardous trees and limbs.
6.4.2.12. Repair, rehabilitation, or replacement of vegetative features.
6.4.2.13. Purchase and installation of new facilities or amenities that may support new or modified programs.
6.4.2.14. Any other improvement jointly agreed upon by USACE and HALL.

6.4.3. Hall County may, at their discretion, perform maintenance services, or other services, in addition to the services provided by USACE. In these situations, Hall County must coordinate these activities with USACE prior to commencement of work and must include this expense as part of their submitted annual budget. If these activities were not provided for in the annual budget, an estimate of the expense must be submitted for inclusion to the annual budget prior to beginning any services. The above includes services for the following scenarios:

6.4.3.1. Additional maintenance, and/or other services above what USACE is providing under this agreement.

6.4.3.2. Providing maintenance, and/or other services in lieu of USACE providing services due to a government shutdown or other instances where USACE is unable to provide services identified in this Partner Operations Plan.

6.5. Exhibit 3 documents what Level of Service is planned for each PSA for the upcoming two-year period.

7. Flexibility and POP Modification:

7.1. Routine adjustments (e.g., minor schedule changes, small shifts in cleaning frequency, reallocation between Tier 1 tasks) may be made by written agreement (email acceptable) between the USACE OPM and Partner representative.

7.1.1. Any changes that alter responsibilities in a way that affects legal risk or compliance, significantly changes the level of service, or affects the funding structure or fee retention assumptions will be captured in a formal POP amendment signed by both parties and routed as required through USACE.

_____
Brent Holloway
Director, Hall County Parks and
Community Services

_____
Date

_____
John D. Ferguson, P.E.
Chief, Operations and Regulatory Division

_____
Jeffrey F. Krause
Chief, Natural Resources Management

South Atlantic Division
U.S. Army Corps of Engineers

_____
Date

Operations and Regulatory Division
U.S. Army Corps of Engineers

_____
Date

EXHIBIT 1

TWO YEAR PROPOSED BUDGET

March 1, 2026 - September 30, 2026					
AREA	Cleaning and Refuse	Mowing and Vegetation Management	Fee Collection	Estimated Revenue	Estimated Excess Funds
Balus Creek Water Access Point	$7,523.26	$3,096.00	$1,600.00	$40,000.00	$27,780.74
Belton Bridge Water Access Point	$5,183.76	$6,024.00	$0.00	$0.00	-$11,207.76
Burton Mill Day Use Park	$14,543.76	$12,096.00	$1,600.00	$50,000.00	$21,760.24
Little Hall Day Use Park	$22,733.76	$6,780.00	$1,600.00	$65,000.00	$33,886.24
Little River Day Use Park	$10,331.76	$7,356.00	$0.00	$0.00	-$17,687.76
Lula Water Access Point*	$5,183.76	$7,092.00	$0.00	$0.00	-$12,275.76
Mountain View Water Access Point	$6,119.76	$7,092.00	$0.00	$0.00	-$13,211.76
Simpson Water Access Point	$5,417.76	$2,580.00	$0.00	$0.00	-$7,997.76
Robinson Water Access Point	$10,799.76	$3,960.00	$0.00	$0.00	-$14,759.76
Old Federal Day Use Park	$12,203.76	$5,916.00	$1,600.00	$45,000.00	$25,280.24
Van Pugh North Day Use Park	$15,479.76	$12,864.00	$1,600.00	$120,000.00	$90,056.24

October 1, 2026 - September 30, 2027					
AREA	Cleaning and Refuse	Mowing and Vegetation Management	Fee Collection	Estimated Revenue	Estimated Excess Funds
Balus Creek Water Access Point	$7,523.26	$3,096.00	$1,600.00	$40,000.00	$27,780.74
Belton Bridge Water Access Point	$5,183.76	$6,024.00	$0.00	$0.00	-$11,207.76
Burton Mill Day Use Park	$14,543.76	$12,096.00	$1,600.00	$50,000.00	$21,760.24
Little Hall Day Use Park	$22,733.76	$6,780.00	$1,600.00	$65,000.00	$33,886.24
Little River Day Use Park	$10,331.76	$7,356.00	$0.00	$0.00	-$17,687.76
Lula Water Access Point*	$5,183.76	$7,092.00	$0.00	$0.00	-$12,275.76
Mountain View Water Access Point	$6,119.76	$7,092.00	$0.00	$0.00	-$13,211.76
Simpson Water Access Point	$5,417.76	$2,580.00	$0.00	$0.00	-$7,997.76
Robinson Water Access Point	$10,799.76	$3,960.00	$0.00	$0.00	-$14,759.76
Old Federal Day Use Park	$12,203.76	$5,916.00	$1,600.00	$45,000.00	$25,280.24
Van Pugh North Day Use Park	$15,479.76	$12,864.00	$1,600.00	$120,000.00	$90,056.24

EXHIBIT 2

TWO YEAR OPERATING SCHEDULE

March 1, 2026 - September 30, 2026			
AREA	Day Use	Restroom	Boat Ramp
Balus Creek Water Access Point	N/A	Year-round	Year-round
Belton Bridge Water Access Point	N/A	N/A	Year-round
Burton Mill Day Use Park	Mar 25, 2026 - Sep 23, 2026	Mar 25, 2026 - Sep 23, 2026	Year-round
Little Hall Day Use Park	Mar 25, 2026 - Sep 23, 2026	Year-round	Year-round
Little River Day Use Park	Year-round	Year-round	Year-round
Lula Water Access Point	N/A	N/A	Year-round
Mountain View Water Access Point	N/A	N/A	Year-round
Simpson Water Access Point	N/A	N/A	Year-round
Robinson Water Access Point	Mar 25, 2026 - Sep 23, 2026	Mar 25, 2026 - Sep 23, 2026	Year-round
Old Federal Day Use Park	Mar 25, 2026 - Sep 23, 2026	Mar 25, 2026 - Sep 23, 2026	Mar 25, 2026 - Sep 23, 2026
Van Pugh North Day Use Park	Year-round	Year-round	Year-round

October 1, 2026 - September 30, 2027			
AREA	Day Use	Restroom	Boat Ramp
Balus Creek Water Access Point	N/A	Year-round	Year-round
Belton Bridge Water Access Point	N/A	N/A	Year-round
Burton Mill Day Use Park	Mar 24, 2027 - Sep 22, 2027	Mar 24, 2027 - Sep 22, 2027	Year-round
Little Hall Day Use Park	Mar 24, 2027 - Sep 22, 2027	Year-round	Year-round
Little River Day Use Park	Year-round	Year-round	Year-round
Lula Water Access Point	N/A	N/A	Year-round
Mountain View Water Access Point	N/A	N/A	Year-round
Simpson Water Access Point	N/A	N/A	Year-round
Robinson Water Access Point	Mar 24, 2027 - Sep 22, 2027	Mar 24, 2027 - Sep 22, 2027	Year-round
Old Federal Day Use Park	Mar 24, 2027 - Sep 22, 2027	Mar 24, 2027 - Sep 22, 2027	Mar 24, 2027 - Sep 22, 2027
Van Pugh North Day Use Park	Year-round	Year-round	Year-round

EXHIBIT 3

PLANNED LEVEL OF SERVICE BY PSA

The following table documents the planned level of service for each Project Site Area. Tier assignments may be adjusted by written agreement between the USACE Operations Project Manager and the Partner.

October 1, 2026 - September 30, 2027					
AREA	Cleaning	Trash Removal	Mowing and Vegetation	Maintenance and Repair	Tree Removal
Balus Creek Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Belton Bridge Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Burton Mill Day Use Park	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Little Hall Day Use Park	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Little River Day Use Park	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Lula Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Mountain View Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Simpson Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Robinson Water Access Point	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased

Old Federal Day Use Park	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased
Van Pugh North Day Use Park	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased	Tier 2 - Increased

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 108/2026

SUBJECT: Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is $480,835.00.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: TS

Recommendation:
Approve.

Purpose of Request:
Approve the renewal and amendment of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME. The estimated annual cost is $480,835.00.

History:

This will be the last year of the current 5-year agreement. We will have another agreement for the Board to consider for approval next year.

Facts and Issues:
RFQ/P #41-010 Financial Information System Software was awarded to Tyler Technologies, Inc. for the Enterprise ERP product (formally known as MUNIS) of Yarmouth, ME at the 3/25/21 voting meeting, item #428/2022. This was approved to be a five (5) year agreement to be invoiced annually in the amount of $604,987.

The contract amendment is removing the HR and Payroll components since the decision was made to remain with ADP for those services. This will revise the amount due for the last year of this contract to $ 480,835.

Options:

Funding Requested $ 480,835.00

Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-01

Approvals:

Submit	Purchasing	Budget	Finance
TS	AY	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Contract Signature Request
Tyler Contract Amendment # 1
Original Contract - Tyler Technologies

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 108/2026

Funds Requested: $ 480,835.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	1535-MIS	522202-COMPUTER REPAIRS & MAINTENANCE	$120,209.00
2027	100-GENERAL FUND	1535-MIS	522202-COMPUTER REPAIRS & MAINTENANCE	$360,626.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: TS

Phone: 770-531-3900

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: March 9, 2026

To: David Gibbs, Chairman, BOC

From: Andy Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 41-010

Bid/Contract Name: Tyler Technologies – Financial Information System Software – Contract Amendment

Department(s) Requesting Contract: Financial Services

Award Recipient Name: Tyler Technologies, Inc.

Contract Description:

☐ Annual Contract ☐ New ☒ Renewal

FY 2025 Projected Spend: $ 604,987

☒ Price Decrease Requested Decrease Percentage: 20%

☒ Project/Service Contract FY 2026 Estimated Amount:$480,835

☐ Product Contract Estimated Amount:

Comment:

Approve the annual renewal and contract amendment of RFQ/P # 41-010 Financial Information System Software for Financial Services. This contract amendment and subsequent revised annual renewal amount removes the unused modules (primarily related to HR and Payroll) since those services will remain with ADP. The revised estimated renewal amount will be $ 480,835 for the last year of this 5-year contract. The FY 2026 estimated amount has been reviewed by Finance.

AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at One Tyler Drive, Yarmouth, Maine 04096 ("Tyler") and Hall County, Georgia, with offices at 2875 Browns Bridge Road, Gainesville, Georgia 30504 ("Client").

WHEREAS, Tyler and the Client are parties to an agreement dated March 25, 2021 ("Agreement"); and

WHEREAS, Tyler and Client desire to amend the terms of the Agreement as provided herein.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. The following Tyler Software as a Service (SaaS) are hereby removed from the Agreement as of April 1, 2026:
    a. BMI Asset Track Interface
    b. Employee Expense Reimbursement
    c. Human Resources & Talent Management
    d. Payroll w/ESS
    e. Recruiting
    f. ExecuTime Advanced Scheduling
    g. ExecuTime Advanced Scheduling Mobile Access
    h. ExecuTime Time & Attendance Mobile Access
    i. ExecuTime Time and Attendance

2. As of such date, Client's right to access the above-listed software is terminated, as are Tyler's obligations to maintain, support, host and update such software. Additionally, Client's SaaS fees payment obligation for the above-listed software ends on the same date.

3. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement.

4. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.	Hall County, Georgia
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____
Date:_____	Date:_____

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

SOFTWARE AS A SERVICE AGREEMENT

This Software as a Service Agreement is made between Tyler Technologies, Inc. and Client.

WHEREAS, Client selected Tyler to provide certain products and services set forth in the Investment Summary, including providing Client with access to Tyler's proprietary software products, and Tyler desires to provide such products and services under the terms of this Agreement;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth in this Agreement, Tyler and Client agree as follows:

SECTION A – DEFINITIONS

- **"Agreement"** means this Software as a Services Agreement.
- **"Business Travel Policy"** means our business travel policy. A copy of our current Business Travel Policy is attached as Schedule 1 to Exhibit B.
- **"Client"** means Hall County, Georgia.
- **"Data"** means your data necessary to utilize the Tyler Software.
- **"Data Storage Capacity"** means the contracted amount of storage capacity for your Data identified in the Investment Summary.
- **"Defect"** means a failure of the Tyler Software to substantially conform to the functional descriptions set forth in our written proposal to you, or their functional equivalent. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current Documentation.
- **"Defined Users"** means the number of concurrent and named users that are authorized to use the SaaS Services. The Defined Users for the Agreement are as identified in the Investment Summary. For the avoidance of doubt, the Defined Users for EnerGov labeled modules shall be named users.
- **"Developer"** means a third party who owns the intellectual property rights to Third Party Software.
- **"Documentation"** means any online or written documentation related to the use or functionality of the Tyler Software that we provide or otherwise make available to you, including instructions, user guides, manuals and other training or self-help documentation.
- **"Effective Date"** means the date by which both your and our authorized representatives have signed the Agreement.
- **"Force Majeure"** means an event beyond the reasonable control of you or us, including, without limitation, governmental action, war, riot or civil commotion, fire, natural disaster, or any other cause that could not with reasonable diligence be foreseen or prevented by you or us.
- **"Investment Summary"** means the agreed upon cost proposal for the products and services attached as Exhibit A.
- **"Invoicing and Payment Policy"** means the invoicing and payment policy. A copy of our current

Invoicing and Payment Policy is attached as Exhibit B.

- **"SaaS Fees"** means the fees for the SaaS Services identified in the Investment Summary.
- **"SaaS Services"** means software as a service consisting of system administration, system management, and system monitoring activities that Tyler performs for the Tyler Software, and includes the right to access and use the Tyler Software, receive maintenance and support on the Tyler Software, including Downtime resolution under the terms of the SLA, and Data storage and archiving. SaaS Services do not include support of an operating system or hardware, support outside of our normal business hours, or training, consulting or other professional services.
- **"SLA"** means the service level agreement. A copy of our current SLA is attached hereto as Exhibit C.
- **"Statement of Work"** means the industry standard implementation plan describing how our professional services will be provided to implement the Tyler Software, and outlining your and our roles and responsibilities in connection with that implementation. The Statement of Work is attached as Exhibit E.
- **"Support Call Process"** means the support call process applicable to all of our customers who have licensed the Tyler Software. A copy of our current Support Call Process is attached as Schedule 1 to Exhibit C.
- **"Third Party Hardware"** means the third party hardware, if any, identified in the Investment Summary.
- **"Third Party Products"** means the Third Party Software and Third Party Hardware.
- **"Third Party Services"** means the third party services, if any, identified in the Investment Summary.
- **"Third Party Software"** means the third party software, if any, identified in the Investment Summary.
- **"Third Party Terms"** means, if any, the end user license agreement(s) or similar terms for the Third Party Software, as applicable and attached as Exhibit D.
- **"Tyler"** means Tyler Technologies, Inc., a Delaware corporation.
- **"Tyler Software"** means our proprietary software, including any integrations, custom modifications, and/or other related interfaces identified in the Investment Summary and licensed by us to you through this Agreement.
- **"we", "us", "our"** and similar terms mean Tyler.
- **"you"** and similar terms mean Client.

SECTION B – SAAS SERVICES

1. Rights Granted. We grant to you the non-exclusive, non-assignable limited right to use the SaaS Services solely for your internal business purposes for the number of Defined Users only. The Tyler Software will be made available to you according to the terms of the SLA. You acknowledge that we have no delivery obligations and we will not ship copies of the Tyler Software as part of the SaaS Services. You may use the SaaS Services to access updates and enhancements to the Tyler Software, as further described in Section C(9). The foregoing notwithstanding, to the extent we have sold you perpetual licenses for Tyler Software, if and listed in the Investment Summary, for which you are receiving SaaS Services, your rights to use such Tyler Software are perpetual, subject to the terms and conditions of this Agreement including, without limitation, Section B(4). We will make any such software available to you for download.

2. SaaS Fees. You agree to pay us the SaaS Fees. Those amounts are payable in accordance with our

Invoicing and Payment Policy. The SaaS Fees are based on the number of Defined Users and amount of Data Storage Capacity. You may add additional users or additional data storage capacity on the terms set forth in Section H(1). In the event you regularly and/or meaningfully exceed the Defined Users or Data Storage Capacity, we reserve the right to charge you additional fees commensurate with the overage(s).

3. Ownership.

   3.1 We retain all ownership and intellectual property rights to the SaaS Services, the Tyler Software, and anything developed by us under this Agreement. You do not acquire under this Agreement any license to use the Tyler Software in excess of the scope and/or duration of the SaaS Services.

   3.2 The Documentation is licensed to you and may be used and copied by your employees for internal, non-commercial reference purposes only.

   3.3 You retain all ownership and intellectual property rights to the Data. You expressly recognize that except to the extent necessary to carry out our obligations contained in this Agreement, we do not create or endorse any Data used in connection with the SaaS Services.

4. Restrictions. You may not: (a) make the Tyler Software or Documentation resulting from the SaaS Services available in any manner to any third party for use in the third party's business operations; (b) modify, make derivative works of, disassemble, reverse compile, or reverse engineer any part of the SaaS Services; (c) access or use the SaaS Services in order to build or support, and/or assist a third party in building or supporting, products or services competitive to us; or (d) license, sell, rent, lease, transfer, assign, distribute, display, host, outsource, disclose, permit timesharing or service bureau use, or otherwise commercially exploit or make the SaaS Services, Tyler Software, or Documentation available to any third party other than as expressly permitted by this Agreement.

5. Software Warranty. We warrant that the Tyler Software will perform without Defects during the term of this Agreement. If the Tyler Software does not perform as warranted, we will use all reasonable efforts, consistent with industry standards, to cure the Defect in accordance with the maintenance and support process set forth in Section C(9), below, the SLA and our then current Support Call Process.

6. SaaS Services.

   6.1 Our SaaS Services are audited at least yearly in accordance with the AICPA's Statement on Standards for Attestation Engagements ("SSAE") No. 18. We have attained, and will maintain, SOC 1 and SOC 2 compliance, or its equivalent, for so long as you are timely paying for SaaS Services. Upon execution of a mutually agreeable Non-Disclosure Agreement ("NDA"), we will provide you with a summary of our compliance report(s) or its equivalent. Every year thereafter, for so long as the NDA is in effect and in which you make a written request, we will provide that same information.

   6.2 You will be hosted on shared hardware in a Tyler data center or in a third-party data center. In either event, databases containing your Data will be dedicated to you and inaccessible to our other customers.

6.3 Our Tyler data centers have fully-redundant telecommunications access, electrical power, and the required hardware to provide access to the Tyler Software in the event of a disaster or component failure. In the event any of your Data has been lost or damaged due to an act or omission of Tyler or its subcontractors or due to a defect in Tyler's software, we will use best commercial efforts to restore all the Data on servers in accordance with the architectural design's capabilities and with the goal of minimizing any Data loss as greatly as possible. In no case shall the recovery point objective ("RPO") exceed a maximum of twenty-four (24) hours from declaration of disaster. For purposes of this subsection, RPO represents the maximum tolerable period during which your Data may be lost, measured in relation to a disaster we declare, said declaration will not be unreasonably withheld.

6.4 In the event we declare a disaster, our Recovery Time Objective ("RTO") is twenty-four (24) hours. For purposes of this subsection, RTO represents the amount of time, after we declare a disaster, within which your access to the Tyler Software must be restored.

6.5 We conduct annual penetration testing of either the production network and/or web application to be performed. We will maintain industry standard intrusion detection and prevention systems to monitor malicious activity in the network and to log and block any such activity. We will provide you with a written or electronic record of the actions taken by us in the event that any unauthorized access to your database(s) is detected as a result of our security protocols. We will undertake an additional security audit, on terms and timing to be mutually agreed to by the parties, at your written request. You may not attempt to bypass or subvert security restrictions in the SaaS Services or environments related to the Tyler Software. Unauthorized attempts to access files, passwords or other confidential information, and unauthorized vulnerability and penetration test scanning of our network and systems (hosted or otherwise) is prohibited without the prior written approval of our IT Security Officer.

6.6 We test our disaster recovery plan on an annual basis. Our standard test is not client-specific. Should you request a client-specific disaster recovery test, we will work with you to schedule and execute such a test on a mutually agreeable schedule. At your written request, we will provide test results to you within a commercially reasonable timeframe after receipt of the request.

6.7 We will be responsible for importing back-up and verifying that you can log-in. You will be responsible for running reports and testing critical processes to verify the returned Data.

6.8 We provide secure Data transmission paths between each of your workstations and our servers.

6.9 Tyler data centers are accessible only by authorized personnel with a unique key entry. All other visitors to Tyler data centers must be signed in and accompanied by authorized personnel. Entry attempts to the data center are regularly audited by internal staff and external auditors to ensure no unauthorized access.

6.10 Where applicable with respect to our applications that take or process card payment data, we are responsible for the security of cardholder data that we possess, including functions relating to storing, processing, and transmitting of the cardholder data and affirm that, as of the Effective Date, we comply with applicable requirements to be considered PCI DSS compliant and have performed the necessary steps to validate compliance with the PCI DSS. We agree to

supply the current status of our PCI DSS compliance program in the form of an official Attestation of Compliance, which can be found at https://www.tylertech.com/about-us/compliance, and in the event of any change in our status, will comply with applicable notice requirements.

SECTION C –PROFESSIONAL SERVICES

1. Professional Services. We will provide you the various implementation-related services itemized in the Investment Summary and described in the Statement of Work.

2. Professional Services Fees. You agree to pay us the professional services fees in the amounts set forth in the Investment Summary. Those amounts are based on the scope of the project as of the Effective Date and are payable in accordance with our Invoicing and Payment Policy. We will bill you the actual fees incurred based on the in-scope services provided to you, up to the maximum amounts set forth in the Investment Summary. Any discrepancies in the total values set forth in the Investment Summary will be resolved by multiplying the applicable hourly rate by the quoted hours.

3. Additional Services. The Investment Summary contains, and the Statement of Work describes, the scope of services and related costs (including programming and/or interface estimates) required for the project based on our understanding of the specifications you supplied. If additional work is required, or if you use or request additional services, we will provide you with an addendum or change order, as applicable, outlining the costs for the additional work. The price quotes in the addendum or change order will be valid for thirty (30) days from the date of the quote.

4. Cancellation. If travel is required, we will make all reasonable efforts to schedule travel for our personnel, including arranging travel reservations, at least two (2) weeks in advance of commitments. Therefore, if you cancel services less than two (2) weeks in advance (other than for Force Majeure or breach by us), you will be liable for all (a) non-refundable expenses incurred by us on your behalf, and (b) daily fees associated with cancelled professional services if we are unable to reassign our personnel. We will make all reasonable efforts to reassign personnel in the event you cancel within two (2) weeks of scheduled commitments.

5. Services Warranty. We will perform the services in a professional, workmanlike manner, consistent with industry standards. In the event we provide services that do not conform to this warranty, we will re-perform such services at no additional cost to you.

6. Site Access and Requirements. At no cost to us, you agree to provide us with full and free access to your personnel, facilities, and equipment as may be reasonably necessary for us to provide implementation services, subject to any reasonable security protocols or other written policies provided to us as of the Effective Date, and thereafter as mutually agreed to by you and us.

7. Background Checks. For at least the past twelve (12) years, all of our employees have undergone criminal background checks prior to hire. All employees sign our confidentiality agreement and security policies.

8. Client Assistance. You acknowledge that the implementation of the Tyler Software is a cooperative process requiring the time and resources of your personnel. You agree to use all reasonable efforts to cooperate with and assist us as may be reasonably required to meet the agreed upon project

deadlines and other milestones for implementation. This cooperation includes at least working with us to schedule the implementation-related services outlined in this Agreement. We will not be liable for failure to meet any deadlines and milestones when such failure is due to Force Majeure or to the failure by your personnel to provide such cooperation and assistance (either through action or omission).

9. Maintenance and Support. For so long as you timely pay your SaaS Fees according to the Invoicing and Payment Policy, then in addition to the terms set forth in the SLA and the Support Call Process, we will:

   9.1 perform our maintenance and support obligations in a professional, good, and workmanlike manner, consistent with industry standards, to resolve Defects in the Tyler Software (subject to any applicable release life cycle policy);

   9.2 provide support during our established support hours;

   9.3 maintain personnel that are sufficiently trained to be familiar with the Tyler Software and Third Party Software, if any, in order to provide maintenance and support services;

   9.4 make available to you all releases to the Tyler Software (including updates and enhancements) that we make generally available without additional charge to customers who have a maintenance and support agreement in effect; and

   9.5 provide non-Defect resolution support of prior releases of the Tyler Software in accordance with any applicable release life cycle policy.

We will use all reasonable efforts to perform support services remotely. Currently, we use a third-party secure unattended connectivity tool called Bomgar, as well as GotoAssist by Citrix. Therefore, you agree to maintain a high-speed internet connection capable of connecting us to your PCs and server(s). You agree to provide us with a login account and local administrative privileges as we may reasonably require to perform remote services. We will, at our option, use the secure connection to assist with proper diagnosis and resolution, subject to any reasonably applicable security protocols. If we cannot resolve a support issue remotely, we may be required to provide onsite services. In such event, we will be responsible for our travel expenses, unless it is determined that the reason onsite support was required was a reason outside our control. Either way, you agree to provide us with full and free access to the Tyler Software, working space, adequate facilities within a reasonable distance from the equipment, and use of machines, attachments, features, or other equipment reasonably necessary for us to provide the maintenance and support services, all at no charge to us. We strongly recommend that you also maintain your VPN for backup connectivity purposes.

For the avoidance of doubt, SaaS Fees do not include the following services: (a) onsite support (unless Tyler cannot remotely correct a Defect in the Tyler Software, as set forth above); (b) application design; (c) other consulting services; or (d) support outside our normal business hours as listed in our then-current Support Call Process. Requested services such as those outlined in this section will be billed to you on a time and materials basis at our then current rates. You must request those services with at least one (1) weeks' advance notice.

SECTION D – THIRD PARTY PRODUCTS

1. Third Party Hardware. We will sell, deliver, and install onsite the Third Party Hardware, if you have purchased any, for the price set forth in the Investment Summary. Those amounts are payable in accordance with our Invoicing and Payment Policy.

2. Third Party Software. As part of the SaaS Services, you will receive access to the Third Party Software and related documentation for internal business purposes only. Your rights to the Third Party Software will be governed by the Third Party Terms.

3. Third Party Products Warranties.

   3.1 We are authorized by each Developer to grant access to the Third Party Software.

   3.2 The Third Party Hardware will be new and unused, and upon payment in full, you will receive free and clear title to the Third Party Hardware.

   3.3 You acknowledge that we are not the manufacturer of the Third Party Products. We do not warrant or guarantee the performance of the Third Party Products. However, we grant and pass through to you any warranty that we may receive from the Developer or supplier of the Third Party Products.

4. Third Party Services. If you have purchased Third Party Services, those services will be provided independent of Tyler by such third-party at the rates set forth in the Investment Summary and in accordance with our Invoicing and Payment Policy.

SECTION E - INVOICING AND PAYMENT; INVOICE DISPUTES

1. Invoicing and Payment. We will invoice you the SaaS Fees and fees for other professional services in the Investment Summary per our Invoicing and Payment Policy, subject to Section E(2).

2. Invoice Disputes. If you believe any delivered software or service does not conform to the warranties in this Agreement, you will provide us with written notice within thirty (30) days of your receipt of the applicable invoice. The written notice must contain reasonable detail of the issues you contend are in dispute so that we can confirm the issue and respond to your notice with either a justification of the invoice, an adjustment to the invoice, or a proposal addressing the issues presented in your notice. We will work with you as may be necessary to develop an action plan that outlines reasonable steps to be taken by each of us to resolve any issues presented in your notice. You may withhold payment of the amount(s) actually in dispute, and only those amounts, until we complete the action items outlined in the plan. If we are unable to complete the action items outlined in the action plan because of your failure to complete the items agreed to be done by you, then you will remit full payment of the invoice. We reserve the right to suspend delivery of all SaaS Services, including maintenance and support services, if you fail to pay an invoice not disputed as described above within fifteen (15) days of notice of our intent to do so.

SECTION F – TERM AND TERMINATION

1. Term. The initial term of this Agreement is five (5) years, comprising a first one (1) year term plus four (4) additional one (1) year renewal terms, (collectively, the "Initial Term"), from the first day of the first month following the Effective Date, unless earlier terminated as set forth below. For the avoidance of doubt, the parties agree that this Agreement shall terminate absolutely and without further obligation on the part of the Client at the end of each year of the Initial Term and every subsequent renewal term thereafter. Upon expiration of the Initial Term, this Agreement will renew automatically for additional one (1) year renewal terms at our then-current SaaS Fees unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current renewal term. Your right to access or use the Tyler Software and the SaaS Services will terminate at the end of this Agreement.

2. Termination. This Agreement may be terminated as set forth below. In the event of termination, you will pay us for all undisputed fees and expenses related to the software, products, and/or services you have received, or we have incurred or delivered, prior to the effective date of termination. Disputed fees and expenses in all terminations other than your termination for cause must have been submitted as invoice disputes in accordance with Section E(2).

   2.1 Failure to Pay SaaS Fees. You acknowledge that continued access to the SaaS Services is contingent upon your timely payment of SaaS Fees. If you fail to timely pay the SaaS Fees, we may discontinue the SaaS Services and deny your access to the Tyler Software. We may also terminate this Agreement if you don't cure such failure to pay within forty-five (45) days of receiving written notice of our intent to terminate.

   2.2 For Cause. If you believe we have materially breached this Agreement, you will invoke the Dispute Resolution clause set forth in Section H(3). You may terminate this Agreement for cause in the event we do not cure, or create a mutually agreeable action plan to address, a material breach of this Agreement within the thirty (30) day window set forth in Section H(3).

   2.3 Force Majeure. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of forty-five (45) days or more.

   2.4 Lack of Appropriations. If you should not appropriate or otherwise make available funds sufficient to utilize the SaaS Services, you may unilaterally terminate this Agreement upon thirty (30) days written notice to us. You will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. You agree not to use termination for lack of appropriations as a substitute for termination for convenience.

   2.5 Fees for Termination without Cause during Initial Term. If you terminate this Agreement during the Initial Term for any reason other than cause, Force Majeure, or lack of appropriations, or if we terminate this Agreement during the Initial Term for your failure to pay SaaS Fees, you shall pay us the following early termination fees:

      a. if you terminate during the first year of the Initial Term, 100% of the SaaS Fees through the date of termination plus 25% of the SaaS Fees then due for the remainder of the Initial Term;

b. if you terminate during the second year of the Initial Term, 100% of the SaaS Fees through the date of termination plus 15% of the SaaS Fees then due for the remainder of the Initial Term; and

c. if you terminate after the second year of the Initial Term, 100% of the SaaS Fees through the date of termination plus 10% of the SaaS Fees then due for the remainder of the Initial Term.

SECTION G – INDEMNIFICATION, LIMITATION OF LIABILITY AND INSURANCE

1. Intellectual Property Infringement Indemnification.

1.1 We will defend you against any third party claim(s) that the Tyler Software or Documentation infringes that third party's patent, copyright, or trademark, or misappropriates its trade secrets, and will pay the amount of any resulting adverse final judgment (or settlement to which we consent). You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

1.2 Our obligations under this Section G(1) will not apply to the extent the claim or adverse final judgment is based on your use of the Tyler Software in contradiction of this Agreement, including with non-licensed third parties, or your willful infringement.

1.3 If we receive information concerning an infringement or misappropriation claim related to the Tyler Software, we may, at our expense and without obligation to do so, either: (a) procure for you the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent, in which case you will stop running the allegedly infringing Tyler Software immediately. Alternatively, we may decide to litigate the claim to judgment, in which case you may continue to use the Tyler Software consistent with the terms of this Agreement.

1.4 If an infringement or misappropriation claim is fully litigated and your use of the Tyler Software is enjoined by a court of competent jurisdiction, in addition to paying any adverse final judgment (or settlement to which we consent), we will, at our option, either: (a) procure the right to continue its use; (b) modify it to make it non-infringing; or (c) replace it with a functional equivalent. This section provides your exclusive remedy for third party copyright, patent, or trademark infringement and trade secret misappropriation claims.

2. General Indemnification.

2.1 We will indemnify and hold harmless you and your agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for (a) personal injury or property damage to the extent caused by our negligence or willful misconduct; or (b) our violation of PCI-DSS requirements or a law applicable to our performance under this Agreement. You must notify us promptly in writing of the claim and give us sole control over its defense or settlement. You agree to provide us with reasonable assistance, cooperation, and information in defending the claim at our expense.

2.2 To the extent permitted by applicable law, you will indemnify and hold harmless us and our agents, officials, and employees from and against any and all third-party claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) for personal injury or property damage to the extent caused by your negligence or willful misconduct; or (b) your violation of a law applicable to your performance under this Agreement. We will notify you promptly in writing of the claim and will give you sole control over its defense or settlement. We agree to provide you with reasonable assistance, cooperation, and information in defending the claim at your expense.

3. DISCLAIMER. **EXCEPT FOR THE EXPRESS WARRANTIES PROVIDED IN THIS AGREEMENT AND TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WE HEREBY DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES, DUTIES, OR CONDITIONS OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

4. LIMITATION OF LIABILITY. **EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, OUR LIABILITY FOR DAMAGES ARISING OUT OF THIS AGREEMENT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO YOUR ACTUAL DIRECT DAMAGES, NOT TO EXCEED (A) DURING THE INITIAL TERM, AS SET FORTH IN SECTION F(1), TOTAL FEES PAID AS OF THE TIME OF THE CLAIM; OR (B) DURING ANY RENEWAL TERM, THE THEN-CURRENT ANNUAL SAAS FEES PAYABLE IN THAT RENEWAL TERM. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE PRICES SET FORTH IN THIS AGREEMENT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY AND TO THE MAXIMUM EXTENT ALLOWED UNDER APPLICABLE LAW, THE EXCLUSION OF CERTAIN DAMAGES, AND EACH SHALL APPLY REGARDLESS OF THE FAILURE OF AN ESSENTIAL PURPOSE OF ANY REMEDY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO SECTIONS G(1) AND G(2).**

5. EXCLUSION OF CERTAIN DAMAGES. **TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL WE BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

6. Insurance. During the course of performing services under this Agreement, we agree to maintain the following levels of insurance: (a) Commercial General Liability of at least $1,000,000; (b) Automobile Liability of at least $1,000,000; (c) Professional Liability of at least $1,000,000; (d) Workers Compensation complying with applicable statutory requirements; and (e) Excess/Umbrella Liability of at least $5,000,000. We will add you as an additional insured to our Commercial General Liability and Automobile Liability policies, which will automatically add you as an additional insured to our Excess/Umbrella Liability policy as well. We will provide you with copies of certificates of insurance upon your written request.

SECTION H – GENERAL TERMS AND CONDITIONS

1. Additional Products and Services. You may purchase additional products and services at the rates set forth in the Investment Summary for twelve (12) months from the Effective Date by executing a mutually agreed addendum. If no rate is provided in the Investment Summary, or those twelve (12) months have expired, you may purchase additional products and services at our then-current list price, also by executing a mutually agreed addendum. The terms of this Agreement will control any

such additional purchase(s), unless otherwise specifically provided in the addendum.

2. Optional Items. Pricing for any listed optional products and services in the Investment Summary will be valid for twelve (12) months from the Effective Date.

3. Dispute Resolution. You agree to provide us with written notice within thirty (30) days of becoming aware of a dispute. You agree to cooperate with us in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with our appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. All meetings and discussions between senior representatives will be deemed confidential settlement discussions not subject to disclosure under Federal Rule of Evidence 408 or any similar applicable state rule. If we fail to resolve the dispute, then the parties shall participate in non-binding mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either of us may assert our respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent you or us from seeking necessary injunctive relief during the dispute resolution procedures.

4. Taxes. The fees in the Investment Summary do not include any taxes, including, without limitation, sales, use, or excise tax. If you are a tax-exempt entity, you agree to provide us with a tax-exempt certificate. Otherwise, we will pay all applicable taxes to the proper authorities and you will reimburse us for such taxes. If you have a valid direct-pay permit, you agree to provide us with a copy. For clarity, we are responsible for paying our income taxes, both federal and state, as applicable, arising from our performance of this Agreement.

5. Nondiscrimination. We will not discriminate against any person employed or applying for employment concerning the performance of our responsibilities under this Agreement. This discrimination prohibition will apply to all matters of initial employment, tenure, and terms of employment, or otherwise with respect to any matter directly or indirectly relating to employment concerning race, color, religion, national origin, age, sex, sexual orientation, ancestry, disability that is unrelated to the individual's ability to perform the duties of a particular job or position, height, weight, marital status, or political affiliation. We will post, where appropriate, all notices related to nondiscrimination as may be required by applicable law.

6. E-Verify. We have complied, and will comply, with the E-Verify procedures administered by the U.S. Citizenship and Immigration Services Verification Division for all of our employees assigned to your project.

7. Subcontractors. We will not subcontract any services under this Agreement without your prior written consent, not to be unreasonably withheld.

8. Binding Effect; No Assignment. This Agreement shall be binding on, and shall be for the benefit of, either your or our successor(s) or permitted assign(s). Neither party may assign this Agreement without the prior written consent of the other party; provided, however, your consent is not required for an assignment by us as a result of a corporate reorganization, merger, acquisition, or purchase of substantially all of our assets.

9. Force Majeure. Except for your payment obligations, neither party will be liable for delays in

performing its obligations under this Agreement to the extent that the delay is caused by Force Majeure; provided, however, that within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure event.

10. No Intended Third Party Beneficiaries. This Agreement is entered into solely for the benefit of you and us. No third party will be deemed a beneficiary of this Agreement, and no third party will have the right to make any claim or assert any right under this Agreement. This provision does not affect the rights of third parties under any Third Party Terms.

11. Entire Agreement; Amendment. This Agreement represents the entire agreement between you and us with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory. Purchase orders submitted by you, if any, are for your internal administrative purposes only, and the terms and conditions contained in those purchase orders will have no force or effect. This Agreement may only be modified by a written amendment signed by an authorized representative of each party.

12. Severability. If any term or provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will be considered valid and enforceable to the fullest extent permitted by law.

13. No Waiver. In the event that the terms and conditions of this Agreement are not strictly enforced by either party, such non-enforcement will not act as or be deemed to act as a waiver or modification of this Agreement, nor will such non-enforcement prevent such party from enforcing each and every term of this Agreement thereafter.

14. Independent Contractor. We are an independent contractor for all purposes under this Agreement.

15. Notices. All notices or communications required or permitted as a part of this Agreement, such as notice of an alleged material breach for a termination for cause or a dispute that must be submitted to dispute resolution, must be in writing and will be deemed delivered upon the earlier of the following: (a) actual receipt by the receiving party; (b) upon receipt by sender of a certified mail, return receipt signed by an employee or agent of the receiving party; (c) upon receipt by sender of proof of email delivery; or (d) if not actually received, five (5) days after deposit with the United States Postal Service authorized mail center with proper postage (certified mail, return receipt requested) affixed and addressed to the other party at the address set forth on the signature page hereto or such other address as the party may have designated by proper notice. The consequences for the failure to receive a notice due to improper notification by the intended receiving party of a change in address will be borne by the intended receiving party.

16. Client Lists. You agree that we may identify you by name in client lists, marketing presentations, and promotional materials.

17. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this Agreement, may be exposed to confidential information and that disclosure of such information could violate rights to private individuals and entities, including the parties. Confidential information is nonpublic information that a reasonable person would believe to be

IN WITNESS WHEREOF, a duly authorized representative of each party has executed this Agreement as of the date(s) set forth below.

Tyler Technologies, Inc.

By: Sherry Clark

Name: Sherry Clark

Title: Sr. Corporate Attorney

Date: 03/05/2021

Address for Notices:
Tyler Technologies, Inc.
One Tyler Drive
Yarmouth, ME 04096
Attention: Chief Legal Officer

Hall County, Georgia

By: _____

Name: Richard Higgins

Title: Chairman, Hall County Board of Commissioners

Date: 03/25/2021

Address for Notices:
Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
Attention: _____

confidential and includes, without limitation, personal identifying information (*e.g.*, social security numbers) and trade secrets, each as defined by applicable state law. Each party agrees that it will not disclose any confidential information of the other party and further agrees to take all reasonable and appropriate action to prevent such disclosure by its employees or agents. The confidentiality covenants contained herein will survive the termination or cancellation of this Agreement. This obligation of confidentiality will not apply to information that:

(a) is in the public domain, either at the time of disclosure or afterwards, except by breach of this Agreement by a party or its employees or agents;
(b) a party can establish by reasonable proof was in that party's possession at the time of initial disclosure;
(c) a party receives from a third party who has a right to disclose it to the receiving party; or
(d) is the subject of a legitimate disclosure request under the open records laws or similar applicable public disclosure laws governing this Agreement; provided, however, that in the event you receive an open records or other similar applicable request, you will give us prompt notice and otherwise perform the functions required by applicable law.

18. Business License. In the event a local business license is required for us to perform services hereunder, you will promptly notify us and provide us with the necessary paperwork and/or contact information so that we may timely obtain such license.

19. Governing Law. This Agreement will be governed by and construed in accordance with the laws of your state of domicile, without regard to its rules on conflicts of law.

20. Multiple Originals and Authorized Signatures. This Agreement may be executed in multiple originals, any of which will be independently treated as an original document. Any electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Agreement or any amendment hereto will be deemed an original signature and will be fully enforceable as if an original signature. Each party represents to the other that the signatory set forth below is duly authorized to bind that party to this Agreement.

21. Cooperative Procurement. To the maximum extent permitted by applicable law, we agree that this Agreement may be used as a cooperative procurement vehicle by eligible jurisdictions. We reserve the right to negotiate and customize the terms and conditions set forth herein, including but not limited to pricing, to the scope and circumstances of that cooperative procurement.

22. Contract Documents. This Agreement includes the following exhibits:

Exhibit A	Investment Summary
Exhibit B	Invoicing and Payment Policy
	Schedule 1: Business Travel Policy
Exhibit C	Service Level Agreement
	Schedule 1: Support Call Process
Exhibit D	Third Party Terms
	Schedule 1: DocOrigin End User License Agreement
Exhibit E	Statement of Work

Exhibit A
Investment Summary

The following Investment Summary details the software and services to be delivered by us to you under the Agreement. This Investment Summary is effective as of the Effective Date. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Quoted By:	David Regnery
Date:	3/16/2021
Quote Expiration:	4/15/2021
Quote Name:	Hall County-ERP-Munis
Quote Number:	2020-117466
Quote Description:	RFQ/P #41-010

Sales Quotation For

Hall County

2875 Browns Bridge Rd

Gainesville, GA 30504-5635

Phone +1 (770) 535-8288

SaaS

			One Time Fees		
Description	# Years	Annual Fee	Impl. Hours	Impl. Cost	Data Conversion
Financial:					
Accounting/GL	5.0	$122,126.00	312	$57,720.00	$24,200.00
Accounts Payable	5.0	$33,598.00	96	$17,760.00	$0.00
Bid Management	5.0	$14,626.00	72	$13,320.00	$0.00
BMI Asset Track Interface	5.0	$3,432.00	40	$7,400.00	$0.00
Budgeting	5.0	$33,598.00	124	$22,940.00	$0.00
Capital Assets	5.0	$30,165.00	144	$26,640.00	$4,500.00
Cash Management	5.0	$22,939.00	96	$17,760.00	$0.00
Contract Management	5.0	$14,305.00	72	$13,320.00	$0.00
Employee Expense Reimbursement	5.0	$11,865.00	72	$13,320.00	$0.00
Project & Grant Accounting	5.0	$19,786.00	112	$20,720.00	$9,500.00
Purchasing	5.0	$54,636.00	328	$60,680.00	$4,000.00
Human Capital Management:					
ExecuTime Advanced Scheduling	5.0	$22,599.00	80	$14,800.00	$0.00
ExecuTime Advanced Scheduling Mobile Access	5.0	$2,352.00	0	$0.00	$0.00
ExecuTime Time & Attendance Mobile Access	5.0	$3,003.00	0	$0.00	$0.00
ExecuTime Time & Attendance	5.0	$36,662.00	216	$39,960.00	$0.00
Human Resources & Talent Management	5.0	$17,142.00	156	$28,860.00	$10,000.00

SaaS

Description	# Years	Annual Fee	One Time Fees		
			Impl. Hours	Impl. Cost	Data Conversion
Payroll w/ESS	5.0	$22,592.00	260	$48,100.00	$17,800.00
Recruiting	5.0	$4,505.00	32	$5,920.00	$0.00
Revenue:					
Accounts Receivable	5.0	$26,356.00	216	$39,960.00	$0.00
General Billing	5.0	$13,862.00	124	$22,940.00	$0.00
Productivity:					
eProcurement	5.0	$21,849.00	64	$11,840.00	$0.00
Munis Analytics & Reporting	5.0	$21,115.00	128	$23,680.00	$0.00
Tyler Content Manager SE	5.0	$36,628.00	64	$11,840.00	$0.00
Tyler ReadyForms Processing (including Common Form Set)	5.0	$15,246.00	0	$0.00	$0.00
TOTAL:		**$604,987.00**	**2808**	**$519,480.00**	**$70,000.00**

Other Services

Description	Quantity	Unit Price	Unit Discount	Extended Price
Not-To-Exceed Implementation	760	$185.00	$0.00	$140,600.00
Post-Implementation Process Flow	28	$185.00	$0.00	$5,180.00
Munis Executive Insights Implementation	1	$10,500.00	$0.00	$10,500.00
Project Management	448	$185.00	$0.00	$82,880.00
VPN Device	1	$4,000.00	$0.00	$4,000.00
TOTAL:				**$243,160.00**

3rd Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Unit Maintenance	Unit Maintenance Discount	Total Year One Maintenance
Pattern Stream Automated Document System	1	$38,000.00	$0.00	$38,000.00	$7,600.00	$0.00	$7,600.00
Pattern Stream Automated Document System - Implementation	64	$175.00	$0.00	$11,200.00	$0.00	$0.00	$0.00
Tyler Secure Signature System with 2 Keys	1	$1,650.00	$0.00	$1,650.00	$0.00	$0.00	$0.00
3rd Party Hardware Sub-Total:			*$0.00*	*$1,650.00*			*$0.00*

3rd Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Unit Maintenance	Unit Maintenance Discount	Total Year One Maintenance
3rd Party Software Sub-Total:			*$0.00*	*$38,000.00*		*$0.00*	*$7,600.00*
3rd Party Services Sub-Total:			*$0.00*	*$11,200.00*			*$0.00*
TOTAL:				**$50,850.00**			**$7,600.00**

Summary	**One Time Fees**	**Recurring Fees**
Total Tyler Software	$0.00	$0.00
Total SaaS	$0.00	$604,987.00
Total Tyler Services	$832,640.00	$0.00
Total 3rd Party Hardware, Software and Services	$50,850.00	$7,600.00
Summary Total	**$883,490.00**	**$612,587.00**
Contract Total (Excluding Estimated Travel Expenses)	**$3,916,025.00**	
Estimated Travel Expenses	**$64,390.00**	

Total: $1,560,467.00 (1)

SPLOST VIII: $136,535.00 18 months of Project Manager's salary + benefits (see add'l WP)
(2) $1,063,465.00 Software + Implementation
$1,200,000.00 Total SPLOST VIII

Capital Projects Fund: (2) $497,002.00 Software + Implementation

Software + Implementation Total: $1,063,465.00 (2)
$497,002.00 (2)
(1) $1,560,467.00

Detailed Breakdown of Conversions (included in Contract Total)

Description	Unit Price	Unit Discount	Extended Price
Accounting - Actuals up to 3 years	$3,000.00	$0.00	$3,000.00
Accounting - Budgets up to 3 years	$3,000.00	$0.00	$3,000.00
Accounting Standard COA	$3,500.00	$0.00	$3,500.00
Accounts Payable - Checks up to 5 years	$5,200.00	$0.00	$5,200.00
Accounts Payable - Invoice up to 5 years	$6,500.00	$0.00	$6,500.00
Accounts Payable Standard Master	$3,000.00	$0.00	$3,000.00
Capital Assets Std Master	$4,500.00	$0.00	$4,500.00
Human Resources - Certifications	$2,000.00	$0.00	$2,000.00
Human Resources - Education	$2,000.00	$0.00	$2,000.00
Human Resources - PM Action History up to 5 years	$2,000.00	$0.00	$2,000.00
Human Resources - Position Control	$2,000.00	$0.00	$2,000.00
Human Resources - Recruiting	$2,000.00	$0.00	$2,000.00
Payroll - Accrual Balances	$2,500.00	$0.00	$2,500.00
Payroll - Accumulators up to 5 years	$2,000.00	$0.00	$2,000.00
Payroll - Check History up to 5 years	$2,000.00	$0.00	$2,000.00
Payroll - Deductions	$2,800.00	$0.00	$2,800.00
Payroll - Earning/Deduction Hist up to 5 years	$3,500.00	$0.00	$3,500.00
Payroll - Standard	$3,000.00	$0.00	$3,000.00
Payroll - State Retirement Tables	$2,000.00	$0.00	$2,000.00
Project Grant Accounting - Actuals up to 3 years	$3,000.00	$0.00	$3,000.00
Project Grant Accounting - Budgets up to 3 years	$3,000.00	$0.00	$3,000.00
Project Grant Accounting Standard	$3,500.00	$0.00	$3,500.00
Purchasing - Purchase Orders - Standard Open PO's only	$4,000.00	$0.00	$4,000.00
TOTAL:			**$70,000.00**

Optional SaaS

Description	# Years	Annual Fee	One Time Fees		
			Impl. Hours	Impl. Cost	Data Conversion
Financial:					
BMI CollectIT Interface	5.0	$3,432.00	40	$7,400.00	$0.00
Inventory	5.0	$30,165.00	144	$26,640.00	$7,000.00
Revenue:					
Tyler Cashiering	5.0	$37,050.00	80	$14,800.00	$0.00
Additional:					
Asset Maintenance (100)	5.0	$167,200.00	648	$119,880.00	$0.00
CAFR Statement Builder	5.0	$16,040.00	32	$5,920.00	$0.00
EnerGov Advanced Automation Bundle	5.0	$25,735.00	40	$7,400.00	$0.00
EnerGov Business Management Suite (10)	5.0	$18,370.00	440	$81,400.00	$14,100.00
EnerGov Citizen Self Service - Business Management	5.0	$18,428.00	40	$7,400.00	$0.00
EnerGov Citizen Self Service - Community Development	5.0	$18,428.00	40	$7,400.00	$0.00
EnerGov Community Development Suite (100)	5.0	$183,700.00	1092	$202,020.00	$30,550.00
EnerGov e-Reviews	5.0	$33,032.00	136	$25,160.00	$0.00
EnerGov iG Workforce Apps (10)	5.0	$6,120.00	32	$5,920.00	$0.00
MyCivic Bundle	5.0	$20,000.00	96	$17,760.00	$0.00
Requestor Access License	5.0	$4,171.00	0	$0.00	$0.00
Socrata Open Finance	5.0	$38,000.00	0	$0.00	$0.00
Tyler 311/Incident Management	5.0	$21,411.00	96	$17,760.00	$0.00
Tyler Detect	5.0	$45,000.00	0	$0.00	$0.00
Tyler GIS - Site License	5.0	$23,815.00	0	$0.00	$0.00
	TOTAL:	**$710,097.00**	**2956**	**$546,860.00**	**$51,650.00**

Optional Tyler Software & Related Services

Description	License	Impl. Hours	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
Additional:						
Contracts - G	$0.00	0	$0.00	$6,000.00	$6,000.00	$0.00

Optional Tyler Software & Related Services

Description	License	Impl. Hours	Impl. Cost	Data Conversion	Module Total	Year One Maintenance
TOTAL:	**$0.00**	**0**	**$0.00**	**$6,000.00**	**$6,000.00**	**$0.00**

Optional Other Services

Description	Quantity	Unit Price	Discount	Extended Price
EnerGov Business Management Forms Library (6 Forms)	1	$10,200.00	$0.00	$10,200.00
EnerGov Community Development Forms Library (5 Forms)	1	$8,925.00	$0.00	$8,925.00
Install Fee - Socrata Open Finance	1	$7,000.00	$0.00	$7,000.00
Install Fee - Tyler Detect	1	$2,000.00	$0.00	$2,000.00
TOTAL:				**$28,125.00**

Optional Conversion Details (Prices Reflected Above)

Description	Unit Price	Unit Discount	Extended Price
Contracts	$6,000.00	$0.00	$6,000.00
EnerGov Business Management - Conversion	$14,100.00	$0.00	$14,100.00
EnerGov Community Development - Conversion	$30,550.00	$0.00	$30,550.00
Inventory - Commodity Codes	$2,500.00	$0.00	$2,500.00
Inventory Std Master	$4,500.00	$0.00	$4,500.00
TOTAL:			**$57,650.00**

Optional 3rd Party Hardware, Software and Services

Description	Quantity	Unit Price	Unit Discount	Total Price	Unit Maintenance	Unit Maintenance Discount	Total Year One Maintenance
Cash Drawer	1	$260.00	$0.00	$260.00	$0.00	$0.00	$0.00
Hand Held Scanner - Model 1950GSR	1	$450.00	$0.00	$450.00	$0.00	$0.00	$0.00
Koa Hills - Chart of Accounts (COA) Re-design Leadership	1	$61,920.00	$0.00	$61,920.00	$0.00	$0.00	$0.00
Koa Hills - Data Conversion Assistance - EnerGov	1	$77,280.00	$0.00	$77,280.00	$0.00	$0.00	$0.00
Koa Hills - Data Conversion Assistance - Finance	1	$45,300.00	$0.00	$45,300.00	$0.00	$0.00	$0.00
Koa Hills - Data Conversion Assistance - HCM	1	$24,420.00	$0.00	$24,420.00	$0.00	$0.00	$0.00

Koa Hills - Tyler Hosted Archive Database - Financials	1	$0.00	$0.00	$0.00	$20,430.00	$0.00	$20,430.00
Koa Hills - Tyler Hosted Archive Database - HCM	1	$0.00	$0.00	$0.00	$16,000.00	$0.00	$16,000.00
3rd Party Hardware Sub-Total:			*$0.00*	*$710.00*			*$0.00*
3rd Party Software Sub-Total:			*$0.00*	*$0.00*		$0.00	*$36,430.00*
3rd Party Services Sub-Total:			*$0.00*	*$208,920.00*			*$0.00*
TOTAL:				**$209,630.00**			**$36,430.00**

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Comments

Tyler recommends the use of a 128-bit SSL Security Certificate for any Internet Web Applications, such as the Munis Web Client and the MUNIS Self Service applications if hosted by the Client. This certificate is required to encrypt the highly sensitive payroll and financial information as it travels across the public internet. There are various vendors who sell SSL Certificates, with all ranges of prices.

The Tyler Software Product Tyler ReadyForms Processing must be used in conjunction with a Hewlett Packard printer supported by Tyler for printing checks.

Conversion prices are based on a single occurrence of the database. If additional databases need to be converted, these will need to be quoted.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

In the event Client acquires from Tyler any edition of Tyler Content Manager software other than Enterprise Edition, the license for Content Manager is restricted to use with Tyler applications only. If Client wishes to use Tyler Content Manager software with non-Tyler applications, Client must purchase or upgrade to Tyler Content Manager Enterprise Edition.

Payroll library includes: 1 PR check, 1 direct deposit, 1 vendor from payroll check, 1 vendor from payroll direct deposit, W2, W2c, ACA 1095B, ACA 1095C and 1099 R.

General Billing library includes: 1 invoice, 1 statement, 1 general billing receipt and 1 miscellaneous receipt.

Includes digitizing two signatures, additional charges will apply for additional signatures.

Personnel Actions Forms Library includes: 1 Personnel Action form - New and 1 Personnel Action Form - Change.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Project Management includes project planning, kickoff meeting, status calls, task monitoring, verification and transition to support.

Comments

Tyler Content Manager SE includes up to 1TB of storage. Should additional storage be needed it may be purchased as needed at an annual fee of $5,000 per TB.

Financial library includes: 1 A/P check, 1 EFT/ACH, 1 Purchase order, 1099M, 1099INT, 1099S, and 1099G.

The Munis SaaS fees are based on 150 concurrent users. Should the number of concurrent users be exceeded, Tyler reserves the right to re-negotiate the SaaS fees based upon any resulting changes in the pricing categories.

EnerGov e-Reviews requires Bluebeam Studio Prime, at an estimated yearly subscription cost of $3,000/100 users. Further pricing detail is available by contacting Bluebeam at https://www.bluebeam.com/solutions/studio-prime

Business Management Forms Library Includes: 1 Licensing - Business License, 1 Licensing - Business License Renewal, 1 Licensing - Business License Delinquent, 1 Licensing - Profession License, 1 Licensing - Profession License Renewal, 1 Licensing --Profession License Delinquent.

Community Development Forms Library Includes: 1 Permits - Building, 1 Permits - Trade, 1 Planning - Certificate, 1 Permits - Occupancy/Completion, 1 Code - Violation Notice.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Any forms included in this quote are based on the standard form templates provided. Custom forms, additional forms and any custom programming are subject to additional fees not included in this quote. The additional fees would be quoted at the time of request, generally during the implementation of the forms. Please note that the form solution provided requires the use of approved printers. You may contact Tyler's support team for the most current list of approved printers.

EnerGov Business Management: Tyler leads and owns the "Assess and Define" and "Configuration" of 0 unique business transactions, 0 template business transactions, 0 geo-rules and 0 automation events. Configuration elements beyond this will be owned by the client.

EnerGov Community Development: Tyler leads and owns the "Assess and Define" and "Configuration" of 24 unique business transactions, 24 template business transactions, 14 geo-rules and 14 automation events. Configuration elements beyond this will be owned by the client.

As a new Tyler client, you are entitled to a 30-day trial of the Tyler Detect cybersecurity service. Please reference https://www.tylertech.com/services/tyler-detect for more information on the service and contact CybersecuritySales@tylertech.com to initiate the trial.

Exhibit B
Invoicing and Payment Policy

We will provide you with the software and services set forth in the Investment Summary of the Agreement. Capitalized terms not otherwise defined will have the meaning assigned to such terms in the Agreement.

Invoicing: We will invoice you for the applicable software and services in the Investment Summary as set forth below. Your rights to dispute any invoice are set forth in the Agreement.

1. SaaS Fees. SaaS Fees are invoiced on an annual basis, beginning on the commencement of the Initial Term as set forth in Section F (1) of this Agreement. Your annual SaaS fees for the Initial Term are set forth in the Investment Summary. Upon expiration of the Initial Term, your annual SaaS fees will be at our then-current rates.

2. Other Tyler Software and Services.

   2.1 *VPN Device*: The fee for the VPN device will be invoiced upon installation of the VPN.

   2.2 *Implementation and Other Professional Services (including training)*: Implementation and other professional services (including training) are billed and invoiced as delivered, at the rates set forth in the Investment Summary.

   2.3 *Consulting Services*: If you have purchased any Business Process Consulting services, if they have been quoted as fixed-fee services, they will be invoiced 50% upon your acceptance of the Best Practice Recommendations, by module, and 50% upon your acceptance of custom desktop procedures, by module. If you have purchased any Business Process Consulting services and they are quoted as an estimate, then we will bill you the actual services delivered on a time and materials basis.

   2.4 *Conversions*: Fixed-fee conversions are invoiced 50% upon initial delivery of the converted Data, by conversion option, and 50% upon Client acceptance to load the converted Data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, we will bill you the actual services delivered on a time and materials basis.

   2.5 *Requested Modifications to the Tyler Software*: Requested modifications to the Tyler Software are invoiced 50% upon delivery of specifications and 50% upon delivery of the applicable modification. You must report any failure of the modification to conform to the specifications within thirty (30) days of delivery; otherwise, the modification will be deemed to be in compliance with the specifications after the 30-day window has passed. You may still report Defects to us as set forth in this Agreement.

2.6 *Other Fixed Price Services*: Other fixed price services are invoiced as delivered, at the rates set forth in the Investment Summary. For the avoidance of doubt, where "Project Planning Services" are provided, payment will be due upon delivery of the Implementation Planning document.

3. Third Party Products.

3.1 *Third Party Software License Fees*: License fees for Third Party Software, if any, are invoiced when we make it available to you for downloading.

3.2 *Third Party Software Maintenance*: The first year maintenance for the Third Party Software is invoiced when we make it available to you for downloading.

3.3 *Third Party Hardware*: Third Party Hardware costs, if any, are invoiced upon delivery.

3.4 *Third Party Services:* Fees for Third Party Services, if any, are invoiced as delivered, along with applicable expenses, at the rates set forth in the Investment Summary.

3.5 *Third Party Fixed Fee Conversion Services:* Fixed fee conversion services are invoiced on three milestones: 25% upon start of project, 50% upon the first upload file into the Tyler Software; and 25% upon final data upload into Tyler Software. Note, hourly/daily services are subject to our default payment term for third party services.

4. Expenses. The service rates in the Investment Summary do not include travel expenses. Expenses for Tyler delivered services will be billed as incurred and only in accordance with our then-current Business Travel Policy. Our current Business Travel Policy is attached to this Exhibit B as Schedule 1. Copies of receipts will be provided upon request; we reserve the right to charge you an administrative fee depending on the extent of your requests. Receipts for miscellaneous items less than twenty-five dollars and mileage logs are not available.

Payment. Payment for undisputed invoices is due within forty-five (45) days of the invoice date. We prefer to receive payments electronically. Our electronic payment information is available by contacting AR@tylertech.com.

Exhibit B
Schedule 1
Business Travel Policy

1. Air Travel

A. Reservations & Tickets

The Travel Management Company (TMC) used by Tyler will provide an employee with a direct flight within two hours before or after the requested departure time, assuming that flight does not add more than three hours to the employee's total trip duration and the fare is within $100 (each way) of the lowest logical fare. If a net savings of $200 or more (each way) is possible through a connecting flight that is within two hours before or after the requested departure time and that does not add more than three hours to the employee's total trip duration, the connecting flight should be accepted.

Employees are encouraged to make advanced reservations to take full advantage of discount opportunities. Employees should use all reasonable efforts to make travel arrangements at least two (2) weeks in advance of commitments. A seven (7) day advance booking requirement is mandatory. When booking less than seven (7) days in advance, management approval will be required.

Except in the case of international travel where a segment of continuous air travel is six (6) or more consecutive hours in length, only economy or coach class seating is reimbursable. Employees shall not be reimbursed for "Basic Economy Fares" because these fares are non-refundable and have many restrictions that outweigh the cost-savings.

B. Baggage Fees

Reimbursement of personal baggage charges are based on trip duration as follows:

- Up to five (5) days = one (1) checked bag
- Six (6) or more days = two (2) checked bags

Baggage fees for sports equipment are not reimbursable.

2. Ground Transportation

A. Private Automobile

Mileage Allowance – Business use of an employee's private automobile will be reimbursed at the current IRS allowable rate, plus out of pocket costs for tolls and parking. Mileage will be calculated by using the employee's office as the starting and ending point, in compliance with IRS regulations. Employees who have been designated a home office should calculate miles from their home.

B. Rental Car

Employees are authorized to rent cars only in conjunction with air travel when cost, convenience, and the specific situation reasonably require their use. When renting a car for Tyler business, employees should select a "mid-size" or "intermediate" car. "Full" size cars may be rented when three or more employees are traveling together. Tyler carries leased vehicle coverage for business car rentals; except for employees traveling to Alaska and internationally (excluding Canada), additional insurance on the rental agreement should be declined.

C. Public Transportation

Taxi or airport limousine services may be considered when traveling in and around cities or to and from airports when less expensive means of transportation are unavailable or impractical. The actual fare plus a reasonable tip (15-18%) are reimbursable. In the case of a free hotel shuttle to the airport, tips are included in the per diem rates and will not be reimbursed separately.

D. Parking & Tolls

When parking at the airport, employees must use longer term parking areas that are measured in days as opposed to hours. Park and fly options located near some airports may also be used. For extended trips that would result in excessive parking charges, public transportation to/from the airport should be considered. Tolls will be reimbursed when receipts are presented.

3. Lodging

Tyler's TMC will select hotel chains that are well established, reasonable in price, and conveniently located in relation to the traveler's work assignment. Typical hotel chains include Courtyard, Fairfield Inn, Hampton Inn, and Holiday Inn Express. If the employee has a discount rate with a local hotel, the hotel reservation should note that discount and the employee should confirm the lower rate with the hotel upon arrival. Employee memberships in travel clubs such as AAA should be noted in their travel profiles so that the employee can take advantage of any lower club rates.

"No shows" or cancellation fees are not reimbursable if the employee does not comply with the hotel's cancellation policy.

Tips for maids and other hotel staff are included in the per diem rate and are not reimbursed separately.

Employees are not authorized to reserve non-traditional short-term lodging, such as Airbnb, VRBO, and HomeAway. Employees who elect to make such reservations shall not be reimbursed.

4. Meals and Incidental Expenses

Employee meals and incidental expenses while on travel status within the continental U.S. are in accordance with the federal per diem rates published by the General Services Administration. Incidental expenses include tips to maids, hotel staff, and shuttle drivers and other minor travel expenses. Per diem rates are available at www.gsa.gov/perdiem.

Per diem for Alaska, Hawaii, U.S. protectorates and international destinations are provided separately by the Department of State and will be determined as required.

A. Overnight Travel

For each full day of travel, all three meals are reimbursable. Per diems on the first and last day of a trip are governed as set forth below.

Departure Day

Depart before 12:00 noon	Lunch and dinner
Depart after 12:00 noon	Dinner

Return Day

Return before 12:00 noon	Breakfast
Return between 12:00 noon & 7:00 p.m.	Breakfast and lunch
Return after 7:00 p.m.*	Breakfast, lunch and dinner

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

The reimbursement rates for individual meals are calculated as a percentage of the full day per diem as follows:

Breakfast	15%
Lunch	25%
Dinner	60%

B. Same Day Travel

Employees traveling at least 100 miles to a site and returning in the same day are eligible to claim lunch on an expense report. Employees on same day travel status are eligible to claim dinner in the event they return home after 7:00 p.m.*

*7:00 p.m. is defined as direct travel time and does not include time taken to stop for dinner.

5. Internet Access – Hotels and Airports

   Employees who travel may need to access their e-mail at night. Many hotels provide free high speed internet access and Tyler employees are encouraged to use such hotels whenever possible. If an employee's hotel charges for internet access it is reimbursable up to $10.00 per day. Charges for internet access at airports are not reimbursable.

6. International Travel

   All international flights with the exception of flights between the U.S. and Canada should be reserved through TMC using the "lowest practical coach fare" with the exception of flights that are six (6) or more consecutive hours in length. In such event, the next available seating class above coach shall be reimbursed.

   When required to travel internationally for business, employees shall be reimbursed for photo fees, application fees, and execution fees when obtaining a new passport book, but fees related to passport renewals are not reimbursable. Visa application and legal fees, entry taxes and departure taxes are reimbursable.

   The cost of vaccinations that are either required for travel to specific countries or suggested by the U.S. Department of Health & Human Services for travel to specific countries, is reimbursable.

   Section 4, Meals & Incidental Expenses, and Section 2.b., Rental Car, shall apply to this section.

Exhibit C
Service Level Agreement

I. Agreement Overview

This SLA operates in conjunction with, and does not supersede or replace any part of, the Agreement. It outlines the information technology service levels that we will provide to you to ensure the availability of the application services that you have requested us to provide. All other support services are documented in the Support Call Process.

II. Definitions. Except as defined below, all defined terms have the meaning set forth in the Agreement.

Attainment: The percentage of time the Tyler Software is available during a calendar quarter, with percentages rounded to the nearest whole number.

Client Error Incident: Any service unavailability resulting from your applications, content or equipment, or the acts or omissions of any of your service users or third-party providers over whom we exercise no control.

Downtime: Those minutes during which the Tyler Software is not available for your use. Downtime does not include those instances in which only a Defect is present.

Service Availability: The total number of minutes in a calendar quarter that the Tyler Software is capable of receiving, processing, and responding to requests, excluding maintenance windows, Client Error Incidents and Force Majeure.

III. Service Availability

The Service Availability of the Tyler Software is intended to be 24/7/365. We set Service Availability goals and measures whether we have met those goals by tracking Attainment.

a. Your Responsibilities

Whenever you experience Downtime, you must make a support call according to the procedures outlined in the Support Call Process. You will receive a support incident number.

You must document, in writing, all Downtime that you have experienced during a calendar quarter. You must deliver such documentation to us within 30 days of a quarter's end.

The documentation you provide must evidence the Downtime clearly and convincingly. It must include, for example, the support incident number(s) and the date, time and duration of the Downtime(s).

b. Our Responsibilities

When our support team receives a call from you that Downtime has occurred or is occurring, we will work with you to identify the cause of the Downtime (including whether it may be the result of a Client Error Incident or Force Majeure). We will also work with you to resume normal operations.

Upon timely receipt of your Downtime report, we will compare that report to our own outage logs and support tickets to confirm that Downtime for which we were responsible indeed occurred.

We will respond to your Downtime report within 30 day(s) of receipt. To the extent we have confirmed Downtime for which we are responsible, we will provide you with the relief set forth below.

c. Client Relief

When a Service Availability goal is not met due to confirmed Downtime, we will provide you with relief that corresponds to the percentage amount by which that goal was not achieved, as set forth in the Client Relief Schedule below.

Notwithstanding the above, the total amount of all relief that would be due under this SLA per quarter will not exceed 5% of one quarter of the then-current SaaS Fee. The total credits confirmed by us in one or more quarters of a billing cycle will be applied to the SaaS Fee for the next billing cycle. Issuing of such credit does not relieve us of our obligations under the Agreement to correct the problem which created the service interruption.

Every quarter, we will compare confirmed Downtime to Service Availability. In the event actual Attainment does not meet the targeted Attainment, the following Client relief will apply, on a quarterly basis:

Targeted Attainment	Actual Attainment	Client Relief
100%	98-99%	Remedial action will be taken.
100%	95-97%	4% credit of fee for affected calendar quarter will be posted to next billing cycle
100%	<95%	5% credit of fee for affected calendar quarter will be posted to next billing cycle

You may request a report from us that documents the preceding quarter's Service Availability, Downtime, any remedial actions that have been/will be taken, and any credits that may be issued.

IV. Applicability

The commitments set forth in this SLA do not apply during maintenance windows, Client Error Incidents, and Force Majeure.
We perform maintenance during limited windows that are historically known to be reliably low-traffic times. If and when maintenance is predicted to occur during periods of higher traffic, we will provide advance notice of those windows and will coordinate to the greatest extent possible with you.

V. Force Majeure

You will not hold us responsible for not meeting service levels outlined in this SLA to the extent any failure to do so is caused by Force Majeure. In the event of Force Majeure, we will file with you a signed request that said failure be excused. That writing will at least include the essential details and circumstances supporting our request for relief pursuant to this Section. You will not unreasonably withhold its acceptance of such a request.

Exhibit C
Schedule 1
Support Call Process

Support Channels

Tyler Technologies, Inc. provides the following channels of software support:

(1) Tyler Community – an on-line resource, Tyler Community provides a venue for all Tyler clients with current maintenance agreements to collaborate with one another, share best practices and resources, and access documentation.
(2) On-line submission (portal) – for less urgent and functionality-based questions, users may create unlimited support incidents through the customer relationship management portal available at the Tyler Technologies website.
(3) Email – for less urgent situations, users may submit unlimited emails directly to the software support group.
(4) Telephone – for urgent or complex questions, users receive toll-free, unlimited telephone software support.

Support Resources

A number of additional resources are available to provide a comprehensive and complete support experience:

(1) Tyler Website – www.tylertech.com – for accessing client tools and other information including support contact information.
(2) Tyler Community – available through login, Tyler Community provides a venue for clients to support one another and share best practices and resources.
(3) Knowledgebase – A fully searchable depository of thousands of documents related to procedures, best practices, release information, and job aides.
(4) Program Updates – where development activity is made available for client consumption

Support Availability

Tyler Technologies support is available during the local business hours of 8 AM to 5 PM (Monday – Friday) across four US time zones (Pacific, Mountain, Central and Eastern). Clients may receive coverage across these time zones. Tyler's holiday schedule is outlined below. There will be no support coverage on these days.

New Year's Day	Thanksgiving Day
Memorial Day	Day after Thanksgiving
Independence Day	Christmas Day
Labor Day	

Issue Handling

Incident Tracking

Every support incident is logged into Tyler's Customer Relationship Management System and given a unique incident number. This system tracks the history of each incident. The incident tracking number is used to track and reference open issues when clients contact support. Clients may track incidents, using the incident number, through the portal at Tyler's website or by calling software support directly.

Incident Priority

Each incident is assigned a priority number, which corresponds to the client's needs and deadlines. The client is responsible for reasonably setting the priority of the incident per the chart below. This chart is not intended to address every type of support incident, and certain "characteristics" may or may not apply depending on whether the Tyler software has been deployed on customer infrastructure or the Tyler cloud. The goal is to help guide the client towards clearly understanding and communicating the importance of the issue and to describe generally expected responses and resolutions.

Priority Level	Characteristics of Support Incident	Resolution Targets
1 Critical	Support incident that causes (a) complete application failure or application unavailability; (b) application failure or unavailability in one or more of the client's remote location; or (c) systemic loss of multiple essential system functions.	Tyler shall provide an initial response to Priority Level 1 incidents within one (1) business hour of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within one (1) business day. For non-hosted customers, Tyler's responsibility for lost or corrupted Data is limited to assisting the client in restoring its last available database.
2 High	Support incident that causes (a) repeated, consistent failure of essential functionality affecting more than one user or (b) loss or corruption of Data.	Tyler shall provide an initial response to Priority Level 2 incidents within four (4) business hours of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within ten (10) business days. For non-hosted customers, Tyler's responsibility for loss or corrupted Data is limited to assisting the client in restoring its last available database.
3 Medium	Priority Level 1 incident with an existing circumvention procedure, or a Priority Level 2 incident that affects only one user or for which there is an existing circumvention procedure.	Tyler shall provide an initial response to Priority Level 3 incidents within one (1) business day of receipt of the support incident. Tyler shall use commercially reasonable efforts to resolve such support incidents without the need for a circumvention procedure with the next published maintenance update or service pack. For non-hosted customers, Tyler's responsibility for lost or corrupted Data is limited to assisting the client in restoring its last available database.

Priority Level	Characteristics of Support Incident	Resolution Targets
4 Non-critical	Support incident that causes failure of non-essential functionality or a cosmetic or other issue that does not qualify as any other Priority Level.	Tyler shall provide an initial response to Priority Level 4 incidents within two (2) business days. Tyler shall use commercially reasonable efforts to resolve such support incidents, as well as cosmetic issues, with a future version release.

Incident Escalation

Tyler Technology's software support consists of four levels of personnel:

(1) Level 1: front-line representatives
(2) Level 2: more senior in their support role, they assist front-line representatives and take on escalated issues
(3) Level 3: assist in incident escalations and specialized client issues
(4) Level 4: responsible for the management of support teams for either a single product or a product group

If a client feels they are not receiving the service needed, they may contact the appropriate Software Support Manager. After receiving the incident tracking number, the manager will follow up on the open issue and determine the necessary action to meet the client's needs.
On occasion, the priority or immediacy of a software support incident may change after initiation. Tyler encourages clients to communicate the level of urgency or priority of software support issues so that we can respond appropriately. A software support incident can be escalated by any of the following methods:

(1) Telephone – for immediate response, call toll-free to either escalate an incident's priority or to escalate an issue through management channels as described above.
(2) Email – clients can send an email to software support in order to escalate the priority of an issue
(3) On-line Support Incident Portal – clients can also escalate the priority of an issue by logging into the client incident portal and referencing the appropriate incident tracking number.

Remote Support Tool

Some support calls require further analysis of the client's database, process or setup to diagnose a problem or to assist with a question. Tyler will, at its discretion, use an industry-standard remote support tool. Support is able to quickly connect to the client's desktop and view the site's setup, diagnose problems, or assist with screen navigation. More information about the remote support tool Tyler uses is available upon request.

Exhibit D
Schedule 1
DocOrigin End User License Agreement

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

ATTENTION: THE SOFTWARE PROVIDED UNDER THIS AGREEMENT IS BEING LICENSED TO YOU BY **ECLIPSE CORPORATION WSL, INC. (Eclipse Corporation)** AND IS NOT BEING SOLD. THIS SOFTWARE IS PROVIDED UNDER THE FOLLOWING AGREEMENT THAT SPECIFIES WHAT YOU MAY DO WITH THE SOFTWARE AND CONTAINS IMPORTANT LIMITATIONS ON REPRESENTATIONS, WARRANTIES, CONDITIONS, REMEDIES, AND LIABILITIES.

DocOrigin

SOFTWARE LICENSE

IMPORTANT-READ CAREFULLY: This End-User License Agreement ("**Agreement**" or "**EULA**") is a legal agreement between you (either an individual person or a single legal entity, who will be referred to in this EULA as "**You**") and Eclipse Corporation WSL, Inc. referred to in this EULA as Eclipse Corporation, for the DocOrigin software product that accompanies this EULA, including any associated media, printed materials and electronic documentation (the "**Software**"). The Software also encompasses any software updates, add-on components, web services and/or supplements that may be provided to you or made available to you after the date you obtain the initial copy of the Software to the extent that such items are not accompanied by a separate license agreement or terms of use. If you receive the Software under separate terms from your distributor, those terms will take precedence over any conflicting terms of this EULA.

By installing, copying, downloading, accessing or otherwise using the Software, you agree to be bound by the terms of this EULA. If you do not agree to the terms of this EULA, do not install, access or use the Software; instead, you should remove the Software from all systems and receive a full refund.

IF YOU ARE AN AGENT OR EMPLOYEE OF ANOTHER ENTITY YOU REPRESENT AND WARRANT THAT (I) THE INDIVIDUAL ACCEPTING THIS AGREEMENT IS DULY AUTHORIZED TO ACCEPT THIS AGREEMENT ON SUCH ENTITY'S BEHALF AND TO BIND SUCH ENTITY, AND (II) SUCH ENTITY HAS FULL POWER, CORPORATE OR OTHERWISE, TO ENTER INTO THIS AGREEMENT AND PERFORM ITS OBLIGATIONS HEREUNDER.

1. LICENSE TERMS

1.1 In this Agreement a "**License Key**" means any license key, activation code, or similar installation, access or usage control codes, including serial numbers digitally created and or provided by Eclipse Corporation ,designed to provide unlocked access to the Software and its functionality.

1.2 **Evaluation License.** Subject to all of the terms and conditions of this Agreement, Eclipse Corporation grants You a limited, royalty-free, non-exclusive, non-transferable license to download and install a copy of the Software from www.docorigin.com on a single machine and use it on a royalty-free basis for no more than 120 days from the date of installation (the "**Evaluation Period**"). You may use the Software during the Evaluation Period solely for the purpose of testing and evaluating it to determine if You wish to obtain a commercial, production license for the Software. This evaluation license grant will automatically end on expiry of the Evaluation Period and you acknowledge and agree that Eclipse Corporation will be under no obligation to renew or extend the Evaluation Period. If you wish to continue using the Software You may, on payment of the applicable fees, upgrade to a full license (as further described in section 1.3 below) on the terms of this Agreement and will be issued with a License Key for the same. If you do not wish to continue to license the Software after expiry of the Evaluation Period, then You agree to comply with the termination obligations set out in section [7.3] of this Agreement. For greater certainty, any document generated by you under an evaluation license will have a 'spoiler' or watermark on the output document. Documents generated by DocOrigin software that has a valid license key file also installed will not have the 'spoiler' produced. You are not permitted to remove the watermark or 'spoiler' from documents generated using the software under an evaluation license.

1.3 **Development and Testing Licenses.** Development and testing licenses are available for purchase through authorized distributors and resellers of Eclipse Corporation only. Subject to all of the terms and conditions of this Agreement, Eclipse Corporation grants You, a perpetual (subject to termination by Eclipse Corporation due to your breach of the terms of this Agreement), non-exclusive, non-transferable, worldwide

non-sub license able license to download and install a copy of the Software from www.docorigin.com on a single machine and use for development and testing to create collateral deployable to Your production system(s). You are not entitled to use a development and testing license for live production purposes.

1.4 **Production Licenses.** Production licenses are available for purchase through authorized distributors and resellers of Eclipse Corporation only. Subject to all of the terms and conditions of this Agreement, Eclipse Corporation grants You, a perpetual (subject to termination by Eclipse Corporation due to your breach of the terms of this Agreement), non-exclusive, non-transferable, worldwide non-sub license able license to use the Software in accordance with the license type purchased by you as set out on your purchase order as further described below. For greater certainty, unless otherwise agreed in a purchase order concluded with an approved distributor of the Software, and approved by Eclipse Corporation, the default license to the Software is a per-CPU license as described in A. below:

A. **Per-CPU.** The total number of CPUs on a computer used to operate the Software may not exceed the licensed quantity of CPUs. For purposes of this license metric: (a) CPUs may contain more than one processing core, each group of two (2) processing cores is consider one (1) CPU., and any remaining unpaired processing core, will be deemed a CPU. (b) all CPUs on a computer on which the Software is installed shall be deemed to operate the Software unless You configure that computer (using a reliable and verifiable means of hardware or software partitioning) such that the total number of CPUs that actually operate the Software is less than the total number on that computer. Virtual Machines ("VM's") are considered as a server. Installing and configuring the software on multiple VM's requires one license per VM server. An enterprise license is available upon request. Pricing varies based on the size of the company.

B. **Per-Document.** This is defined as a fee per document based on the total number of documents generated annually by merging data with a template created by the Software. The combined data and template produce documents of one or more pages. A document may contain 1 or more pages. For instance, a batch of invoices for 250 customers may contain 1,000 pages, this will be counted as 250 documents which should correspond to 250 invoices.

C. **Per-Surface.** This is defined as a fee per surface based on the total number of surfaces generated annually by merging data with a template created by the Software. The combined data and template produce documents of one or more pages, the pages may be printed one side (one surface) or duplexed (2 surfaces). The documents may be rendered to a computer file (i.e. PDF), each page placed in the file is considered a surface. A document may contain 1 or more surfaces. For instance, a batch of invoices for 250 customers may contain 500 pages duplexed, this will be counted as 1000 surfaces.

1.5 **Disaster Recovery License.** You may request a Disaster Recovery license of the Software for each production license You have purchased as a failover in the event of loss of use of the production server(s). This license is for disaster recovery purposes only and under no circumstance may the disaster recovery license be used for production simultaneously with a production license with which it is paired.

1.6 **Backup Copies.** After installation of the Software pursuant to this EULA, you may store a copy of the installation files for the Software solely for backup or archival purposes. Except as expressly provided in this EULA, you may not otherwise make copies of the Software or the printed materials accompanying the Software.

1.7 **Third-Party Software License Rights.** If a separate license agreement pertaining to an item of third-party software is: delivered to You with the Software, included in the Software download package, or referenced in any material that is provided with the Software, then such separate license agreement shall govern Your use of that item or version of Third-Party Software. Your rights in respect to any third-party software, third-party data, third-party software or other third-party content provided with the Software shall be limited to those rights necessary to operate the Software as permitted by this Agreement. No other rights in the Software or third-party software are granted to You.

2. LICENSE RESTRICTIONS

Any copies of the Software shall include all trademarks, copyright notices, restricted rights legends, proprietary markings and the like exactly as they appear on the copy of the Software originally provided to You. You may not remove or alter any copyright, trademark and/or proprietary notices marked on any part of the Software or related documentation and must reproduce all such notices on all authorized copies of the Software and related documentation. You shall not sublicense, distribute or otherwise make the Software available to any third party (including, without limitation, any contractor, franchisee, agent or dealer) without first obtaining the written agreement of (a) Eclipse Corporation to that use, and (b) such third party to comply with this Agreement. You further agree not to (i) rent, lease, sell, sublicense, assign, or otherwise transfer the Software to anyone else; (ii) directly or indirectly use the Software or any information about the Software in the development of any software that is competitive with the Software, or (iii) use the Software to operate or as a part of a time-sharing service, outsourcing service, service bureau, application service provider or managed service provider offering. You further agree not to reverse engineer, decompile, or disassemble the Software.

3. UPDATES, MAINTENANCE AND SUPPORT

3.1 During the validity period of Your License Key, You will be entitled to download the latest version of the Software from the DocOrigin website www.docorigin.com. Use of any updates provided to You shall be governed by the terms and conditions of this Agreement. Eclipse Corporation reserves the right at any time to not release or to discontinue release of any Software and to alter prices, features, specifications, capabilities, functions, licensing terms, release dates, general availability or other characteristics of the Software.

3.2 On expiry of your maintenance and support contract, you will have the right to continue using the current version(s) of the Software which you downloaded prior to the date of expiry of your License Key. However, you will need to renew maintenance and support in order to receive a new License Key that will unlock the more current version(s) of the Software. For greater certainty, if you attempt to use an expired License Key to download the latest version of the Software, the Software will revert to being a locked, evaluation copy of that version of the Software.

4. INTELLECTUAL PROPERTY RIGHTS.

This EULA does not grant you any rights in connection with any trademarks or service marks of Eclipse Corporation or DocOrigin. All title and intellectual property rights in and to the Software, the accompanying printed materials, and any copies of the Software are owned by Eclipse Corporation or its suppliers. All title and intellectual property rights in and to the content that is not contained in the Software, but may be accessed through use of the Software, is the property of the respective content owners and may be protected by applicable copyright or other intellectual property laws and treaties. This EULA grants you no rights to use such content. If this Software contains documentation that is provided only in electronic form, you may print one copy of such electronic documentation.

5. DISCLAIMER OF WARRANTIES.

TO THE GREATEST EXTENT PERMITTED BY LAW, THE LICENSED SOFTWARE AND TECHNICAL SUPPORT PROVIDED BY ECLIPSE CORPORATION HEREUNDER ARE PROVIDED ON AN "AS IS" BASIS AND THERE ARE NO WARRANTIES, REPRESENTATIONS OR CONDITIONS, EXPRESS OR IMPLIED, WRITTEN OR ORAL, ARISING BY STATUTE, OPERATION OF LAW, COURSE OF DEALING, USAGE OF TRADE OR OTHERWISE, REGARDING THEM OR ANY OTHER PRODUCT OR SERVICE PROVIDED UNDER THIS AGREEMENT OR IN CONNECTION WITH THIS AGREEMENT BY ECLIPSE CORPORATION ECLIPSE CORPORATION DISCLAIM ANY IMPLIED WARRANTIES OR CONDITIONS OF QUALITY, MERCHANTABILITY, MERCHANTABLE QUALITY, DURABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. ECLIPSE CORPORATION DOES NOT REPRESENT OR WARRANT THAT THE SOFTWARE SHALL MEET ANY OR ALL OF YOUR PARTICULAR REQUIREMENTS, THAT THE SOFTWARE WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR THAT ALL ERRORS OR DEFECTS IN THE SOFTWARE CAN BE FOUND OR CORRECTED.

In certain jurisdictions, some or all of the provisions in this Section may not be effective or the applicable law may mandate a more extensive warranty in which case the applicable law will prevail over this Agreement.

6. INDEMNIFICATION & LIMITATIONS OF LIABILITY.

6.1 Eclipse Corporation shall defend and/or settle at its expense, any claims, actions, allegations or proceedings against You to the extent arising out of or relating to misappropriation or infringement by the Software of any third party's proprietary or intellectual property right ("**Claims**"), and Eclipse Corporation shall pay all damages finally awarded by a court of competent jurisdiction to such third party against You, or any settlement amounts agreed by Eclipse Corporation; subject to the conditions that, You shall notify Eclipse Corporation promptly of any You Claims, permit Eclipse Corporation to control the defense and settlement of such Claims and assist Eclipse Corporation, at Eclipse Corporation's expense, in defending or settling such Claims. Eclipse Corporation shall not be liable for any settlement amounts entered into by You without Eclipse Corporation's prior written approval. If Eclipse Corporation has reason to believe that it would be subject to an injunction or continuing damages based on the Software, then Eclipse Corporation may (and if Eclipse Corporation or any of its customers or third party software suppliers is subject to an injunction or continuing damages based on the Software), then notwithstanding any other provision in this Agreement, Eclipse Corporation shall be entitled to either modify the Software to make it non-infringing and/or remove the misappropriated material, replace the Software or portion thereof with a service or materials that provide substantially the same functionality or information, or, if neither of the foregoing is commercially practicable, require You to cease using the Software and refund to You (a) a pro rata portion of any one (1) time fees (based on a three (3) year, straight-line depreciation schedule from the date of payment), and (b) any fees that have been pre-paid by You but are unused. The foregoing notwithstanding, Eclipse Corporation shall have no liability for a claim of infringement or misappropriation to the extent caused by (i) the combination of the Software with any other service, software, data or products not provided or approved by Eclipse Corporation; or (ii) the use of any material provided by You or any end users, (iii) any breach by You of this Agreement. THE FOREGOING IS ECLIPSE CORPORATION'S SOLE AND EXCLUSIVE LIABILITY, AND YOUR SOLE AND EXCLUSIVE REMEDY FOR ANY INFRINGEMENT OR MISAPPROPRIATION OF ANY THIRD-PARTY INTELLECTUAL PROPERTY RIGHTS.

TO THE GREATEST EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL ECLIPSE CORPORATION BE LIABLE TO YOU OR ANY OTHER PERSON FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES WHATSOEVER, INCLUDING WITHOUT LIMITATION, LEGAL EXPENSES, LOSS OF BUSINESS, LOSS OF PROFITS, LOSS OF REVENUE, LOST OR DAMAGED DATA, LOSS OF COMPUTER TIME, COST OF SUBSTITUTE GOODS OR SERVICES, OR FAILURE TO REALIZE EXPECTED SAVINGS OR ANY OTHER COMMERCIAL OR ECONOMIC LOSSES ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, EVEN IF ECLIPSE CORPORATION HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGES, OR SUCH LOSSES OR DAMAGES ARE FORESEEABLE.

6.2 THE ENTIRE LIABILITY OF ECLIPSE CORPORATION AND YOUR EXCLUSIVE REMEDY WITH RESPECT TO THE SOFTWARE AND TECHNICAL SUPPORT AND ANY OTHER PRODUCTS OR SERVICES SUPPLIED BY ECLIPSE CORPORATION IN CONNECTION WITH THIS AGREEMENT FOR DAMAGES FOR ANY CAUSE AND REGARDLESS OF THE CAUSE OF ACTION, WHETHER IN CONTRACT OR IN TORT, INCLUDING FUNDAMENTAL BREACH OR NEGLIGENCE, WILL BE LIMITED IN THE AGGREGATE TO THE AMOUNTS PAID BY YOU FOR THE SOFTWARE, TECHNICAL SUPPORT OR SERVICES GIVING RISE TO THE CLAIM.

6.3 THE DISCLAIMER OF REPRESENTATIONS, WARRANTIES AND CONDITIONS AND LIMITATION OF LIABILITY CONSTITUTE AN ESSENTIAL PART OF THIS AGREEMENT. YOU ACKNOWLEDGE THAT BUT FOR THE DISCLAIMER OF REPRESENTATIONS, WARRANTIES AND CONDITIONS AND LIMITATION OF LIABILITY, NEITHER ECLIPSE CORPORATION NOR ANY OF ITS LICENSORS OR SUPPLIERS WOULD GRANT THE RIGHTS GRANTED IN THIS AGREEMENT.

7. TERM AND TERMINATION

7.1 The term of this Agreement will begin on download of the Software and, in respect of an Evaluation License, shall continue for the Evaluation Period, and in respect of all other license types defined in Section 1, shall continue for as long as You use the Software, unless earlier terminated sooner under this section 7.

7.2 Eclipse Corporation may terminate this Agreement in the event of any breach by You if such breach has not been cured within thirty (30) days of notice to You. No termination of this Agreement will entitle You to a refund of any amounts paid by You to Eclipse Corporation or its applicable distributor or reseller or affect any obligations You may have to pay any outstanding amounts owing to Eclipse Corporation or its distributor.

7.3 Your rights to use the Software will immediately terminate upon termination or expiration of this Agreement. Within thirty (30) days of termination or expiration of this Agreement, You shall purge all Software and all copies thereof from all computer systems and storage devices on which it was stored, and certify such to Eclipse Corporation

8. GENERAL PROVISIONS

8.1 **No Waiver.** No delay or failure in exercising any right under this Agreement, or any partial or single exercise of any right, will constitute a waiver of that right or any other rights under this Agreement. No consent to a breach of any express or implied term set out in this Agreement constitutes consent to any subsequent breach, whether of the same or any other provision.

8.2 **Severability.** If any provision of this Agreement is, or becomes, unenforceable, it will be severed from this Agreement and the remainder of this Agreement will remain in full force and effect.

8.3 **Assignment.** You may not transfer or assign this Agreement (whether voluntarily, by operation of law, or otherwise) without Eclipse Corporation 's prior written consent. Eclipse Corporation may assign this Agreement at any time without notice. This Agreement is binding upon and will inure to the benefit of both parties, and their respective successors and permitted assigns.

8.4 **Governing Law and Venue if You are located in the USA.** This Agreement shall be governed by the laws of the State of Texas if You are located in the USA. No choice of laws rules of any jurisdiction shall apply to this Agreement. You consent and agree that the courts of the State of Texas shall have jurisdiction over any legal action or proceeding brought by You arising out of or relating to this Agreement, and You consent to the jurisdiction of such courts for any such action or proceeding.

8.5 **Governing Law and Venue if You are not located in the USA.** This Agreement shall be governed by the laws of the Province of Ontario in Canada if You are not located in the USA . No choice of laws rules of any jurisdiction shall apply to this Agreement. You consent and agree that the courts of the Province of Ontario in Canada shall have jurisdiction over any legal action or proceeding brought by You arising out of or relating to this Agreement, and You consent to the jurisdiction of such courts for any such action or proceeding.

8.6 **Entire Agreement.** This Agreement is the entire understanding and agreement between You and Eclipse Corporation with respect to the subject matter hereof, and it supersedes all prior negotiations, commitments and understandings, verbal or written, and purchase order issued by You. This Agreement may be amended or otherwise modified by Eclipse Corporation from time to time and the most recent version of the Agreement will be available on the Eclipse Corporation website www.docorigin.com.

Last Updated: July 22, 2017

Exhibit E
Statement of Work

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Hall County, GA

SOW from Tyler Technologies, Inc.

2/5/2021

Presented to:
Hall County, GA
2875 Brown's Bridge Rd
Gainesville, GA 30504

Contact:
Ginger Hain
Email: Ginger.Hain@TylerTech.com
One Tyler Drive, Yarmouth, ME 04096

Table of Contents

PART 1: EXECUTIVE SUMMARY 1

1. Project Overview 1
1.1 Introduction 1
1.2 Project Goals 1
1.3 Methodology 1

PART 2: PROJECT FOUNDATION 3

2. Project Governance 3

3. Project Scope Control 4
3.1 Managing Scope and Project Change 4
3.2 Change Control 4
3.3 Change Request Management 4

4. Acceptance Process 6

5. Roles and Responsibilities 6
5.1 Tyler Roles & Responsibilities 6
5.1.1 Tyler Executive Sponsor 7
5.1.2 Tyler Implementation Manager 7
5.1.3 Tyler Project Manager 7
5.1.4 Tyler Implementation Consultant 8
5.1.5 Tyler Sales 8
5.1.6 Tyler Technical Services 8
5.2 County Roles & Responsibilities 9
5.2.1 County Executive Sponsor 9
5.2.2 County Steering Committee 9
5.2.3 County Project Manager 10
5.2.4 County Functional Leads 11
5.2.5 County Power Users 12
5.2.6 County End Users 12
5.2.7 County Technical Lead 12
5.2.8 County Change Management Lead 13

PART 3: PROJECT PLAN 14

6. Project Stages 14
6.1 Initiate and Plan 15
6.1.1 Initial Coordination 15
6.1.2 Project/Phase Planning 16
6.1.3 Infrastructure Planning 17

6.1.4 Stakeholder Meeting 18
6.1.5 Intentionally left blank. 19
6.1.6 Control Point 1: Initiate & Plan Stage Acceptance 19
6.2 Assess & Define 20
6.2.1 Solution Orientation 20
6.2.2 Current & Future State Analysis 20
6.2.3 Intentionally left blank. 22
6.2.4 Control Point 2: Assess & Define Stage Acceptance 22
6.3 Prepare Solution 22
6.3.1 Initial System Deployment 22
6.3.2 Configuration 23
6.3.3 Process Refinement 24
6.3.4 Intentionally left blank. 26
6.3.5 Control Point 3: Prepare Solution Stage Acceptance 26
6.4 Production Readiness 26
6.4.1 Solution Validation 26
6.4.2 Go-Live Readiness 27
6.4.3 End User Training 28
6.4.4 Control Point 4: Production Readiness Stage Acceptance 29
6.5 Production 30
6.5.1 Go-Live 30
6.5.2 Transition to Client Services 31
6.5.3 Post Go-Live Activities 32
6.5.4 Control Point 5: Production Stage Acceptance 33
6.6 Close 33
6.6.1 Phase Closeout 34
6.6.2 Project Closeout 35
6.6.3 Control Point 6: Close Stage Acceptance 36

7. General Assumptions 36
7.1 Project 36
7.2 Organizational Change Management 37
7.3 Resources and Scheduling 37
7.4 Facilities 37

8. Glossary 38

PART 4: APPENDICES 41

9. Additional Appendices 42

Part 1: Executive Summary

1. Project Overview

1.1 Introduction

Tyler Technologies ("Tyler") is the largest and most established provider of integrated software and technology services focused solely on the public sector. Tyler's end-to-end solutions empower public sector entities including local, state, provincial and federal government, to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions transform how clients gain actionable insights that solve problems in their communities.

1.2 Project Goals

This Statement of Work ("SOW") documents the methodology, implementation stages, activities, and roles and responsibilities, and project scope listed in the Investment Summary of the Agreement between Tyler and Client (collectively the "Project").

The overall goals of the project are to:

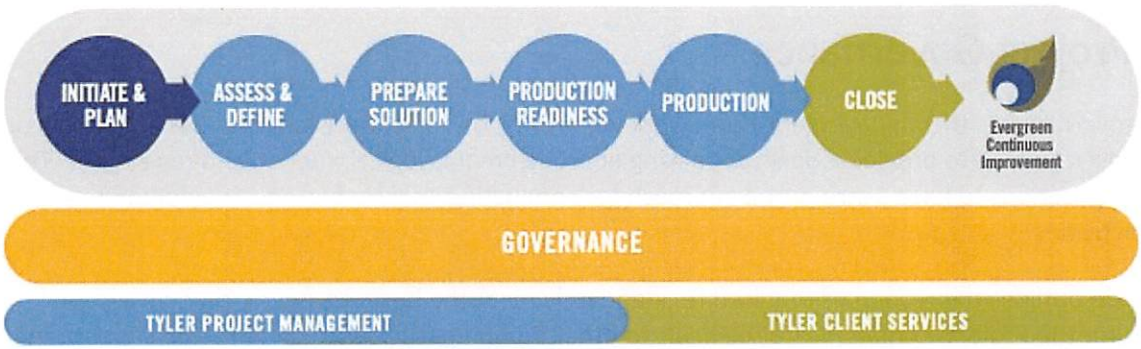
- Successfully implement the contracted scope on time and on budget
- Increase operational efficiencies and empower users to be more productive
- Improve accessibility and responsiveness to external and internal customer needs
- Overcome current challenges and meet future goals
- Provide a single, comprehensive, and integrated solution to manage business functions
- Streamline business processes through automation, integration, and workflows
- Provide a user-friendly user interface to promote system use and productivity
- Eliminate redundant data entry

1.3 Methodology

This is accomplished by County and Tyler working as a partnership and Tyler utilizing its depth of implementation experience. While each Project is unique, all will follow Tyler's six-stage methodology. Each of the six stages is comprised of multiple work packages, and each work package includes a narrative description, objectives, tasks, inputs, outputs/deliverables, assumptions, and a responsibility matrix.

Tailored specifically for Tyler's public sector clients, the project methodology contains Stage Acceptance Control Points throughout each Phase to ensure adherence to scope, budget, timeline controls, effective communications, and quality standards. Clearly defined, the project methodology repeats consistently across Phases, and is scaled to meet the Client's complexity and organizational needs.

Tyler's Six Stage Project Methodology



The methodology adapts to both single-phase and multiple-phase projects.

To achieve Project success, it is imperative that both County and Tyler commit to including the necessary leadership and governance. During each stage of the Project, it is expected that County and Tyler Project teams work collaboratively to complete tasks. An underlying principle of Tyler's Implementation process is to employ an iterative model where County's business processes are assessed, configured, validated, and refined cyclically in line with the project budget. This approach is used in multiple stages and work packages as illustrated in the graphic below.

Iterative Project Model



The delivery approach is systematic, which reduces variability and mitigates risks to ensure Project success. As illustrated, some stages, along with work packages and tasks, are intended to be overlapping by nature to efficiently and effectively complete the Project.

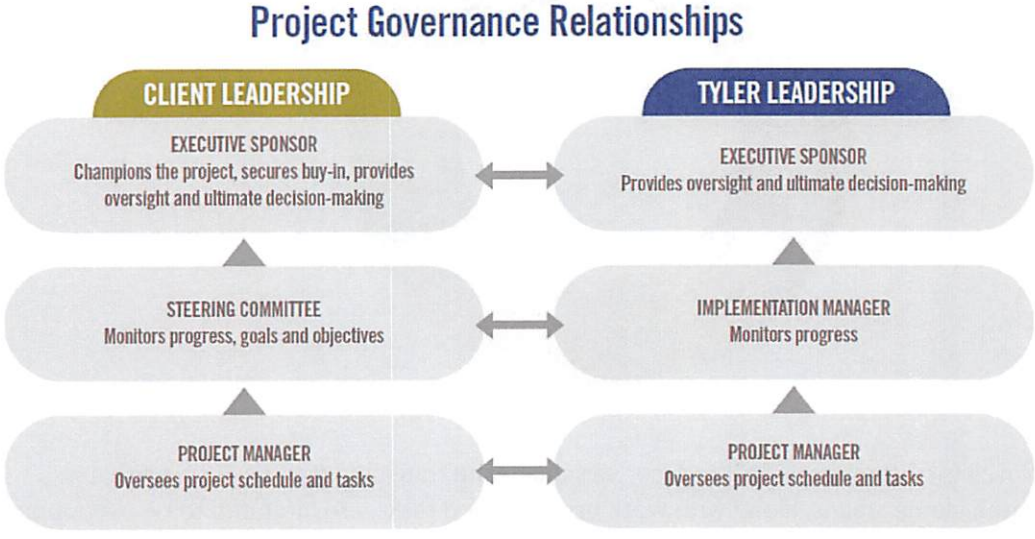
Part 2: Project Foundation

2. Project Governance

Project governance is the management framework within which Project decisions are made. The role of Project governance is to provide a decision-making approach that is logical, robust, and repeatable. This allows organizations to have a structured approach for conducting its daily business in addition to project related activities.

This section outlines the resources required to adequately meet the business needs, objectives, and priorities for the Project, communicate the goals to other Project participants, and provide support and guidance to accomplish these goals. Project governance defines the structure for escalation of issues and risks, Change Control review and authority, and Organizational Change Management activities. Throughout the Statement of Work Tyler has provided RACI Matrices for activities to be completed throughout the implementation which will further outline responsibilities of different roles in each stage. Further refinement of the governance structure, related processes, and specific roles and responsibilities occurs during the Initiate & Plan Stage.

The chart below illustrates an overall team perspective where Tyler and County collaborate to resolve Project challenges according to defined escalation paths. In the event that project managers do not possess authority to determine a solution, resolve an issue, or mitigate a risk, Tyler implementation management and County Steering Committee become the escalation points to triage responses prior to escalation to County and Tyler executive sponsors. As part of the escalation process, each Project governance tier presents recommendations and supporting information to facilitate knowledge transfer and issue resolution. County and Tyler executive sponsors serve as the final escalation point.



3. Project Scope Control

3.1 Managing Scope and Project Change

Project Management governance principles contend that there are three connected constraints on a Project: budget, timeline, and scope. These constraints, known as the 'triple constraints' or Project management triangle, define budget in terms of financial cost, labor costs, and other resource costs. Scope is defined as the work performed to deliver a product, service or result with the specified features and functions, while time is simply defined as the schedule. The Triple Constraint theory states that if you change one side of the triangle, the other two sides must be correspondingly adjusted. For example, if the scope of the Project is increased, cost and time to complete will also need to increase. The Project and executive teams will need to remain cognizant of these constraints when making impactful decisions to the Project. A simple illustration of this triangle is included here, showing the connection of each item and their relational impact to the overall Scope.



A pillar of any successful project is the ability to properly manage scope while allowing the appropriate level of flexibility to incorporate approved changes. Scope and changes within the project will be managed using the change control process outlined in the following section.

3.2 Change Control

It may become necessary to change the scope of this Project due to unforeseeable circumstances (e.g., new constraints or opportunities are discovered). This Project is being undertaken with the understanding that Project scope, schedule, and/or cost may need to change in order to produce optimal results for stakeholders. Changes to contractual requirements will follow the change control process specified in the final contract, and as described below.

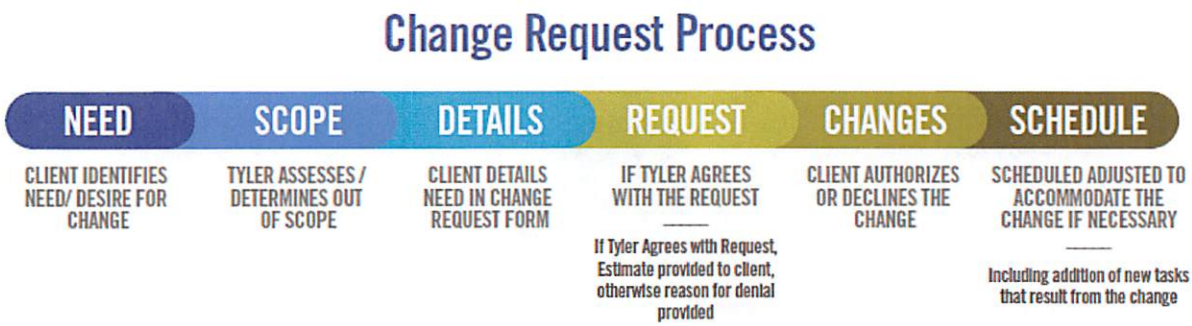
3.3 Change Request Management

Should the need for a change to Project scope, schedule, and/or cost be identified during the Project, the change will be brought to the attention of the Steering Committee and an assessment of the change will occur. While such changes may result in additional costs and possible delays relative to the schedule,

some changes may result in less cost to County; for example, County may decide it no longer needs a deliverable originally defined in the Project. The Change Request will include the following information:

- The nature of the change.
- A good faith estimate of the additional cost or associated savings to County, if any.
- The timetable for implementing the change.
- The effect on and/or risk to the schedule, resource needs or resource responsibilities.

County will use its good faith efforts to either approve or disapprove any Change Request within ten (10) Business Days (or other period as mutually agreeable between Tyler and County). Any changes to the Project scope, budget, or timeline must be documented and approved in writing using a Change Request form. These changes constitute a formal amendment to the Statement of Work and will supersede any conflicting term in the Statement of Work.



4. Acceptance Process

The implementation of a Project involves many decisions to be made throughout its lifecycle. Decisions will vary from higher level strategy decisions to smaller, detailed Project level decisions. It is critical to the success of the Project that each County office or department designates specific individuals for making decisions on behalf of their offices or departments.

Both Tyler and the County will identify representative project managers. These individuals will represent the interests of all stakeholders and serve as the primary contacts between the two organizations.

The coordination of gaining client feedback and approval on Project deliverables will be critical to the success of the Project. The County project manager will strive to gain deliverable and decision approvals from all authorized County representatives. Given that the designated decision-maker for each department may not always be available, there must be a designated proxy for each decision point in the Project. Assignment of each proxy will be the responsibility of the leadership from each County department. The proxies will be named individuals that have the authorization to make decisions on behalf of their department.

The following process will be used for accepting Deliverables and Control Points:

- The County shall have five (5) business days from the date of delivery, or as otherwise mutually agreed upon by the parties in writing, to accept each Deliverable or Control Point. If the County does not provide acceptance or acknowledgement within five (5) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.
- If the County does not agree the particular Deliverable or Control Point meets requirements, the County shall notify Tyler project manager(s), in writing, with reasoning within five (5) business days, or the otherwise agreed-upon timeframe, not to be unreasonably withheld, of receipt of the Deliverable.
- Tyler shall address any deficiencies and redeliver the Deliverable or Control Point. The County shall then have two (2) business days from receipt of the redelivered Deliverable or Control Point to accept or again submit written notification of reasons for rejecting the milestone. If the County does not provide acceptance within two (2) business days, or the otherwise agreed upon timeframe, not to be unreasonably withheld, Tyler deems the Deliverable or Control Point as accepted.

5. Roles and Responsibilities

The following defines the roles and responsibilities of each Project resource for County and Tyler. Roles and responsibilities may not follow the organizational chart or position descriptions at County, but are roles defined within the Project. It is common for individual resources on both the Tyler and client project teams to fill multiple roles. Similarly, it is common for some roles to be filled by multiple people.

5.1 Tyler Roles & Responsibilities

Tyler assigns a project manager prior to the start of each Phase of the Project (some Projects may only be one Phase in duration). Additional Tyler resources are assigned as the schedule develops and as needs arise.

5.1.1 Tyler Executive Sponsor

Tyler executive management has indirect involvement with the Project and is part of the Tyler escalation process. This team member offers additional support to the Project team and collaborates with other Tyler department managers as needed in order to escalate and facilitate implementation Project tasks and decisions.

- Provides clear direction for Tyler staff on executing on the Project Deliverables to align with satisfying County 's overall organizational strategy.
- Authorizes required Project resources.
- Resolves all decisions and/or issues not resolved at the implementation management level as part of the escalation process.
- Acts as the counterpart to County 's executive sponsor.

5.1.2 Tyler Implementation Manager

- Tyler implementation management has indirect involvement with the Project and is part of the Tyler escalation process. The Tyler project managers consult implementation management on issues and outstanding decisions critical to the Project. Implementation management works toward a solution with the Tyler Project Manager or with County management as appropriate. Tyler executive management is the escalation point for any issues not resolved at this level.
- Assigns Tyler Project personnel.
- Provides support for the Project team.
- Provides management support for the Project to ensure it is staffed appropriately and staff have necessary resources.
- Monitors Project progress including progress towards agreed upon goals and objectives.

5.1.3 Tyler Project Manager

- The Tyler project manager(s) provides oversight of the Project, coordination of Tyler resources between departments, management of the Project budget and schedule, effective risk and issue management, and is the primary point of contact for all Project related items. As requested by the client, the Tyler Project Manager provides regular updates to the client Steering Committee and other Tyler governance members. Tyler Project Manager's role includes responsibilities in the following areas:

5.1.3.1 Contract Management

- Validates contract compliance throughout the Project.
- Ensures Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions.
- Prepares and presents contract milestone sign-offs for acceptance by County project manager(s).
- Coordinates Change Requests, if needed, to ensure proper Scope and budgetary compliance.

5.1.3.2 Planning

- Delivers project planning documents.
- Defines Project tasks and resource requirements.
- Develops initial Project schedule and Project Management Plan.

- Collaborates with County project manager(s) to plan and schedule Project timelines to achieve on-time implementation.

5.1.3.3 Implementation Management

- Tightly manages Scope and budget of Project to ensure Scope changes and budget planned versus actual are transparent and handled effectively and efficiently.
- Establishes and manages a schedule and Tyler resources that properly support the Project Schedule and are also in balance with Scope/budget.
- Establishes risk/issue tracking/reporting process between County and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to County any items that may impact the outcomes of the Project.
- Collaborates with County 's project manager(s) to establish key business drivers and success indicators that will help to govern Project activities and key decisions to ensure a quality outcome of the project.
- Collaborates with County 's project manager(s) to set a routine communication plan that will aide all Project team members, of both County and Tyler, in understanding the goals, objectives, current status, and health of the Project.

5.1.3.4 Resource Management

- Acts as liaison between Project team and Tyler manager(s).
- Identifies and coordinates all Tyler resources across all applications, Phases, and activities including development, forms, installation, reports, implementation, and billing.
- Provides direction and support to Project team.
- Manages the appropriate assignment and timely completion of tasks as defined in the Project Schedule, task list, and Go-Live Checklist.
- Assesses team performance and adjusts as necessary.
- Consulted on in Scope 3rd party providers to align activities with ongoing Project tasks.

5.1.4 Tyler Implementation Consultant

- Completes tasks as assigned by the Tyler project manager(s).
- Documents activities for services performed by Tyler.
- Guides County through software validation process following configuration.
- Assists during Go-Live process and provides support until County transitions to Client Services.
- Facilitates training sessions and discussions with County and Tyler staff to ensure adequate discussion of the appropriate agenda topics during the allotted time.

5.1.5 Tyler Sales

- Supports Sales to Implementation knowledge transfer during Initiate & Plan.
- Provides historical information, as needed, throughout implementation.
- Participates in pricing activities if additional licensing and/or services are needed.

5.1.6 Tyler Technical Services

- Maintains Tyler infrastructure requirements and design document(s).
- Involved in system infrastructure planning/review(s).

- Provides first installation of licensed software with initial database on servers.
- Supports and assists the project team with technical/environmental issues/needs.
- Deploys Tyler products.

5.2 County Roles & Responsibilities

County resources will be assigned prior to the start of each Phase of the Project. One person may be assigned to multiple Project roles.

5.2.1 County Executive Sponsor

The County executive sponsor provides support to the Project by providing strategic direction and communicating key issues about the Project and its overall importance to the organization. When called upon, the executive sponsor also acts as the final authority on all escalated Project issues. The executive sponsor engages in the Project, as needed, in order to provide necessary support, oversight, guidance, and escalation, but does not participate in day-to-day Project activities. The executive sponsor empowers the County steering committee, project manager(s), and functional leads to make critical business decisions for County.

- Champions the project at the executive level to secure buy-in.
- Authorizes required project resources.
- Actively participates in organizational change communications.

5.2.2 County Steering Committee

The County steering committee understands and supports the cultural change necessary for the Project and fosters an appreciation for the Project's value throughout the organization. The steering committee oversees the County project manager and Project as a whole through participation in regular internal meetings. The County steering committee remains updated on all Project progress, Project decisions, and achievement of Project milestones. The County steering committee also serves as primary level of issue resolution for the Project.

- Works to resolve all decisions and/or issues not resolved at the project manager level as part of the escalation process.
- Attends all scheduled steering committee meetings.
- Provides support for the project team.
- Assists with communicating key project messages throughout the organization.
- Prioritizes the project within the organization.
- Ensures the project staffed appropriately and that staff have necessary resources.
- Monitors project progress including progress towards agreed upon goals and objectives.
- Has the authority to approve or deny changes impacting the following areas:
    - Cost
    - Scope
    - Schedule
    - Project Goals
    - County Policies
    - Needs of other client projects

5.2.3 County Project Manager

County shall assign project manager(s) prior to the start of this project with overall responsibility and authority to make decisions related to Project Scope, scheduling, and task assignment. County Project Manager should communicate decisions and commitments to the Tyler project manager(s) in a timely and efficient manner. When County project manager(s) do not have the knowledge or authority to make decisions, he or she engages the necessary resources to participate in discussions and make decisions in a timely fashion to avoid Project delays. The client project manager(s) are responsible for reporting to client steering committee and determining appropriate escalation points.

5.2.3.1 Contract Management

- Validates contract compliance throughout the project.
- Ensures that invoicing and Deliverables meet contract requirements.
- Acts as primary point of contact for all contract and invoicing questions. Collaborates on and approves Change Requests, if needed, to ensure proper scope and budgetary compliance.

5.2.3.2 Planning

- Reviews and accepts project planning documents.
- Defines project tasks and resource requirements for County project team.
- Collaborates in the development and approval of the project schedule.
- Collaborates with Tyler project manager(s) to plan and schedule project timelines to achieve on-time implementation.

5.2.3.3 Implementation Management

- Tightly manages project budget and scope.
- Collaborates with Tyler project manager(s) to establish a process and approval matrix to ensure that scope changes and budget (planned versus actual) are transparent and handled effectively and efficiently.
- Collaborates with Tyler project manager to establish and manage a schedule and resource plan that properly supports the project schedule as a whole and is also in balance with scope and budget.
- Collaborates with Tyler project manager(s) to establish risk and issue tracking and reporting process between County and Tyler and takes all necessary steps to proactively mitigate these items or communicate with transparency to Tyler any items that may impact the outcomes of the project.
- Collaborates with Tyler project manager(s) to establish key business drivers and success indicators that will help to govern project activities and key decisions to ensure a quality outcome of the project.
- Routinely communicates with both County staff and Tyler, aiding in the understanding of goals, objectives, current status, and health of the project by all team members.
- Manages the requirements gathering process and ensure timely and quality business requirements are being provided to Tyler.

5.2.3.4 Resource Management

- Acts as liaison between project team and stakeholders.

- Identifies and coordinates all County resources across all modules, phases, and activities including data conversions, forms design, hardware and software installation, reports building, and satisfying invoices.
- Provides direction and support to project team.
- Builds partnerships among the various stakeholders, negotiating authority to move the project forward.
- Manages the appropriate assignment and timely completion of tasks as defined.
- Assesses team performance and takes corrective action, if needed.
- Provides guidance to County technical teams to ensure appropriate response and collaboration with Tyler Technical Support Teams in order to ensure timely response and appropriate resolution.
- Owns the relationship with in-Scope 3rd party providers and aligns activities with ongoing project tasks.
- Ensures that users have appropriate access to Tyler project toolsets as required.
- Conducts training on proper use of toolsets.
- Validates completion of required assignments using toolsets.

5.2.4 County Functional Leads

- Makes business process change decisions under time sensitive conditions.
- Communicates existing business processes and procedures to Tyler consultants.
- Assists in identifying business process changes that may require escalation.
- Contributes business process expertise for Current & Future State Analysis.
- Identifies and includes additional subject matter experts to participate in Current & Future State Analysis.
- Validates that necessary skills have been retained by end users.
- Provides End Users with dedicated time to complete required homework tasks.
- Acts as an ambassador/champion of change for the new process and provide business process change support.
- Identifies and communicates any additional training needs or scheduling conflicts to County project manager.
- Actively participates in all aspects of the implementation, including, but not limited to, the following key activities:
    - Task completion
    - Stakeholder Meeting
    - Project Management Plan development
    - Schedule development
    - Maintenance and monitoring of risk register
    - Escalation of issues
    - Communication with Tyler project team
    - Coordination of County resources
    - Attendance at scheduled sessions
    - Change management activities
    - Modification specification, demonstrations, testing and approval assistance
    - Data analysis assistance
    - Decentralized end user training
    - Process testing
    - Solution Validation

5.2.5 County Power Users

- Participate in project activities as required by the project team and project manager(s).
- Provide subject matter expertise on County business processes and requirements.
- Act as subject matter experts and attend Current & Future State Analysis sessions as needed.
- Attend all scheduled training sessions.
- Participate in all required post-training processes as needed throughout project.
- Test all application configuration to ensure it satisfies business process requirements.
- Become application experts.
- Participate in Solution Validation.
- Adopt and support changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Demonstrate competency with Tyler products processing prior to Go-live.
- Provide knowledge transfer to County staff during and after implementation.

5.2.6 County End Users

- Attend all scheduled training sessions.
- Become proficient in application functions related to job duties.
- Adopt and utilize changed procedures.
- Complete all deliverables by the due dates defined in the project schedule.
- Utilize software to perform job functions at and beyond Go-live.

5.2.7 County Technical Lead

- Coordinates updates and releases with Tyler as needed.
- Coordinates the copying of source databases to training/testing databases as needed for training days.
- Coordinates and adds new users, printers and other peripherals as needed.
- Validates that all users understand log-on process and have necessary permission for all training sessions.
- Coordinates interface development for County third party interfaces.
- Develops or assists in creating reports as needed.
- Ensures on-site system meets specifications provided by Tyler.
- Assists with software installation as needed.
- Client-hosted:
    - Involved in infrastructure planning/review
    - Purchases and sets up client-hosted servers

5.2.7.1 County Upgrade Coordination

- Becomes familiar with the software upgrade process and required steps.
- Becomes familiar with Tyler's releases and updates.
- Utilizes Tyler resources to stay abreast of the latest Tyler releases and updates, as well as the latest helpful tools to manage County's software upgrade process.
- Assists with the software upgrade process during implementation.
- Manages software upgrade activities post-implementation.
- Manages software upgrade plan activities.
- Coordinates software upgrade plan activities with County and Tyler resources.

- Communicates changes affecting users and department stakeholders.
- Obtains department stakeholder acceptance to upgrade production environment.

5.2.8 County Change Management Lead

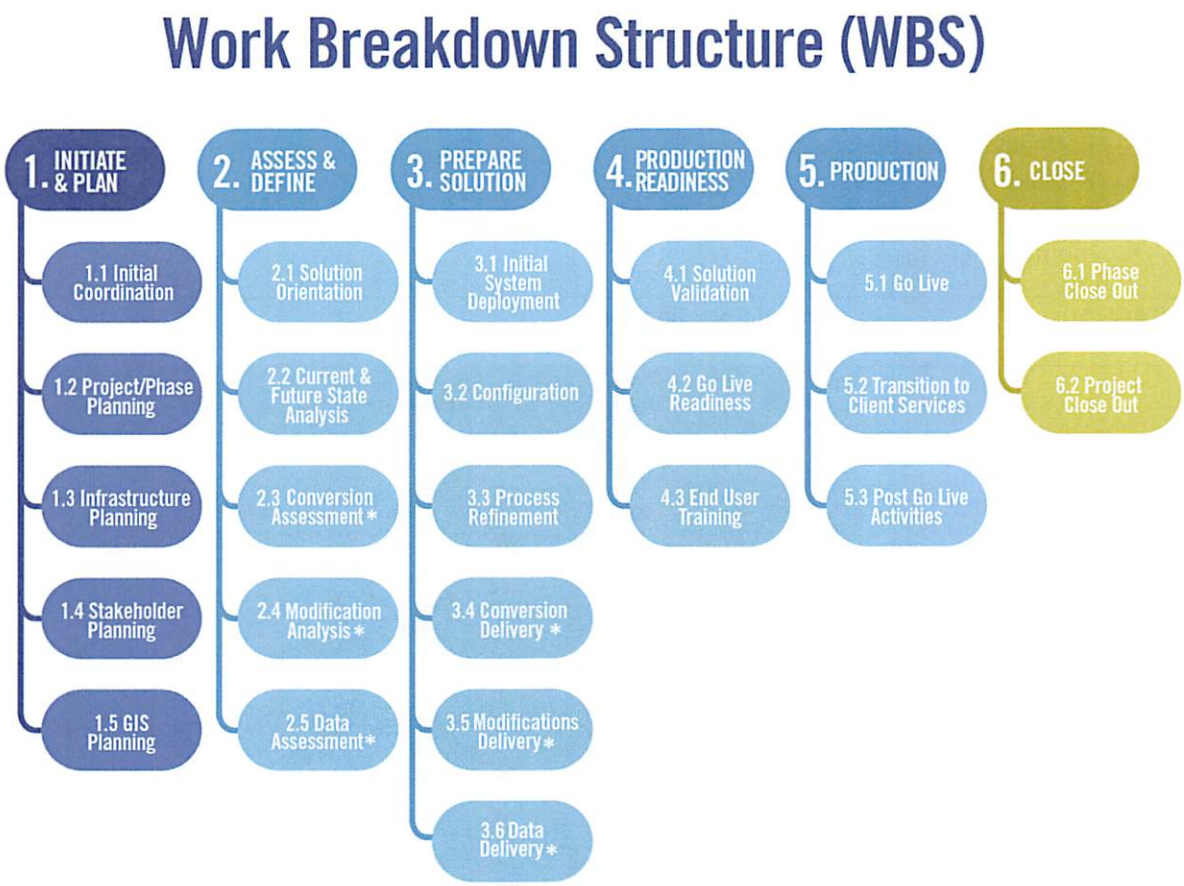
- Validates that users receive timely and thorough communication regarding process changes.
- Provides coaching to supervisors to prepare them to support users through the project changes.
- Identifies the impact areas resulting from project activities and develops a plan to address them proactively.
- Identifies areas of resistance and develops a plan to reinforce the change.
- Monitors post-production performance and new process adherence.

Part 3: Project Plan

6. Project Stages

Work Breakdown Structure

The Work Breakdown Structure (WBS) is a hierarchical representation of a Project or Phase broken down into smaller, more manageable components. The top-level components are called "Stages" and the second level components are called "Work Packages". The work packages, shown below each stage, contain the high-level work to be done. The detailed Project Schedule, developed during Project/Phase Planning and finalized during subsequent stages, lists the tasks to be completed within each work package. Each stage ends with a "Control Point", confirming the work performed during that stage of the Project has been accepted by County.



**Items noted with an asterisk in the graphic above relate to specific products and services. If those products and services are not included in the scope of the contract, these specific work packages will be noted as "Intentionally Left Blank" in Section 6 of the Statement of Work.*

6.1 Initiate and Plan

The Initiate and Plan stage involves Project initiation, infrastructure, and planning. This stage creates a foundation for the Project by identifying and establishing sequence and timing for each Phase as well as verifying scope for the Project. This stage will be conducted at the onset of the Project, with a few unique items being repeated for the additional Phases as needed.

6.1.1 Initial Coordination

Prior to Project commencement, Tyler management assigns project manager(s). Additional Project resources will be assigned later in the Project as a Project schedule is developed. Tyler provides County with initial Project documents used to gather names of key personnel, their functional role as it pertains to the Project, as well as any blackout dates to consider for future planning. County gathers the information requested by the provided deadline ensuring preliminary planning and scheduling can be conducted moving the Project forward in a timely fashion. Internally, the Tyler Project Manager(s) coordinate with sales to ensure transfer of vital information from the sales process prior to scheduling a Project Planning Meeting with County's team. During this step, Tyler will work with County to establish the date(s) for the Project and Phase Planning session.

Objectives:

- Formally launch the project.
- Establish project governance.
- Define and communicate governance for Tyler.
- Identify client project team.

STAGE 1	Initial Coordination																	
	Tyler								Client									
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Tyler project team is assigned	A	R	C	I	I	I	I		I		I						
Client project team is assigned									A	I	R	I	I	I			
Provide initial project documents to County		A	R	C			C		I		I						
Gather preliminary information requested			I						A		R	C		C		C	C
Sales to implementation knowledge transfer		A	R	I	I	I	I				I						

Create Project Portal to store project artifacts and facilitate communication		A	R							I						

Inputs	Contract documents
	Statement of Work

Outputs/Deliverables	Completed initial project documents
	Project portal

Work package assumptions:

- Project activities begin after the agreement has been fully executed.

6.1.2 Project/Phase Planning

Project and Phase planning provides an opportunity to review the contract, software, data conversions and services purchased, identify applications to implement in each Phase (if applicable), and discuss implementation timeframes.

During this work package Tyler will work with County to coordinate and plan a formal Project planning meeting(s). This meeting signifies the start of the Project and should be attended by all County Project team members and the Tyler Project Manager. The meeting provides an opportunity for Tyler to introduce its implementation methodology, terminology, and Project management best practices to County's Project Team. This will also present an opportunity for project managers and Project sponsors to begin to discuss Project communication, metrics, status reporting and tools to be used to measure Project progress and manage change.

Tyler will work with the County Project Team to prepare and deliver the Project Management Plan as an output of the planning meeting. This plan will continue to evolve and grow as the Project progresses and will describe how the project will be executed, monitored, and controlled.

During project planning, Tyler will introduce the tools that will be used throughout the implementation. Tyler will familiarize the client with these tools during project planning and make them available for review and maintenance as applicable throughout the project. Some examples are Solution validation plan, issue log, and go-live checklist.

STAGE 1	Project/Phase Planning																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads

Schedule and conduct planning session(s)		A	R						I		C	C	I				
Develop Project Management Plan		A	R						I		C	C	I				
Develop initial project schedule		A	R	I	I	I	I		I	I	C	C	I	I	C		I

Inputs	Contract documents
	Statement of Work
	Guide to Starting Your Project

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Project Management Plan	Delivery of document
	Project Operational Plan	Delivery of document
	Initial Project Schedule	County provides acceptance of schedule based on resource availability, project budget, and goals.

Work package assumptions:

- County has reviewed and completed the Guide to Starting Your Project document.

6.1.3 Infrastructure Planning

Procuring required hardware and setting it up properly is a critical part of a successful implementation. This task is especially important for Tyler-hosted/SaaS deployment models. Tyler will be responsible for building the environments for a hosted/SaaS deployment, unless otherwise identified in the Agreement. Tyler will install Licensed Software on application server(s) or train County to install License Software. The County is responsible for the installation and setup of all peripheral devices.

Objectives:

- Ensure County's infrastructure meets Tyler's application requirements.
- Ensure County's infrastructure is scheduled to be in place and available for use on time.

STAGE 1	Infrastructure Planning																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts	Department Heads	End Users	Technical Leads

Provide Infrastructure Requirements and Design Document		A	R		C		C				I					I
Initial Infrastructure Meeting		A	R		C		C				C					C
*Schedule SaaS Environment Availability		A	R				C				I					
*Schedule Hardware to be Available for Installation			I				I		A		R					C
Schedule Installation of All Licensed Software		A	R				C				I					I
Infrastructure Audit		A	R				C				I					C

Inputs	1. Initial Infrastructure Requirements and Design Document

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	1. Completed Infrastructure Requirements and Design Document	Delivery of Document
	2. Infrastructure Audit	System Passes Audit Criteria

Work package assumptions:

- County will maintain environment (or virtual environment) for On-Premise deployments.

6.1.4 Stakeholder Meeting

Communication of the Project planning outcomes to the County Project team, executives and other key stakeholders is vital to Project success. The Stakeholder meeting is a strategic activity to inform, engage, gain commitment, and instill confidence in the County team. During the meeting, the goals and objectives of the Project will be reviewed along with detail on Project scope, implementation methodology, roles and responsibilities, Project timeline and schedule, and keys to Project success.

Objectives:

- Formally present and communicate the project activities and timeline.
- Communicate project expectations.

STAGE 1	Stakeholder Meeting	
	Tyler	Client

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Create Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C		I				
Review Stakeholder Meeting Presentation		I	C						A		R		C				
Perform Stakeholder Meeting Presentation	I	A	R	I	I				I	I	C	I	I	I	I	I	I

Inputs	Agreement
	SOW
	Project Management Plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Stakeholder Meeting Presentation	

Work package assumptions:

- None

6.1.5 Intentionally left blank.

6.1.6 Control Point 1: Initiate & Plan Stage Acceptance

Acceptance criteria for this stage includes completion of all criteria listed below.

Note: Advancement to the Assess & Define stage is not dependent upon Tyler's receipt of this stage acceptance.

Initiate & Plan Stage Deliverables:

- Project Management Plan
- Initial Project Schedule

Initiate & Plan stage acceptance criteria:

- All stage deliverables accepted based on acceptance criteria previously defined
- Project governance defined
- Project portal made available to County
- Stakeholder meeting complete

6.2 Assess & Define

The Assess & Define stage will provide an opportunity to gather information related to current County business processes. This information will be used to identify and define business processes utilized with Tyler software. County collaborates with Tyler providing complete and accurate information to Tyler staff and assisting in analysis, understanding current workflows and business processes.

6.2.1 Solution Orientation

The Solution Orientation provides the Project stakeholders a high-level understanding of the solution functionality prior to beginning the current and future state analysis. The primary goal is to establish a foundation for upcoming conversations regarding the design and configuration of the solution.

Tyler utilizes a variety of tools for the Solution Orientation, focusing on County team knowledge transfer such as: eLearning, documentation, or walkthroughs. The County team will gain a better understanding of the major processes and focus on data flow, the connection between configuration options and outcome, integration, and terminology that may be unique to Tyler's solution.

Objectives:

- Provide a basic understanding of system functionality.
- Prepare County for current and future state analysis.

STAGE 2	Solution Orientation																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Provide pre-requisites			A	R							I	I		I	I		I
Complete pre-requisites											A	R		C			C
Conduct orientation			A	R							I	I		I	I		I

Inputs	Solution orientation materials
	Training Plan

6.2.2 Current & Future State Analysis

The Current & Future State Analysis provides the Project stakeholders and Tyler an understanding of process changes that will be achieved with the new system.

County and Tyler will evaluate current state processes, options within the new software, pros and cons of each based on current or desired state and make decisions about the future state configuration and processing. This may occur before or within the same timeframe as the configuration work package. The options within the new software will be limited to the scope of this implementation and will make use of standard Tyler functionality.

The County will adopt the existing Tyler solution wherever possible to avoid project schedule and quality risk from over customization of Tyler products. It is the client's responsibility to verify that in-scope requirements are being met throughout the implementation if functional requirements are defined as part of the contract. The following guidelines will be followed when evaluating if a modification to the product is required:

- A reasonable business process change is available.
- Functionality exists which satisfies the requirement.
- Configuration of the application satisfies the requirement.
- An in-scope modification satisfies the requirement.

Requirements that are not met will follow the agreed upon change control process and can have impacts on the project schedule, scope, budget and resource availability.

STAGE 2	Current & Future State Analysis																	
	Tyler								Client									
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Current State process review			A	R	I	I	I				C	C	C	C			C
Discuss future-state options			A	R	C	C	C				C	C	C	C			C
Make future-state decisions (non-COTS)			C	C	C	C	C				A	R	I	C			C
Document anticipated configuration options required to support future state			A	R	C	C	C				I	I	I	I			I

Inputs	Client current state documentation
	Solution Orientation completion

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables

	Documentation that describes future-state decisions and configuration options to support future-state decisions.	Delivery of document

Work package assumptions:

- County attendees possess sufficient knowledge and authority to make future state decisions.
- County is responsible for any documentation of current state business processes.
- Client is able to effectively communicate current state processes.

6.2.3 Intentionally left blank.

6.2.4 Control Point 2: Assess & Define Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Note: Advancement to the Prepare Solution Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Assess & Define Stage Deliverables:

- Documentation of future state decisions and configuration options to support future state decisions.
- Modification specification document.
- Assess & Define Stage Acceptance Criteria:
- All stage deliverables accepted based on criteria previously defined.
- Solution Orientation is delivered.

6.3 Prepare Solution

During the Prepare Solution stage, information gathered during the Initiate & Plan and Assess & Define stages will be used to install and configure the Tyler software solution. Software configuration will be validated by the client against future state decisions defined in previous stages and processes refined as needed to ensure business requirements are met.

6.3.1 Initial System Deployment

The timely availability of the Tyler Solution is important to a successful Project implementation. The success and timeliness of subsequent work packages are contingent upon the initial system deployment of Tyler Licensed Software on an approved network and infrastructure. Delays in executing this work package can affect the project schedule.

Objectives:

- All licensed software is installed and operational.
- County is able to access the software.

STAGE 3	Initial System Deployment (Hosted/SaaS)*	
	Tyler	Client

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Prepare hosted environment			A				R				I						C
Install Licensed Software with Initial Database on Server(s) for Included Environments			A				R				I						C
Install Licensed Software on Client Devices (if applicable)			I				C				A						R
Tyler System Administration Training (if applicable)			A				R				I						C

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Licensed Software is Installed on the Server(s)	Software is accessible
	Licensed Software is Installed on Clients (if applicable)	Software is accessible
	Installation Checklist/System Document	System Passes
	Infrastructure Design Document (C&J – If Applicable)	

Work package assumptions:

- The most current generally available version of the Tyler Licensed Software will be installed.
- County will provide network access for Tyler modules, printers, and Internet access to all applicable County and Tyler Project staff.

6.3.2 Configuration

The purpose of Configuration is to prepare the software product for validation.

Tyler staff collaborates with County to complete software configuration based on the outputs of the future state analysis performed during the Assess and Define Stage. County collaborates with Tyler staff iteratively to validate software configuration.

Objectives:

- Software is ready for validation.
- Educate County SME how to configure and maintain software.
- Prepare standard interfaces for process validation (if applicable).

STAGE 3	Configuration																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Conduct configuration training			A	R							I	C		C			
Complete Tyler configuration tasks (where applicable)			A	R							I	I		I			
Complete Client configuration tasks (where applicable)			I	C							A	R		C			
Standard interfaces configuration and training (if applicable)			A	R			C				I	C		C			C
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Documentation that describes future state decisions and configuration options to support future state decisions.

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Configured System	N/A

Work package assumptions:

- Tyler provides guidance for configuration options available within the Tyler software. County is responsible for making decisions when multiple options are available.

6.3.3 Process Refinement

Tyler will educate the County users on how to execute processes in the system to prepare them for the validation of the software. County collaborates with Tyler staff iteratively to validate software configuration options to support future state.

Objectives:

- Ensure that County understands future state processes and how to execute the processes in the software.
- Refine each process to meet the business requirements.
- Validate standard interfaces, where applicable.
- Validate forms and reports, where applicable.

STAGE 3	Process Refinement																	
	Tyler								Client									
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Conduct process training			A	R							I	C	I	C			
Confirm process decisions			I	C						A	R	C	I	C			
Test configuration			I	C							A	R		C			
Refine configuration (Client Responsible)			A	R							I	I		I			
Refine configuration (Tyler Responsible)			I	C							A	R		C			
Validate interface process and results			I	C			C				A	R		C			C
Update client-specific process documentation (if applicable)			I	C							A	R		C			
Updates to Solution Validation testing plan			C	C							A	R		C			C

Inputs	Initial Configuration
	Documentation that describes future state decisions and configuration options to support future state decisions.
	Solution validation test plan

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables

	Updated solution validation test plan	
	Completed client-specific process documentation (completed by County)	

Work package assumptions:

- None

6.3.4 Intentionally left blank.

6.3.5 Control Point 3: Prepare Solution Stage Acceptance

Acceptance criteria for this Stage includes all criteria listed below in each Work Package.

Note: Advancement to the Production Readiness Stage is dependent upon Tyler's receipt of the Stage Acceptance.

Prepare Solution Stage Deliverables:

- Licensed software is installed.
- Installation checklist/system document.

Prepare Solution Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Software is configured.
- Solution validation test plan has been reviewed and updated if needed.

6.4 Production Readiness

Activities in the Production Readiness stage will prepare the client team for go-live through solution validation, the development of a detailed go-live plan and end user training. A readiness assessment will be conducted with the client to review the status of the project and the organizations readiness for go-live.

6.4.1 Solution Validation

Solution Validation is the end-to-end software testing activity to ensure that County verifies all aspects of the Project (hardware, configuration, business processes, etc.) are functioning properly, and validates that all features and functions per the contract have been deployed for system use.

Objectives:

- Validate that the solution performs as indicated in the solution validation plan.
- Ensure County organization is ready to move forward with go-live and training (if applicable).

STAGE 4	Solution Validation	
	Tyler	Client

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Update Solution Validation plan			A	R	C						C	C		C			
Update test scripts (as applicable)			C	C	C						A	R		C			
Perform testing			C	C	C						A	R		C			
Document issues from testing			C	C	C						A	R		C			
Perform required follow-up on issues			A	R	C						C	C		C			

Inputs	Solution Validation plan
	Completed work product from prior stages (configuration, business process, etc.)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Solution Validation Report	County updates report with testing results

Work package assumptions:

- Designated testing environment has been established.
- Testing includes current phase activities or deliverables only.

6.4.2 Go-Live Readiness

Tyler and County will ensure that all requirements defined in Project planning have been completed and the Go-Live event can occur, as planned. A go-live readiness assessment will be completed identifying risks or actions items to be addressed to ensure the client has considered its ability to successfully Go-Live. Issues and concerns will be discussed and mitigation options documented. Tyler and County will jointly agree to move forward with transition to production. Expectations for final preparation and critical dates for the weeks leading into and during the Go-Live week will be planned in detail and communicated to Project teams.

Objectives:

- Action plan for go-live established.
- Assess go-live readiness.
- Stakeholders informed of go-live activities.

STAGE 4	Go-Live Readiness

	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Perform Readiness Assessment	I	A	R	C	C	I	C	I	I	I	I		I				I
Conduct Go-Live planning session		A	R	C							C	C	C	C	C		C
Order peripheral hardware (if applicable)			I							A	R						C
Confirm procedures for Go-Live issue reporting & resolution		A	R	I	I	I	I				C	C	I	I	I	I	I
Develop Go-Live checklist		A	R	C	C						C	C	I	C			C
Final system infrastructure review (where applicable)			A				R				C						C

Inputs	Future state decisions
	Go-live checklist

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated go-live checklist	Updated Action plan and Checklist for go-live delivered to County

Work package assumptions:

- None

6.4.3 End User Training

End User Training is a critical part of any successful software implementation. Using a training plan previously reviewed and approved, the Project team will organize and initiate the training activities.

Tyler Led: Tyler provides training for all applicable users. One or multiple occurrences of each scheduled training or implementation topic will be covered.

Tyler will provide standard application documentation for the general use of the software. It is not Tyler's responsibility to develop client specific business process documentation. Client-led training labs using client specific business process documentation if created by the client can be added to the regular training curriculum, enhancing the training experiences of the end users.

Objectives:

- End users are trained on how to use the software prior to go-live.
- County is prepared for on-going training and support of the application.

STAGE 4	End User Training																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Update training plan		A	R	C							C		I		C		
End User training (Tyler-led)		A	R	C							C	C	I	C	C	C	
Train-the-trainer		A	R	C							C	C	I	C			
End User training (Client-led)			C	C							A	R	I	C	C	C	

Inputs	Training Plan
	List of End Users and their Roles / Job Duties
	Configured Tyler System

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	End User Training	County signoff that training was delivered

Work package assumptions:

- The County project team will work with Tyler to jointly develop a training curriculum that identifies the size, makeup, and subject-area of each of the training classes.
- Tyler will work with County as much as possible to provide end-user training in a manner that minimizes the impact to the daily operations of County departments.
- County will be responsible for training new users after go-live (exception—previously planned or regular training offerings by Tyler).

6.4.4 Control Point 4: Production Readiness Stage Acceptance

Acceptance criteria for this stage includes all criteria listed below. Advancement to the Production stage is dependent upon Tyler's receipt of the stage acceptance.

Production Readiness stage deliverables:

- Solution Validation Report.

- Update go-live action plan and checklist.
- End user training.

Production Readiness stage acceptance criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live planning session conducted.

6.5 Production

Following end user training the production system will be fully enabled and made ready for daily operational use as of the scheduled date. Tyler and County will follow the comprehensive action plan laid out during Go-Live Readiness to support go-live activities and minimize risk to the Project during go-live. Following go-live, Tyler will work with County to verify that implementation work is concluded, post go-live activities are scheduled, and the transition to Client Services is complete for long-term operations and maintenance of the Tyler software.

6.5.1 Go-Live

Following the action plan for Go-Live, defined in the Production Readiness stage, County and Tyler will complete work assigned to prepare for Go-Live.

Tyler staff collaborates with County during Go-Live activities. County transitions to Tyler software for day-to day business processing.

Some training topics are better addressed following Go-Live when additional data is available in the system or based on timing of applicable business processes and will be scheduled following Go-Live per the Project Schedule.

Objectives:

- Execute day to day processing in Tyler software.
- Client data available in Production environment.

STAGE 5	Go-Live																	
	Tyler								Client									
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Provide final source data extract, if applicable			C		C						A						R

Final source data pushed into production environment, if applicable			A	C	R						I	C		C			C
Proof final converted data, if applicable			C	C	C						A	R		C			
Complete Go-Live activities as defined in the Go-Live action plan			C	C	C					A	R	C	I	C			
Provide Go-Live assistance			A	R	C	C		I			C	C	I	C		I	C

Inputs	Comprehensive Action Plan for Go-Live
	Final source data (if applicable)

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Data is available in production environment	Client confirms data is available in production environment

Work package assumptions:

- County will complete activities documented in the action plan for Go-Live as scheduled.
- External stakeholders will be available to assist in supporting the interfaces associated with the Go-Live live process.
- The Client business processes required for Go-Live are fully documented and tested.
- The County Project team and subject matter experts are the primary point of contact for the end users when reporting issues during Go-Live.
- The County Project Team and SME's provide business process context to the end users during Go-Live.
- The Tyler Go-Live support team is available to consult with the County teams as necessary.
- The Tyler Go-Live support team provides standard functionality responses, which may not be tailored to the local business processes.

6.5.2 Transition to Client Services

This work package signals the conclusion of implementation activities for the Phase or Project with the exception of agreed-upon post Go-Live activities. The Tyler project manager(s) schedules a formal transition of County onto the Tyler Client Services team, who provides County with assistance following Go-Live, officially transitioning County to operations and maintenance.

Objectives:

- Ensure no critical issues remain for the project teams to resolve.
- Confirm proper knowledge transfer to County teams for key processes and subject areas.

STAGE 5	Transition to Client Services	
	Tyler	Client

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Transfer client to Client Services and review issue reporting and resolution processes	I	I	A	I	I			R	I	I	C	C		C			
Review long term maintenance and continuous improvement			A					R			C	C		C			

Inputs	Open item/issues List

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Client Services Support Document	

Work package assumptions:

- No material project issues remain without assignment and plan.

6.5.3 Post Go-Live Activities

Some implementation activities are provided post-production due to the timing of business processes, the requirement of actual production data to complete the activities, or the requirement of the system being used in a live production state.

Objectives:

- Schedule activities that are planned for after Go-Live.
- Ensure issues have been resolved or are planned for resolution before phase or project close.

STAGE 5	Post Go-Live Activities	
	Tyler	Client

RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Schedule contracted activities that are planned for delivery after go-live		A	R	C	C	C	C	I			C	C	I	C			C
Determine resolution plan in preparation for phase or project close out		A	R	C	C	C		I			C	C	I	C			

Inputs	List of post Go-Live activities

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Updated issues log	

Work package assumptions:

- System is being used in a live production state.

6.5.4 Control Point 5: Production Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below:

- Advancement to the Close stage is not dependent upon Tyler's receipt of this Stage Acceptance.
- Converted data is available in production environment.

Production Stage Acceptance Criteria:

- All stage deliverables accepted based on criteria previously defined.
- Go-Live activities defined in the Go-Live action plan completed.
- Client services support document is provided.

6.6 Close

The Close stage signifies full implementation of all products purchased and encompassed in the Phase or Project. County transitions to the next cycle of their relationship with Tyler (next Phase of implementation or long-term relationship with Tyler Client Services).

6.6.1 Phase Closeout

This work package represents Phase completion and signals the conclusion of implementation activities for the Phase. The Tyler Client Services team will assume ongoing support of County for systems implemented in the Phase.

Objectives:

- Agreement from Tyler and County teams that activities within this phase are complete.

STAGE 6	Phase Close Out																
	Tyler								Client								
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Reconcile project budget and status of contract Deliverables	I	A	R						I	I	C						
Hold post phase review meeting		A	R	C	C	C	C				C	C	C	C			C
Release phase-dependent Tyler project resources	A	R	I								I						

Participants	Tyler	Client
	Project Leadership	Project Manager
	Project Manager	Project Sponsor(s)
	Implementation Consultants	Functional Leads, Power Users, Technical Leads
	Technical Consultants (Conversion, Deployment, Development)	
	Client Services	

Inputs	Contract
	Statement of Work
	Project artifacts

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Final action plan (for outstanding items)	
	Reconciliation Report	
	Post Phase Review	

Work package assumptions:

- Tyler deliverables for the phase have been completed.

6.6.2 Project Closeout

Completion of this work package signifies final acceptance and formal closing of the Project.

At this time County may choose to begin working with Client Services to look at continuous improvement Projects, building on the completed solution.

Objectives:

- Confirm no critical issues remain for the project teams to resolve.
- Determine proper knowledge transfer to County teams for key processes and subject areas has occurred.
- Verify all deliverables included in the Agreement are delivered.

STAGE 6	Project Close Out																	
	Tyler								Client									
RACI MATRIX KEY: R = Responsible A = Accountable C = Consulted I = Informed	Executive Manager	Implementation Manager	Project Manager	Implementation Consultant	Data Experts	Modification Services	Technical Services	Client Services	Executive Sponsor	Steering Committee	Project Manager	Functional Leads	Change Management Leads	Subject Matter Experts (SMEs)	Department Heads	End Users	Technical Leads
Conduct post project review		A	R	C	C	C	C				C	C	C	C			C
Deliver post project report to County and Tyler leadership	I	A	R						I	I	C						
Release Tyler project resources	A	R	I								I						

Inputs	Contract
	Statement of Work

Outputs / Deliverables		Acceptance Criteria [only] for Deliverables
	Post Project Report	Client acceptance; Completed report indicating all project Deliverables and milestones have been completed

Work package assumptions:

- All project implementation activities have been completed and approved.

- No critical project issues remain that have not been documented and assigned.
- Final project budget has been reconciled and invoiced.
- All Tyler deliverables have been completed.

6.6.3 Control Point 6: Close Stage Acceptance

Acceptance criteria for this Stage includes completion of all criteria listed below.

Note: Advancement to the Close Stage is not dependent upon Tyler's receipt of this Stage Acceptance.

Close Stage Deliverables:

- Post Project Report.

Close Stage Acceptance Criteria:

- Completed report indicating all Project deliverables and milestones have been completed.

7. General Assumptions

Tyler and County will use this SOW as a guide for managing the implementation of the Tyler Project as provided and described in the Agreement. There are a number of assumptions which, when acknowledged and adhered to, will support a successful implementation. Assumptions related to specific work packages are documented throughout the SOW. Included here are general assumptions which should be considered throughout the overall implementation process.

7.1 Project

- Project activities will begin after the Agreement has been fully executed.
- The County Project Team will complete their necessary assignments in a mutually agreed upon timeframe in order to meet the scheduled go-live date, as outlined in the Project Schedule.
- Sessions will be scheduled and conducted at a mutually agreeable time.
- Additional services, software modules and modifications not described in the SOW or Agreement will be considered a change to this Project and will require a Change Request Form as previously referenced in the definition of the Change Control Process.
- Tyler will provide a written agenda and notice of any prerequisites to the County project manager(s) ten (10) business days or as otherwise mutually agreed upon time frame prior to any scheduled on-site or remote sessions, as applicable.
- Tyler will provide guidance for configuration and processing options available within the Tyler software. If multiple options are presented by Tyler, County is responsible for making decisions based on the options available.
- Implementation of new software may require changes to existing processes, both business and technical, requiring County to make process changes.
- County is responsible for defining, documenting and implementing their policies that result from any business process changes.

7.2 Organizational Change Management

Unless otherwise contracted by Tyler, County is responsible for managing Organizational Change. Impacted Client resources will need consistent coaching and reassurance from their leadership team to embrace and accept the changes being imposed by the move to new software. An important part of change is ensuring that impacted client resources understand the value of the change, and why they are being asked to change.

7.3 Resources and Scheduling

- County resources will participate in scheduled activities as assigned in the Project Schedule.
- The County team will complete prerequisites prior to applicable scheduled activities. Failure to do so may affect the schedule.
- Tyler and County will provide resources to support the efforts to complete the Project as scheduled and within the constraints of the Project budget.
- Abbreviated timelines and overlapped Phases require sufficient resources to complete all required work as scheduled.
- Changes to the Project Schedule, availability of resources or changes in Scope will be requested through a Change Request. Impacts to the triple constraints (scope, budget and schedule) will be assessed and documented as part of the change control process.
- County will ensure assigned resources will follow the change control process and possess the required business knowledge to complete their assigned tasks successfully. Should there be a change in resources, the replacement resource should have a comparable level of availability, change control process buy-in, and knowledge.
- County makes timely Project related decisions in order to achieve scheduled due dates on tasks and prepare for subsequent training sessions. Failure to do so may affect the schedule, as each analysis and implementation session is dependent on the decisions made in prior sessions.
- County will respond to information requests in a comprehensive and timely manner, in accordance with the Project Schedule.
- County will provide adequate meeting space or facilities, including appropriate system connectivity, to the project teams including Tyler team members.
- For on-site visits, Tyler will identify a travel schedule that balances the needs of the project and the employee.

7.4 Facilities

- County will provide dedicated space for Tyler staff to work with County resources for both on-site and remote sessions. If Phases overlap, County will provide multiple training facilities to allow for independent sessions scheduling without conflict.
- County will provide staff with a location to practice what they have learned without distraction.

8. Glossary

Word or Term	Definition
Acceptance	Confirming that the output or deliverable is suitable and conforms to the agreed upon criteria.
Accountable	The one who ultimately ensures a task or deliverable is completed; the one who ensures the prerequisites of the task are met and who delegates the work to those responsible. [Also see RACI]
Application	A computer program designed to perform a group of coordinated functions, tasks or activities for the benefit of the user.
Application Programming Interface (API)	A defined set of tools/methods to pass data to and received data from Tyler software products
Agreement	This executed legal contract that defines the products and services to be implemented or performed.
Business Process	The practices, policy, procedure, guidelines, or functionality that the client uses to complete a specific job function.
Business Requirements Document	A specification document used to describe Client requirements for contracted software modifications.
Change Request	A form used as part of the Change Control process whereby changes in the scope of work, timeline, resources, and/or budget are documented and agreed upon by participating parties.
Change Management	Guides how we prepare, equip and support individuals to successfully adopt change in order to drive organizational success & outcomes
Code Mapping [where applicable]	An activity that occurs during the data conversion process whereby users equate data (field level) values from the old system to the values available in the new system. These may be one to one or many to one. Example: Old System [Field = eye color] [values = BL, Blu, Blue] maps to New Tyler System [Field = Eye Color] [value = Blue].
Consulted	Those whose opinions are sought, typically subject matter experts, and with whom there is two-way communication. [Also see RACI]
Control Point	This activity occurs at the end of each stage and serves as a formal and intentional opportunity to review stage deliverables and required acceptance criteria for the stage have been met.
Data Mapping [where applicable]	The activity determining and documenting where data from the legacy system will be placed in the new system; this typically involves prior data analysis to understand how the data is currently used in the legacy system and how it will be used in the new system.

Deliverable	A verifiable document or service produced as part of the Project, as defined in the work packages.
Go-Live	The point in time when the Client is using the Tyler software to conduct daily operations in Production.
Informed	Those who are kept up-to-date on progress, often only on completion of the task or deliverable, and with whom there is just one-way communication. [Also see RACI]
Infrastructure	The composite hardware, network resources and services required for the existence, operation and management of the Tyler software.
Interface	A connection to and potential exchange of data with an external system or application. Interfaces may be one way, with data leaving the Tyler system to another system or data entering Tyler from another system, or they may be bi-directional with data both leaving and entering Tyler and another system.
Integration	A standard exchange or sharing of common data within the Tyler system or between Tyler applications
Legacy System	The software from which a client is converting.
Modification	Custom enhancement of Tyler's existing software to provide features or functions to meet individual client requirements documented within the scope of the Agreement.
On-site	Indicates the work location is at one or more of the client's physical office or work environments.
Organizational Change	The process of changing an organization's strategies, processes, procedures, technologies, and culture, as well as the effect of such changes on the organization.
Output	A product, result or service generated by a process.
Peripheral devices	An auxiliary device that connects to and works with the computer in some way. Some examples: scanner, digital camera, printer.
Phase	A portion of the Project in which specific set of related applications are typically implemented. Phases each have an independent start, Go-Live and closure dates but use the same Implementation Plans as other Phases of the Project. Phases may overlap or be sequential and may have different Tyler resources assigned.
Project	The delivery of the software and services per the agreement and the Statement of Work. A Project may be broken down into multiple Phases.

RACI	A matrix describing the level of participation by various roles in completing tasks or Deliverables for a Project or process. Individuals or groups are assigned one and only one of the following roles for a given task: Responsible (R), Accountable (A), Consulted (C), or Informed (I).
Remote	Indicates the work location is at one or more of Tyler's physical offices or work environments.
Responsible	Those who ensure a task is completed, either by themselves or delegating to another resource. [Also see RACI]
Scope	Products and services that are included in the Agreement.
Solution	The implementation of the contracted software product(s) resulting in the connected system allowing users to meet Project goals and gain anticipated efficiencies.
Stage	The top-level components of the WBS. Each Stage is repeated for individual Phases of the Project.
Standard	Software functionality that is included in the base software (off-the-shelf) package; is not customized or modified.
Statement of Work (SOW)	Document which will provide supporting detail to the Agreement defining Project-specific activities, services and Deliverables.
System	The collective group of software and hardware that is used by the organization to conduct business.
Test Scripts	The steps or sequence of steps that will be used to validate or confirm a piece of functionality, configuration, enhancement, or Use Case Scenario.
Training Plan	Document(s) that indicate how and when users of the system will be trained relevant to their role in the implementation or use of the system.
Validation (or to validate)	The process of testing and approving that a specific Deliverable, process, program or product is working as expected.
Work Breakdown Structure (WBS)	A hierarchical representation of a Project or Phase broken down into smaller, more manageable components.
Work Package	A group of related tasks within a project.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 148/2026

SUBJECT: Approve the Employment Agreement for the Director of Planning & Zoning.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: DLJ

Recommendation:
Approve

Purpose of Request:
Purpose of this agenda is to request approval of the Employment Agreement for the Planning and Zoning Director.

History:

Facts and Issues:

Options:

Funding Requested	$ 217,310.44
Are funds within current budget?	Yes
Source of Funds	Development Services Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Budget	Finance
LJ	LJ	JM	TS

Attorney	Administration	Clerk
JL	CR	AD

Attachments:

Financial Supplement
Position Cost Worksheet
Employment Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 148/2026

Funds Requested: $ 217,310.44

Request Budgeted: Yes

Proposed Source of Funding:

Development Services Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	511100-SALARIES	$39,038.46
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512200-FICA	$2,986.58
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512400-RETIREMENT	$5,465.38
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512100-HEALTH INSURANCE	$9,632.68
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512103-CONTRACT EE INSURANCE	$457.04
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512102-LIFE INSURANCE	$129.50
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	511100-SALARIES	$105,961.54
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512200-FICA	$8,106.42
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512400-RETIREMENT	$14,834.62
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512100-HEALTH INSURANCE	$23,436.80
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512103-CONTRACT EE INSURANCE	$1,109.96
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512102-LIFE INSURANCE	$351.50
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512902-TRAVEL/CAR USE ALLOWANCE	$1,299.99
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	512902-TRAVEL/CAR USE ALLOWANCE	$3,899.97
2026	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	523201-COMMUNICATIONS	$150.00
2027	272-DEVELOPMENT SERVICES FUND	7410-PLANNING	523201-COMMUNICATIONS	$450.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: DLJ

Phone: 770-531-6712

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

REQUEST TYPE: FULL-TIME POSITION

4971	Planning
Department #	**Department Name**
Director of Planning and Zoning	
Position Title	**Priority #**

ADDITIONAL PERSONNEL COST CALCULATION

New Position		**Account**
$145,000.00	Salary	**511100**
11,093.00	Taxes	**512200**
20,300.00	Retirement	**512400**
32,508.48	Health	**512100**
1,567.00	Dental & Vision	**512103**
376.00	Life	**512102**
105.00	AD&D	**512102**
561.00	Short Term Disability	**512100**
$211,510.48	**Total Additional Personnel Costs**	

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

Total yearly salary will be $145,000, $39,038 is the prorated amount estimated to be expended for the remainder of FY 2026. Please note taxes, retirement, and benefits are all estimates based on maximum potential cost. There will be a $50 phone reimbursement per month totaling $600, and a vehicle allowance of $433.33 per month totaling $5,199.96

EMPLOYMENT AGREEMENT

Planning and Zoning Director

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

WITNESSETH

WHEREAS, the County desires to employ the services of said **Katie G. Ahmed** as the **Planning and Zoning Director** of Hall County; and

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

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

WHEREAS, the Employee desires to accept employment as **Planning and Zoning Director** for Hall County**;**

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

SECTION 1. **Duties**

The County hereby agrees to employ **Katie G. Ahmed** as **Planning and Zoning Director**, to perform legally permissible functions and duties specified and assigned by the County Administrator or his or her designee.

_____Initials

SECTION 2. **Term**

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

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

SECTION 3. **Termination and Severance Pay**

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

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

_____Initials

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

SECTION 4. Termination Due to Disability

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

SECTION 5. Salary

The County agrees to pay the Employee for his or her services rendered, pursuant hereto, an annual base salary of **$145,000.00,** payable in installments at the same time as other employees of the County are paid, except that the county may put in place cost reduction measures at any time and for any duration as required by a lack of financial resources. The base annual salary and benefits may be reviewed annually by the County Administrator and consideration for increases may be determined based upon the performance of the employee or consideration of providing a Cost of Living Adjustment (COLA).

SECTION 6. Performance Evaluation

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

SECTION 7. Hours of Work

It is generally recognized that the position of **Planning and Zoning Director** involves the devotion of a great deal of time beyond typically recognized business hours.

SECTION 8. Outside Activities

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

SECTION 9. Political Activity

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

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

_____Initials

SECTION 10. Vehicle and Phone

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

SECTION 11. Insurance Benefits

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

SECTION 12. Retirement Benefits

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

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

As applicable, the County will provide for Paid Time Off (PTO) in the same manner as the accruals currently received by other County Employees. In the event that the County changes or adopts a new program for all employees, such changes shall also apply to the **Planning and Zoning Director**. Accrued PTO shall be paid to Employee upon termination of employment.

_____Initials

SECTION 14. Dues, Subscriptions and Professional Development

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

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

SECTION 15. Indemnification

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

SECTION 16. General Provisions

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

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

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

_____Initials

D. This agreement will become effective on the 29th day of March, 2026, and shall continue thereafter unless or until the agreement is terminated by either party as set forth herein.

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

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

HALL COUNTY, GEORGIA

_____

County Administrator

ATTEST:

_____

County Commission Clerk

(Seal)

_____

Employee

APPROVAL AS TO FORM

_____

Justin Lawhon

County Attorney

_____Initials

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 124/2026

SUBJECT: Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:

Approval and authorization for the Chairman to execute an agreement between the Georgia Department of Transportation (GDOT) and Hall County concerning street lighting at proposed roundabouts located along SR 211 (Old Winder Highway) at the Union Church Road and Ridgemoor Drive intersections. Commission District 1.

History:
The Georgia Department of Transportation is currently developing plans to widen and reconstruct State Route 211 (Old Winder Hwy.) from SR 347 (Friendship Road Road) to SR 53 (Winder Hwy.) in southern Hall County. Roundabouts are being proposed along SR 211 (Old Winder Hwy.) at the Union Church Road and Ridgemoor Dr. intersections within this project limits (P.I. No. 0007233).

The agreement stipulates that after project completion and acceptance, Hall County will provide for the repair, maintenance and energy required for operation of the lighting for the roundabouts. Project construction is currently programmed for 2029 and is anticipated to take three years to complete. Hall County would need to budget for the monthly utility costs at the time.

The County Commission previously approved a letter of support in February of 2024 for the lighting at the intersection of SR 211 (Old Winder Highway) and Union Church Road. However, since then, another roundabout has been added to GDOT's project at the SR 211 (Old Winder Highway) and Ridgemoor Drive intersection.

Facts and Issues:

Project construction is currently programmed for 2029 and as part of plan development, GDOT is requesting that Hall County execute the lighting agreement for the roundabouts.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
JG	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Agreement
Sanctuary Policy
Indication of Lighting Support (Approved by BOC 2/22/2024)

INTERGOVERNMENTAL LIGHTING AGREEMENT

BETWEEN

GEORGIA DEPARTMENT OF TRANSPORTATION

AND

HALL COUNTY

THIS AGREEMENT is made and entered into this _____ day of _____, 20__, ("Effective Date") by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and **HALL COUNTY, GEORGIA** acting by and through its Board of Commissioners, hereinafter called the **COUNTY** (the **DEPARTMENT** and the **COUNTY** are sometimes referred to herein individually as a "Party" and collectively as the "Parties").

WHEREAS, the **COUNTY** has represented to the **DEPARTMENT** a desire to obtain roadway/roundabout lighting as part of the **SR 211 FROM SR 347 TO SR 53** project, said lighting to be installed under P.I. No. 0007233, Hall County;

WHEREAS, the **COUNTY** has represented to the **DEPARTMENT** a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the **DEPARTMENT** has relied upon such representation; and

WHEREAS, the **DEPARTMENT** has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the **DEPARTMENT**, funds apportioned to the **DEPARTMENT** by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the **DEPARTMENT** and the **COUNTY** hereby agree each with the other as follows:

ARTICLE I
INSTALLATION

The **DEPARTMENT** or its assigns shall cause the installation of all materials and equipment necessary for roadway/roundabout lighting as part of the **SR 211 FROM SR 347 TO SR 53** project, said lighting to be installed under P.I. No. 0007233, Hall County as shown on Attachment "A" attached hereto and made a part hereof.

ARTICLE II
COUNTY'S RESPONSIBILITIES

1. Upon completion of installation of said lighting system, and acceptance by the **DEPARTMENT**, the **COUNTY** shall assume full responsibility and costs for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The **COUNTY** further agrees to provide and pay for all the energy required for the operation of said lighting system.

2. It is understood by the **COUNTY** that the **DEPARTMENT** has relied upon the **COUNTY'S** representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the **COUNTY** elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the **COUNTY** shall reimburse the **DEPARTMENT** the materials cost for the lighting system. If the **COUNTY** elects to de-energize or fails to properly maintain any individual unit within the lighting system, the **COUNTY** shall reimburse the **DEPARTMENT** for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The **DEPARTMENT** will provide the **COUNTY** with a statement of material costs upon completion of the installation.

ARTICLE III
DEPARTMENT'S OWNERSHIP

The **DEPARTMENT** shall retain ownership of all materials and various components of the entire lighting system. The **COUNTY**, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the **DEPARTMENT**.

ARTICLE IV
TERM OF AGREEMENT

This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The **DEPARTMENT** reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the **COUNTY**.

ARTICLE V
RIGHT OF ENTRY

The **COUNTY** will be permitted to access the **DEPARTMENT'S** Right of Way in order to perform its responsibilities under **ARTICLE II, PARAGRAPH 1,** of this Agreement.

ARTICLE VI
INDEMNIFICATION

To the extent allowed by law, the **COUNTY** and all its successors and assigns, shall release and save harmless the **DEPARTMENT**, past, present and future board members, commissioners, officers, employees, agents, attorneys, affiliates, privies, successors, and assigns, and the State of Georgia, its political subdivisions, departments, agencies, commissions, affiliates, employees, agents, and attorneys from all suits, claims, actions or damages of any nature whatsoever resulting from the **COUNTY'S** access to D**EPARTMENT'S** Right of Way.

ARTICLE VII
MISCELLANEOUS

1. **NON-WAIVER.** No failure of either Party to exercise any right or power given to such Party under this Agreement, or to insist upon strict compliance by the other Party with the provisions of this Agreement, and no custom or practice of either Party at variance with the terms and conditions of this Agreement, will constitute a waiver of either Party's right to demand exact and strict compliance by the other Party with the terms and conditions of this Agreement.
2. **NO THIRD-PARTY BENEFICIARIES**. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this Agreement.
3. **SOVEREIGN IMMUNITY.** Notwithstanding any other provision of this Agreement to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions under the Georgia Constitution.
4. **CONTINUITY.** Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the Parties and the successors and assigns of the Parties.

5. **WHEREAS CLAUSE AND EXHIBITS.** The Whereas Clauses and Exhibits hereto are a part of this Agreement and are incorporated herein by reference.

6. **SEVERABILITY.** If any one or more of the provisions contained herein are for any reason held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7. **CAPTIONS.** The brief headings or titles preceding each provision hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.

8. **INTERPRETATION**. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the same, it being agreed that the agents of all Parties have participated in the preparation hereof.

9. **ENTIRE AGREEMENT.** This Agreement supersedes all prior negotiations, discussion, statements and agreements between the Parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either Party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

GEORGIA DEPARTMENT OF TRANSPORTATION

_____
Commissioner

(SEAL)

ATTEST:

_____
Treasurer

HALL COUNTY

_____
Print Name: _____
Title: _____

(SEAL)

ATTEST:

_____
Print Name: _____
Title: _____

Attachment "A"



Project Location Map

SR 211 from SR 347 to SR 53
Hall County
P.I. No. 0007233

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

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

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

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

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

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

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

INDICATION OF LIGHTING SUPPORT

Georgia Department of Transportation
Office of Program Delivery
600 West Peachtree Street, 25th Floor
Atlanta, Georgia 30308
ATTN: Katyna Knapton, Project Manager

Location

Hall County supports the consideration of lighting at the location specified below.

Description: SR 211 FROM SR 347 TO SR 53

State/County Route Numbers: SR 211, SR 347, SR 53

Project: 0007233

Associated Conditions

The undersigned agrees to participate in the following maintenance of the intersection at Union Church Rd and Howington Rd in the event that the lighting is selected as the preferred concept alternative:

- The full and entire cost to energize the lighting system installed and to provide for the operation/maintenance thereof.

We agree to participate in a formal *Local Government Lighting Project Agreement* during the preliminary design phase. This indication of support is submitted, and all the conditions are hereby agreed to. The undersigned are duly authorized to execute this agreement.

This 22nd day of February, 2024

Attest: _____
County Clerk

By: _____

Title: BOC Chairman

BOARD OF COMMISSIONERS HALL COUNTY GA DEC. 15, 1818

Project Map Location

SR 211 FROM SR 347 TO SR 53

Hall County

PI 0007233



AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 123/2026

SUBJECT: Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of $133,052.00.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve Change Order #2 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities to add a modular Gravix wall and additional water main fittings to Wilson Construction Management, LLC of Norcross, GA, in the amount of $133,052.00.

History:

Original contract approved and awarded by the Board of Commissioners on 12-11-2025.

Facts and Issues:

Options:

Change Order #2 for Purchase Order #20260642 includes two items: (A) eliminating an originally proposed MSE wall (Wall #1) and replacing it with a modular Gravix wall and (B) installation of two additional 22.5 16" DIP Water Main Fittings.

Item A - Gravix Wall: Substituting the originally proposed MSE wall with the Gravix wall will result in a net increase of $126,000.00.

The original construction plan proposed an approximately 1,000 feet Mechanically Stabilized Earth (MSE) wall north in the project area. Construction of the MSE wall is contingent on the full relocation of utilities and requires installation of straps and extensive compaction and settlement testing prior to project acceptance. The Wilson team, along with Earth Wall Products/Gravix, has proposed an alternative solution by changing the currently proposed MSE wall to a Gravix wall design. The Gravix wall is a precast retaining wall system with larger, modular components. By accepting this wall design change, a single continuous lane closure for approximately 5 months would be required to set the wall components utilizing a crane. Wilson has provided an extensive detailed traffic control plan utilizing temporary, portable signals throughout the corridor and proposing the construction to take place during school closures to minimize disruptions and ensure access is maintained to all driveways throughout construction.

Pros:

1. The reduced excavation creates more opportunities to work around utilities in the vicinity. Construction can begin without all relocations complete, speeding up project completion. This will result in overall construction time savings on the project.
2. The proposed wall will be one continuous structure. This will result in a more visually appealing finished product and a structurally improved system.
3. Each wall panel is approximately twice the size of MSE panels. This not only increases the production rate with each panel set but reduces the gaps or joints in the wall system. Less gaps in the wall system will create less opportunity of erosion and systematic failure.
4. Backfill material utilized in Gravix wall eliminates the need for extensive compaction testing and monitoring. This will result in material testing cost savings.
5. Increased quality control and wall longevity/life span due to unique Gravix design (single modular wall pieces)

Item B - (2) 16" DIP Water Main Fittings: Due to unforeseen waterline utility conflicts, two additional water main fittings are required for waterline relocations near Airline Church

Change Order #2 is within project budget.

Both change order items total $133,052.00.

Funding Requested	$ 133,052.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VII
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?	2026-03-26

Approvals:

Submit	Approve	Purchasing	Budget
JW	JG	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
Signature Request
Change Order #2A - Gravix Wall
Change Order #2B - Waterline Items

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 123/2026

Funds Requested: $ 133,052.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	323-SPLOST VII	4971-ENGINEERING	541400-INFRASTRUCTURE	$133,052.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JW

Phone: (770) 531-6800

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CHANGE ORDER EXECUTION SIGNATURE REQUEST

Date: March 11, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Change Order:

Bid/Contract Number: 029-46

Bid/Contract Name: Construction of the Realignment of White Sulphur Road – Phase II

Department(s) Requesting Contract: Public Works

Award Recipient Name: Wilson Construction Management, LLC

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: N/A

☒ Price Increase Requested Increase: $133,052.00

☐ Project/Service Contract FY 2026 Estimated Amount:

☐ Product Contract Estimated Amount:

Comment:

Approve and execute Change Order #2 for IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II (PO #20260642) for Wilson Construction Management, LLC of Norcross, GA in the amount of $133,052.00. Change Order #2 for Purchase Order #20260642 includes two items: (1) eliminating an originally proposed MSE wall (Wall #1) and replacing it with a modular Gravix wall and (2) installation of two additional 22.5 16" DIP Water Main Fittings.
The FY 2026 estimated amount has been reviewed by Budget.

WILSON CONSTRUCTION MANAGEMENT

Change Order Request

After reviewing all cost impacts associated with this proposal, the only item Wilson Construction Management is unable to account for is the No. 57 stone required to backfill the Gravix wall. Please see the detailed cost breakdown below for further reference.

Delete Below Items						
Line	Item	Description	Quantity	Unit	Price	Amount
075	500-3115	CLASS A CONCRETE, TYPE P2, RETAINING WALL	84.00	LF	$ 764.00	$ 64,176.00
080	500-3120	CLASS A CONCRETE, TYPE P3, RETAINING WALL	310.00	LF	$ 909.00	$ 281,790.00
095	621-6213	CONCRETE SIDE BARRIER, TP 6-SC	43.00	LF	$ 750.00	$ 32,250.00
485	627-1000	MSE WALL FACE, 0 - 10 FT HT, WALL NO - - WALL 1A	20.00	SF	$ 120.00	$ 2,400.00
490	627-1010	MSE WALL FACE, 10 - 20 FT HT, WALL NO - - WALL 1A	3,712.00	SF	$ 120.00	$ 445,440.00
495	627-1020	MSE WALL FACE, 20 - 30 FT HT, WALL NO - - WALL 1A	3,615.00	SF	$ 120.00	$ 433,800.00
500	627-1030	MSE WALL FACE, GTR THAN 30 FT HT, WALL NO - -WALL 1A	1,869.00	SF	$ 120.00	$ 224,280.00
505	627-1120	COPING B, WALL NO - - WALL 1A	449.00	LF	$ 596.00	$ 267,604.00
						$ 1,751,740.00

Add Below Items						
Line	Item	Description	Quantity	Unit	Price	Amount
C002	1	Install Gravix Wall	14,044.75	SF	$ 124.73	$ 1,751,740.00
C002	2	Install 57 Stone into Gravix Wall	2,800.00	TNS	$ 45.00	$ 126,000.00
						$ 1,877,740.00
					Net Increase in Contract Value	**$ 126,000.00**

Inclusions
1. Square foot area of the Gravix wall included in this pricing is calculated from the top of level pad to the top of the barrier wall.
2. The quanity of #57 stone backfill is anticipated to be approximatley 7,000 TNS to backfill 100% infill of the Gravix walls. This change order is accounting for 40% of the total volume. Billing will be based on the units installed.

HALL COUNTY BOARD
OF COMMISSIONERS

_____
Chairman, David Gibbs

Date:_____

Thank you,

Chase Neiswender
Project Manager
Wilson Construction Management
937-397-3274

Wilson Construction Management

3/4/2026

Jordan Wallace
Assistant County Engineer
678-622-0426

RE: P.I No. 18095.001 White Sulphur Road at SR 365 Widening and Intersection Improvement – Installation of Two Additional 22.5 16" DIP Water Main Fittings

Ms. Wallace,

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of our present contract and we, therefore, request additional compensation for our efforts to cover the added material, labor and equipment required to perform the work as ordered. We assure you that we will do everything we can to minimize the costs required. The additional costs associated are as follows:

Line	Item	Description	Quantity	Unit	Price	Amount
C003	1	Install 22.5 16" DIP Fittings	2	EA	$3,526	$7,052
	Total					**$7,052**

Notes:

1. *Suggested quantity may vary per actual field condition or from shown in the plan's summary sheet.
2. The submitted price is only valid for 14 days from the date of submission for acceptance. Price revision may be required after 14 days.

In addition to the proposed estimate, we request **0** calendar days to add to the final contract days for preparation and arrangement of materials from supplier and to manage sub-contractor schedule. If you agree with the proposed price and additional days requested, then please let us know so that we can perform the work in a timely manner. Further time extension may be needed depending on the availability of materials to complete the work.

Please know that we at Wilson Construction Management strive to deliver the best to our client with a strong suite of products, high quality customer services and unfailing quality assurance. We are always learning and innovating and will always take necessary steps to complete the project in a timely manner and within the budget.

If you have any questions or concerns regarding this submission, please reach out to me to discuss further.

Thanks,

Chase Neiswender
Wilson Construction Management

HALL COUNTY BOARD
OF COMMISSIONERS

_____
Chairman, David Gibbs

Date:_____

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 642/2025

SUBJECT: Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenence of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approval

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution approving and ratifying closed negotiated settlements and affirm all actions taken relating to the Pond Fork Sewer Project, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the ratification and affirmation for the purposes of construction, access and maintenence of the Pond Fork Sewer Project, subject to the approval of the County Attorney. Commission District 3.

History:

RFQ/P #45-020 Pond Fork Basin Phase 1 Sewer Improvements for Public Works & Utilities was Awarded to W.L. Griffin Company, LLC of Gillsville, GA, in the amount of $9,876,126.97. Agenda Item 523/2024.

Facts and Issues:

Options:

This project is Phase 1 of sewer service in the Pond Fork Basin of South Hall County in accordance with the approved Hall County Sanitary Sewer Master Plan and the approved Pond Fork Sanitary Sewer Master Plan.

The sewer line construction project will consist of 5,300 LF gravity, 13,100 LF of forcemain and one (1) new lift station. The estimated timeline for construction is 18 months once the Notice to Proceed is issued.

Funding Requested	$ 269,748.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-11-13

Approvals:

Submit	Approve	Budget	Finance
WK	WK	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Exhibit A - Easement Financial Status
Easement Drawing
Resolution_-_Updated_Pond_Fork_Sewer_Easement.pdf

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 642/2025

Funds Requested: $ 269,748.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2025	324-SPLOST VIII	4330-SEWER	541100-LAND	$182,983.00
2026	324-SPLOST VIII	4330-SEWER	541100-LAND	$86,765.00

Budget Transfer Items:

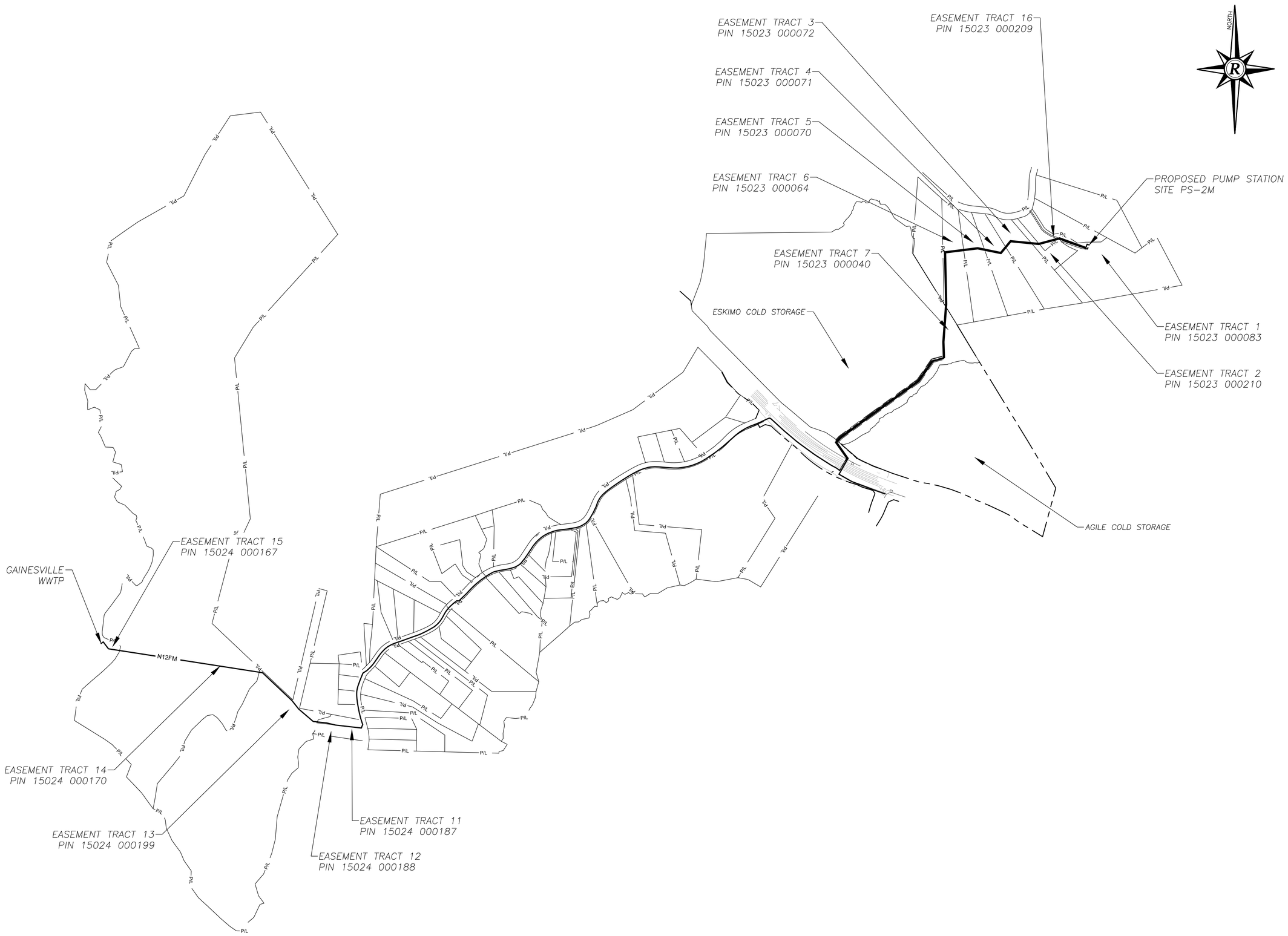
Additional Information/Comments:

Contact for Questions: WK

Phone: 770-329-0863

POND FORK SEWER PROJECT EASEMENT STATUS

PARCEL #	PROPERTY OWNER	OFFER MADE	OFFER AMOUNT	INVOICE DATE / AMOUNT / 30 %	SETTLEMENT AMOUNT	RECEIVED ATTY CERTIFICATE OF TITLE	CLOSING FUNDS REQUESTED FROM HALL COUNTY	DATE OF CLOSING
1	Catherine Calvert	8/12/2024	$38,334.00	8/30/24 / $825 / 30%	$45,000	✓	✓	CLOSED 6/19/2025
2	Josephine Diana Barrett (Deceased)	8/12/2024	$1,829.00	8/30/24 / $825 / 30%	$5,000	✓	✓	CLOSED 8/21/2025
3	Tina A. Troy	8/9/2024	$6,939.00	8/30/24 / $825 / 30%	$21,000	✓	✓	CLOSED 6/2/2025
4	Tina A. Troy	8/9/2024	$5,933.00	8/30/24 / $825 / 30%	$12,000	✓	✓	CLOSED 6/2/2025
5	Brandon L. Daniel	8/12/2024	$5,171.00	8/30/24 / $825 / 30%	$10,000	✓	✓	CLOSED 5/20/2025
6	Lucinda M. Anderson	8/12/2024	$19,521.00	8/30/24 / $825 / 30%	$35,000	✓	✓	CLOSED 3/14/2025
7	Gainesville Freezer, LP				$86,765.00	✓	✓	CLOSED 2/17/2026
~~8~~	~~Agile Cold Storage~~	~~9/5/2024~~	~~$83,808.00~~	~~1/27/25 / $825 / 30%~~	REMOVED FROM PLANS			REMOVED FROM PLANS
~~9~~	~~Viginia Parks Souther Trust~~		~~$500.00~~		REMOVED FROM PLANS			REMOVED FROM PLANS
10	~~Tanveer Investments, LLC~~	~~8/22/2024~~	~~$6,850.00~~	~~8/30/24 / $825 / 30%~~	REMOVED FROM PLANS	✓	✓	REMOVED FROM PLANS
11	Jhovany Armando Bonilla	2/25/2025	$13,804.00	3/4/25 / $825 / 30%	$36,800.00	✓	✓	CLOSED 5/9/2025
12	Rigoberto B. Herrera Cruz	2/19/2025	$2,327.00	3/4/25 / $825 / 30%	$2,327.00	✓	✓	CLOSED 8/13/2025
13	Jorge Del Toro Gutierres	2/19/2025	$15,856.00	3/4/25 / $825 / 30%	$15,856.00	✓	✓	CLOSED 8/11/2025
14	Hall County	n/a	n/a	n/a	n/a	n/a	n/a	n/a
15	City of Gainesville	n/a	n/a	n/a	n/a	n/a	n/a	n/a
				Total:	**$269,748**			



Rochester | DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

EASEMENT EXHIBIT
FOR:

POND FORK BASIN - PHASE 1
SEWER IMPROVEMENTS

HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

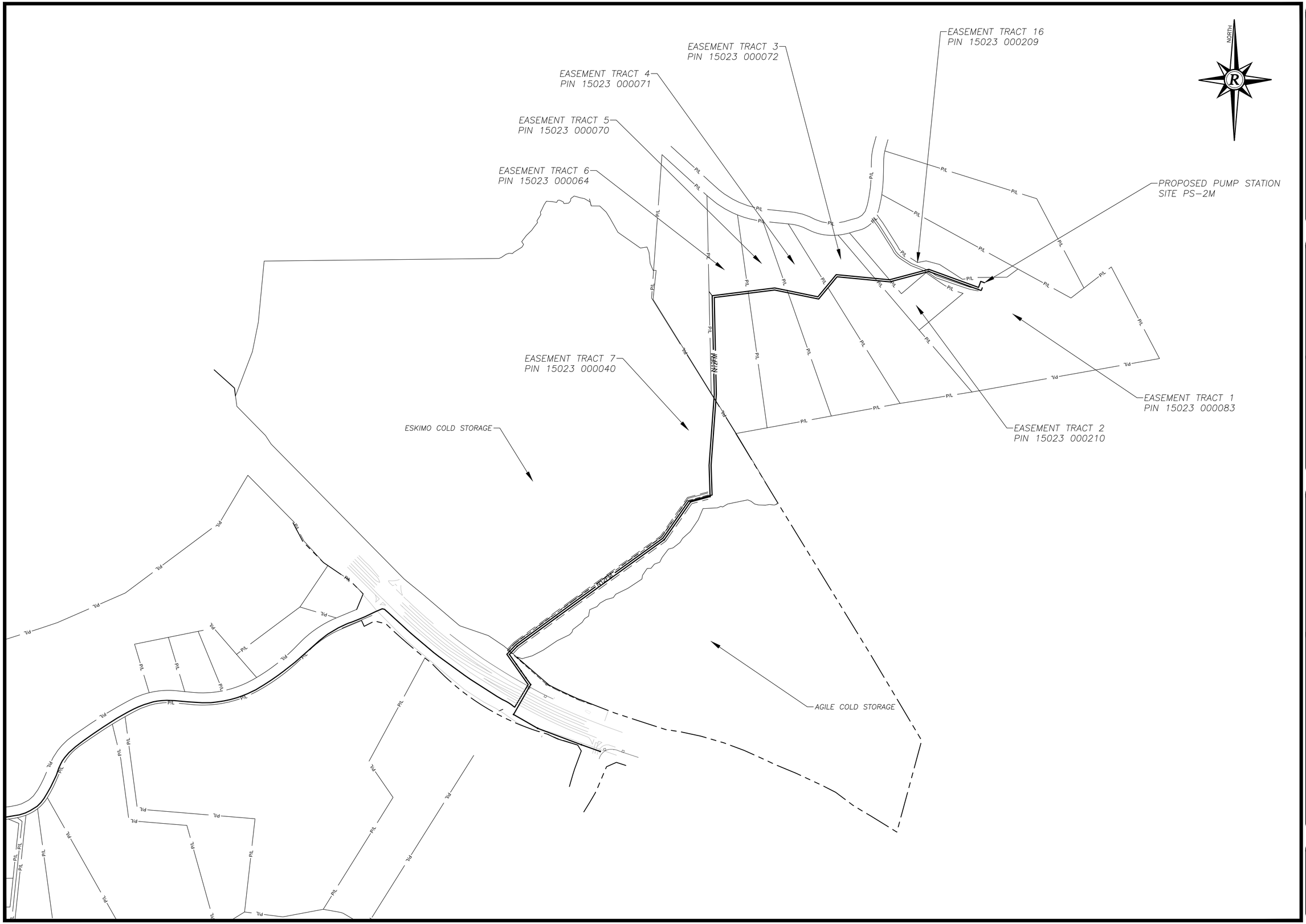
ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. OWNER IS ADVISED TO KEEP A COPY ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
200' 0' 400' 800'

10.22.2025

SHEET 1 OF 2

DATE: 10/22/2025
SCALE: 1" = 400'
JOB NO. G222053.MGT
DWG NO. SEWER
DRAWN BY: SSWITCT



Rochester | DCCM

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

EASEMENT EXHIBIT
FOR:
POND FORK BASIN - PHASE 1
SEWER IMPROVEMENTS
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
100' 0' 200' 400'

10.22.2025

SHEET 2 OF 2

DATE: 10/22/2025
SCALE: 1" = 200'
JOB NO. G222053.MGT
DWG NO. SEWER
DRAWN BY: SSW/TCT

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION APPROVING AND RATIFYING CLOSED NEGOTIATED SETTLEMENTS RELATING TO POND FORK SEWER EASEMENTS AND AUTHORIZING COUNTY AGENTS TO NEGOTIATE REMAINING EASEMENT

WHEREAS, the County has employed Johnson, Mirmiran & Thompson, Inc. (JMT) to negotiate and recommend settlement of easements in connection with the Pond Fork Sewer Project; and

WHEREAS, Hall County Engineering has negotiated and recommended closed settlements as to easements connected with the Pond Fork Sewer Project; and

WHEREAS, the Board of Commissioners has reviewed the closed settlements negotiated by Hall County Engineering as to the easements connected with the Pond Fork Sewer Project and believes that those settlements should be approved and ratified in full by the County; and

WHEREAS, the Board of Commissioners has reviewed the recommended settlement proposed by Johnson, Mirmiran & Thompson, Inc. as to the final remaining necessary easement connected with the Pond Fork Sewer Project and believes that the recommended settlement should also be approved and ratified in full by the County; and

WHEREAS, the Pond Fork Sewer Project will greatly benefit the residents of Hall County and will promote the health, safety, and general welfare of County residents and businesses; and

WHEREAS, the Board of Commissioners has determined that the negotiated closed settlements by Hall County Engineering as to the easements and the recommendation as to the settlement by Johnson, Mirmiran & Thompson, Inc. of the final necessary easement should be approved and ratified by the Board so that the Project may proceed as scheduled.

NOW THEREFORE, the Board of Commissioners of Hall County, Georgia hereby adopts, approves, and ratifies the closed settlements listed on the attached Exhibit A which were negotiated by Hall County Engineering, and the Board of Commissioners further approves and ratifies the proposed settlement amount for the final necessary easement negotiated by Johnson, Mirmiran & Thompson, Inc. in the amount listed on the attached Exhibit A hereto subject to review and approval of the County's Law Department.

SO RESOLVED this the _____ day of_____, 2026.

HALL COUNTY BOARD OF
COMMISSIONERS

_____
Chairman, David Gibbs

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

Exhibit A

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 119/2026

SUBJECT: Approve the acceptance of $1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of $1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields Subdivision. Commission District 4.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Final Plat Information/Agreement

Final Plat Information

Consider Acceptance of $1,320,062.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Laurel Fields FKA Lee Land Farms

Subject Subdivision is located off Lee Land Road

NAME OF SUBDIVISION:	Laurel Fields FKA Lee Land Farms
NAME OF OWNER/DEVELOPER:	Lee Land Farms, LLC
ADDRESS:	1280 S 800 E, Ste 200, Orem, UT 84097
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	February 23, 2026
AMOUNT OF BOND:	$1,320,062.00
FINANCIAL INSTITUTION: AND ADDRESS:	Great Midwest Insurance Company 800 Gessner Rd, Suite 600 Houston, TX 77024
Account No.:	GM-204138

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
4	Juniper Way	50	1256	20	P.M.	----
4	Meadowvale Lane	50	1998	20	P.M.	----

NOTES:

NUMBER OF LOTS:	174
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	42.5 AC

STATE OF GEORGIA,
COUNTY OF HALL

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Lee Land Farms LLC (owner/principal, hereinafter referred to as "Principal"), and Great Midwest Insurance Company (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $ 1,320,062.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, Lee Land Farms LLC (principal) is owner of the Subdivision known as Laurel Fields FKA Lee Land Farms Subdivision, which subdivision is shown on a plat prepared by Floyd & Associates, inc, Georgia Registered Surveyor Number 2801, and

WHEREAS, Lee Land Farms LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of Laurel Fields FKA Lee Land Farms Subdivision for recording purposes, and

WHEREAS, Lee Land Farms LLC (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of Laurel Fields FKA Lee Land Farms Subdivision for public maintenance (not applicable to private developments);

Lee Land Farms LLC (principal) and Great Midwest Insurance Company (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, Lee Land Farms LLC (principal) agrees that all construction of the street system of Laurel Fields FKA Lee Land Farms

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

Lee Land Farms LLC (principal), and

Great Midwest Insurance Company (surety) agree to the following:

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

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

Terms of Guaranty:

Lee Land Farms LLC (principal) and

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

Great Midwest Insurance Company (surety) from Hall County authorizing release of

Lee Land Farms LLC (principal) and

Great Midwest Insurance Company (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on 2/23/2026 (Date) and expires on 2/23/2028 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When

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

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 23 day of February, 2026.

- Lee Land Farms LLC
  PRINCIPAL
  By: _____
  (Corporate Officer or other authorized representative)
  Principal's Address:
  1280 S 800 E, Ste 200, Orem, UT 84097

- Great Midwest Insurance Company
  SURETY
  By: _____
  (Authorized Representative)
  Surety's Address:
  800 Gessner Rd, Suite 600 Houston, TX 77024

- Approved:
  Hall County
  By: _____
  (Chairman)

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

POWER OF ATTORNEY

GM-204138

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:
Pamela A. Glover, Scott Lewis, Robert Norton, Gregory Smith, Alana M. Tompkins

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars ($10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.

GREAT MIDWEST INSURANCE COMPANY

BY _____
Peter B. Smith
President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

CHRISTINA BISHOP
Notary Public, State of Texas
Comm. Expires 04-14-2021
Notary ID 131090488

BY _____
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 23 Day of February, 2026.

BY _____
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Hall County

2875 Browns Bridge Road
Gainesville, GA 30504

P.O. Box 1435
Gainesville, GA 30503

Receipt No.: 294581
Receipt Date: 01/13/2026

RECEIPT

RECORD & PAYOR INFORMATION

Record ID:	HSUB25-0024
Record Type:	H - Subdivision - Final Plat
Property Address:	2522 LEE LAND ROAD, GAINESVILLE, GA 30507
Record Name:	Laurel Fields (FKA Lee Land Farms) FP
Description:	Preliminary approved plans are HDEV24-0124
Payor:	
Primary Contact:	Jill Tompkins

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
01/13/2026	CreditCard	[redacted]	PUBLICUSER1702		$3,460.00

FEE DETAIL

Fee Description	Invoice #	Quantity	Unit	Fee Amount	Current Paid
Sign Fee	318455	4	Quantity	$320.00	$320.00
Bond Deposit	318455	1		$1,000.00	$1,000.00
Final Subdivision Plat	318455	174	Lots	$2,140.00	$2,140.00
				$3,460.00	$3,460.00

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 126/2026

SUBJECT: Approve the 2023, 2024, and 2025 personal property refund in the amount of $2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: JS

Recommendation:
Staff recommends approval

Purpose of Request:
Approve the 2023, 2024, and 2025 personal property refund in the amount of $2,024.03 for overpayment of Hall County taxes regarding account #335923 to James & Allyson Reeves.

History:

Facts and Issues:

Options:

Funding Requested	$ 2,024.03
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-01

Approvals:

Submit	Approve	Budget	Finance
JS	JS	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Financial Supplement
Supporting Documentation

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 126/2026

Funds Requested: $ 2,024.03

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	$2,024.03

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 770.631.6722

2023, 2024, and 2025 Refund Request

Personal Property Account 335923

James and Allyson Reeves

2014 Correct Craft Nautique

Mrs. Reeves recently contacted us questioning the number of watercrafts on her account. After looking at the account, it was determined that the 2 vessels were in fact the same boat and they were being doubled taxed on it.

We picked up the boat from the Marina List, but it had an Alabama registration on it. When it was registered with the Georgia DNR, we picked it up again but with the correct model and information. No return was ever filed by the taxpayers and no appeals ever made.

Attached are supporting documents including request for refund, copies of paid bills, and the TCO spreadsheet listing refund amounts.

Refund request is valid and is recommended for approval.

Account	335923			
Year	Original Value	Corrected Value	Difference	Estimated County Refund
2023	113,200	43,200	70,000	666.54
2024	113,200	43,200	70,000	666.74
2025	113,200	43,200	70,000	690.75
				$ 2,024.03 total

HALL COUNTY **Tax Commissioner**
SERVICE | EFFICIENCY | ACCOUNTABILITY

2023 Property Tax Statement

Darla Eden CPA TAX COMMISSIONER
Richard Steele CHIEF DEPUTY TAX COMMISSIONER

hallcountytax.org
propertytax@hallcounty.org
Phone: 770.531.6950
Text: 833.602.8497
PO Box 1579 • Gainesville GA 30503

TAX BILL NUMBER:	MAP CODE	OWNER OF RECORD
2023-117725	P335923	REEVES JAMES G REEVES ALLYSON T
DISTRICT		**PROPERTY LOCATION & DESCRIPTION**
001 UNINCORPORATED		0 2 Watercraft

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS STATEMENT
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

BOARD OF TAX ASSESSORS APPRAISAL VALUES		EXEMPTIONS & CREDIT SAVINGS	
LAND	0	EXEMPTIONS	0.00
BUILDING	0	SALES TAX CREDIT	116.32
TOTAL FAIR MARKET VALUE	113,200	INSURANCE PREMIUM CREDIT	56.01
ASSESSED (40%)	45,280	**TOTAL SAVINGS**	**$172.33**
ACREAGE	0.00		

COUNTY GOVERNMENT TAXES — Levied by the Board of Commissioners and representing 32.55% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
GROSS COUNTY M&O	45,280	0	45,280	6.009	272.09
SALES TAX CREDIT	45,280	0	45,280	-2.569	-116.32
GROSS UNINC FIRE	45,280	0	45,280	3.887	176.00
INSURANCE PREMIUM CREDIT	45,280	0	45,280	-1.237	-56.01
EMERGENCY SERVICES	45,280	0	45,280	0.571	25.85
DEVELOPMENT SERVICES	45,280	0	45,280	1.005	45.51
PARKS & LEISURE SERVICES	45,280	0	45,280	0.364	16.48
Total					**$363.60**

COUNTY SCHOOL TAXES — Levied by the Board of Education and representing 67.45% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
SCHOOL M&O	45,280	0	45,280	15.640	708.18
SCHOOL BOND	45,280	0	45,280	1.000	45.28
Total					**$753.46**

COUNTY SPECIAL ASSESSMENTS	AMOUNT	COMBINED TAXES & ASSESSMENTS	AMOUNT
SOLID WASTE	0.00	2023 AD VALOREM TAXES	1,117.06
STORMWATER	0.00	ASSESSMENTS	0.00
STREETLIGHTS	0.00		
		LATE OR NON FILING PENALTY	0.00
		PREVIOUS PAYMENTS	- 1,136.60
TOTAL COUNTY SPECIAL ASSESSMENTS	**$0.00**	**GRAND TOTAL DUE ON THIS STATEMENT**	**$0.00**

PAYMENT OPTIONS

Online: hallcountytax.org (scan QR code on the back)
Mail: Check or Credit/Debit Cards
In Person: (Appointments preferred), Hall County Government Center 2875 Browns Bridge Rd. Gainesville, GA 30504 M–F 8am – 5pm
Drive-Up Drop Box: (Available 24/7), Located across from front doors at the Hall County Government Center under the breezeway.

RETURN THIS PORTION WITH YOUR PAYMENT

TAX BILL NUMBER:	MAP CODE	DUE DATE	TOTAL DUE	AMOUNT PAID
2023-117725	P335923	11/15/2023	$0.00	$1,136.60

Make check payable to **Hall County Tax Commissioner** and include bill number on check.Payments by credit or debit card accepted.
Please fill out information below and return by mail or place in the drive-up drop box.

REEVES JAMES G
REEVES ALLYSON T
4585 MONTCLAIR CIRCLE

GAINESVILLE, GA 30506

AMOUNT $_____ EXPIRATION DATE _____
CARD # _____
CARD BILLING ZIP CODE _____ CVV _____
CARDHOLDER PRINTED NAME _____
CARDHOLDER SIGNATURE _____
PHONE NUMBER _____
Credit and Debit Card Fees Apply

HALL COUNTY **Tax Commissioner**
SERVICE | EFFICIENCY | ACCOUNTABILITY

2025 Property Tax Statement

Darla Eden CPA TAX COMMISSIONER
Richard Steele CHIEF DEPUTY TAX COMMISSIONER

hallcountytax.org
propertytax@hallcounty.org
Phone: 770.531.6950
Text: 833.602.8497
PO Box 1579 • Gainesville GA 30503

TAX BILL NUMBER:	MAP CODE	OWNER OF RECORD
2025-118969	P335923	REEVES JAMES G REEVES ALLYSON T
DISTRICT		**PROPERTY LOCATION & DESCRIPTION**
001 UNINCORPORATED		0 2 Watercraft

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS STATEMENT
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

BOARD OF TAX ASSESSORS APPRAISAL VALUES		EXEMPTIONS & CREDIT SAVINGS	
LAND	0	EXEMPTIONS	0.00
BUILDING	0	SALES TAX CREDIT	105.05
TOTAL FAIR MARKET VALUE	113,200	INSURANCE PREMIUM CREDIT	57.82
ASSESSED (40%)	45,280	**TOTAL SAVINGS**	**$162.87**
ACREAGE	0.00		

COUNTY GOVERNMENT TAXES — Levied by the Board of Commissioners and representing 32.83% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
GROSS COUNTY M&O	45,280	0	45,280	5.547	251.17
SALES TAX CREDIT	45,280	0	45,280	-2.320	-105.05
GROSS UNINC FIRE	45,280	0	45,280	3.677	166.49
INSURANCE PREMIUM CREDIT	45,280	0	45,280	-1.277	-57.82
EMERGENCY SERVICES	45,280	0	45,280	0.571	25.85
DEVELOPMENT SERVICES	45,280	0	45,280	1.180	53.43
PARKS & LEISURE SERVICES	45,280	0	45,280	0.437	19.79
Total					**$353.86**

COUNTY SCHOOL TAXES — Levied by the Board of Education and representing 67.17% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
SCHOOL M&O	45,280	0	45,280	14.990	678.75
SCHOOL BOND	45,280	0	45,280	1.000	45.28
Total					**$724.03**

COUNTY SPECIAL ASSESSMENTS	AMOUNT	COMBINED TAXES & ASSESSMENTS	AMOUNT
SOLID WASTE	0.00	2025 AD VALOREM TAXES	1,077.89
STORMWATER	0.00	ASSESSMENTS	0.00
STREETLIGHTS	0.00		
		LATE OR NON FILING PENALTY	0.00
		PREVIOUS PAYMENTS	- 1,077.89
TOTAL COUNTY SPECIAL ASSESSMENTS	**$0.00**	**GRAND TOTAL DUE ON THIS STATEMENT**	**$0.00**

PAYMENT OPTIONS

Online: hallcountytax.org (scan QR code on the back)
Mail: Check or Credit/Debit Cards
In Person: (Appointments preferred), Hall County Government Center 2875 Browns Bridge Rd. Gainesville, GA 30504 M–F 8am – 5pm
Drive-Up Drop Box: (Available 24/7), Located across from front doors at the Hall County Government Center under the breezeway.

RETURN THIS PORTION WITH YOUR PAYMENT

TAX BILL NUMBER:	MAP CODE	DUE DATE	TOTAL DUE	AMOUNT PAID
2025-118969	P335923	1/23/2026	$0.00	$1,077.89

Make check payable to **Hall County Tax Commissioner** and include bill number on check.Payments by credit or debit card accepted.
Please fill out information below and return by mail or place in the drive-up drop box.

REEVES JAMES G
REEVES ALLYSON T
4585 MONTCLAIR CIRCLE

GAINESVILLE, GA 30506

AMOUNT $_____ EXPIRATION DATE _____
CARD # _____
CARD BILLING ZIP CODE _____ CVV _____
CARDHOLDER PRINTED NAME _____
CARDHOLDER SIGNATURE _____
PHONE NUMBER _____
Credit and Debit Card Fees Apply

HALL COUNTY **Tax Commissioner**
SERVICE | EFFICIENCY | ACCOUNTABILITY

2024 Property Tax Statement

Darla Eden CPA TAX COMMISSIONER
Richard Steele CHIEF DEPUTY TAX COMMISSIONER

hallcountytax.org
propertytax@hallcounty.org
Phone: 770.531.6950
Text: 833.602.8497
PO Box 1579 • Gainesville GA 30503

TAX BILL NUMBER:	MAP CODE	OWNER OF RECORD
2024-118103	P335923	REEVES JAMES G REEVES ALLYSON T

DISTRICT	PROPERTY LOCATION & DESCRIPTION
001 UNINCORPORATED	0 2 Watercraft

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS STATEMENT
If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.

BOARD OF TAX ASSESSORS APPRAISAL VALUES		EXEMPTIONS & CREDIT SAVINGS	
LAND	0	EXEMPTIONS	0.00
BUILDING	0	SALES TAX CREDIT	105.91
TOTAL FAIR MARKET VALUE	113,200	INSURANCE PREMIUM CREDIT	56.01
ASSESSED (40%)	45,280	**TOTAL SAVINGS**	**$161.92**
ACREAGE	0.00		

COUNTY GOVERNMENT TAXES — Levied by the Board of Commissioners and representing 32.85% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
GROSS COUNTY M&O	45,280	0	45,280	5.573	252.35
SALES TAX CREDIT	45,280	0	45,280	-2.339	-105.91
GROSS UNINC FIRE	45,280	0	45,280	3.637	164.68
INSURANCE PREMIUM CREDIT	45,280	0	45,280	-1.237	-56.01
EMERGENCY SERVICES	45,280	0	45,280	0.571	25.85
DEVELOPMENT SERVICES	45,280	0	45,280	1.180	53.43
PARKS & LEISURE SERVICES	45,280	0	45,280	0.437	19.79
Total					**$354.18**

COUNTY SCHOOL TAXES — Levied by the Board of Education and representing 67.15% of your total ad valorem tax amount

	ASSESSED VALUE	- EXEMPTIONS	= TAXABLE VALUE	X MILLAGE RATE	= TAXES LEVIED
SCHOOL M&O	45,280	0	45,280	14.990	678.75
SCHOOL BOND	45,280	0	45,280	1.000	45.28
Total					**$724.03**

COUNTY SPECIAL ASSESSMENTS	AMOUNT	COMBINED TAXES & ASSESSMENTS	AMOUNT
SOLID WASTE	0.00	2024 AD VALOREM TAXES	1,078.21
STORMWATER	0.00	ASSESSMENTS	0.00
STREETLIGHTS	0.00		
		LATE OR NON FILING PENALTY	0.00
		PREVIOUS PAYMENTS	- 1,135.30
TOTAL COUNTY SPECIAL ASSESSMENTS	**$0.00**	**GRAND TOTAL DUE ON THIS STATEMENT**	**$0.00**

PAYMENT OPTIONS

Online: hallcountytax.org (scan QR code on the back)
Mail: Check or Credit/Debit Cards
In Person: (Appointments preferred), Hall County Government Center 2875 Browns Bridge Rd. Gainesville, GA 30504 M–F 8am – 5pm
Drive-Up Drop Box: (Available 24/7), Located across from front doors at the Hall County Government Center under the breezeway.

RETURN THIS PORTION WITH YOUR PAYMENT

TAX BILL NUMBER:	MAP CODE	DUE DATE	TOTAL DUE	AMOUNT PAID
2024-118103	P335923	11/15/2024	$0.00	$1,135.30

Make check payable to **Hall County Tax Commissioner** and include bill number on check.Payments by credit or debit card accepted. Please fill out information below and return by mail or place in the drive-up drop box.

REEVES JAMES G
REEVES ALLYSON T
4585 MONTCLAIR CIRCLE

GAINESVILLE, GA 30506

AMOUNT $_____ EXPIRATION DATE _____
CARD # _____
CARD BILLING ZIP CODE _____ CVV _____
CARDHOLDER PRINTED NAME _____
CARDHOLDER SIGNATURE _____
PHONE NUMBER _____
Credit and Debit Card Fees Apply

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 102/2026

SUBJECT: Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of $96,053.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $16,950.00 is required.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: HH

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the DUI Treatment Court to fund staff, increase surveillance, counseling, drug testing, supplies, and training, in the amount of $96,053.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $16,950.00 is required.

History:

Hall County has received CJCC funding for DUI court since 2014.

Facts and Issues:

Options:

DUI Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we serve nearly 600 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. We make all of this work together to provide efficient and effective programs for the participants we serve.

Funding Requested	$ 16,950.00
Are funds within current budget?	Yes
Source of Funds	General Fund/ Multiple Grant 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:

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

Attachments:

Financial Supplement
FY27 CJCC DUI Court Budget Breakdown
FY27 Accountability Court RFP
FY27 Hall County DUI Grant Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 102/2026

Funds Requested: $ 16,950.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund/ Multiple Grant Funds

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	334110-STATEâ€OPERATING DIRECT	$-96,053.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	511100-SALARIES	$15,394.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	512200-FICA	$1,178.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	512100-HEALTH INSURANCE	$439.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	512400-RETIREMENT	$2,566.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	521000-PROFESSIONAL SERVICES	$27,120.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	531100-GENERAL SUPPLIES AND MATERIALS	$47,964.00
2027	250-MULTIPLE GRANT FUND	2162-DUI COURT	523500-TRAVEL	$1,392.00
2027	100-GENERAL FUND	2162-DUI COURT	511100-SALARIES	$16,950.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance will be July 1, 2026- June 30, 2027. No net new positions are being requested.

Contact for Questions: HH **Phone:** (770) 536-3837

FY2027 CACJ/CJCC Grant Applications (July 1, 2026 - June 30, 2027)
Treatment Services
Hall Co. DUI Court (250-2162)

Personnel (511100)						Fringe Calculations		
Title	*CACJ CAP*	*Salary Request*	*Fringe Benefits Request*		*FICA*	*Health/STD/Life Insu*	*WC*	*Retirement*
Case Manager	$ 44,125.00	$ 15,394.08	$ 4,182.69	$ 19,576.77	$ 1,177.64	$ 439.37	$ -	$ 2,565.68
		$ -	$ -		$ -		$ -	
		$ 15,394.08	$ 4,182.69		$ 1,177.64	$ 439.37	$ -	$ 2,565.68
Total Request	**$ 19,576.77**							
Technical/Professional Services (521000)								
CPT	$ 18,720.00	***$65/hour x 12 hours/month x 2 officers x 12 months***						
New Hope/Treatment Provider (Indigent Defense)	$ 8,400.00	**$1,400/year x 6 clients**						
Total Request	**$ 27,120.00**							
Supplies (531100)								
Thermofisher Reagents	$ 26,413.86	*See Hall Supplies tab for breakdown			*Abbott Labs*	*Cost Per Unit*	*# of Units*	*Total*
Abbott Labs (Confirmation Testing)	$ 21,550.00				*Confirmation Test*	$ 14.00	150	$ 2,100.00
Total Request	**$ 47,963.86**				*Comprehesive Panel*	$ 50.00	290	$ 14,500.00
					Speciality Test	$ 33.00	150	$ 4,950.00
Travel (523500)							*Total*	$ 21,550.00
CACJ Conference Expenses (x8) Mileage	$ 1,392.00	*240 miles x $.725/mile x 8 people*						
Total Request	**$ 1,392.00**							
Total Grant Request	***$ 96,052.63***							
Match Requirement	***$ 16,950.46***							

CACJ/CJCC Estimated Cost Per Participant	$	1,278
Program Census (Projected for FY26)		75
Total:	$	95,850

Project Descriptions:

Treatment Services is the agency umbrella encompassing all programs in our circuit. This allows for sharing of resources across programs and greatly increases our ability to provide services. Hall County absorbed some personnel associated with DUI Court under the General Fund budget in 2007 making the program a permanent fixture. Program participants are charged a monthly fee of $40 to help offset some operational costs. DUI Court has maintained a steady annual census, but the population of Hispanic/Latino participants has increased by 11% since 2023, now comprising 44% of all active participants. Approximately 17% of our current active DUI Court participants identify Spanish as their primary language, thus prompting an urgent need to supplement our program operations and services with Spanish-speaking resources for this population. The Treatment Services budget is made up of County General Fund, DATE Funds, participant fees, drug testing lab revenue, evaluations revenue, and grant awards. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget. Additional assistance comes from Friends of Recovery, a nonprofit organization formed in 2006 to support Hall County's accountability court programs.

DUI Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we serve nearly 750 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. We make all of this work together to provide efficient and effective programs for the participants we serve.

Supplies (4229) Breakdown

ThermoFisher Reagent Pricing List

Customer #C1002043

Hall Co. DUI Court

Analyte	*# Annual Tests*	*# Annual Kits*	*Yield*	*Kit Price*	*Price/Test*	*# of Units*	*Total*
ETOH	*12,000*	*1.2*	*9,027*	*$2,618*	*0.29*	0	$0
Amphetamine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Barbiturate	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Benzodiazepine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Cocaine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Creatinine	*30,000*	*3.3*	*9,027*	*$903*	*0.1*	2	$1,805
Ecstasy	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
EDDP (Methadone Metabolite)	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
ETG	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	3	$7,853
Fentanyl CJF	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
General Oxidant	*12,000*	*1.3*	*9,456*	*$946*	*0.1*	0	$0
Hydrocodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Opiate	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Oxycodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
PH Validity	*12,000*	*1.5*	*7,960*	*$796*	*0.1*	0	$0
Propoxyphene (PPX)	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Specific Gravity	*12,000*	*1.3*	*9,027*	*$908*	*0.1*	0	$0
THC	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Heroine/6-AM	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Buprenorphine	*12,000*	*10.7*	*1,118*	*$324*	*0.29*	3	$973
Kratom (Mitragynine)	*2,400*	*2.1*	*1,118*	*$1,288*	*1.15*	1	$1,288
Synthetic Cannabinoids (UR-144/XLR-11)	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	0	$0
Synthetic Cannabinoids (AB-PINACA	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	0	$0
Fentanyl II Cutoff Cal	*~*	*~*	*~*	*$132*	*~*	0	$0
Fentanyl II Neg Cal	*~*	*~*	*~*	*$132*	*~*	0	$0
Fentanyl II Control	*~*	*~*	*~*	*$176*	*~*	8	$1,408
					Total Request:		***$26,416***

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

At the direction of the Funding Committee under the Council of Accountability Court Judges (CACJ) the Criminal Justice Coordinating Council (CJCC) is pleased to announce that it is seeking applications for competitive funding for qualified new and existing Accountability Courts in the State of Georgia.

State of Georgia
Accountability Court Funding Program
FY27 Solicitation Packet

Eligibility

Applicants are limited to local entities for new and existing Adult Felony Drug Court, Adult Mental Health Court, Veterans Treatment Court, DUI Court, Family Treatment Court, Juvenile Treatment Court.

Any applications received of the same court type within a single jurisdiction (circuit or county) will be reviewed together and considered one application.

Deadline

Applications are due by 5:00 p.m. on Thursday, February 26, 2026.

Available Funding

The amount available for distribution will be determined by the legislature during the 2026 session. There is a 15% cash match requirement.

Award Period

July 1, 2026, through June 30, 2027

Release Date: January 26, 2026

THIS GRANT IS NOT INTENDED TO FUND YOUR PROGRAM 100%.

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

SECTION I: OVERVIEW AND INSTRUCTIONS

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (CJCC) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of twenty-four members representing various components of the criminal justice system.

Overview of the State of Georgia's Accountability Court Funding Program

The Council of Accountability Court of Judges (CACJ) was created in 2015 by the Georgia Legislature and by Governor Nathan Deal to provide courts with the critical funding necessary to support the growth of Accountability Courts in Georgia to reduce the prison population.

How to Apply

Interested applicants should review the FY27 Solicitation Packet in its entirety, and submit the completed application, including the requested information and all required attachments, using the link provided to the court by CJCC on or before 5 p.m., February 26, 2026. The application is the only acceptable format for submitting the narratives and budget for this funding year. It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format; scanned or handwritten copies of the application will not be accepted. The CACJ and CJCC will host virtual question and answer webinar on Wednesday, January 28, 2026. Any application that does not adequately answer all applicable questions will be considered incomplete and will not be reviewed for funding.

Match Requirement (15 percent CASH match)

Applicants must identify the source of the 15 percent non-state portion of the total project costs and how they will use match funds. Match is restricted to the same uses of funds as allowed for the state funds. Applicants may satisfy this match requirement with cash only (no in-kind services).

Match Waiver: The CACJ may waive the match requirement upon a determination of fiscal hardship. To be considered for a waiver of match, a letter of request signed by the Authorized Representative or Program Judge must be submitted with the grant application, defining the fiscal hardship. Fiscal hardship is defined in terms related to reductions in overall budgets, furloughing or reductions in force of staff or other similar documented actions by the local governing authority which have resulted in severe budget reductions. A match waiver request must be submitted as a separate attachment to the application and titled as the "*Match Waiver.*"

NOTE: You do NOT need to match every item you are requesting but must supply a 15% match in the overall budget request. The match must be from one of the allowable categories.

The formula for calculating the match is:

The requested grant amount multiplied by 15 = then divided by 85, will give you your total match.

Required Match Example: 15 percent match requirement: for a state award amount of $100,000, match would be calculated as follows:

State Award x 15/85= Match Ex. $100,000 x 15/85 = $17,647

To verify take state award + match x 15% Ex. 117,647 x 15% = 17,647

SECTION II: SOLICITATION PROCESS

Please read and understand the Certification for Accountability Court Funding attachment before completing the application. All accountability courts shall attend training and submit a proposed budget/narrative for all funds requested through this grant.

Existing Courts

Complete all sections of the application, unless noted otherwise.

Implementation Courts

Complete sections of the application to the best of your ability. The committee understands that you may not have all the answers yet but expects that you have thought through all of the issues related to each section of the application.

Application Review

Applications will be reviewed and assessed by the CACJ Funding Committee members and its designated representatives who will consider the following:

1. Past compliance with all financial and programmatic reporting requirements.
2. Overall quality and completeness of the application.
3. Demonstration of clear, measurable, and appropriate project goals.
4. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.
5. The use of evidenced-based treatment.
6. Responsiveness to peer review, certification, and treatment fidelity findings.
7. The use of other funding sources, including participant fees.
8. Adequate correlation between the cost of the project and the objective(s) to be achieved; and
9. Sharing resources among each accountability court within the circuit is strongly encouraged. All applications within each circuit will be reviewed together.

Only complete applications received by the deadline will be reviewed. When an application is received by the CJCC, there is no commitment on the part of the CACJ Funding Committee to fund an application or to fund it at the amount requested. All areas of the budget are subject to review and approval. Decisions

related to these budget areas are based on both eligibility and reasonableness. The CACJ Funding Committee has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.
Applications for funding will undergo several reviews. At any point during these reviews, a decision not to fund a project or any part thereof may be made. These decisions are within the complete discretion of the CACJ Funding Committee.

Funding Decisions

All funding decisions related to CJCC applications received in response to this solicitation are made by the CACJ Funding Committee and are based on the availability of funding. The Council will inform the applicants of funding decisions through grant awards. Applicants should not make assumptions regarding funding decisions until they have received official written notification of awards or denials signed by the CJCC Council Director.

Once an award is made, the CACJ in conjunction with CJCC, maintains discretion to determine that a grantee is not compliant with applicable policies, and upon such a determination may terminate further funding and require reimbursement of grant funds to the CACJ.

Restrictions on Use of Funds

For this grant period, grant funds will not be allowed to be used for: out of state training, any part of a salary or pay supplements for state or county paid employees, office space, utilities, furniture (existing courts only), incentives, monthly cell phone charges, case management software (including maintenance and upgrades), vehicles, weapons, office supplies (existing courts only), construction projects and grant administrative overhead.

Supplantation

Funds must be used to supplement existing funds for program activities and cannot replace or supplant funds that have been appropriated for the same purpose. Generally, supplanting occurs when a local government or program reduces local or other available funds for an activity specifically because state funds are available (or expected to be available) to fund that same activity. When supplanting is not permitted, any State grant funds may not replace any local, or other available funds that have been appropriated or allocated for the same purpose. In those instances when a question of supplanting arises, the applicant or grantee will be required to substantiate that the reduction in non-state resources occurred for reasons other than the receipt or expected receipt of state funds.

SECTION III: POST-AWARD REQUIREMENTS

Grant Acceptance

Grantees wishing to accept FY27 funding must submit signed Acceptance Letters and Special Conditions to the CJCC Office, so it is received no later than 5 p.m., June 30, 2026. The CACJ Funding Committee will assume your court rejects its FY27 award if these acceptance documents are not received by this submission deadline.

Special Conditions

At the time of the grant award, the CACJ Funding Committee will assign special conditions, as deemed appropriate for the program. The special conditions will outline the grantee's responsibilities, as well as state regulations that must be followed, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to CJCC by 5 p.m., June 30, 2026. (see above). **One fourth of all awarded funding must be requested in that quarter's SER each reporting period. This means that the expenditure must be paid by your local funding agency and CJCC reimbursement has been requested within that reporting period. Any unused funds each quarter end will be retained by the CJCC to be managed by the CACJ. This is a reimbursement grant.** If awarded funds, your court will be required to submit check stubs and copies of invoices to CJCC for reimbursement on a quarterly basis. **Training is made available to each court that accepts grant funding. Please see www.cacj.georgia.gov for the training dates and attendee requirements.** Expenses for training will be reimbursed by the CACJ Funding Committee.

Additionally, awards can only be made to circuits whose fiscal agents do not appear on the Georgia Department of Audits & Accounts (DOAA) audit list. If the program's fiscal agent is not removed from the audit list by the end of Q2, the funds that were initially earmarked for all state-funded accountability court programs using that fiscal agent will be retained by the Funding Committee to be used for other allowable purposes. No grant award for FY27 can be given to an accountability court program under those circumstances. Similarly, if an award is made but the program's fiscal agent then appears on the audit list, no reimbursements can be made until the fiscal agent is removed from the audit list.

Reporting Requirements

Recipients of this FY27 grant award will be required to complete and submit SER and a CACJ electronic data submission report, due no later than 15 days after each quarter end. Failure to submit reports in a timely fashion could result in a 10% penalty that will be based on the initial grant award. Subgrantees are given a 10-day grace before any action is taken (applies to SER only). **The electronic data submission reports will be generated using the state-approved case management systems during FY27. The CACJ will present implementation courts with the opportunity to select a state-approved case management system on or about July 1, 2026.**

SER (Sub-grant Expenditure Requests)*:* Reimbursement requests for expenses incurred during the grant period on either a monthly or quarterly basis. To request reimbursement, the recipient must submit a financial report within fifteen days of the month's end date, to their designated grant specialist.

FY 2027 CACJ Grant Application

2. Intro

Welcome to the Council of Accountability Court Judges (CAJC), FY27 Grant Application. The CACJ only will accept grant applications through this electronic survey. Your court should complete this document by February 26th, 2026 to apply for state funds.

How to navigate, saving and submitting the application:
Please note the 'Back' and 'Next' buttons at the bottom of each page. These will help you to navigate within the application. If you need to update any question at any time, you can go back to it using the previous button. All information filled in one page will be saved after you hit the 'Next' button. You do not need to answer the whole survey at once. You can save the information already provided (clicking 'Next') and come back later. The application will be submitted when you click submit at the end of the survey. Please, do not click to submit the application if you have not completed it or had not downloaded the PDF Report.
The PDF Report that was downloaded from the online survey and other applicable attachments must be uploaded to CACJ. The completed application packet must be uploaded by the due date of February 26th 2026. If you have questions about the grant completion or submission process, please contact Kimberly Howard, Director of Training and Operations at CACJ at kimberly.howard@georgiacourts.gov.
If you need any other technical assistance, please contact Lola Henry, research analyst at CJCC, at lola.henry@cjcc.ga.gov

Calculations:
This document is arranged so that the only information you need to enter is the amount you are requesting, the units, and the number of units. The survey does the rest of the work for you. Do not worry about calculating totals. If you find a mistake in the calculations, please contact Lola Henry, Research Analyst at CJCC, at lola.henry@cjcc.ga.gov. All of the budget sections are summed and presented in aggregate on the report that will be sent by e-mail. A summary of the total requested funds is also available at the end of the grant application survey.

Narrative:
On the 'Narrative' pages, please describe your court program, sustainability plan, and need for transportation costs. The Budget narrative should thoroughly and clearly describe every category of expense listed. Proposed budgets are expected to be complete, reasonable and allowable, cost-effective, and necessary for project activities. The explanation should be mathematically sound and correspond with the information and figures provided in the Budget Request. The explanation should explain how all costs were estimated and calculated and how they are relevant to the program.

3. General Information

Name of person filling out this form:

Heather Herrington

Please enter a valid Email Address. (Note: Your application summary report will be sent out to the Email Adress entered below.)

Heather.Herrington@nejcga.gov

Please re-enter your email address:

Heather.Herrington@nejcga.gov

Phone (xxx-xxx-xxxx):

770-536-3837

On April 23rd-25th, 2026 who will be available to answer questions on this grant, if the committee shall have any?

Heather Herrington

Please provide a phone number for this person (xxx-xxx-xxxx):

770-536-3837

Please indicate the primary court you are filling out this application for:

Hall County DUI Court

Please indicate the second court you are filling this application out for, if applicable:

Please indicate the third court you are filling this application out for, if applicable:

What Judicial Circuit do you operate in?

Northeastern

Please select your primary program type:

DUI Court

Please select your secondary program type, if applicable:

What court level does your court operate in?

State

How many participants to you expect to serve in FY27 with requested grant funds?

125

4. Other Fund Sources CFY Gate

ALL Other Funds Sources - Current Fiscal Year FY26

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the CURRENT STATE Fiscal Year, from July 2025 to June 2026 Make sure to select all applicable options. Please indicate whether the fund source is an annual fund source. If it is not, please provide the end date in the form mm/dd/yyyy.

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Did your court(s) receive funds from sources that were NOT state/CJCC funds?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
Any other non-CACJ funds

Yes

5. Other Funds CFY Fund Types

Please indicate which sources your court received other funds from this fiscal year, FY26:

Byrne-JAG
Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

6. Other Funds CFY Follow up

Reminder: These questions pertain to funds your court will receive inthis fiscal year: (July 2025-June 2026)

Please indicate the total amount of funding received per source:

Byrne-JAG : 4160
Date Fund : 53847
Independent 501(c)3 : 500
Local Government (Municipal or County) : 153086
Participants Fees : 18195
Revenue from lab : 40300
All other non-CACJ Funds : 15967

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Byrne-JAG	0	0	0	0	0	0	0	4160	0
Date Fund	0	1098	0	1056	40854	1920	1920	0	7629
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	1504	103362	640	800	0	46780
Participants Fees	0	0	0	1152	0	1944	1272	0	13827
Revenue from lab	15996	0	0	3456	0	560	1280	0	19008
All other non-CACJ Funds	0	0	0	0	1173	0	0	14794	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/26 as the end date.

Byrne-JAG : 09/30/2026
Date Fund : 01/01/2026
Independent 501(c)3 : 01/01/2026
Local Government (Municipal or County) : 01/01/2026
Participants Fees : 01/01/2026
Revenue from lab : 01/01/2026
All other non-CACJ Funds : 12/31/2026

7. Other Info for CFY OF

Please provide any other information you would like to share about other fund sources for FY26 below:

Our FY26 budget was supported through county funds, DATE funds, participant fees, laboratory revenue, and grant funding, with limited supplemental support from Friends of Recovery. DUI Court maintained stable enrollment and an average census of approximately 80 participants.

8. Other Fund Sources NFY Gate

ALL Other Funds Sources - Next Fiscal Year FY27

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the NEXT STATE Fiscal Year (July 2026-June 2027).

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Will your court(s) will receive funds from sources that are NOT state/CJCC funds in the NEXT FISCAL YEAR, FY27?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
All other non-CACJ funds

Yes

9. Other Funds NFY Fund Types

Please indicate which sources your court(s) will receive funding from next fiscal year, FY27, from below:

Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

10. Other Funds NFY Follow up

Reminder: These questions pertain to funds your court will receive in thenext fiscal year (July 2026-June 2027):

Please indicate the total amount of funding received by each source:

Date Fund : 71332
Independent 501(c)3 : 500
Local Government (Municipal or County) : 159313
Participants Fees : 20947
Revenue from lab : 42220
All other non-CACJ Funds : 105572

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Date Fund	0	852	0	560	58068	2080	1920	0	7852
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	1520	106916	640	820	0	49417
Participants Fees	0	0	0	1664	0	2624	1920	0	14739
Revenue from lab	15996	0	0	3456	0	592	1312	0	20864
All other non-CACJ Funds	0	0	0	0	82065	3200	0	20307	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/27 as the end date.

Date Fund : 01/01/2027
Independent 501(c)3 : 01/01/2027
Local Government (Municipal or County) : 01/01/2027
Participants Fees : 01/01/2027
Revenue from lab : 01/01/2027
All other non-CACJ Funds : 01/01/2027

11. Other Info NFY OF

Please provide any other information you would like to share about other fund sources for FY27 below:

Treatment Services anticipates a similar operating budget in FY27 compared to FY26; however, the FY27 budget has not yet been reviewed or approved by the Board of Commissioners and remains subject to change. Funding sources include County General Funds, DATE funds, participant fees, laboratory revenue, and grant awards. This shared structure allows Treatment Services to maximize efficiency, share staffing and treatment resources, and expand access to services for participants. ARPA funding has supported select personnel positions, while Opioid Settlement Trust funds support medication-assisted treatment (MAT) services agency-wide.

12. Coordinator Info

How many years of experience will your court coordinator have as of July 2026?

15

Will the certified court coordinator program be completed by the court coordinator as of July 2026?

Yes

13. Sustainability and Cooperation Narrative

Describe the sustainability plan for your court(s). Accountability Courts, new and existing, should begin working towards sustainability upon the inception of the program. It is prudent for a court to consider various methods of funding in the event that grant funds are not available. Sustainability plans, which may include an action plan to attain funding without the use of grant funds, should be fully described. Every court should strive to have the ability to continue operations in the event of a loss or significant reduction in state funds. It is the CACJ's objective to encourage courts to be sustainable in the event state funds are reduced. The CACJ wants to invest in sustainable programs.

How would your programs maintain operations in the event state funds were lost and your state grants were reduced or eliminated?

Treatment Services actively plans for sustainability by consolidating resources and sharing staff and services across all accountability court programs. In the event of a reduction or loss of state grant funding, the agency would prioritize maintaining core operations through a combination of County General Funds, DATE funds, participant fees, laboratory revenue, and nonprofit support. Based on the documented $4 million economic impact of our programs, Treatment Services would seek formal consideration by County Commissioners to absorb all grant-funded positions into the General Fund.

How much local funding have your courts requested? How much has been approved?

Treatment Services requests funding annually to support salaries/fringe benefits, building maintenance costs, and operational costs. By sharing a combined operational budget, our agency is able to stretch funds further to provide needed services to participants and maintain staff necessary to operate the various programs. We consider program census to calculate overall percentage for each program's operational budget. No operating budget for FY27 has yet been approved by our local Board of Commissioners at the time of this application submission. We are hopeful to receive a similar budget as approved for FY26.

Have you experienced any barriers in obtaining local funds from the counties within your circuit? If so, what have they been?

Date funds and lab revenue have historically been the largest contributors to our operational budget. We have made strides to increase lab revenue but have no control over local DATE fund collections as these are generated from legal cases which are not directly linked to our programs. While the Board of Commissioners continues to support existing positions, current fiscal constraints have limited the county's ability to absorb additional personnel at this time, making continued grant funding essential to maintaining program operations.

14. Sharing Resources

When applicable, CACJ strongly encourages the sharing of resources between accountability court programs and/or other agencies.

Does your court currently share resources?

Yes

What resources do your court(s) share?

Drug Lab
Drug Tests
Surveillance Officer Time
Treatment Providers
Office Space
Lab Technicians
Transportation/Vehicles for Participants

Please briefly explain with which court(s) resources are shared:

Hall County Drug Court, Mental Health Court, Family Treatment Court, and DUI Court operate under an integrated model that maximizes efficiency through shared resources across all programs. All courts utilize the same in-house drug testing laboratory, including shared drug testing supplies, reagents, confirmation testing services, and full-time Lab Technicians. This centralized lab structure ensures consistency, rapid turnaround times, and cost-effective operations. Surveillance services are also shared across programs. Surveillance officers conduct home visits and field contacts for participants in all accountability courts, allowing for coordinated monitoring while minimizing duplication of personnel costs. Treatment services are delivered by in-house counselors and clinical staff who serve participants across all court tracks, regardless of program designation. This cross-program staffing model promotes responsible stewardship of grant and county funding. By leveraging shared personnel, lab services, and surveillance resources, Hall County's accountability courts maintain high-quality supervision and treatment while operating below statewide average costs per participant.

Does your court plan to begin sharing resources with other court(s) in the near future?

Please explain why you do not plan to engage in resource sharing:

Has your court considered collaborating with other courts to create a track model?

We already use a collaborative track model

Do you plan to adopt a track model in the future?

Please briefly describe the obstacles to instituting a collaborative track model for your court(s):

15. Non-personnel sharing questions

Please describe the sharing program for resources other than personnel between your court(s) and any plans for expansion of resource sharing in the future:

All courts share drug testing reagents, confirmation services, supplies, and surveillance officers. Resources are distributed using a census-based formula that allocates resources proportionate to program population.

Please explain what your future plans for resource sharing are:

What obstacle(s) has your court faced in the past that have prevented resource sharing?

How do you plan to overcome the aforementioned obsacle(s) with your upcoming resource sharing plan?

16. Personnel Sharing Page

Is the sharing of personnel between your court(s) case dependent?

No

Please explain the deciding factors in cases that determine the sharing of personnel:

Please explain the system in place for your shared personnel:

Personnel are shared across courts as part of a structured staffing model to allow for efficient use of resources. The Clinical Evaluator, Lab Coordinator, Lab Techs, Intake Coordinator, Clinical Supervisor and Residential Case Manager were established to serve all programs. Treatment providers provide counseling services to all participants, regardless of program or track.

You indicated that your court program(s) does not share personnel resources.
Please briefly explain why your court does not share personnel resources:

17. Court Narrative

Please fully, but concisely, describe your request/project/expansion. Explain why your request cannot be funded using other funding sources. Include any appropriate additional documentation that may help explain your project.
Please note: if you include information that is not relevant, or is voluminous, the committee may choose to not consider it.

Please describe in detail how state grant funds are budgeted and how this funding source works together with the other funding sources to create comprehensive programs:

We are requesting funding for 12 hours per week of our Case Manager's salary and fringe benefits. The Case Manager position is currently funded in part from this grant and county funds. This position is vital to the operations of the DUI Court program and cannot be supported entirely in the county's current budget. We are requesting funding for community policing, drug testing supplies and services, and training. Requested grant funds will support field surveillance visits conducted by off-duty Sheriff's Department officers. Funding will also assist in purchasing drug testing reagents for our in-house lab and costs associated with confirmation and specialty testing. With 122 DUI Court participants served in 2025, our requested funding of $96,052 is nearly 49% below the statewide average grant expenditure of $143,228. Our request equates to an average cost of $787 per participant, which is $387 below the statewide average of $1,174. This demonstrates our ability deliver comprehensive supervision and treatment services at a significantly reduced cost while maintaining program integrity.

CACJ encourages well-written and reasonable applications for state funding. If your circuit is requesting an increase of 10% or more than the total amount of state funds awarded in the fiscal year FY26, please detail the need for additional funds. CACJ will prioritize requests based on an increase in participant census.

Request is not greater than 10% of FY26 award.

Have any courts in your circuit de-obligated state funds within the past two fiscal years?

Yes

Please explain the circumstances of previous de-obligations and the plan to prevent a de-obligation from occurring in the future:

Any past de-obligation was in response to personnel/staffing issues. While we make every effort to stay fully staffed, this situation is sometimes out of our control and vacancies or changes in pay rate/benefits from old to new staff is not something that can projected exactly. Since we are not allowed to move funds from Personnel to other areas in the grant, they are returned to CACJ if not utilized. We make concerted efforts to spend all funds as approved and awarded and will ensure that future grant funds are spent.

Did any of your courts receive a note or comment from the CACJ funding committee on their FY26 grant award?

No

Please explain how the court(s) addressed the Committee's note or comment:

Please provide any additional information you would like to share below:

18. Participants Fees Page

Did your court(s) collect participants fees in the last fiscal year, FY26?

Yes

How much did your court(s) collect in participant fees in the previous fiscal year, FY26?

37482

Please explain why your court(s) do or do not collect participant fees.

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS covered in this application.

Our program collects weekly participant's fees at the rate of $10. We have found that this financial investment by participants helps foster more engagement in treatment and program requirements.

How does the collection of participant fees support the operations of the court(s)?

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS to which it applies.

Participant fee collections for the the DUI Court are utilized to help offset costs associated with drug testing. The operational costs of our lab include supplies, personnel time, and contract officers to collect screens during morning/evening hours and weekend shifts. Participants fees directly contribute to funds needed for purchasing reagents, drug testing collection supplies, breathalyzers, and other materials needed for daily lab operation. While these funds are helpful, they are not lucrative enough to adequately sustain program operations.

19. Budget Priority

Please select the budget priority order for your court(s):

	First	Second	Third	Fourth	Fifth	Sixth	Seventh
Personnel	X						
Contract Services		X					
Drug Testing Supplies			X				
Other Costs							X
Equipment						X	
Training and Travel				X			
Transportation					X		

Please provide a brief rationale for your budget choices:

Please ensure you mention each budget item and their ranking in your answer.

The personnel position we are asking for in this grant is vital to the continued operations and growth opportunities for the program. The case manager maintains the caseload of over 80 participants for the DUI Court program and is responsible for the tracking of participant progress.

Regular surveillance visits by our community policing officers is an integral part of program success and effectiveness. Treatment Services shares a pool of officers who conduct home visits on a weekly basis for all programs in our county. We apply for funding for each program and share these resources to best maximize the number of visits conducted during each shift. We request funds to assist indigent DUI Court participants with treatment costs.

Treatment Services operates an in-house drug testing lab which serves all of the programs in our judicial circuit. Wedivide our funding request for reagents among all of the programs in our county to better utilize funding and sharing of resources. Continued funding to purchase reagents is vital to the operation of all programs as this ensures compliance with program rules and treatment effectiveness.

We require all staff to attend the annual CACJ Conference along with various other trainings throughout the year. grant funding to cover travel expenses directly related to the CACJ Conference will allow us to ease the financial burden to team members and further incentivize attendance.

20. Grid for PDF

Grand Totals

Sources	Requested Funds	Matched Funds	Total Budget Amount
Personnel	19576.77	16950.46	36527.23
Contract Services	27120	0	27120
Drug Testing Supplies	47963.86	0	47963.86
Other Costs	0	0	0
Equipment	0	0	0
Training and Travel	1392	0	1392
Transportation	0	0	0
Total CACJ Funds	96052.63	16950.46	113003.09

Personnel Salaries

Position Title	Hourly Rate	Hours per Week	Weeks Requested	Total Salary
Program Case Manager	12	24.67	52	15394.08
				0
				0
				0
				0
				0
				0
				0
				0
				0
			Grand Total:	19576.77

Personnel Benefits:

Position Title	Benefit 1	Cost	Benefit 2	Cost	Benefit 3	Cost	Benefit 4	Cost	Total
Program Case Manager	FICA	1177.64	Health Insurance	439.37	401K/Pension	2565.68			4182.69
									0
									0
									0
									0
									0
									0
									0
									0
									0

								Grand Total:	4182.69

Other Personnel Information:

How personnel funds will be used:

The DUI Court grant currently partially supports one Case Manager position. The case manager position maintains the caseload of over 60 participants for the DUI Court program and is responsibl

Other benefit information:

We have 28 hours/week of the salary budgeted in our operating budget and request the additional 12 hours per week and full fringe benefits from the grant to keep the position fulltime.

Contracts and MOUs:

Position Title	Rate Unit	Rate/Unit	Total Units	Anticipated Numbers	Provider Type	Total Requested Cost
Lae Enforcement/Surveillance Officer	Per Hour	65	288	15	Sheriff's Department	18720
Treatment Provider	Per Session	700	12	12	Non-CSB	8400
						0
						0
						0
						0
						0
						0
						0
						0
					Total Cost:	27120

Other Contract Information:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our

County Drug Labs:

Rate per Test	Panels Tested/Rate	Tests Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Drug Supplies
Consumables

Consumable	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Monitoring

Monitoring Equipment	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Confirmation

Confirmation Test	Cost per Test	Tests Requested	Total
Redwood	14	150	2100
Redwood	50	290	14500
Redwood	33	150	4950
			0
			0

			0
			0
			0
			0
			0
		Grand Total:	21550

Onsite

Onsite Device	Company Used	Panels Tested	Cost per Unit	Units Requested	Total
					0
					0
					0
					0
					0
					0
				Grand Total:	0

Reagents: Typical Drugs

Drugs	Cost per Test	Tests Requested	Total
Barbiturates			0
Buprenorphine	.29	3354	972.66
Cocaine/Crack			0
ETG	.29	27081	7853.49
Methadone	.29	9027	2617.83
Methamphetamine	.29	9027	2617.83
Opiates			0
Oxycodone	.29	9027	2617.83
Propoxyphene			0
THC	.29	9027	2617.83
Other	.29	15251	4422.79
		Grand Total:	23720.26

Reagents: Synthetic Drugs

Drugs	Cost per Test	Tests Requested	Company Used:	Total:
Ecstasy/MDMA				0
Fentanyl	.95	1482	Thermofisher	1407.9
Inhalents				0
Ketamine				0
Kratom	1.15	1118	Thermofisher	1285.7
LSED				0
Quaaludes				0
Rohypnol				0
Steroids				0
Synthetic Cannabinoids (K2/Spice)				0
Synthetic Stimulants (Bath Salts)				0
Tryptamines (Psilocybin)				0
Tramadol				0
Other				0
			Grand Total:	2693.6

Other Reagents Information:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collects and analyzes screens for all accountability court programs in our circuit and we

Supplies

Supply Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other supplies information:

Equipment

Equipment Type	Cost per Unit	Units Requested	Total
			0
			0

			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other equipment info:

CACJ Conference

Team Member Name	Role	Last Attendance Year
Larry Baldwin	Judge	2025
Dalton Kane	Attorney	2025
Inez Grant	Attorney	2025
John Lucas	Probation Officer	2025
Joseph Summer	Attorney	2025
Katie Bruner	Accountability Courts Coordinator	2025
Diane Acuna	Case Manager	2025
Sydney Saylors	Treatment Provider	2025

:

Justification for additional members:

:

Total Mileage	Total Hotel Rooms	Total Cost
1392	0	1392

Reason(s) court did not use all slots last year (if applicable)

Other details about conference request:

Training and Travel

Staff/Contractor Name	Training Cost	Roundtrip Mileage	Number of Trips	Total
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
			Grand Total:	0

Other details about training and travel:

Transportation

Mode of Transportation	Unit	Rate Per Unit	Total Units	Under Contract	Total
County Vehicle Mileage					0
Driver Time (County Vehicle)					0
Public Transportation					0
Private Transportation (Uber/Taxi)					0
Bike Share					0
Other					0
				Grand Total:	0

Courts involved in transportation project:

Number of participants to take place in project:

How many new participants will this project add if funded:

Description of transportation project:

Additional details about transportation project:

21. Personnel Request Gate

Are you requesting personnel funding?
Note: if you are providing personnel funding as MATCH ONLY, click no

Yes

How many personnel positions are you requesting?

1

22. Personnel Requests

Please answer the following questions for the *first* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

12

Hourly Rate:

24.67

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

1177.64

Benefit two:

Health Insurance

Benefit two cost:

439.37

Benefit three:

401K/Pension

Benefit three cost:

2565.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The DUI Court grant currently partially supports one Case Manager position. The case manager position maintains the caseload of over 60 participants for the DUI Court program and is responsible for the tracking of participant progress, data collection, data dissemination, and accurate and timely maintenance of all spreadsheets.

Please provide any additional details you would like to include regarding fringe benefits requested:

We have 28 hours/week of the salary budgeted in our operating budget and request the additional 12 hours per week and full fringe benefits from the grant to keep the position fulltime.

23. Personnel Requests 2

Please answer the following questions for the *second* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

24. Personnel Requests 3

Please answer the following questions for the *third* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

25. Personnel Requests 4

Please answer the following questions for the *fourth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

26. Personnel Requests 5

Please answer the following questions for the *fifth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

27. Personnel Requests 6

Please answer the following questions for the *sixth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

28. Personnel Requests 7

Please answer the following questions for the *seventh* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

29. Personnel Requests 8

Please answer the following questions for the *eighth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

30. Personnel Requests 9

Please answer the following questions for the *ninth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

31. Personnel Requests 10

Please answer the following questions for the *tenth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

34. Contract and MOU Gate

Contracts and MOUs are those for whom you are not paying fringe benefits These may be treatment providers, surveillance personnel, life skills programming providers or other professionals. Only include the number of hours or units you are asking the CACJ to fund. Please remember to update your Matched Funds on the General Information page to represent Total Contracts and MOUs Funding for your court.

A program case manager's duty may include preparing court orders, data collection, preparing documentation for staffing sessions/court, and assisting with other administrative duties in support of the court. A treatment case manager may perform individual counseling, program assessment and/or reassessment, and facilitates participant linkage to ancillary services.

Are you requesting Contract or MOU employes?

Yes

How many contract/MOU employees are you requesting?

2

35. First Contract/MOU

Please answer the following questions for the FIRST position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Lae Enforcement/Surveillance Officer

Rate Unit:

Per Hour

Rate per unit:

65

Total number of units requested:

288

Expected number of participants served per rate:

15

Provider Type:

Sheriff's Department

36. Second Contract/MOU

Please answer the following questions for the SECOND position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Treatment Provider

Rate Unit:

Per Session

Rate per unit:

700

Total number of units requested:

12

Expected number of participants served per rate:

12

Provider Type:

Non-CSB

37. Third Contract/MOU

Please answer the following questions for the THIRD position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

38. Fourth Contract/MOU

Please answer the following questions for the FOURTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

39. Fifth Contract/MOU

Please answer the following questions for the FIFTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

40. Sixth Contract/MOU

Please answer the following questions for the SIXTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

41. Seventh Contract/MOU

Please answer the following questions for the SEVENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

42. Eighth Contract/MOU

Please answer the following questions for the EIGHTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

43. Ninth Contract/MOU

Please answer the following questions for the NINTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

44. Tenth Contract/MOU

Please answer the following questions for the TENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

45. Last Contract/MOU Elaboration

Please detail how the contracts and MOU's requested will be working with your courts:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our officers (who work in pairs and average three-hour shifts at $65/hour) to make visits for all four of Hall County's accountability court programs. Additionally, we have indigent participants who cannot afford the $35/week treatment fee for New Hope Counseling. We wish to continue providing treatment for these participants without it costing New Hope. Including individual treatment sessions, the rate would be $700/year for 12 participants for at total of $8,400.

47. Lab Fixed Rate Gate

Does your court have fixed-rate per test contracts with a county lab for which you are requesting funds?

No

Does your court utilize or operate a local lab?

Run Ourselves

How many per-test contracts are you requesting funding for?

48. CountyLabRequests

Please tell us how much your county charges you per test to use their lab for the FIRST type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SECOND type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the THIRD type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FOURTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FIFTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SIXTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SEVENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the EIGHTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the NINTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the TENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

51. Drug Testing Supply types Gate

What types of drug testing supplies are you requesting funds for?

Onsite Devices are considered to be instant tests.Consumables are items such as collection ONLY cups (NOT instant tests), gloves, and water.

If you are providing drug testing supplies funding as MATCH ONLY, indicate you are not requesting funds.

Confirmation or Lab Tests

How many types of consumables are you requesting?

How many types of monitoring equipment are you requesting?

How many types of confirmation or lab tests are you requesting?

3

How many types of onsite devices (instant tests) are you requesting?

52. ConsumablesReq

Please answer the following questions for your FIRST request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

55. MonitoringReq

Please answer the following questions for your FIRST request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

58. ConfirmationTestReqs

Please answer the following questions for your FIRST request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

14

Number of tests requested:

150

Please answer the following questions for your SECOND request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

50

Number of tests requested:

290

Please answer the following questions for your THIRD request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

33

Number of tests requested:

150

Please answer the following questions for your FOURTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your FIFTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SIXTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SEVENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your EIGHTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your NINTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your TENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

62. Onsite Devices One

Please answer the following questions for your FIRST request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SIXTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

65. Reagents Gate

Are you requesting funds for reagents?

Yes

66. Reagants Req

Please select the types of typical and synthetic drugs for which you are requesting funds to purchase reagents.

Typical Drugs

Burprenorphine
ETG
Methadone
Methamphetamine
Oxycodone
THC
Other - Please explain: Creatinine, Heroin

Synthetic Drugs:

Fentanyl
Kratom

67. Reagents Typical Drug Request

Please answer the following questions for your request for BARBITURATES

Cost per test:

Total number of tests:

Please answer the following questions for your request for BURPRENORPHINE

Cost per test:

.29

Total number of tests:

3354

Please answer the following questions for your request for COCAINE/CRACK

Cost per test:

Total number of tests:

Please answer the following questions for your request for ETG

Cost per test:

.29

Total number of tests:

27081

Please answer the following questions for your request for METHADONE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for METHAMPHETAMINE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OPIATES

Cost per test:

Total number of tests:

Please answer the following questions for your request for OXYCODONE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for PROPOXYPHENE

Cost per test:

Total number of tests:

Please answer the following questions for your request for THC

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OTHER TYPICAL DRUG REQUESTS

Cost per test:

.29

Total number of tests:

15251

68. Reagents synthetic Drug Request

Please answer the following questions for your request for ECSTASY/MDMA

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for FENTANYL

Cost per test:

.95

Total number of tests:

1482

Company used for test:

Thermofisher

Please answer the following questions for your request for INHALENTS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KETAMINE

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KRATOM

Cost per test:

1.15

Total number of tests:

1118

Company used for test:

Thermofisher

Please answer the following questions for your request for LSD

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for QUAALUDES

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for ROHYPNOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for STEROIDS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC CANNABINOIDS (K2/SPICE)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC STIMULANTS (BATH SALTS)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRYPTAMINES (PSILOCYBIN)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRAMADOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for OTHER SYNTHETIC DRUGS

Cost per test:

Total number of tests:

Company used for test:

69. Reagents Final

Please add any other information you would like to be considered in your reagents request here:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collects and analyzes screens for all accountability court programs in our circuit and we are dividing up the supply request amongst our grant applications to better share resources. In 2025, our agency served over 900 participants, which is the largest number recorded and we experienced a 4% increase in overall drug testing compared to 2024, which supports our funding request for additional drug testing reagents.

74. Supplies Gate

Are you requesting funds for supplies? (Supplies are durable items that cost less than $5,000). (NOTE: If you are providing supplies funding as MATCH ONLY, click NO).

No

How many requests for supplies would you like to make? For example, if you would like to request funding for medication and funding for internet service, you would be making 2 requests for supplies.

75. Supplies Req

Please include all other costs that are less than $5,000 here. Other cost may include medication for participants, housing/relocation assistance, rent, teleconference cost, internet, etc. Please remember to update your Matched Funds on the General Information page to represent Total All Non-Drug Testing Supplies Funding for your court.

Please fill in the following information for your FIRST request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SECOND request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your THIRD request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FOURTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FIFTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SIXTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SEVENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your EIGHTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your NINTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your TENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

78. Equipment Gate

Are you requesting funds for Equipment? (Equipment funds are for durable goods that cost more than $5,000.). (NOTE: If you are providing equipment funding as MATCH ONLY, click NO).

No

How many equipment requests would you like to make?

79. Equipment Req

Please remember to update your Matched Funds on the General Information page to represent Total Equipment Funding for your court.

(Note: The Cost per Unit must be greater than $5,000.)

Please answer the following questions for your FIRST equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SECOND equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your THIRD equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FOURTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FIFTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SIXTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SEVENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your EIGHTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your NINTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your TENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

82. CACJ Conference Gate

Are you requesting funds to attend the CACJ Annual Training Conference? (NOTE: If you are providing CACJ conference travel funding as MATCH ONLY, click NO).

Yes

How many team members would you like to request attend the conference?
Please note: You may request up to 8 team members without additional justification. If you would like to request more than 8 team members, you will need to answer additional questions on the following pages.
*** Family treatment courts may request up to 10 attendees without additional justification***

8

83. CACJ Conference Req

The 2026 Annual CACJ Training Conference will take place September 13th-16th 2026.
Instructions: The 2026 CACJ Annual Training Conference travel costs will calculate based on the conference location (the Classic Center - Athens, GA). Your court is allowed up to 8 attendees per court. Mileage should be calculated from your court's location to the conference location. Mileage expenses will automatically calculate when the number of miles is entered. Please enter the number of team members attending the conference and please note that the total per diem requested automatically populates within the total anticipated costs. Next, please enter the number of nights your team will stay in a hotel (this number will be 2 or 3 only). Then enter the number of hotel rooms needed to accommodate your team members. Please note that the total anticipated costs increases when you enter the number of hotel rooms. Expenses for the hotel and mileage will be calculated in accordance with the State of Georgia Statewide Travel Regulations. Further, the 2026 CACJ Annual Training Conference requests should include no more than three nights of lodging per/person, if your courts is located more than 51 miles or more from the conference venue; mileage expenses ($0.72/mile) for attendees to and from the conference venue, if your court is located less than 51 miles from the conference venue; and per diem expenses for meals if your court is located more than 51 miles from the conference venue. Attendees are expected to carpool when able. The CACJ will provide breakfast and lunch to conference attendees. The total per diem/per person is $195.00, which takes into account the meals provided. Fully describe your matched funds (to include calculations) in the narrative section below. Please remember to update your Matched Funds on the General Information page to represent Total Training and Travel Funding for your court. Other In-State Training and Travel Requests should be requested in accordance with the State of Georgia Statewide Travel Regulations.

You are not required to answer the last year each team member attended the conference, but the council may prioritize funding for team members who have not recently attended the conference.

Please answer the following questions about the FIRST team member you would like to attend the conference:

Team member name:

Larry Baldwin

Team member role:

Judge

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SECOND team member you would like to attend the conference:

Team member name:

Dalton Kane

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the THIRD team member you would like to attend the conference:

Team member name:

Inez Grant

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FOURTH team member you would like to attend the conference:

Team member name:

John Lucas

Team member role:

Probation Officer

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FIFTH team member you would like to attend the conference:

Team member name:

Joseph Summer

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SIXTH team member you would like to attend the conference:

Team member name:

Katie Bruner

Team member role:

Accountability Courts Coordinator

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SEVENTH team member you would like to attend the conference:

Team member name:

Diane Acuna

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the EIGHTH team member you would like to attend the conference:

Team member name:

Sydney Saylors

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

Please answer the following questions about the NINTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A.

Please answer the following questions about the TENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A in the box.

Please answer the following questions about the ELEVENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the TWELFTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the THIRTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the FOURTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the FIFTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the SIXTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

The following questions pertain to the grand total for the team, not individual attendees. Please ensure you are answering with the total request.

What is the total roundtrip mileage for the team?

1920

How many hotel rooms are needed?

0

How many nights per hotel room are needed?

Did you use all of your approved slots for attendees last year?

Yes

Please briefly explain the circumstances that prevented you from using all approved slots last year:

Please provide any additional details about your request you would like to be considered below:

85. Conference Scripts

Are you requesting additional funds for mileage and training for your court? (NOTE: If you are providing mileage funding as MATCH ONLY, click NO).

No

How many training or travel requests would you like to make?

86. Mileage Req

Courts may request funds for in-state ONLY evidence-based training or other applicable accountability court training (virtual, in-person, or asynchronous opportunities). NOTE: Mileage costs will automatically calculate. Include the roundtrip mileage for a SINGLE trip and then the number of trips you intend to make. If the court is not requesting funds for training or mileage, enter 0 (zero) in the respective column.

Please answer the following for your FIRST training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SECOND training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your THIRD training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FOURTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FIFTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SIXTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SEVENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your EIGHTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your NINTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your TENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please use the provided space to provide any additional details regarding mileage use or training requests. Please indicate the curriculum training requested, the cost of training, and how the training is conducted (asynchronous, in-person, virtual, etc). If you are requesting mileage between counties, please list the distance between those counties and how many participants were served in each of those counties.

89. Transportation Gate

Are you requesting funds to assist participants with transportation needs? (NOTE: If you are providing transportation funding as MATCH ONLY, click NO).

No

What types of transportation are you requesting funds for?

90. Transportation Request

Please answer the following for your COUNTY VEHICLE MILEAGE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your DRIVER TIME (COUNTY VEHICLE) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PUBLIC TRANSPORTATION request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PRIVATE TRANSPORTATION (UBER/TAXI) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your BIKE SHARE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your OTHER request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

93. Transportation Narrative

All applicants should fill out this section if your court is seeking transportation grant funds **Transportation projects include things such as partnerships with the Department of Community Supervision or local Sheriff's office to provide transportation to/from court or treatment services. Transportation vouchers (such as bus or train passes) may be requested. Transportation grant funds will not be allowed to be used for: vehicles, gas cards, or incentives. Funding requests for this budget detail can be shared among multiple courts. The funds will be applied to the application in which the questions and Budget Detail are completed.**

If you are applying for multiple courts, please list the courts below:

How many participants do you anticipate will participate in your proposed transportation project (from July 1, 2026 - June 30, 2027)? If you are applying for multiple courts, please list the court name then the number of participants.

How many new participants will your court add if the proposed transportation project is funded? If you are applying for multiple courts, please list the court name and then the number of participants.

Please fully describe your proposed transportation project. Include why the project is needed and cannot be funded by other sources.

If there are additional items regarding your transportation program, please include them in the space below.

94. Total Funds Requested

Please review the total request amounts per category below:

Personnel : 19576.77
Contract Services : 27120
Drug Testing Supplies : 47963.86
Other Costs : 0
Equipment : 0
Training and Travel : 1392
Transportation : 0
Total : 96052.63

Please enter your matched funds amount below:
Please note, the required match amount for FY27 is 15%. If you do not have matching funds for one of the categories, please enter 0.

Personnel:

16950.46

Contract Services:

0

Drug Testing Supplies:

0

Other Costs:

0

Equipment:

0

Training and Travel:

0

Transportation:

0

98. Statement of Integrity

By checking this box I certify that all information and statements provided are true, correct, and accurate possible to the best of my knowledge and belief.

I agree

Initials:

HH

101. Final Submission Page

Please take the time to review your answers. The PDF can be downloaded from this page, but it will also be emailed to you upon submission of the survey. The PDF report must be submitted to CACJ via formstack as part of the application package. You may keep the summary file for your records, and this will serve as a receipt confirming your CACJ application has been submitted to the Criminal Justice Coordinating Council.

Remember, you will not be allowed to re-open the application and make changes. Once you submit the submission is finalPlease make sure that your application is correct and complete before you move forward. If you made any corrections on your entries, please be sure that you downloaded the most updated PDF report to be submitted with the application package.

Click submit to submit your application.

102. Thank You!

Thank you for completing the FY27 CACJ grant application!

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 103/2026

SUBJECT: Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing, in the amount of $604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $106,672.00 is required.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: HH

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding for the HELP Program to fund HELP staff, provide surveillance, counseling, and drug testing in the amount of $604,477.00, and if awarded, appoint the Grants Manager as Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $106,672.00 is required.

History:

Hall County has received CJCC funding for HELP Court since 2016.

Facts and Issues:

Options:

The HELP Program is one of (5) five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we serve over 600 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. We make all of this work together to provide efficient and effective programs for the participants we serve. Our agency strives to stretch resources across all programs to best utilize each dollar awarded.

Funding Requested	$ 106,672.00
Are funds within current budget?	Yes
Source of Funds	General Fund/ Multiple Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY27 Accountability Court RFP
FY27 Hall County HELP Grant Application
FY27 CJCC HELP Court Budget Breakdown

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 103/2026

Funds Requested: $ 106,672.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund/ Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	334110-STATEâ€OPERATING DIRECT	$-604,477.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	511100-SALARIES	$344,947.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	512200-FICA	$28,384.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	512100-HEALTH INSURANCE	$110,351.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	512400-RETIREMENT	$19,560.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	521000-PROFESSIONAL SERVICES	$35,100.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	531100-GENERAL SUPPLIES AND MATERIALS	$63,351.00
2027	250-MULTIPLE GRANT FUND	2163-MENTAL HEALTH COURT	523500-TRAVEL	$2,784.00
2027	100-GENERAL FUND	2163-MENTAL HEALTH COURT	511100-SALARIES	$106,672.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance would be July 1, 2026- June 30, 2027. No net new positions are being requested.

Contact for Questions: HH

Phone: (770) 536-3837

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

At the direction of the Funding Committee under the Council of Accountability Court Judges (CACJ) the Criminal Justice Coordinating Council (CJCC) is pleased to announce that it is seeking applications for competitive funding for qualified new and existing Accountability Courts in the State of Georgia.

State of Georgia
Accountability Court Funding Program
FY27 Solicitation Packet

Eligibility

Applicants are limited to local entities for new and existing Adult Felony Drug Court, Adult Mental Health Court, Veterans Treatment Court, DUI Court, Family Treatment Court, Juvenile Treatment Court.

Any applications received of the same court type within a single jurisdiction (circuit or county) will be reviewed together and considered one application.

Deadline

Applications are due by 5:00 p.m. on Thursday, February 26, 2026.

Available Funding

The amount available for distribution will be determined by the legislature during the 2026 session. There is a 15% cash match requirement.

Award Period

July 1, 2026, through June 30, 2027

Release Date: January 26, 2026

THIS GRANT IS NOT INTENDED TO FUND YOUR PROGRAM 100%.

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

SECTION I: OVERVIEW AND INSTRUCTIONS

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (CJCC) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of twenty-four members representing various components of the criminal justice system.

Overview of the State of Georgia's Accountability Court Funding Program

The Council of Accountability Court of Judges (CACJ) was created in 2015 by the Georgia Legislature and by Governor Nathan Deal to provide courts with the critical funding necessary to support the growth of Accountability Courts in Georgia to reduce the prison population.

How to Apply

Interested applicants should review the FY27 Solicitation Packet in its entirety, and submit the completed application, including the requested information and all required attachments, using the link provided to the court by CJCC on or before 5 p.m., February 26, 2026. The application is the only acceptable format for submitting the narratives and budget for this funding year. It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format; scanned or handwritten copies of the application will not be accepted. The CACJ and CJCC will host virtual question and answer webinar on Wednesday, January 28, 2026. Any application that does not adequately answer all applicable questions will be considered incomplete and will not be reviewed for funding.

Match Requirement (15 percent CASH match)

Applicants must identify the source of the 15 percent non-state portion of the total project costs and how they will use match funds. Match is restricted to the same uses of funds as allowed for the state funds. Applicants may satisfy this match requirement with cash only (no in-kind services).

Match Waiver: The CACJ may waive the match requirement upon a determination of fiscal hardship. To be considered for a waiver of match, a letter of request signed by the Authorized Representative or Program Judge must be submitted with the grant application, defining the fiscal hardship. Fiscal hardship is defined in terms related to reductions in overall budgets, furloughing or reductions in force of staff or other similar documented actions by the local governing authority which have resulted in severe budget reductions. A match waiver request must be submitted as a separate attachment to the application and titled as the "*Match Waiver.*"

NOTE: You do NOT need to match every item you are requesting but must supply a 15% match in the overall budget request. The match must be from one of the allowable categories.

The formula for calculating the match is:

The requested grant amount multiplied by 15 = then divided by 85, will give you your total match.

Required Match Example: 15 percent match requirement: for a state award amount of $100,000, match would be calculated as follows:

State Award x 15/85= Match Ex. $100,000 x 15/85 = $17,647

To verify take state award + match x 15% Ex. 117,647 x 15% = 17,647

SECTION II: SOLICITATION PROCESS

Please read and understand the Certification for Accountability Court Funding attachment before completing the application. All accountability courts shall attend training and submit a proposed budget/narrative for all funds requested through this grant.

Existing Courts

Complete all sections of the application, unless noted otherwise.

Implementation Courts

Complete sections of the application to the best of your ability. The committee understands that you may not have all the answers yet but expects that you have thought through all of the issues related to each section of the application.

Application Review

Applications will be reviewed and assessed by the CACJ Funding Committee members and its designated representatives who will consider the following:

1. Past compliance with all financial and programmatic reporting requirements.
2. Overall quality and completeness of the application.
3. Demonstration of clear, measurable, and appropriate project goals.
4. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.
5. The use of evidenced-based treatment.
6. Responsiveness to peer review, certification, and treatment fidelity findings.
7. The use of other funding sources, including participant fees.
8. Adequate correlation between the cost of the project and the objective(s) to be achieved; and
9. Sharing resources among each accountability court within the circuit is strongly encouraged. All applications within each circuit will be reviewed together.

Only complete applications received by the deadline will be reviewed. When an application is received by the CJCC, there is no commitment on the part of the CACJ Funding Committee to fund an application or to fund it at the amount requested. All areas of the budget are subject to review and approval. Decisions

related to these budget areas are based on both eligibility and reasonableness. The CACJ Funding Committee has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.
Applications for funding will undergo several reviews. At any point during these reviews, a decision not to fund a project or any part thereof may be made. These decisions are within the complete discretion of the CACJ Funding Committee.

Funding Decisions

All funding decisions related to CJCC applications received in response to this solicitation are made by the CACJ Funding Committee and are based on the availability of funding. The Council will inform the applicants of funding decisions through grant awards. Applicants should not make assumptions regarding funding decisions until they have received official written notification of awards or denials signed by the CJCC Council Director.

Once an award is made, the CACJ in conjunction with CJCC, maintains discretion to determine that a grantee is not compliant with applicable policies, and upon such a determination may terminate further funding and require reimbursement of grant funds to the CACJ.

Restrictions on Use of Funds

For this grant period, grant funds will not be allowed to be used for: out of state training, any part of a salary or pay supplements for state or county paid employees, office space, utilities, furniture (existing courts only), incentives, monthly cell phone charges, case management software (including maintenance and upgrades), vehicles, weapons, office supplies (existing courts only), construction projects and grant administrative overhead.

Supplantation

Funds must be used to supplement existing funds for program activities and cannot replace or supplant funds that have been appropriated for the same purpose. Generally, supplanting occurs when a local government or program reduces local or other available funds for an activity specifically because state funds are available (or expected to be available) to fund that same activity. When supplanting is not permitted, any State grant funds may not replace any local, or other available funds that have been appropriated or allocated for the same purpose. In those instances when a question of supplanting arises, the applicant or grantee will be required to substantiate that the reduction in non-state resources occurred for reasons other than the receipt or expected receipt of state funds.

SECTION III: POST-AWARD REQUIREMENTS

Grant Acceptance

Grantees wishing to accept FY27 funding must submit signed Acceptance Letters and Special Conditions to the CJCC Office, so it is received no later than 5 p.m., June 30, 2026. The CACJ Funding Committee will assume your court rejects its FY27 award if these acceptance documents are not received by this submission deadline.

Special Conditions

At the time of the grant award, the CACJ Funding Committee will assign special conditions, as deemed appropriate for the program. The special conditions will outline the grantee's responsibilities, as well as state regulations that must be followed, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to CJCC by 5 p.m., June 30, 2026. (see above). **One fourth of all awarded funding must be requested in that quarter's SER each reporting period. This means that the expenditure must be paid by your local funding agency and CJCC reimbursement has been requested within that reporting period. Any unused funds each quarter end will be retained by the CJCC to be managed by the CACJ. This is a reimbursement grant.** If awarded funds, your court will be required to submit check stubs and copies of invoices to CJCC for reimbursement on a quarterly basis. **Training is made available to each court that accepts grant funding. Please see www.cacj.georgia.gov for the training dates and attendee requirements.** Expenses for training will be reimbursed by the CACJ Funding Committee.

Additionally, awards can only be made to circuits whose fiscal agents do not appear on the Georgia Department of Audits & Accounts (DOAA) audit list. If the program's fiscal agent is not removed from the audit list by the end of Q2, the funds that were initially earmarked for all state-funded accountability court programs using that fiscal agent will be retained by the Funding Committee to be used for other allowable purposes. No grant award for FY27 can be given to an accountability court program under those circumstances. Similarly, if an award is made but the program's fiscal agent then appears on the audit list, no reimbursements can be made until the fiscal agent is removed from the audit list.

Reporting Requirements

Recipients of this FY27 grant award will be required to complete and submit SER and a CACJ electronic data submission report, due no later than 15 days after each quarter end. Failure to submit reports in a timely fashion could result in a 10% penalty that will be based on the initial grant award. Subgrantees are given a 10-day grace before any action is taken (applies to SER only). **The electronic data submission reports will be generated using the state-approved case management systems during FY27. The CACJ will present implementation courts with the opportunity to select a state-approved case management system on or about July 1, 2026.**

SER (Sub-grant Expenditure Requests)*:* Reimbursement requests for expenses incurred during the grant period on either a monthly or quarterly basis. To request reimbursement, the recipient must submit a financial report within fifteen days of the month's end date, to their designated grant specialist.

FY 2027 CACJ Grant Application

2. Intro

Welcome to the Council of Accountability Court Judges (CAJC), FY27 Grant Application. The CACJ only will accept grant applications through this electronic survey. Your court should complete this document by February 26th, 2026 to apply for state funds.

How to navigate, saving and submitting the application:
Please note the 'Back' and 'Next' buttons at the bottom of each page. These will help you to navigate within the application. If you need to update any question at any time, you can go back to it using the previous button. All information filled in one page will be saved after you hit the 'Next' button. You do not need to answer the whole survey at once. You can save the information already provided (clicking 'Next') and come back later. The application will be submitted when you click submit at the end of the survey. Please, do not click to submit the application if you have not completed it or had not downloaded the PDF Report.
The PDF Report that was downloaded from the online survey and other applicable attachments must be uploaded to CACJ. The completed application packet must be uploaded by the due date of February 26th 2026. If you have questions about the grant completion or submission process, please contact Kimberly Howard, Director of Training and Operations at CACJ at kimberly.howard@georgiacourts.gov.
If you need any other technical assistance, please contact Lola Henry, research analyst at CJCC, at lola.henry@cjcc.ga.gov

Calculations:
This document is arranged so that the only information you need to enter is the amount you are requesting, the units, and the number of units. The survey does the rest of the work for you. Do not worry about calculating totals. If you find a mistake in the calculations, please contact Lola Henry, Research Analyst at CJCC, at lola.henry@cjcc.ga.gov. All of the budget sections are summed and presented in aggregate on the report that will be sent by e-mail. A summary of the total requested funds is also available at the end of the grant application survey.

Narrative:
On the 'Narrative' pages, please describe your court program, sustainability plan, and need for transportation costs. The Budget narrative should thoroughly and clearly describe every category of expense listed. Proposed budgets are expected to be complete, reasonable and allowable, cost-effective, and necessary for project activities. The explanation should be mathematically sound and correspond with the information and figures provided in the Budget Request. The explanation should explain how all costs were estimated and calculated and how they are relevant to the program.

3. General Information

Name of person filling out this form:

Heather Herrington

Please enter a valid Email Address. (Note: Your application summary report will be sent out to the Email Adress entered below.)

Heather.Herrington@nejcga.gov

Please re-enter your email address:

Heather.Herrington@nejcga.gov

Phone (xxx-xxx-xxxx):

770-536-3837

On April 23rd-25th, 2026 who will be available to answer questions on this grant, if the committee shall have any?

Heather Herrington

Please provide a phone number for this person (xxx-xxx-xxxx):

770-536-3837

Please indicate the primary court you are filling out this application for:

Hall County Mental Health Court

Please indicate the second court you are filling this application out for, if applicable:

Please indicate the third court you are filling this application out for, if applicable:

What Judicial Circuit do you operate in?

Northeastern

Please select your primary program type:

Mental Health Court

Please select your secondary program type, if applicable:

What court level does your court operate in?

Superior

How many participants to you expect to serve in FY27 with requested grant funds?

200

4. Other Fund Sources CFY Gate

ALL Other Funds Sources - Current Fiscal Year FY26

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the CURRENT STATE Fiscal Year, from July 2025 to June 2026 Make sure to select all applicable options. Please indicate whether the fund source is an annual fund source. If it is not, please provide the end date in the form mm/dd/yyyy.

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Did your court(s) receive funds from sources that were NOT state/CJCC funds?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
Any other non-CACJ funds

Yes

5. Other Funds CFY Fund Types

Please indicate which sources your court received other funds from this fiscal year, FY26:

Byrne-JAG
Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

6. Other Funds CFY Follow up

Reminder: These questions pertain to funds your court will receive inthis fiscal year: (July 2025-June 2026)

Please indicate the total amount of funding received per source:

Byrne-JAG : 7020
Date Fund : 22383.81
Independent 501(c)3 : 500
Local Government (Municipal or County) : 270582.78
Participants Fees : 30704.40
Revenue from lab : 68007.06
All other non-CACJ Funds : 25956

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Byrne-JAG	0	0	0	0	0	0	0	7020	0
Date Fund	0	1854.36	0	1782	0	3240	3240	0	12267.45
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	2538	186672.72	1080	1350	0	78952.06
Participants Fees	0	0	1944	0	0	3280.50	2146.50	0	23333.40
Revenue from lab	26994.06	0	0	5832	0	945	2160	0	32076
All other non-CACJ Funds	0	0	0	0	0	0	0	25956	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/26 as the end date.

Byrne-JAG : 09/30/2026
Date Fund : 01/01/2026
Independent 501(c)3 : 01/01/2026
Local Government (Municipal or County) : 01/01/2026
Participants Fees : 01/01/2026
Revenue from lab : 01/01/2026
All other non-CACJ Funds : 01/01/2026

7. Other Info for CFY OF

Please provide any other information you would like to share about other fund sources for FY26 below:

In FY26, Treatment Services operated using the same shared funding structure described above. Additional limited financial support was provided by Friends of Recovery, a local nonprofit partner. Between 2024 and 2025, the HELP Court Echo Track (Co-Occurring) experienced a 58% increase in participants served, enrolling 82 new participants and reaching a total census of nearly 120 participants. This growth significantly increased demand for treatment, case management, and laboratory services, requiring greater reliance on shared agency resources and collaborative budgeting to maintain service quality.

8. Other Fund Sources NFY Gate

ALL Other Funds Sources - Next Fiscal Year FY27

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the NEXT STATE Fiscal Year (July 2026-June 2027).

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Will your court(s) will receive funds from sources that are NOT state/CJCC funds in the NEXT FISCAL YEAR, FY27?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
All other non-CACJ funds

Yes

9. Other Funds NFY Fund Types

Please indicate which sources your court(s) will receive funding from next fiscal year, FY27, from below:

Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

10. Other Funds NFY Follow up

Reminder: These questions pertain to funds your court will receive in thenext fiscal year (July 2026-June 2027):

Please indicate the total amount of funding received by each source:

Date Fund : 22383.81
Independent 501(c)3 : 500
Local Government (Municipal or County) : 289674.26
Participants Fees : 35348.40
Revenue from lab : 71247.06
All other non-CACJ Funds : 34841.52

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Date Fund	0	1438.56	0	945	0	3510	3240	0	13250.25
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	2565	201254.39	1080	1383.75	0	83391.12
Participants Fees	0	0	0	2808	0	4428	3240	0	24872.40
Revenue from lab	26994.06	0	0	5832	0	999	2214	0	35208
All other non-CACJ Funds	0	0	0	0	0	5400	0	29441.52	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/27 as the end date.

Date Fund : 01/01/2027
Independent 501(c)3 : 01/01/2027
Local Government (Municipal or County) : 01/01/2027
Participants Fees : 01/01/2027
Revenue from lab : 01/01/2027
All other non-CACJ Funds : 01/01/2027

11. Other Info NFY OF

Please provide any other information you would like to share about other fund sources for FY27 below:

Treatment Services anticipates a similar operating budget in FY27 compared to FY26; however, the FY27 budget has not yet been reviewed or approved by the Board of Commissioners and remains subject to change. Funding sources include County General Funds, DATE funds, participant fees, laboratory revenue, and grant awards. This shared structure allows Treatment Services to maximize efficiency, share staffing and treatment resources, and expand access to services for participants. ARPA funding has supported select personnel positions, while Opioid Settlement Trust funds support medication-assisted treatment (MAT) services agency-wide. Participant fees are collected monthly ($40 for SPMI Track; $150 for Co-Occurring Track) to offset operational costs. While helpful, these funds are not sufficient to independently sustain program operations.

12. Coordinator Info

How many years of experience will your court coordinator have as of July 2026?

1

Will the certified court coordinator program be completed by the court coordinator as of July 2026?

Yes

13. Sustainability and Cooperation Narrative

Describe the sustainability plan for your court(s). Accountability Courts, new and existing, should begin working towards sustainability upon the inception of the program. It is prudent for a court to consider various methods of funding in the event that grant funds are not available. Sustainability plans, which may include an action plan to attain funding without the use of grant funds, should be fully described. Every court should strive to have the ability to continue operations in the event of a loss or significant reduction in state funds. It is the CACJ's objective to encourage courts to be sustainable in the event state funds are reduced. The CACJ wants to invest in sustainable programs.

How would your programs maintain operations in the event state funds were lost and your state grants were reduced or eliminated?

Treatment Services actively plans for sustainability by consolidating resources and sharing staff and services across all accountability court programs. In the event of a reduction or loss of state grant funding, the agency would prioritize maintaining core operations through a combination of County General Funds, DATE funds, participant fees, laboratory revenue, and nonprofit support. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget based on the over $4 million economic impact of our programs on the Hall County community.

How much local funding have your courts requested? How much has been approved?

Treatment Services requests funding annually to support salaries/fringe benefits, building maintenance costs, and operational costs. By sharing a combined operational budget, our agency is able to stretch funds further to provide needed services to participants and maintain staff necessary to operate the various programs. We consider program census to calculate overall percentage for each program's operational budget. No operating budget for FY27 has yet been approved by our local Board of Commissioners at the time of this application submission. We are hopeful to receive a similar budget as approved for FY26.

Have you experienced any barriers in obtaining local funds from the counties within your circuit? If so, what have they been?

Date funds and lab revenue have historically been the largest contributors to our operational budget. We have made strides to increase lab revenue but have no control over local DATE fund collections as these are generated from legal cases which are not directly linked to our programs. Additionally, our local BOC has not been amenable to absorbing additional personnel positions at this time which is why continued grant funding is imperative.

14. Sharing Resources

When applicable, CACJ strongly encourages the sharing of resources between accountability court programs and/or other agencies.

Does your court currently share resources?

Yes

What resources do your court(s) share?

Drug Lab
Drug Tests
Surveillance Officer Time
Treatment Providers
Office Space
Lab Technicians
Transportation/Vehicles for Participants

Please briefly explain with which court(s) resources are shared:

Hall County Drug Court, Mental Health Court, Family Treatment Court, and DUI Court operate under an integrated model that maximizes efficiency through shared resources across all programs. All courts utilize the same in-house drug testing laboratory, including shared drug testing supplies, reagents, confirmation testing services, and full-time Lab Technicians. This centralized lab structure ensures consistency, rapid turnaround times, and cost-effective operations. Surveillance services are also shared across programs. Surveillance officers conduct home visits and field contacts for participants in all accountability courts, allowing for coordinated monitoring while minimizing duplication of personnel costs. Treatment services are delivered by in-house counselors and clinical staff who serve participants across all court tracks, regardless of program designation. This cross-program staffing model promotes responsible stewardship of grant and county funding. By leveraging shared personnel, lab services, and surveillance resources, Hall County's accountability courts maintain high-quality supervision and treatment while operating below statewide average costs per participant.

Does your court plan to begin sharing resources with other court(s) in the near future?

Please explain why you do not plan to engage in resource sharing:

Has your court considered collaborating with other courts to create a track model?

We already use a collaborative track model

Do you plan to adopt a track model in the future?

Please briefly describe the obstacles to instituting a collaborative track model for your court(s):

15. Non-personnel sharing questions

Please describe the sharing program for resources other than personnel between your court(s) and any plans for expansion of resource sharing in the future:

All courts share drug testing reagents, confirmation services, supplies, and surveillance officers. Resources are distributed using a census-based formula that allocates resources proportionate to program population.

Please explain what your future plans for resource sharing are:

What obstacle(s) has your court faced in the past that have prevented resource sharing?

How do you plan to overcome the aforementioned obsacle(s) with your upcoming resource sharing plan?

16. Personnel Sharing Page

Is the sharing of personnel between your court(s) case dependent?

No

Please explain the deciding factors in cases that determine the sharing of personnel:

Please explain the system in place for your shared personnel:

Personnel are shared across courts as part of a structured staffing model to allow for efficient use of resources. The Clinical Evaluator, Lab Coordinator, Lab Techs, Intake Coordinator, Clinical Supervisor and Residential Case Manager were established to serve all programs. Treatment providers provide counseling services to all participants, regardless of program or track.

You indicated that your court program(s) does not share personnel resources.
Please briefly explain why your court does not share personnel resources:

17. Court Narrative

Please fully, but concisely, describe your request/project/expansion. Explain why your request cannot be funded using other funding sources. Include any appropriate additional documentation that may help explain your project.
Please note: if you include information that is not relevant, or is voluminous, the committee may choose to not consider it.

Please describe in detail how state grant funds are budgeted and how this funding source works together with the other funding sources to create comprehensive programs:

We are requesting funding for six existing personnel positions and one Residential Case Manager position currently funded under the Hall County Drug Court grant. Due to the ten position cap within the Drug Court application, this position can no longer be requested under that grant and is therefore being shifted to the HELP Court grant. The Residential Case Manager serves all Accountability Court programs and is responsible for residential placement coordination, provider communication, progress monitoring, and transition planning for all residential participants. This position carries a caseload exceeding 60 participants across the agency and is critical to maintaining continuity of care for participants in higher levels of treatment. All requested positions are vital to program operations and cannot be supported within the county's current budget. In addition to personnel, we are requesting funding for community policing, drug testing supplies and services, and training. Grant funds will support field surveillance visits conducted by off-duty Sheriff's Department officers. We continue to share resources across all Accountability Court programs to maximize efficiency and manage costs responsibly. With an active census of nearly 120 participants, we are currently serving the largest census of HELP Court participants in the history of the program.

CACJ encourages well-written and reasonable applications for state funding. If your circuit is requesting an increase of 10% or more than the total amount of state funds awarded in the fiscal year FY26, please detail the need for additional funds. CACJ will prioritize requests based on an increase in participant census.

Our FY27 funding request represents a 27% increase over our FY26 award. This increase is attributed to the addition of one Residential Case Manager position previously funded under the Drug Court grant, with associated personnel costs now shifted to this application due to the ten position cap within Drug Court. Additionally, the request reflects adjustments in fringe benefit costs for existing personnel based on updated employee benefit elections. This funding request does not represent program expansion, but rather a strategic realignment of personnel funding and necessary budget adjustments to maintain continuity of services. All requested positions remain essential to sustaining program operations and delivering coordinated treatment and supervision to participants. According to the CACJ annual report, our program serves nearly 10% of all statewide mental health court participants so additional funding is necessary to support the high volume of participants served.

Have any courts in your circuit de-obligated state funds within the past two fiscal years?

Yes

Please explain the circumstances of previous de-obligations and the plan to prevent a de-obligation from occurring in the future:

Any past de-obligation was in response to personnel/staffing issues. While we make every effort to stay fully staffed, this situation is sometimes out of our control and vacancies or changes in pay rate/benefits from old to new staff is not something that can projected exactly. Since we are not allowed to move funds from Personnel to other areas in the grant, they are returned to CACJ if not utilized. We make concerted efforts to spend all funds as approved and awarded and will ensure that future grant funds are spent.

Did any of your courts receive a note or comment from the CACJ funding committee on their FY26 grant award?

No

Please explain how the court(s) addressed the Committee's note or comment:

Please provide any additional information you would like to share below:

18. Participants Fees Page

Did your court(s) collect participants fees in the last fiscal year, FY26?

Yes

How much did your court(s) collect in participant fees in the previous fiscal year, FY26?

75350

Please explain why your court(s) do or do not collect participant fees.

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS covered in this application.

Our program collects monthly participant's fees at the rate of $40 for our SPMI Track and $150 for our Co-occurring Track. We have found that this financial investment by participants helps foster more engagement in treatment and program requirements.

How does the collection of participant fees support the operations of the court(s)?

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS to which it applies.

Participant fee collections for the HELP Program are utilized to help offset costs associated with drug testing. The operational costs of our lab include supplies, personnel time, and contract officers to collect screens during morning/evening hours and weekend shifts. Participants fees directly contribute to funds needed for purchasing reagents, drug testing collection supplies, breathalyzers, and other materials needed for daily lab operation. While these funds are helpful, they are not lucrative enough to adequately sustain program operations.

19. Budget Priority

Please select the budget priority order for your court(s):

	First	Second	Third	Fourth	Fifth	Sixth	Seventh
Personnel	X						
Contract Services		X					
Drug Testing Supplies			X				
Other Costs							X
Equipment						X	
Training and Travel				X			
Transportation					X		

Please provide a brief rationale for your budget choices:

Please ensure you mention each budget item and their ranking in your answer.

The personnel positions we are asking for in this grant are vital to the continued operation of our program. Our existing clinical case manager and counselor positions help ensure the continued functioning of the program and future sustainability. Our counselors facilitate over 18 hours of group treatment per week which does not include individual therapy hours. The two lab technician positions are vital to all of the programs in our circuit to continue operation of our drug testing lab. With an ever-increasing annual census, these positions are vital to the success of our program and participants. The Residential Case Manager positions serves all accountability court programs in Hall County.

Regular surveillance visits by our community policing officers is an integral part of program success and effectiveness. Treatment services shares a pool of officers who conduct home visits on a weekly basis for all programs in our county. We utilize the services of a mental health physician who assists participants with mental health medications across all programs for individuals who are incarcerated.

Treatment Services operates an in-house lab that supports all programs in our circuit. Continued funding for reagents and confirmation testing is essential to monitor compliance and support treatment effectiveness.

We require all staff to attend the annual CACJ Conference along with various other trainings throughout the year. Grant funding to cover travel expenses directly related to the CACJ Conference will allow us to ease the financial burden to team members and further incentivize attendance.

20. Grid for PDF

Grand Totals

Sources	Requested Funds	Matched Funds	Total Budget Amount
Personnel	503241.94	106672.38	609914.32
Contract Services	35100	0	35100
Drug Testing Supplies	63350.88	0	63350.88
Other Costs	0	0	0
Equipment	0	0	0
Training and Travel	2784	0	2784
Transportation	0	0	0
Total CACJ Funds	604476.82	106672.38	711149.2

Personnel Salaries

Position Title	Hourly Rate	Hours per Week	Weeks Requested	Total Salary
Counselor	40	28.25	52	58760
Counselor	40	28.25	52	58760
Program Case Manager	40	21.21	52	44116.8
Program Case Manager	40	21.21	52	44116.8
Lab Technician/Drug Screen Collector	40	23.08	52	48006.4
Lab Technician/Drug Screen Collector	40	22.63	52	47070.4
Program Case Manager	40	21.21	52	44116.8
				0

				0
				0
			Grand Total:	503241.94

Personnel Benefits:

Position Title	Benefit 1	Cost	Benefit 2	Cost	Benefit 3	Cost	Benefit 4	Cost	Total
Counselor	FICA	4495.32	Health Insurance	12631.76	401K/Pension	2831.92			19959
Counselor	FICA	4495.32	Health Insurance	20780.57	401K/Pension	2831.92			28107.81
Program Case Manager	FICA	4072.70	Health Insurance	12178.14	401K/Pension	2565.68			18816.52
Program Case Manager	FICA	4072.70	Health Insurance	25908.52	401K/Pension	2565.68			32546.9
Lab Technician/Drug Screen Collector	FICA	3672.12	Health Insurance	12546.16	401K/Pension	2335.84			18554.12
Lab Technician/Drug Screen Collector	FICA	3600.79	Health Insurance	26134.04	401K/Pension	2324.40			32059.23
Program Case Manager	FICA	3974.56	Health Insurance	171.46	401K/Pension	4105.14			8251.16
									0
									0
									0
								Grand Total:	158294.74

Other Personnel Information:

How personnel funds will be used:

Two counselor positions manage 40+ participant caseloads and provide direct, evidence-based mental health and co-occurring treatment via individual and group counseling.
Two counselor positions manage 40+ participant caseloads and provide direct, evidence-based mental health and co-occurring treatment via individual and group counseling.
Case manager positions provide essential administrative support, documentation, and participant coordination for nearly 120 active HELP Court participants.
Case manager positions provide essential administrative support, documentation, and participant coordination for nearly 120 active HELP Court participants.
Lab Technician positions are critical to our lab operations as we collect urine specimens seven days a week and conduct testing for all accountability court programs.
Lab Technician positions are critical to our lab operations as we collect urine specimens seven days a week and conduct testing for all accountability court programs.
We are requesting approval to move one Residential Case Manager position from the Drug Court grant to the Mental Health Court grant. This position serves participants across all Accountability

Other benefit information:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

Contracts and MOUs:

Position Title	Rate Unit	Rate/Unit	Total Units	Anticipated Numbers	Provider Type	Total Requested Cost
Lae Enforcement/Surveillance Officer	Per Hour	65	288	15	Sheriff's Department	18720
Nurse Practitioner	Per Hour	105	156	156	CSB	16380
						0
						0
						0
						0
						0
						0
						0
						0
					Total Cost:	35100

Other Contract Information:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our

County Drug Labs:

Rate per Test	Panels Tested/Rate	Tests Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Drug Supplies
Consumables

Consumable	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Monitoring

Monitoring Equipment	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Confirmation

Confirmation Test	Cost per Test	Tests Requested	Total
Redwood	14	322	4508
Redwood	50	380	19000
Redwood	33	200	6600
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	30108

Onsite

Onsite Device	Company Used	Panels Tested	Cost per Unit	Units Requested	Total
					0
					0
					0
					0
					0
					0
				Grand Total:	0

Reagents: Typical Drugs

Drugs	Cost per Test	Tests Requested	Total
Barbiturates			0
Buprenorphine			0
Cocaine/Crack	.29	9027	2617.83
ETG	.29	9027	2617.83
Methadone	.29	9027	2617.83
Methamphetamine	.29	9027	2617.83
Opiates	.29	9027	2617.83
Oxycodone	.29	18054	5235.66
Propoxyphene			0
THC	.29	9027	2617.83
Other	.29	21174	6140.46
		Grand Total:	27083.1

Reagents: Synthetic Drugs

Drugs	Cost per Test	Tests Requested	Company Used:	Total:
Ecstasy/MDMA				0
Fentanyl	.29	9027	Thermofisher	2617.83
Inhalents				0
Ketamine				0
Kratom	1.15	1118	Thermofisher	1285.7
LSED				0
Quaaludes				0
Rohypnol				0
Steroids				0
Synthetic Cannabinoids (K2/Spice)	.95	2375	Thermofisher	2256.25
Synthetic Stimulants (Bath Salts)				0
Tryptamines (Psilocybin)				0
Tramadol				0
Other				0
			Grand Total:	6159.78

Other Reagents Information:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collects and analyzes screens for all accountability court programs in our circuit and we

Supplies

Supply Type	Cost per Unit	Units Requested	Total
			0
			0
			0

			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other supplies information:

Equipment

Equipment Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other equipment info:

CACJ Conference

Team Member Name	Role	Last Attendance Year
Ally Felch	Case Manager	2025
Ansley Gammans	Evaluator	2025
Ariel Donaldson	Accountability Courts Coordinator	2025
Catherine Lysaught	Case Manager	2025
Gene Parris	Attorney	2025
Rebecca Humm	Treatment Provider	
Jasmine Roberts	Case Manager	2025
Kelley Robertson	Judge	2025
Clint Bearden	Judge	2024
Lexxi Mallak	Case Manager	2025
Lydia Adkinson	Attorney	2025
Samantha Griffin	Case Manager	2025
Shelby Wilson	Treatment Provider	2025
Tiffany Barnhard-Holly	Treatment Provider	2025
Nikhil Giyanani	Attorney	
Madison Howard	Attorney	2025

:

Justification for additional members:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.:
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.
We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Total Mileage	Total Hotel Rooms	Total Cost
2784	0	2784

Reason(s) court did not use all slots last year (if applicable)

Other details about conference request:

Training and Travel

Staff/Contractor Name	Training Cost	Roundtrip Mileage	Number of Trips	Total
				0
				0
				0
				0
				0
				0
				0
				0

				0
				0
			Grand Total:	0

Other details about training and travel:

Transportation

Mode of Transportation	Unit	Rate Per Unit	Total Units	Under Contract	Total
County Vehicle Mileage					0
Driver Time (County Vehicle)					0
Public Transportation					0
Private Transportation (Uber/Taxi)					0
Bike Share					0
Other					0
				Grand Total:	0

Courts involved in transportation project:

Number of participants to take place in project:

How many new participants will this project add if funded:

Description of transportation project:

Additional details about transportation project:

21. Personnel Request Gate

Are you requesting personnel funding?
Note: if you are providing personnel funding as MATCH ONLY, click no

Yes

How many personnel positions are you requesting?

7

22. Personnel Requests

Please answer the following questions for the *first* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

28.25

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4495.32

Benefit two:

Health Insurance

Benefit two cost:

12631.76

Benefit three:

401K/Pension

Benefit three cost:

2831.92

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Two counselor positions manage 40+ participant caseloads and provide direct, evidence-based mental health and co-occurring treatment via individual and group counseling.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

23. Personnel Requests 2

Please answer the following questions for the *second* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

28.25

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4495.32

Benefit two:

Health Insurance

Benefit two cost:

20780.57

Benefit three:

401K/Pension

Benefit three cost:

2831.92

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Two counselor positions manage 40+ participant caseloads and provide direct, evidence-based mental health and co-occurring treatment via individual and group counseling.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

24. Personnel Requests 3

Please answer the following questions for the *third* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4072.70

Benefit two:

Health Insurance

Benefit two cost:

12178.14

Benefit three:

401K/Pension

Benefit three cost:

2565.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Case manager positions provide essential administrative support, documentation, and participant coordination for nearly 120 active HELP Court participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

25. Personnel Requests 4

Please answer the following questions for the *fourth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4072.70

Benefit two:

Health Insurance

Benefit two cost:

25908.52

Benefit three:

401K/Pension

Benefit three cost:

2565.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Case manager positions provide essential administrative support, documentation, and participant coordination for nearly 120 active HELP Court participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

26. Personnel Requests 5

Please answer the following questions for the *fifth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Lab Technician/Drug Screen Collector

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

23.08

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

3672.12

Benefit two:

Health Insurance

Benefit two cost:

12546.16

Benefit three:

401K/Pension

Benefit three cost:

2335.84

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Lab Technician positions are critical to our lab operations as we collect urine specimens seven days a week and conduct testing for all accountability court programs.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27

27. Personnel Requests 6

Please answer the following questions for the *sixth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Lab Technician/Drug Screen Collector

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

22.63

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

3600.79

Benefit two:

Health Insurance

Benefit two cost:

26134.04

Benefit three:

401K/Pension

Benefit three cost:

2324.40

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Lab Technician positions are critical to our lab operations as we collect urine specimens seven days a week and conduct testing for all accountability court programs.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

28. Personnel Requests 7

Please answer the following questions for the *seventh* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

3974.56

Benefit two:

Health Insurance

Benefit two cost:

171.46

Benefit three:

401K/Pension

Benefit three cost:

4105.14

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

We are requesting approval to move one Residential Case Manager position from the Drug Court grant to the Mental Health Court grant. This position serves participants across all Accountability Court programs, including Mental Health Court, and the requested shift is necessary due to the ten (10) position cap within the Drug Court grant. This request does not create a new position for the agency, but reflects a funding realignment to maintain shared services and ensure continuity of residential treatment coordination.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

29. Personnel Requests 8

Please answer the following questions for the *eighth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

30. Personnel Requests 9

Please answer the following questions for the *ninth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

31. Personnel Requests 10

Please answer the following questions for the *tenth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

34. Contract and MOU Gate

Contracts and MOUs are those for whom you are not paying fringe benefits These may be treatment providers, surveillance personnel, life skills programming providers or other professionals. Only include the number of hours or units you are asking the CACJ to fund. Please remember to update your Matched Funds on the General Information page to represent Total Contracts and MOUs Funding for your court.

A program case manager's duty may include preparing court orders, data collection, preparing documentation for staffing sessions/court, and assisting with other administrative duties in support of the court. A treatment case manager may perform individual counseling, program assessment and/or reassessment, and facilitates participant linkage to ancillary services.

Are you requesting Contract or MOU employes?

Yes

How many contract/MOU employees are you requesting?

2

35. First Contract/MOU

Please answer the following questions for the FIRST position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Lae Enforcement/Surveillance Officer

Rate Unit:

Per Hour

Rate per unit:

65

Total number of units requested:

288

Expected number of participants served per rate:

15

Provider Type:

Sheriff's Department

36. Second Contract/MOU

Please answer the following questions for the SECOND position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Nurse Practitioner

Rate Unit:

Per Hour

Rate per unit:

105

Total number of units requested:

156

Expected number of participants served per rate:

156

Provider Type:

CSB

37. Third Contract/MOU

Please answer the following questions for the THIRD position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

38. Fourth Contract/MOU

Please answer the following questions for the FOURTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

39. Fifth Contract/MOU

Please answer the following questions for the FIFTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

40. Sixth Contract/MOU

Please answer the following questions for the SIXTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

41. Seventh Contract/MOU

Please answer the following questions for the SEVENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

42. Eighth Contract/MOU

Please answer the following questions for the EIGHTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

43. Ninth Contract/MOU

Please answer the following questions for the NINTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

44. Tenth Contract/MOU

Please answer the following questions for the TENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

45. Last Contract/MOU Elaboration

Please detail how the contracts and MOU's requested will be working with your courts:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our officers (who work in pairs and average three-hour shifts at $65/hour) to make visits for all four of Hall County's accountability court programs. We also contract with a physician who conducts mental health evaluations at the jail for our participants and assists us with stabilization on mental health medications for new enrollments and active participants.

47. Lab Fixed Rate Gate

Does your court have fixed-rate per test contracts with a county lab for which you are requesting funds?

No

Does your court utilize or operate a local lab?

Run Ourselves

How many per-test contracts are you requesting funding for?

48. CountyLabRequests

Please tell us how much your county charges you per test to use their lab for the FIRST type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SECOND type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the THIRD type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FOURTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FIFTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SIXTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SEVENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the EIGHTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the NINTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the TENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

51. Drug Testing Supply types Gate

What types of drug testing supplies are you requesting funds for?

Onsite Devices are considered to be instant tests.Consumables are items such as collection ONLY cups (NOT instant tests), gloves, and water.

If you are providing drug testing supplies funding as MATCH ONLY, indicate you are not requesting funds.

Confirmation or Lab Tests

How many types of consumables are you requesting?

How many types of monitoring equipment are you requesting?

How many types of confirmation or lab tests are you requesting?

3

How many types of onsite devices (instant tests) are you requesting?

52. ConsumablesReq

Please answer the following questions for your FIRST request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

55. MonitoringReq

Please answer the following questions for your FIRST request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

58. ConfirmationTestReqs

Please answer the following questions for your FIRST request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

14

Number of tests requested:

322

Please answer the following questions for your SECOND request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

50

Number of tests requested:

380

Please answer the following questions for your THIRD request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

33

Number of tests requested:

200

Please answer the following questions for your FOURTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your FIFTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SIXTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SEVENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your EIGHTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your NINTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your TENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

62. Onsite Devices One

Please answer the following questions for your FIRST request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SIXTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

65. Reagents Gate

Are you requesting funds for reagents?

Yes

66. Reagants Req

Please select the types of typical and synthetic drugs for which you are requesting funds to purchase reagents.

Typical Drugs

Cocaine/Crack
ETG
Methadone
Methamphetamine
Optiates
Oxycodone
THC
Other - Please explain: Benzodiazepines, Creatinine, Heroin

Synthetic Drugs:

Fentanyl
Kratom
Synthetic Cannabinoids (K2/Spice)

67. Reagents Typical Drug Request

Please answer the following questions for your request for BARBITURATES

Cost per test:

Total number of tests:

Please answer the following questions for your request for BURPRENORPHINE

Cost per test:

Total number of tests:

Please answer the following questions for your request for COCAINE/CRACK

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for ETG

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for METHADONE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for METHAMPHETAMINE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OPIATES

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OXYCODONE

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for PROPOXYPHENE

Cost per test:

Total number of tests:

Please answer the following questions for your request for THC

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OTHER TYPICAL DRUG REQUESTS

Cost per test:

.29

Total number of tests:

21174

68. Reagents synthetic Drug Request

Please answer the following questions for your request for ECSTASY/MDMA

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for FENTANYL

Cost per test:

.29

Total number of tests:

9027

Company used for test:

Thermofisher

Please answer the following questions for your request for INHALENTS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KETAMINE

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KRATOM

Cost per test:

1.15

Total number of tests:

1118

Company used for test:

Thermofisher

Please answer the following questions for your request for LSD

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for QUAALUDES

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for ROHYPNOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for STEROIDS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC CANNABINOIDS (K2/SPICE)

Cost per test:

.95

Total number of tests:

2375

Company used for test:

Thermofisher

Please answer the following questions for your request for SYNTHETIC STIMULANTS (BATH SALTS)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRYPTAMINES (PSILOCYBIN)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRAMADOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for OTHER SYNTHETIC DRUGS

Cost per test:

Total number of tests:

Company used for test:

69. Reagents Final

Please add any other information you would like to be considered in your reagents request here:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collects and analyzes screens for all accountability court programs in our circuit and we are dividing up the supply request amongst our grant applications to better share resources. In 2025, our agency served over 900 participants, which is the largest number recorded and we experienced a 4% increase in overall drug testing compared to 2024, which supports our funding request for additional drug testing reagents.

74. Supplies Gate

Are you requesting funds for supplies? (Supplies are durable items that cost less than $5,000). (NOTE: If you are providing supplies funding as MATCH ONLY, click NO).

No

How many requests for supplies would you like to make? For example, if you would like to request funding for medication and funding for internet service, you would be making 2 requests for supplies.

75. Supplies Req

Please include all other costs that are less than $5,000 here. Other cost may include medication for participants, housing/relocation assistance, rent, teleconference cost, internet, etc. Please remember to update your Matched Funds on the General Information page to represent Total All Non-Drug Testing Supplies Funding for your court.

Please fill in the following information for your FIRST request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SECOND request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your THIRD request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FOURTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FIFTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SIXTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SEVENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your EIGHTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your NINTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your TENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

78. Equipment Gate

Are you requesting funds for Equipment? (Equipment funds are for durable goods that cost more than $5,000.). (NOTE: If you are providing equipment funding as MATCH ONLY, click NO).

No

How many equipment requests would you like to make?

79. Equipment Req

Please remember to update your Matched Funds on the General Information page to represent Total Equipment Funding for your court.

(Note: The Cost per Unit must be greater than $5,000.)

Please answer the following questions for your FIRST equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SECOND equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your THIRD equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FOURTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FIFTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SIXTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SEVENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your EIGHTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your NINTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your TENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

82. CACJ Conference Gate

Are you requesting funds to attend the CACJ Annual Training Conference? (NOTE: If you are providing CACJ conference travel funding as MATCH ONLY, click NO).

Yes

How many team members would you like to request attend the conference?
Please note: You may request up to 8 team members without additional justification. If you would like to request more than 8 team members, you will need to answer additional questions on the following pages.
*** Family treatment courts may request up to 10 attendees without additional justification***

16

83. CACJ Conference Req

The 2026 Annual CACJ Training Conference will take place September 13th-16th 2026.
Instructions: The 2026 CACJ Annual Training Conference travel costs will calculate based on the conference location (the Classic Center - Athens, GA). Your court is allowed up to 8 attendees per court. Mileage should be calculated from your court's location to the conference location. Mileage expenses will automatically calculate when the number of miles is entered. Please enter the number of team members attending the conference and please note that the total per diem requested automatically populates within the total anticipated costs. Next, please enter the number of nights your team will stay in a hotel (this number will be 2 or 3 only). Then enter the number of hotel rooms needed to accommodate your team members. Please note that the total anticipated costs increases when you enter the number of hotel rooms. Expenses for the hotel and mileage will be calculated in accordance with the State of Georgia Statewide Travel Regulations. Further, the 2026 CACJ Annual Training Conference requests should include no more than three nights of lodging per/person, if your courts is located more than 51 miles or more from the conference venue; mileage expenses ($0.72/mile) for attendees to and from the conference venue, if your court is located less than 51 miles from the conference venue; and per diem expenses for meals if your court is located more than 51 miles from the conference venue. Attendees are expected to carpool when able. The CACJ will provide breakfast and lunch to conference attendees. The total per diem/per person is $195.00, which takes into account the meals provided. Fully describe your matched funds (to include calculations) in the narrative section below. Please remember to update your Matched Funds on the General Information page to represent Total Training and Travel Funding for your court. Other In-State Training and Travel Requests should be requested in accordance with the State of Georgia Statewide Travel Regulations.

You are not required to answer the last year each team member attended the conference, but the council may prioritize funding for team members who have not recently attended the conference.

Please answer the following questions about the FIRST team member you would like to attend the conference:

Team member name:

Ally Felch

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SECOND team member you would like to attend the conference:

Team member name:

Ansley Gammans

Team member role:

Evaluator

Last year team member attended CACJ conference:

2025

Please answer the following questions about the THIRD team member you would like to attend the conference:

Team member name:

Ariel Donaldson

Team member role:

Accountability Courts Coordinator

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FOURTH team member you would like to attend the conference:

Team member name:

Catherine Lysaught

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FIFTH team member you would like to attend the conference:

Team member name:

Gene Parris

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SIXTH team member you would like to attend the conference:

Team member name:

Rebecca Humm

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

Please answer the following questions about the SEVENTH team member you would like to attend the conference:

Team member name:

Jasmine Roberts

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the EIGHTH team member you would like to attend the conference:

Team member name:

Kelley Robertson

Team member role:

Judge

Last year team member attended CACJ conference:

2025

Please answer the following questions about the NINTH team member you would like to attend the conference:

Team member name:

Clint Bearden

Team member role:

Judge

Last year team member attended CACJ conference:

2024

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A.

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the TENTH team member you would like to attend the conference:

Team member name:

Lexxi Mallak

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A in the box.

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the ELEVENTH team member you would like to attend the conference:

Team member name:

Lydia Adkinson

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the TWELFTH team member you would like to attend the conference:

Team member name:

Samantha Griffin

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the THIRTEENTH team member you would like to attend the conference:

Team member name:

Shelby Wilson

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the FOURTEENTH team member you would like to attend the conference:

Team member name:

Tiffany Barnhard-Holly

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the FIFTEENTH team member you would like to attend the conference:

Team member name:

Nikhil Giyanani

Team member role:

Attorney

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

Please answer the following questions about the SIXTEENTH team member you would like to attend the conference:

Team member name:

Madison Howard

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

We are a multi-track court with 2 separate tracks with different judges. We have approximately 16 team members across both tracks.

The following questions pertain to the grand total for the team, not individual attendees. Please ensure you are answering with the total request.

What is the total roundtrip mileage for the team?

3840

How many hotel rooms are needed?

0

How many nights per hotel room are needed?

Did you use all of your approved slots for attendees last year?

Yes

Please briefly explain the circumstances that prevented you from using all approved slots last year:

Please provide any additional details about your request you would like to be considered below:

85. Conference Scripts

Are you requesting additional funds for mileage and training for your court? (NOTE: If you are providing mileage funding as MATCH ONLY, click NO).

No

How many training or travel requests would you like to make?

86. Mileage Req

Courts may request funds for in-state ONLY evidence-based training or other applicable accountability court training (virtual, in-person, or asynchronous opportunities). NOTE: Mileage costs will automatically calculate. Include the roundtrip mileage for a SINGLE trip and then the number of trips you intend to make. If the court is not requesting funds for training or mileage, enter 0 (zero) in the respective column.

Please answer the following for your FIRST training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SECOND training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your THIRD training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FOURTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FIFTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SIXTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SEVENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your EIGHTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your NINTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your TENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please use the provided space to provide any additional details regarding mileage use or training requests. Please indicate the curriculum training requested, the cost of training, and how the training is conducted (asynchronous, in-person, virtual, etc). If you are requesting mileage between counties, please list the distance between those counties and how many participants were served in each of those counties.

89. Transportation Gate

Are you requesting funds to assist participants with transportation needs? (NOTE: If you are providing transportation funding as MATCH ONLY, click NO).

No

What types of transportation are you requesting funds for?

90. Transportation Request

Please answer the following for your COUNTY VEHICLE MILEAGE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your DRIVER TIME (COUNTY VEHICLE) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PUBLIC TRANSPORTATION request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PRIVATE TRANSPORTATION (UBER/TAXI) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your BIKE SHARE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your OTHER request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

93. Transportation Narrative

All applicants should fill out this section if your court is seeking transportation grant funds. Transportation projects include things such as partnerships with the Department of Community Supervision or local Sheriff's office to provide transportation to/from court or treatment services. Transportation vouchers (such as bus or train passes) may be requested. Transportation grant funds will not be allowed to be used for: vehicles, gas cards, or incentives. Funding requests for this budget detail can be shared among multiple courts. The funds will be applied to the application in which the questions and Budget Detail are completed.

If you are applying for multiple courts, please list the courts below:

How many participants do you anticipate will participate in your proposed transportation project (from July 1, 2026 - June 30, 2027)? If you are applying for multiple courts, please list the court name then the number of participants.

How many new participants will your court add if the proposed transportation project is funded? If you are applying for multiple courts, please list the court name and then the number of participants.

Please fully describe your proposed transportation project. Include why the project is needed and cannot be funded by other sources.

If there are additional items regarding your transportation program, please include them in the space below.

94. Total Funds Requested

Please review the total request amounts per category below:

Personnel : 503241.94
Contract Services : 35100
Drug Testing Supplies : 63350.88
Other Costs : 0
Equipment : 0
Training and Travel : 2784
Transportation : 0
Total : 604476.82

Please enter your matched funds amount below:
Please note, the required match amount for FY27 is 15%. If you do not have matching funds for one of the categories, please enter 0.

Personnel:

106672.38

Contract Services:

0

Drug Testing Supplies:

0

Other Costs:

0

Equipment:

0

Training and Travel:

0

Transportation:

0

98. Statement of Integrity

By checking this box I certify that all information and statements provided are true, correct, and accurate possible to the best of my knowledge and belief.

I agree

Initials:

HH

101. Final Submission Page

Please take the time to review your answers. The PDF can be downloaded from this page, but it will also be emailed to you upon submission of the survey. The PDF report must be submitted to CACJ via formstack as part of the application package. You may keep the summary file for your records, and this will serve as a receipt confirming your CACJ application has been submitted to the Criminal Justice Coordinating Council.

Remember, you will not be allowed to re-open the application and make changes. Once you submit the submission is finalPlease make sure that your application is correct and complete before you move forward. If you made any corrections on your entries, please be sure that you downloaded the most updated PDF report to be submitted with the application package.

Click submit to submit your application.

102. Thank You!

Thank you for completing the FY27 CACJ grant application!

FY2027 CACJ/CJCC Grant Applications (July 1, 2026 - June 30, 2027)
Treatment Services
Hall Co. HELP Program (250-2163)

Personnel (511100)

					Fringe Calculations			
Title	*CACJ Salary CAP*	*Salary Request*	*Fringe Benefits Request*		*FICA*	*Health/STD/Life Insurance*	*WC*	*Retirement*
Counselor		$ 58,760.00	$ 19,959.00	$ 78,719.00	$ 4,495.32	$ 12,631.76	$ -	$ 2,831.92
Counselor		$ 58,760.00	$ 28,107.81	$ 86,867.81	$ 4,495.32	$ 20,780.57	$ -	$ 2,831.92
Case Manager	$ 44,116.80	$ 53,237.86	$ 18,816.51	$ 72,054.37	$ 4,072.70	$ 12,178.14	$ -	$ 2,565.68
Case Manager	$ 44,116.80	$ 53,237.86	$ 32,546.90	$ 85,784.76	$ 4,072.70	$ 25,908.52	$ -	$ 2,565.68
Lab Technician		$ 48,006.40	$ 18,554.15	$ 66,560.55	$ 3,672.15	$ 12,546.16	$ -	$ 2,335.84
Lab Technician		$ 47,070.40	$ 32,059.23	$ 79,129.63	$ 3,600.79	$ 26,134.04	$ -	$ 2,324.40
Case Manager	$ 44,116.80	$ 51,955.02	$ 8,251.15	$ 60,206.17	$ 3,974.56	$ 171.46	$ -	$ 4,105.14
		$ 344,947.20	$ 158,294.74		$ 28,383.53	$ 110,350.63	$ -	$ 19,560.58
Total Request	**$ 503,241.94**							

Technical/Professional Services (521000)

CPT	$ 18,720.00	***$65/hour x 12 hours/month x 2 officers x 12 months***
Jail Services/Mental Health Evaluations	$ 16,380.00	***Physician at jail $105/hour x 3 hours/week x 52 weeks***
Total Request	**$ 35,100.00**	

Supplies (531100)

Thermofisher Reagents	$ 33,242.88	**See Hall Supplies tab for breakdown*	*Abbott Labs*	*Cost Per Unit*	*# of Units*	*Total*
Abbott Labs (Confirmation Testing)	$ 30,108.00		*Confirmation Test*	$ 14.00	322	$ 4,508.00
Total Request	**$ 63,350.88**		*Comprehesive Panel*	$ 50.00	380	$ 19,000.00
			Speciality Test	$ 33.00	200	$ 6,600.00
Travel (523500)					*Total*	$ 30,108.00
CACJ Conference Expenses (x16) Mileage	$ 2,784.00	***240 miles x $.725/mile x 16 people***				
Total Request	**$ 2,784.00**					

Total Grant Request	***$ 604,476.82***
Match Requirement	***$ 106,672.38***

CACJ/CJCC Estimated Cost Per Participant	$	3,672
Program Census (Projected for FY26)		90
Total:	$	330,480

Project Descriptions:

Treatment Services is the agency umbrella encompassing all programs in our circuit. This allows for sharing of resources across programs and greatly increases our ability to provide services. Hall County absorbed some personnel associated with the HELP Program under the General Fund budget in 2007 making the program a permanent fixture. In 2024, the HELP program split into two separate tracks, a co-occurring track and a severe and persistent mental illness track. As a result of this restructure, the active census increased by 21% from 2023. The program has experienced a 368% increase in active census numbers since 2017. As our census grows, our need to retain staff and increase overall services is imperative. Program participants are charged a monthly fee of $40 to help offset some operational costs. The Treatment Services budget is made up of County General Fund, DATE Funds, participant fees, drug testing lab revenue, evaluations revenue, and grant awards. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget. Additional assistance comes from Friends of Recovery, a nonprofit organization formed in 2006 to support Hall County's accountability court programs.

The HELP Program is one of five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County’s General Fund. In the Hall County office, we serve nearly 750 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. We make all of this work together to provide efficient and effective programs for the participants we serve. Our agency strives to stretch resources across all programs to best utilize each dollar awarded.

Supplies (4229) Breakdown

ThermoFisher Reagent Pricing List

Customer #C1002043

Hall Co. HELP Program

Analyte	*# Annual Tests*	*# Annual Kits*	*Yield*	*Kit Price*	*Price/Test*	*# of Units*	*Total*
ETOH	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Amphetamine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Barbiturate	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Benzodiazepine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Cocaine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Creatinine	*30,000*	*3.3*	*9,027*	*$903*	*0.1*	1	$903
Ecstasy	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
EDDP (Methadone Metabolite)	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
ETG	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Fentanyl CJF	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
General Oxidant	*12,000*	*1.3*	*9,456*	*$946*	*0.1*	0	$0
Hydrocodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Opiate	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Oxycodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
PH Validity	*12,000*	*1.5*	*7,960*	*$796*	*0.1*	0	$0
Propoxyphene (PPX)	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Specific Gravity	*12,000*	*1.3*	*9,027*	*$908*	*0.1*	0	$0
THC	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Heroine/6-AM	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Buprenorphine	*12,000*	*10.7*	*1,118*	*$324*	*0.29*	0	$0
Kratom (Mitragynine)	*2,400*	*2.1*	*1,118*	*$1,288*	*1.15*	1	$1,288
Synthetic Cannabinoids (UR-144/XLR-11)	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	1	$1,062
Synthetic Cannabinoids (AB-PINACA	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	1	$1,062
Fentanyl II Cutoff Cal	*~*	*~*	*~*	*$132*	*~*	1	$132
Fentanyl II Neg Cal	*~*	*~*	*~*	*$132*	*~*	0	$0
Fentanyl II Control	*~*	*~*	*~*	*$176*	*~*	0	$0
						Total Request:	***$33,243***

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 101/2026

SUBJECT: Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training, in the amount of $311,497.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $54,970.00 is required.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: HH

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Family Treatment Court for staffing, technical and professional services, supplies, and training in the amount of $311,497.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $54,970.00 is required.

History:

Hall County has received CJCC Family Treatment Court funding since 2016.

Facts and Issues:

Options:

Family Treatment Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we serve over 600 participants. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. Family Treatment Court continues to serve children and families and is a Model Court for other similar programs across the state.

Funding Requested	$ 54,970.00
Are funds within current budget?	Yes
Source of Funds	General Fund/ Multiple Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY27 Accountability Court RFP
FY27 CJCC FTC Budget Breakdown
FY27 Hall County FTC Grant Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 101/2026

Funds Requested: $ 54,970.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund/ Multiple Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	334110-STATEâ€OPERATING DIRECT	$-311,497.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	511100-SALARIES	$149,510.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	512200-FICA	$13,214.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	512100-HEALTH INSURANCE	$35,459.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	512400-RETIREMENT	$10,587.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	521000-PROFESSIONAL SERVICES	$18,720.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	531100-GENERAL SUPPLIES AND MATERIALS	$82,267.00
2027	250-MULTIPLE GRANT FUND	2165-FAMILY TREATMENT COURT	523500-TRAVEL	$1,740.00
2027	100-GENERAL FUND	2165-FAMILY TREATMENT COURT	511100-SALARIES	$54,970.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance would be July 1, 2026- June 30, 2027. No net new positions are being requested.

Contact for Questions: HH

Phone: (770) 536-3837

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

At the direction of the Funding Committee under the Council of Accountability Court Judges (CACJ) the Criminal Justice Coordinating Council (CJCC) is pleased to announce that it is seeking applications for competitive funding for qualified new and existing Accountability Courts in the State of Georgia.

State of Georgia
Accountability Court Funding Program
FY27 Solicitation Packet

Eligibility

Applicants are limited to local entities for new and existing Adult Felony Drug Court, Adult Mental Health Court, Veterans Treatment Court, DUI Court, Family Treatment Court, Juvenile Treatment Court.

Any applications received of the same court type within a single jurisdiction (circuit or county) will be reviewed together and considered one application.

Deadline

Applications are due by 5:00 p.m. on Thursday, February 26, 2026.

Available Funding

The amount available for distribution will be determined by the legislature during the 2026 session. There is a 15% cash match requirement.

Award Period

July 1, 2026, through June 30, 2027

Release Date: January 26, 2026

THIS GRANT IS NOT INTENDED TO FUND YOUR PROGRAM 100%.

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

SECTION I: OVERVIEW AND INSTRUCTIONS

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (CJCC) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of twenty-four members representing various components of the criminal justice system.

Overview of the State of Georgia's Accountability Court Funding Program

The Council of Accountability Court of Judges (CACJ) was created in 2015 by the Georgia Legislature and by Governor Nathan Deal to provide courts with the critical funding necessary to support the growth of Accountability Courts in Georgia to reduce the prison population.

How to Apply

Interested applicants should review the FY27 Solicitation Packet in its entirety, and submit the completed application, including the requested information and all required attachments, using the link provided to the court by CJCC on or before 5 p.m., February 26, 2026. The application is the only acceptable format for submitting the narratives and budget for this funding year. It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format; scanned or handwritten copies of the application will not be accepted. The CACJ and CJCC will host virtual question and answer webinar on Wednesday, January 28, 2026. Any application that does not adequately answer all applicable questions will be considered incomplete and will not be reviewed for funding.

Match Requirement (15 percent CASH match)

Applicants must identify the source of the 15 percent non-state portion of the total project costs and how they will use match funds. Match is restricted to the same uses of funds as allowed for the state funds. Applicants may satisfy this match requirement with cash only (no in-kind services).

Match Waiver: The CACJ may waive the match requirement upon a determination of fiscal hardship. To be considered for a waiver of match, a letter of request signed by the Authorized Representative or Program Judge must be submitted with the grant application, defining the fiscal hardship. Fiscal hardship is defined in terms related to reductions in overall budgets, furloughing or reductions in force of staff or other similar documented actions by the local governing authority which have resulted in severe budget reductions. A match waiver request must be submitted as a separate attachment to the application and titled as the "*Match Waiver.*"

NOTE: You do NOT need to match every item you are requesting but must supply a 15% match in the overall budget request. The match must be from one of the allowable categories.

The formula for calculating the match is:

The requested grant amount multiplied by 15 = then divided by 85, will give you your total match.

Required Match Example: 15 percent match requirement: for a state award amount of $100,000, match would be calculated as follows:

State Award x 15/85= Match Ex. $100,000 x 15/85 = $17,647

To verify take state award + match x 15% Ex. 117,647 x 15% = 17,647

SECTION II: SOLICITATION PROCESS

Please read and understand the Certification for Accountability Court Funding attachment before completing the application. All accountability courts shall attend training and submit a proposed budget/narrative for all funds requested through this grant.

Existing Courts

Complete all sections of the application, unless noted otherwise.

Implementation Courts

Complete sections of the application to the best of your ability. The committee understands that you may not have all the answers yet but expects that you have thought through all of the issues related to each section of the application.

Application Review

Applications will be reviewed and assessed by the CACJ Funding Committee members and its designated representatives who will consider the following:

1. Past compliance with all financial and programmatic reporting requirements.
2. Overall quality and completeness of the application.
3. Demonstration of clear, measurable, and appropriate project goals.
4. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.
5. The use of evidenced-based treatment.
6. Responsiveness to peer review, certification, and treatment fidelity findings.
7. The use of other funding sources, including participant fees.
8. Adequate correlation between the cost of the project and the objective(s) to be achieved; and
9. Sharing resources among each accountability court within the circuit is strongly encouraged. All applications within each circuit will be reviewed together.

Only complete applications received by the deadline will be reviewed. When an application is received by the CJCC, there is no commitment on the part of the CACJ Funding Committee to fund an application or to fund it at the amount requested. All areas of the budget are subject to review and approval. Decisions

related to these budget areas are based on both eligibility and reasonableness. The CACJ Funding Committee has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.
Applications for funding will undergo several reviews. At any point during these reviews, a decision not to fund a project or any part thereof may be made. These decisions are within the complete discretion of the CACJ Funding Committee.

Funding Decisions

All funding decisions related to CJCC applications received in response to this solicitation are made by the CACJ Funding Committee and are based on the availability of funding. The Council will inform the applicants of funding decisions through grant awards. Applicants should not make assumptions regarding funding decisions until they have received official written notification of awards or denials signed by the CJCC Council Director.

Once an award is made, the CACJ in conjunction with CJCC, maintains discretion to determine that a grantee is not compliant with applicable policies, and upon such a determination may terminate further funding and require reimbursement of grant funds to the CACJ.

Restrictions on Use of Funds

For this grant period, grant funds will not be allowed to be used for: out of state training, any part of a salary or pay supplements for state or county paid employees, office space, utilities, furniture (existing courts only), incentives, monthly cell phone charges, case management software (including maintenance and upgrades), vehicles, weapons, office supplies (existing courts only), construction projects and grant administrative overhead.

Supplantation

Funds must be used to supplement existing funds for program activities and cannot replace or supplant funds that have been appropriated for the same purpose. Generally, supplanting occurs when a local government or program reduces local or other available funds for an activity specifically because state funds are available (or expected to be available) to fund that same activity. When supplanting is not permitted, any State grant funds may not replace any local, or other available funds that have been appropriated or allocated for the same purpose. In those instances when a question of supplanting arises, the applicant or grantee will be required to substantiate that the reduction in non-state resources occurred for reasons other than the receipt or expected receipt of state funds.

SECTION III: POST-AWARD REQUIREMENTS

Grant Acceptance

Grantees wishing to accept FY27 funding must submit signed Acceptance Letters and Special Conditions to the CJCC Office, so it is received no later than 5 p.m., June 30, 2026. The CACJ Funding Committee will assume your court rejects its FY27 award if these acceptance documents are not received by this submission deadline.

Special Conditions

At the time of the grant award, the CACJ Funding Committee will assign special conditions, as deemed appropriate for the program. The special conditions will outline the grantee's responsibilities, as well as state regulations that must be followed, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to CJCC by 5 p.m., June 30, 2026. (see above). **One fourth of all awarded funding must be requested in that quarter's SER each reporting period. This means that the expenditure must be paid by your local funding agency and CJCC reimbursement has been requested within that reporting period. Any unused funds each quarter end will be retained by the CJCC to be managed by the CACJ. This is a reimbursement grant.** If awarded funds, your court will be required to submit check stubs and copies of invoices to CJCC for reimbursement on a quarterly basis. **Training is made available to each court that accepts grant funding. Please see www.cacj.georgia.gov for the training dates and attendee requirements.** Expenses for training will be reimbursed by the CACJ Funding Committee.

Additionally, awards can only be made to circuits whose fiscal agents do not appear on the Georgia Department of Audits & Accounts (DOAA) audit list. If the program's fiscal agent is not removed from the audit list by the end of Q2, the funds that were initially earmarked for all state-funded accountability court programs using that fiscal agent will be retained by the Funding Committee to be used for other allowable purposes. No grant award for FY27 can be given to an accountability court program under those circumstances. Similarly, if an award is made but the program's fiscal agent then appears on the audit list, no reimbursements can be made until the fiscal agent is removed from the audit list.

Reporting Requirements

Recipients of this FY27 grant award will be required to complete and submit SER and a CACJ electronic data submission report, due no later than 15 days after each quarter end. Failure to submit reports in a timely fashion could result in a 10% penalty that will be based on the initial grant award. Subgrantees are given a 10-day grace before any action is taken (applies to SER only). **The electronic data submission reports will be generated using the state-approved case management systems during FY27. The CACJ will present implementation courts with the opportunity to select a state-approved case management system on or about July 1, 2026.**

SER (Sub-grant Expenditure Requests)*:* Reimbursement requests for expenses incurred during the grant period on either a monthly or quarterly basis. To request reimbursement, the recipient must submit a financial report within fifteen days of the month's end date, to their designated grant specialist.

FY2027 CACJ/CJCC Grant Applications (July 1, 2026 - June 30, 2027)
Treatment Services
Hall Co. Family Treatment Court (250-2165)

Personnel (511100)

Title	*CACJ CAP*	*Salary Request*	*Fringe Benefits Request*		*Fringe Calculations* *FICA*	*Health/STD/Life Insurance*	*WC*	*Retirement*
Counselor		$ 61,276.80	$ 29,736.59	$ 91,013.39	$ 4,687.68	$ 22,088.81	$ -	$ 2,960.10
Case Manager	$ 44,116.80	$ 58,190.08	$ 9,965.82	$ 68,155.90	$ 4,451.54	$ 478.60	$ -	$ 5,035.68
Case Manager	$ 44,116.80	$ 53,259.44	$ 19,556.97	$ 72,816.41	$ 4,074.35	$ 12,891.72	$ -	$ 2,590.90
		$ 149,510.40	$ 59,259.37		$ 13,213.56	$ 35,459.13	$ -	$ 10,586.68
Total Request	**$ 208,769.77**							

Technical/Professional Services (521000)

CPT	$ 18,720.00	***$65/hour x 12 hours/month x 2 officers x 12 months***
Total Request	**$ 18,720.00**	

Supplies (531100)

					Abbott Labs	*Cost Per Unit*	*# of Units*	*Total*
Thermofisher Reagents	$ 44,022.99	***See Hall Supplies tab for breakdown**			*Confirmation Test*	*$ 14.00*	*600*	*$ 8,400.00*
Abbott Labs - Confirmation Testing	$ 38,250.00				*Comprehesive Panel*	*$ 50.00*	*300*	*$ 15,000.00*
Total Request	**$ 82,267.17**				*Speciality Test*	*$ 33.00*	*450*	*$ 14,850.00*
		311	*5.83*				*Total*	*$ 38,250.00*

Travel (52350)

CACJ Conference Expenses (x10) Mileage	$ 1,812.50	***240 miles x $.725/mile x 10 people***
Total Request	**$ 1,740.00**	

Total Grant Request	***$ 311,496.94***
Match Requirement	***$ 54,970.05***

CACJ/CJCC Estimated Cost Per Participant	$	4,566
Program Census (Projected for FY26)		75
Total:	$	342,450

Project Descriptions:

Treatment Services is the agency umbrella encompassing all programs in our circuit. This allows for sharing of resources across programs and greatly increases our ability to provide services. Hall County absorbed some personnel associated with Family Treatment Court under the General Fund budget in 2007 making the program a permanent fixture. Program participants are charged a monthly fee of $30 to help offset some operational costs. The Treatment Services budget is made up of County General Fund, DATE Funds, participant fees, drug testing lab revenue, evaluations revenue, and grant awards. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget. Additional assistance comes from Friends of Recovery, a nonprofit organization formed in 2006 to support Hall County's accountability court programs.

Family Treatment Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County’s General Fund. In the Hall County office, we serve nearly 750 participants annually. Between regular office hours, in-house counseling groups, drug testing services for the courts and our customers, etc., we operate 7 days a week. We make all of this work together to provide efficient and effective programs for the participants we serve. FTC continues to experience census program stability and serves an average of 70 participants each year.

Supplies (4229) Breakdown

ThermoFisher Reagent Pricing List

Customer #C1002043

Hall Co. FTC

Analyte	# Annual Tests	# Annual Kits	Yield	Kit Price	Price/Test	# of Units	Total
ETOH	*12,000*	*1.2*	*9,027*	*$2,618*	*0.29*	1	$2,618
Amphetamine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Barbiturate	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Benzodiazepine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Cocaine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Creatinine	*30,000*	*3.3*	*9,027*	*$903*	*0.1*	4	$892
Ecstasy	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
EDDP (Methadone Metabolite)	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
ETG	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Fentanyl CJF	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
General Oxidant	*12,000*	*1.3*	*9,456*	*$946*	*0.1*	0	$0
Hydrocodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Opiate	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Oxycodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
PH Validity	*12,000*	*1.5*	*7,960*	*$796*	*0.1*	0	$0
Propoxyphene (PPX)	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Specific Gravity	*12,000*	*1.3*	*9,027*	*$908*	*0.1*	0	$0
THC	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	0	$0
Heroine/6-AM	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Buprenorphine	*12,000*	*10.7*	*1,118*	*$324*	*0.29*	0	$0
Kratom (Mitragynine)	*2,400*	*2.1*	*1,118*	*$1,288*	*1.15*	3	$3,863
Synthetic Cannabinoids (UR-144/XLR-11)	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	0	$0
Synthetic Cannabinoids (AB-PINACA	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	0	$0
Fentanyl II Cutoff Cal	*~*	*~*	*~*	*$132*	*~*	0	$0
Fentanyl II Neg Cal	*~*	*~*	*~*	*$132*	*~*	0	$0
Fentanyl II Control	*~*	*~*	*~*	*$176*	*~*	0	$0
					Total Request:		***$44,023***

FY 2027 CACJ Grant Application

2. Intro

Welcome to the Council of Accountability Court Judges (CAJC), FY27 Grant Application. The CACJ only will accept grant applications through this electronic survey. Your court should complete this document by February 26th, 2026 to apply for state funds.

How to navigate, saving and submitting the application:
Please note the 'Back' and 'Next' buttons at the bottom of each page. These will help you to navigate within the application. If you need to update any question at any time, you can go back to it using the previous button. All information filled in one page will be saved after you hit the 'Next' button. You do not need to answer the whole survey at once. You can save the information already provided (clicking 'Next') and come back later. The application will be submitted when you click submit at the end of the survey. Please, do not click to submit the application if you have not completed it or had not downloaded the PDF Report.
The PDF Report that was downloaded from the online survey and other applicable attachments must be uploaded to CACJ. The completed application packet must be uploaded by the due date of February 26th 2026. If you have questions about the grant completion or submission process, please contact Kimberly Howard, Director of Training and Operations at CACJ at kimberly.howard@georgiacourts.gov.
If you need any other technical assistance, please contact Lola Henry, research analyst at CJCC, at lola.henry@cjcc.ga.gov

Calculations:
This document is arranged so that the only information you need to enter is the amount you are requesting, the units, and the number of units. The survey does the rest of the work for you. Do not worry about calculating totals. If you find a mistake in the calculations, please contact Lola Henry, Research Analyst at CJCC, at lola.henry@cjcc.ga.gov. All of the budget sections are summed and presented in aggregate on the report that will be sent by e-mail. A summary of the total requested funds is also available at the end of the grant application survey.

Narrative:
On the 'Narrative' pages, please describe your court program, sustainability plan, and need for transportation costs. The Budget narrative should thoroughly and clearly describe every category of expense listed. Proposed budgets are expected to be complete, reasonable and allowable, cost-effective, and necessary for project activities. The explanation should be mathematically sound and correspond with the information and figures provided in the Budget Request. The explanation should explain how all costs were estimated and calculated and how they are relevant to the program.

3. General Information

Name of person filling out this form:

Heather Herrington

Please enter a valid Email Address. (Note: Your application summary report will be sent out to the Email Adress entered below.)

Heather.Herrington@nejcga.gov

Please re-enter your email address:

Heather.Herrington@nejcga.gov

Phone (xxx-xxx-xxxx):

770-536-3837

On April 23rd-25th, 2026 who will be available to answer questions on this grant, if the committee shall have any?

Heather Herrington

Please provide a phone number for this person (xxx-xxx-xxxx):

770-536-3837

Please indicate the primary court you are filling out this application for:

Hall County Family Treatment Court

Please indicate the second court you are filling this application out for, if applicable:

Please indicate the third court you are filling this application out for, if applicable:

What Judicial Circuit do you operate in?

Northeastern

Please select your primary program type:

Family Court

Please select your secondary program type, if applicable:

What court level does your court operate in?

Juvenile

How many participants to you expect to serve in FY27 with requested grant funds?

82

4. Other Fund Sources CFY Gate

ALL Other Funds Sources - Current Fiscal Year FY26

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the CURRENT STATE Fiscal Year, from July 2025 to June 2026 Make sure to select all applicable options. Please indicate whether the fund source is an annual fund source. If it is not, please provide the end date in the form mm/dd/yyyy.

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Did your court(s) receive funds from sources that were NOT state/CJCC funds?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
Any other non-CACJ funds

Yes

5. Other Funds CFY Fund Types

Please indicate which sources your court received other funds from this fiscal year, FY26:

Byrne-JAG
Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

6. Other Funds CFY Follow up

Reminder: These questions pertain to funds your court will receive inthis fiscal year: (July 2025-June 2026)

Please indicate the total amount of funding received per source:

Byrne-JAG : 2600
Date Fund : 8290.30
Independent 501(c)3 : 500
Local Government (Municipal or County) : 122,911.36
Participants Fees : 11,372
Revenue from lab : 17,350
All other non-CACJ Funds : 9613.33

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Byrne-JAG	0	0	0	0	0	0	0	2600	0
Date Fund	0	686.80	0	660	0	1200	1200	0	4543.50
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	940	91833.56	400	500	0	29237.80
Participants Fees	0	0	0	720	0	1215	795	0	8642
Revenue from lab	2160	0	0	2160	0	350	800	0	11880
All other non-CACJ Funds	0	0	0	0	0	0	0	9613.33	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/26 as the end date.

Byrne-JAG : 09/30/2026
Date Fund : 01/01/2026
Independent 501(c)3 : 01/01/2026
Local Government (Municipal or County) : 01/01/2026
Participants Fees : 01/01/2026
Revenue from lab : 01/01/2026
All other non-CACJ Funds : 12/31/2026

7. Other Info for CFY OF

Please provide any other information you would like to share about other fund sources for FY26 below:

Our budget is generated from county funds, DATE funds, participant fees, lab revenue, and grant funding. Our local non-profit, Friends of Recovery also provides some limited financial assistance to our programs. Our agency experienced a substantial restructure in July 2024 which help consolidated agency resources, such as treatment groups, and stretch funds further with shared operations across multiple programs, and also increased our census caps.

8. Other Fund Sources NFY Gate

ALL Other Funds Sources - Next Fiscal Year FY27

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the NEXT STATE Fiscal Year (July 2026-June 2027).

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Will your court(s) will receive funds from sources that are NOT state/CJCC funds in the NEXT FISCAL YEAR, FY27?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
All other non-CACJ funds

Yes

9. Other Funds NFY Fund Types

Please indicate which sources your court(s) will receive funding from next fiscal year, FY27, from below:

Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

10. Other Funds NFY Follow up

Reminder: These questions pertain to funds your court will receive in thenext fiscal year (July 2026-June 2027):

Please indicate the total amount of funding received by each source:

Date Fund : 8290.30
Independent 501(c)3 : 500
Local Government (Municipal or County) : 133375.29
Participants Fees : 13092
Revenue from lab : 18550
All other non-CACJ Funds : 12904.27

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Date Fund	0	532.80	0	350	0	1300	1200	0	4907.50
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	950	100627.19	400	512.50	0	30885.60
Participants Fees	0	0	0	1040	0	1640	1200	0	9212
Revenue from lab	2160	0	0	2160	0	370	820	0	13040
All other non-CACJ Funds	0	0	0	0	0	2000	0	10904.27	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/27 as the end date.

Date Fund : 01/01/2027
Independent 501(c)3 : 01/01/2027
Local Government (Municipal or County) : 01/01/2027
Participants Fees : 01/01/2027
Revenue from lab : 01/01/2027
All other non-CACJ Funds : 01/01/2027

11. Other Info NFY OF

Please provide any other information you would like to share about other fund sources for FY27 below:

Treatment Services anticipates a similar operating budget in FY27 compared to FY26; however, the FY27 budget has not yet been reviewed or approved by the Board of Commissioners and remains subject to change. Funding sources include County General Funds, DATE funds, participant fees, laboratory revenue, and grant awards. This shared structure allows Treatment Services to maximize efficiency, share staffing and treatment resources, and expand access to services for participants. ARPA funding has supported select personnel positions, while Opioid Settlement Trust funds support medication-assisted treatment (MAT) services agency-wide. Participant fees of $30 are collected monthly to offset operational costs. While helpful, these funds are not sufficient to independently sustain program operations.

12. Coordinator Info

How many years of experience will your court coordinator have as of July 2026?

15

Will the certified court coordinator program be completed by the court coordinator as of July 2026?

Yes

13. Sustainability and Cooperation Narrative

Describe the sustainability plan for your court(s). Accountability Courts, new and existing, should begin working towards sustainability upon the inception of the program. It is prudent for a court to consider various methods of funding in the event that grant funds are not available. Sustainability plans, which may include an action plan to attain funding without the use of grant funds, should be fully described. Every court should strive to have the ability to continue operations in the event of a loss or significant reduction in state funds. It is the CACJ's objective to encourage courts to be sustainable in the event state funds are reduced. The CACJ wants to invest in sustainable programs.

How would your programs maintain operations in the event state funds were lost and your state grants were reduced or eliminated?

Each year, Treatment Services takes steps to consolidate and share resources to stretch grant and operating funds as much as possible. The Treatment Services budget is made up of County General Fund, DATE Funds, participant fees, drug testing lab revenue, evaluations revenue, and grant awards. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget based on the over $4 million economic impact of our programs on the Hall County community. Additional assistance comes from Friends of Recovery, a nonprofit organization that supports our accountability court programs. Program participants are charged monthly fees to help offset some operational costs.

How much local funding have your courts requested? How much has been approved?

Treatment Services requests funding annually to support salaries/fringe benefits, building maintenance costs, and operational costs. By sharing a combined operational budget, our agency is able to stretch funds further to
provide needed services to participants and maintain staff necessary to operate the various programs. We consider program census to calculate overall percentage for each program's operational budget. No operating budget for FY27 has yet been approved by our local Board of Commissioners at the time of this application
submission. We are hopeful to receive a similar budget as approved for FY26.

Have you experienced any barriers in obtaining local funds from the counties within your circuit? If so, what have they been?

Date funds and lab revenue have historically been the largest contributors to our operational
budget. We have made strides to increase lab revenue but have no control over local DATE fund collections as these are generated from legal cases which are not directly linked to our programs. Due to the impact of the government shutdown on the Department of Family & Children Services, our DFCS drug testing contract has been impacted and not able to adequately support FTC drug testing operations since October.

14. Sharing Resources

When applicable, CACJ strongly encourages the sharing of resources between accountability court programs and/or other agencies.

Does your court currently share resources?

Yes

What resources do your court(s) share?

Drug Lab
Drug Tests
Surveillance Officer Time
Treatment Providers
Office Space
Lab Technicians
Transportation/Vehicles for Participants

Please briefly explain with which court(s) resources are shared:

Hall County Drug Court, Mental Health Court, Family Treatment Court, and DUI Court operate under an integrated model that maximizes efficiency through shared resources across all programs. All courts utilize the same in-house drug testing laboratory, including shared drug testing supplies, reagents, confirmation testing services, and full-time Lab Technicians. This centralized lab structure ensures consistency, rapid turnaround times, and cost-effective operations. Surveillance services are also shared across programs. Surveillance officers conduct home visits and field contacts for participants in all accountability courts, allowing for coordinated monitoring while minimizing duplication of personnel costs. Treatment services are delivered by in-house counselors and clinical staff who serve participants across all court tracks, regardless of program designation. This cross-program staffing model promotes responsible stewardship of grant and county funding. By leveraging shared personnel, lab services, and surveillance resources, Hall County's accountability courts maintain high-quality supervision and treatment while operating below statewide average costs per participant.

Does your court plan to begin sharing resources with other court(s) in the near future?

Please explain why you do not plan to engage in resource sharing:

Has your court considered collaborating with other courts to create a track model?

We already use a collaborative track model

Do you plan to adopt a track model in the future?

Please briefly describe the obstacles to instituting a collaborative track model for your court(s):

15. Non-personnel sharing questions

Please describe the sharing program for resources other than personnel between your court(s) and any plans for expansion of resource sharing in the future:

All courts share drug testing reagents, confirmation services, supplies, and surveillance officers. Resources are distributed using a census-based formula that allocates resources proportionate to program population.

Please explain what your future plans for resource sharing are:

What obstacle(s) has your court faced in the past that have prevented resource sharing?

How do you plan to overcome the aforementioned obsacle(s) with your upcoming resource sharing plan?

16. Personnel Sharing Page

Is the sharing of personnel between your court(s) case dependent?

No

Please explain the deciding factors in cases that determine the sharing of personnel:

Please explain the system in place for your shared personnel:

Personnel are shared across courts as part of a structured staffing model to allow for efficient use of resources. The Clinical Evaluator, Lab Coordinator, Lab Techs, Intake Coordinator, Clinical Supervisor and Residential Case Manager were established to serve all programs. Treatment providers provide counseling services to all participants, regardless of program or track.

You indicated that your court program(s) does not share personnel resources.
Please briefly explain why your court does not share personnel resources:

17. Court Narrative

Please fully, but concisely, describe your request/project/expansion. Explain why your request cannot be funded using other funding sources. Include any appropriate additional documentation that may help explain your project.
Please note: if you include information that is not relevant, or is voluminous, the committee may choose to not consider it.

Please describe in detail how state grant funds are budgeted and how this funding source works together with the other funding sources to create comprehensive programs:

We are requesting funding for three existing, fully staffed personnel positions that are vital to program operations and cannot be sustained within the county's current budget. We are also requesting funding for community policing, drug testing supplies and services, and training. Funding will also assist in purchasing drug testing reagents for our in-house lab and costs associated with confirmation and specialty testing. We historically have relied on our DFCS contract to help us absorb drug testing costs. Our state drug screening contract with DFCS has been negatively impacted since the government shutdown and we are seeking funding to support FTC drug testing reagents and confirmations. With 73 FTC participants served in 2025, our requested funding of $311,497 is nearly 5% below the statewide average grant expenditure of $325,872. Our request equates to an average cost of $4,267 per participant, which is $197 below the statewide average of $4,464. This reflects our ability to share resources and deliver quality treatment services at a substantially lower cost than the average Family Treatment Court. According to the statewide 2025 CACJ report, Hall County Family Treatment Court serves approximately 11% of all FTC participants across the state, despite being 1 of 26 courts.

CACJ encourages well-written and reasonable applications for state funding. If your circuit is requesting an increase of 10% or more than the total amount of state funds awarded in the fiscal year FY26, please detail the need for additional funds. CACJ will prioritize requests based on an increase in participant census.

The unexpected suspension of DFCS service authorizations has created a substantial funding gap and directly impacted our ability to conduct consistent, timely, and reliable drug testing for FTC participants. Historically, our state DFCS contract has allowed us to reduce our grant request for drug testing services. We have been one of the only FTC programs in the state that have utilized a DFCS contract to pay for drug testing expenses. Due to DFCS's current suspension of services, we are now requesting assistance to cover additional drug testing costs for FY27.

Have any courts in your circuit de-obligated state funds within the past two fiscal years?

Yes

Please explain the circumstances of previous de-obligations and the plan to prevent a de-obligation from occurring in the future:

Any past de-obligation was in response to personnel/staffing issues. While we make every effort to stay fully staffed, this situation is sometimes out of our control and vacancies or changes in pay rate/benefits from old to new staff is not something that can projected exactly. Since we are not allowed to move funds from Personnel to other areas in the grant, they are returned to CACJ if not utilized. We make concerted efforts to spend all funds as approved and awarded and will ensure that future grant funds are spent.

Did any of your courts receive a note or comment from the CACJ funding committee on their FY26 grant award?

Yes

Please explain how the court(s) addressed the Committee's note or comment:

Hall County FTC had 60 referrals in 2025. Of those, 23 entered the program, 11 declined or would not respond/meet with Coordinator for intake, 16 were ineligible (language barrier, SPMI, referral withdrawn by original referring agency, low risk/no SA, no legal jurisdiction, out of county residence), 6 the Department or GAL objected to joining, and 3 were pending at the end of 2025. We have a very good process in place for early and consistent referrals from the Department of Family and Children Services and our coordinator frequently meets with DFCS case managers to remind them of our program and the referral process. Although our census has been as high as 65-70 in the past, we now conduct all treatment in house, as we had difficulty getting our local CSB to provide timely and reliable services. We have one treatment provider designated to Family Treatment Court, but she is often pulled to run other shared groups within Treatment Services. Our two case managers are currently carrying loads of 24 each and have also shared duties with other positions within Treatment Services when other programs have been short staffed. We anticipate reducing our capacity to be more in line with staff bandwidth and availability. Additionally, because of budget shortfalls within the Department of Family and Children Services, the Department is currently holding the position that if someone is eligible for Family Treatment Court, they will not offer any other services to the family, which we believe may lead to an increase in census in the coming months. We also believe that the Department may start objecting less to families given that they are not offering traditional resources or options to families.

Please provide any additional information you would like to share below:

18. Participants Fees Page

Did your court(s) collect participants fees in the last fiscal year, FY26?

Yes

How much did your court(s) collect in participant fees in the previous fiscal year, FY26?

13503

Please explain why your court(s) do or do not collect participant fees.

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS covered in this application.

Our program collects monthly participant's fees at the rate of $30. We have found that this financial investment by participants helps foster more engagement in treatment and program requirements.

How does the collection of participant fees support the operations of the court(s)?

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS to which it applies.

Participant fee collections for the the FTC Program are utilized to help offset costs associated with drug testing. The operational costs of our lab include supplies, personnel time, and contract officers to collect screens during morning/evening hours and weekend shifts. Participants fees directly contribute to funds needed for purchasing reagents, drug testing collection supplies, breathalyzers, and other materials needed for daily lab operation. While these funds are helpful, they are not lucrative enough to adequately sustain program operations.

19. Budget Priority

Please select the budget priority order for your court(s):

	First	Second	Third	Fourth	Fifth	Sixth	Seventh
Personnel	X						
Contract Services		X					
Drug Testing Supplies			X				
Other Costs							X
Equipment						X	
Training and Travel				X			
Transportation					X		

Please provide a brief rationale for your budget choices:

Please ensure you mention each budget item and their ranking in your answer.

The personnel positions we are asking for in this grant are vital to the continued operations of our program. Our existing clinical case manager positions and counselor position help ensure the continued functioning of the program and future
sustainability.

Regular surveillance visits by our community policing officers is an integral part of program success and effectiveness. Treatment Services shares a pool of officers who conduct home visits on a weekly basis for all programs in our county. We apply for funding for each program and share these resources to best maximize the number of visits conducted during each shift.

Treatment Services operates an in-house drug testing lab which serves all of the programs in our judicial circuit. We divide our funding request for reagents among all of the programs in our county to better utilize funding and sharing of resources. Continued funding to purchase reagents is vital to the operation of all programs as this ensures compliance with program rules and treatment effectiveness.

We require all staff to attend the annual CACJ Conference along with various other trainings throughout the year. Grant funding to cover travel expenses directly related to the CACJ Conference will allow us to ease the financial burden to team members and further incentivize attendance.

20. Grid for PDF

Grand Totals

Sources	Requested Funds	Matched Funds	Total Budget Amount
Personnel	208769.77	54970.05	263739.82
Contract Services	18720	0	18720
Drug Testing Supplies	82267.17	0	82272.92
Other Costs	0	0	0
Equipment	0	0	0
Training and Travel	1740	0	1740
Transportation	0	0	0
Total CACJ Funds	311502.69	54970.05	366472.74

Personnel Salaries

Position Title	Hourly Rate	Hours per Week	Weeks Requested	Total Salary
Counselor	40	29.46	52	61276.8
Program Case Manager	40	21.21	52	44116.8
Program Case Manager	40	21.21	52	44116.8

				0
				0
				0
				0
				0
				0
				0
			Grand Total:	208769.77

Personnel Benefits:

Position Title	Benefit 1	Cost	Benefit 2	Cost	Benefit 3	Cost	Benefit 4	Cost	Total
Counselor	FICA	4687.68	Health Insurance	22088.81	401K/Pension	2960.10			29736.59
Program Case Manager	FICA	4451.54	Health Insurance	478.59	401K/Pension	5035.68			9965.81
Program Case Manager	FICA	4074.35	Health Insurance	12891.72	401K/Pension	2590.90			19556.97
									0
									0
									0
									0
									0
									0
									0
								Grand Total:	59259.37

Other Personnel Information:

How personnel funds will be used:

The full-time counselor position provides individual and group counseling for all program participants and delivers approximately 18 hours of group treatment per week, not including individual tr
The Case Manager positions maintain a collective caseload of approximately 50 participants for the Family Treatment Court program. They are responsible for the tracking of participant progress,
The Case Manager positions maintain a collective caseload of approximately 50 participants for the Family Treatment Court program. They are responsible for the tracking of participant progress,

Other benefit information:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

Contracts and MOUs:

Position Title	Rate Unit	Rate/Unit	Total Units	Anticipated Numbers	Provider Type	Total Requested Cost
Lae Enforcement/Surveillance Officer	Per Hour	65	288	15	Sheriff's Department	18720
						0
						0
						0
						0
						0
						0
						0
						0
						0
					Total Cost:	18720

Other Contract Information:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our

County Drug Labs:

Rate per Test	Panels Tested/Rate	Tests Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Drug Supplies
Consumables

Consumable	Units	Cost per Unit	Units Requested	Total
				0
				0

				0
				0
				0
			Grand Total:	0

Monitoring

Monitoring Equipment	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Confirmation

Confirmation Test	Cost per Test	Tests Requested	Total
Redwood	14	600	8400
Redwood	50	300	15000
Redwood	33	450	14850
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	38250

Onsite

Onsite Device	Company Used	Panels Tested	Cost per Unit	Units Requested	Total
					0
					0
					0
					0
					0
					0
				Grand Total:	0

Reagents: Typical Drugs

Drugs	Cost per Test	Tests Requested	Total
Barbiturates			0
Buprenorphine			0
Cocaine/Crack	.29	18054	5235.66
ETG	.29	18054	5235.66
Methadone			0
Methamphetamine	.29	18054	5235.66
Opiates	.29	18054	5235.66
Oxycodone	.29	18054	5235.66
Propoxyphene			0
THC			0
Other	.29	48213	13981.77
		Grand Total:	40160.07

Reagents: Synthetic Drugs

Drugs	Cost per Test	Tests Requested	Company Used:	Total:
Ecstasy/MDMA				0
Fentanyl				0
Inhalents				0
Ketamine				0
Kratom	1.15	3359	Thermofisher	3862.85
LSED				0
Quaaludes				0
Rohypnol				0
Steroids				0
Synthetic Cannabinoids (K2/Spice)				0
Synthetic Stimulants (Bath Salts)				0
Tryptamines (Psilocybin)				0
Tramadol				0
Other				0
			Grand Total:	3862.85

Other Reagents Information:

We wish to purchase reagents to run on the Lab's analyzer to maintain our drug testing capabilities. With grant funds, we can contribute to the agency resources and afford more screens for our participants throu

Supplies

Supply Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other supplies information:

Equipment

Equipment Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other equipment info:

CACJ Conference

Team Member Name	Role	Last Attendance Year
Alison Toller	Judge	2025
Bart Patterson	DFCS Team Member	2025
Jessica Simmons	Case Manager	2025
Jodi Bell	Treatment Provider	2025
Lisa Sexton	Court Appointed Special Advocate	2025
Marisa Sullens	Accountability Courts Coordinator	2025
Marissa Sabbath	DFCS Team Member	2025
Victoria Armour	Case Manager	2025
Hal Walker	Attorney	2025
Kit Devine	Attorney	2024

:

Justification for additional members:

N/A
N/A

:

Total Mileage	Total Hotel Rooms	Total Cost
1740	0	1740

Reason(s) court did not use all slots last year (if applicable)

Other details about conference request:

Training and Travel

Staff/Contractor Name	Training Cost	Roundtrip Mileage	Number of Trips	Total
				0
				0

				0
				0
				0
				0
				0
				0
				0
				0
			Grand Total:	0

Other details about training and travel:

Transportation

Mode of Transportation	Unit	Rate Per Unit	Total Units	Under Contract	Total
County Vehicle Mileage					0
Driver Time (County Vehicle)					0
Public Transportation					0
Private Transportation (Uber/Taxi)					0
Bike Share					0
Other					0
				Grand Total:	0

Courts involved in transportation project:

Number of participants to take place in project:

How many new participants will this project add if funded:

Description of transportation project:

Additional details about transportation project:

21. Personnel Request Gate

Are you requesting personnel funding?
Note: if you are providing personnel funding as MATCH ONLY, click no

Yes

How many personnel positions are you requesting?

3

22. Personnel Requests

Please answer the following questions for the *first* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

29.46

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4687.68

Benefit two:

Health Insurance

Benefit two cost:

22088.81

Benefit three:

401K/Pension

Benefit three cost:

2960.10

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The full-time counselor position provides individual and group counseling for all program participants and delivers approximately 18 hours of group treatment per week, not including individual treatment hours.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

23. Personnel Requests 2

Please answer the following questions for the *second* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4451.54

Benefit two:

Health Insurance

Benefit two cost:

478.59

Benefit three:

401K/Pension

Benefit three cost:

5035.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The Case Manager positions maintain a collective caseload of approximately 50 participants for the Family Treatment Court program. They are responsible for the tracking of participant progress, data collection, data dissemination, and accurate and timely maintenance of all spreadsheets. These positions also provide direct services to participants and assist with case management plans, weekly case management sessions, and access to services in the community.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

24. Personnel Requests 3

Please answer the following questions for the *third* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4074.35

Benefit two:

Health Insurance

Benefit two cost:

12891.72

Benefit three:

401K/Pension

Benefit three cost:

2590.90

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The Case Manager positions maintain a collective caseload of approximately 50 participants for the Family Treatment Court program. They are responsible for the tracking of participant progress, data collection, data dissemination, and accurate and timely maintenance of all spreadsheets. These positions also provide direct services to participants and assist with case management plans, weekly case management sessions, and access to services in the community.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

25. Personnel Requests 4

Please answer the following questions for the *fourth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

26. Personnel Requests 5

Please answer the following questions for the *fifth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

27. Personnel Requests 6

Please answer the following questions for the *sixth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

28. Personnel Requests 7

Please answer the following questions for the *seventh* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

29. Personnel Requests 8

Please answer the following questions for the *eighth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

30. Personnel Requests 9

Please answer the following questions for the *ninth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

31. Personnel Requests 10

Please answer the following questions for the *tenth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Is this a new position?

Hours per Week:

Hourly Rate:

Number of Weeks Requested:

Are you requesting benefits for this position?

Benefit one:

Benefit one cost:

Benefit two:

Benefit two cost:

Benefit three:

Benefit three cost:

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Please provide any additional details you would like to include regarding fringe benefits requested:

34. Contract and MOU Gate

Contracts and MOUs are those for whom you are not paying fringe benefits These may be treatment providers, surveillance personnel, life skills programming providers or other professionals. Only include the number of hours or units you are asking the CACJ to fund. Please remember to update your Matched Funds on the General Information page to represent Total Contracts and MOUs Funding for your court.

A program case manager's duty may include preparing court orders, data collection, preparing documentation for staffing sessions/court, and assisting with other administrative duties in support of the court. A treatment case manager may perform individual counseling, program assessment and/or reassessment, and facilitates participant linkage to ancillary services.

Are you requesting Contract or MOU employes?

Yes

How many contract/MOU employees are you requesting?

1

35. First Contract/MOU

Please answer the following questions for the FIRST position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Lae Enforcement/Surveillance Officer

Rate Unit:

Per Hour

Rate per unit:

65

Total number of units requested:

288

Expected number of participants served per rate:

15

Provider Type:

Sheriff's Department

36. Second Contract/MOU

Please answer the following questions for the SECOND position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

37. Third Contract/MOU

Please answer the following questions for the THIRD position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

38. Fourth Contract/MOU

Please answer the following questions for the FOURTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

39. Fifth Contract/MOU

Please answer the following questions for the FIFTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

40. Sixth Contract/MOU

Please answer the following questions for the SIXTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

41. Seventh Contract/MOU

Please answer the following questions for the SEVENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

42. Eighth Contract/MOU

Please answer the following questions for the EIGHTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

43. Ninth Contract/MOU

Please answer the following questions for the NINTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

44. Tenth Contract/MOU

Please answer the following questions for the TENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

45. Last Contract/MOU Elaboration

Please detail how the contracts and MOU's requested will be working with your courts:

We wish to continue our surveillance presence by sending two Community Policing officers out into the field for 3 hours per week (2 officers x 12 hours/month x 12 months). This would allow our officers (who work in pairs and average three-hour shifts at $65/hour) to make visits for all four of Hall County's accountability court programs. Community policing funding is shared across all accountability court programs to best utilize services.

47. Lab Fixed Rate Gate

Does your court have fixed-rate per test contracts with a county lab for which you are requesting funds?

No

Does your court utilize or operate a local lab?

Run Ourselves

How many per-test contracts are you requesting funding for?

48. CountyLabRequests

Please tell us how much your county charges you per test to use their lab for the FIRST type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SECOND type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the THIRD type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FOURTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FIFTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SIXTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SEVENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the EIGHTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the NINTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the TENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

51. Drug Testing Supply types Gate

What types of drug testing supplies are you requesting funds for?

Onsite Devices are considered to be instant tests.Consumables are items such as collection ONLY cups (NOT instant tests), gloves, and water.

If you are providing drug testing supplies funding as MATCH ONLY, indicate you are not requesting funds.

Confirmation or Lab Tests

How many types of consumables are you requesting?

How many types of monitoring equipment are you requesting?

How many types of confirmation or lab tests are you requesting?

3

How many types of onsite devices (instant tests) are you requesting?

52. ConsumablesReq

Please answer the following questions for your FIRST request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

55. MonitoringReq

Please answer the following questions for your FIRST request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

58. ConfirmationTestReqs

Please answer the following questions for your FIRST request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

14

Number of tests requested:

600

Please answer the following questions for your SECOND request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

50

Number of tests requested:

300

Please answer the following questions for your THIRD request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

33

Number of tests requested:

450

Please answer the following questions for your FOURTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your FIFTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SIXTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SEVENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your EIGHTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your NINTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your TENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

62. Onsite Devices One

Please answer the following questions for your FIRST request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SIXTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

65. Reagents Gate

Are you requesting funds for reagents?

Yes

66. Reagants Req

Please select the types of typical and synthetic drugs for which you are requesting funds to purchase reagents.

Typical Drugs

Cocaine/Crack
ETG
Methamphetamine
Optiates
Oxycodone
Other - Please explain: ETOH, Benzodiazepine, Creatinine, Heroin

Synthetic Drugs:

Kratom

67. Reagents Typical Drug Request

Please answer the following questions for your request for BARBITURATES

Cost per test:

Total number of tests:

Please answer the following questions for your request for BURPRENORPHINE

Cost per test:

Total number of tests:

Please answer the following questions for your request for COCAINE/CRACK

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for ETG

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for METHADONE

Cost per test:

Total number of tests:

Please answer the following questions for your request for METHAMPHETAMINE

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for OPIATES

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for OXYCODONE

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for PROPOXYPHENE

Cost per test:

Total number of tests:

Please answer the following questions for your request for THC

Cost per test:

Total number of tests:

Please answer the following questions for your request for OTHER TYPICAL DRUG REQUESTS

Cost per test:

.29

Total number of tests:

48213

68. Reagents synthetic Drug Request

Please answer the following questions for your request for ECSTASY/MDMA

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for FENTANYL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for INHALENTS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KETAMINE

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KRATOM

Cost per test:

1.15

Total number of tests:

3359

Company used for test:

Thermofisher

Please answer the following questions for your request for LSD

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for QUAALUDES

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for ROHYPNOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for STEROIDS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC CANNABINOIDS (K2/SPICE)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC STIMULANTS (BATH SALTS)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRYPTAMINES (PSILOCYBIN)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRAMADOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for OTHER SYNTHETIC DRUGS

Cost per test:

Total number of tests:

Company used for test:

69. Reagents Final

Please add any other information you would like to be considered in your reagents request here:

We wish to purchase reagents to run on the Lab's analyzer to maintain our drug testing capabilities. With grant funds, we can contribute to the agency resources and afford more screens for our participants through the purchase of these reagents. Our lab collects and analyzes screens for all accountability court programs in our circuit and we are dividing up the supply request amongst our grant applications to better share resources. In 2025, our agency served over 900 participants, which is the largest number recorded and we experienced a 4% increase in overall drug testing compared to 2024, which further supports our funding request for additional drug testing reagents.

74. Supplies Gate

Are you requesting funds for supplies? (Supplies are durable items that cost less than $5,000). (NOTE: If you are providing supplies funding as MATCH ONLY, click NO).

No

How many requests for supplies would you like to make? For example, if you would like to request funding for medication and funding for internet service, you would be making 2 requests for supplies.

75. Supplies Req

Please include all other costs that are less than $5,000 here. Other cost may include medication for participants, housing/relocation assistance, rent, teleconference cost, internet, etc. Please remember to update your Matched Funds on the General Information page to represent Total All Non-Drug Testing Supplies Funding for your court.

Please fill in the following information for your FIRST request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SECOND request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your THIRD request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FOURTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FIFTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SIXTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SEVENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your EIGHTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your NINTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your TENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

78. Equipment Gate

Are you requesting funds for Equipment? (Equipment funds are for durable goods that cost more than $5,000.). (NOTE: If you are providing equipment funding as MATCH ONLY, click NO).

No

How many equipment requests would you like to make?

79. Equipment Req

Please remember to update your Matched Funds on the General Information page to represent Total Equipment Funding for your court.

(Note: The Cost per Unit must be greater than $5,000.)

Please answer the following questions for your FIRST equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SECOND equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your THIRD equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FOURTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FIFTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SIXTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SEVENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your EIGHTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your NINTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your TENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

82. CACJ Conference Gate

Are you requesting funds to attend the CACJ Annual Training Conference? (NOTE: If you are providing CACJ conference travel funding as MATCH ONLY, click NO).

Yes

How many team members would you like to request attend the conference?
Please note: You may request up to 8 team members without additional justification. If you would like to request more than 8 team members, you will need to answer additional questions on the following pages.
*** Family treatment courts may request up to 10 attendees without additional justification***

10

83. CACJ Conference Req

The 2026 Annual CACJ Training Conference will take place September 13th-16th 2026.
Instructions: The 2026 CACJ Annual Training Conference travel costs will calculate based on the conference location (the Classic Center - Athens, GA). Your court is allowed up to 8 attendees per court. Mileage should be calculated from your court's location to the conference location. Mileage expenses will automatically calculate when the number of miles is entered. Please enter the number of team members attending the conference and please note that the total per diem requested automatically populates within the total anticipated costs. Next, please enter the number of nights your team will stay in a hotel (this number will be 2 or 3 only). Then enter the number of hotel rooms needed to accommodate your team members. Please note that the total anticipated costs increases when you enter the number of hotel rooms. Expenses for the hotel and mileage will be calculated in accordance with the State of Georgia Statewide Travel Regulations. Further, the 2026 CACJ Annual Training Conference requests should include no more than three nights of lodging per/person, if your courts is located more than 51 miles or more from the conference venue; mileage expenses ($0.72/mile) for attendees to and from the conference venue, if your court is located less than 51 miles from the conference venue; and per diem expenses for meals if your court is located more than 51 miles from the conference venue. Attendees are expected to carpool when able. The CACJ will provide breakfast and lunch to conference attendees. The total per diem/per person is $195.00, which takes into account the meals provided. Fully describe your matched funds (to include calculations) in the narrative section below. Please remember to update your Matched Funds on the General Information page to represent Total Training and Travel Funding for your court. Other In-State Training and Travel Requests should be requested in accordance with the State of Georgia Statewide Travel Regulations.

You are not required to answer the last year each team member attended the conference, but the council may prioritize funding for team members who have not recently attended the conference.

Please answer the following questions about the FIRST team member you would like to attend the conference:

Team member name:

Alison Toller

Team member role:

Judge

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SECOND team member you would like to attend the conference:

Team member name:

Bart Patterson

Team member role:

DFCS Team Member

Last year team member attended CACJ conference:

2025

Please answer the following questions about the THIRD team member you would like to attend the conference:

Team member name:

Jessica Simmons

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FOURTH team member you would like to attend the conference:

Team member name:

Jodi Bell

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FIFTH team member you would like to attend the conference:

Team member name:

Lisa Sexton

Team member role:

Court Appointed Special Advocate

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SIXTH team member you would like to attend the conference:

Team member name:

Marisa Sullens

Team member role:

Accountability Courts Coordinator

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SEVENTH team member you would like to attend the conference:

Team member name:

Marissa Sabbath

Team member role:

DFCS Team Member

Last year team member attended CACJ conference:

2025

Please answer the following questions about the EIGHTH team member you would like to attend the conference:

Team member name:

Victoria Armour

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the NINTH team member you would like to attend the conference:

Team member name:

Hal Walker

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A.

N/A

Please answer the following questions about the TENTH team member you would like to attend the conference:

Team member name:

Kit Devine

Team member role:

Attorney

Last year team member attended CACJ conference:

2024

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A in the box.

N/A

Please answer the following questions about the ELEVENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the TWELFTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the THIRTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the FOURTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the FIFTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Please answer the following questions about the SIXTEENTH team member you would like to attend the conference:

Team member name:

Team member role:

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

The following questions pertain to the grand total for the team, not individual attendees. Please ensure you are answering with the total request.

What is the total roundtrip mileage for the team?

2400

How many hotel rooms are needed?

0

How many nights per hotel room are needed?

Did you use all of your approved slots for attendees last year?

Yes

Please briefly explain the circumstances that prevented you from using all approved slots last year:

Please provide any additional details about your request you would like to be considered below:

85. Conference Scripts

Are you requesting additional funds for mileage and training for your court? (NOTE: If you are providing mileage funding as MATCH ONLY, click NO).

No

How many training or travel requests would you like to make?

86. Mileage Req

Courts may request funds for in-state ONLY evidence-based training or other applicable accountability court training (virtual, in-person, or asynchronous opportunities). NOTE: Mileage costs will automatically calculate. Include the roundtrip mileage for a SINGLE trip and then the number of trips you intend to make. If the court is not requesting funds for training or mileage, enter 0 (zero) in the respective column.

Please answer the following for your FIRST training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SECOND training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your THIRD training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FOURTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FIFTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SIXTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SEVENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your EIGHTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your NINTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your TENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please use the provided space to provide any additional details regarding mileage use or training requests. Please indicate the curriculum training requested, the cost of training, and how the training is conducted (asynchronous, in-person, virtual, etc). If you are requesting mileage between counties, please list the distance between those counties and how many participants were served in each of those counties.

89. Transportation Gate

Are you requesting funds to assist participants with transportation needs? (NOTE: If you are providing transportation funding as MATCH ONLY, click NO).

No

What types of transportation are you requesting funds for?

90. Transportation Request

Please answer the following for your COUNTY VEHICLE MILEAGE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your DRIVER TIME (COUNTY VEHICLE) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PUBLIC TRANSPORTATION request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PRIVATE TRANSPORTATION (UBER/TAXI) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your BIKE SHARE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your OTHER request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

93. Transportation Narrative

All applicants should fill out this section if your court is seeking transportation grant funds Transportation projects include things such as partnerships with the Department of Community Supervision or local Sheriff's office to provide transportation to/from court or treatment services. Transportation vouchers (such as bus or train passes) may be requested. Transportation grant funds will not be allowed to be used for: vehicles, gas cards, or incentives. Funding requests for this budget detail can be shared among multiple courts. The funds will be applied to the application in which the questions and Budget Detail are completed.

If you are applying for multiple courts, please list the courts below:

How many participants do you anticipate will participate in your proposed transportation project (from July 1, 2026 - June 30, 2027)? If you are applying for multiple courts, please list the court name then the number of participants.

How many new participants will your court add if the proposed transportation project is funded? If you are applying for multiple courts, please list the court name and then the number of participants.

Please fully describe your proposed transportation project. Include why the project is needed and cannot be funded by other sources.

If there are additional items regarding your transportation program, please include them in the space below.

94. Total Funds Requested

Please review the total request amounts per category below:

Personnel : 208769.77
Contract Services : 18720
Drug Testing Supplies : 82267.17
Other Costs : 0
Equipment : 0
Training and Travel : 1740
Transportation : 0
Total : 311496.94

Please enter your matched funds amount below:
Please note, the required match amount for FY27 is 15%. If you do not have matching funds for one of the categories, please enter 0.

Personnel:

54970.05

Contract Services:

0

Drug Testing Supplies:

0

Other Costs:

0

Equipment:

0

Training and Travel:

0

Transportation:

0

98. Statement of Integrity

By checking this box I certify that all information and statements provided are true, correct, and accurate possible to the best of my knowledge and belief.

I agree

Initials:

HH

101. Final Submission Page

Please take the time to review your answers. The PDF can be downloaded from this page, but it will also be emailed to you upon submission of the survey. The PDF report must be submitted to CACJ via formstack as part of the application package. You may keep the summary file for your records, and this will serve as a receipt confirming your CACJ application has been submitted to the Criminal Justice Coordinating Council.

Remember, you will not be allowed to re-open the application and make changes. Once you submit the submission is finalPlease make sure that your application is correct and complete before you move forward. If you made any corrections on your entries, please be sure that you downloaded the most updated PDF report to be submitted with the application package.

Click submit to submit your application.

102. Thank You!

Thank you for completing the FY27 CACJ grant application!

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 100/2026

SUBJECT: Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training, in the amount of $914,249.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $161,338.00 is required.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: HH

Recommendation:
Approve

Purpose of Request:
Approve the ratification of the application and award for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Accountability Court Funding Program for Drug Court for staffing, technical, professional services, supplies, and training in the amount of $914,249.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $161,338.00 is required.

History:

Hall County has received CJCC funding for Drug Court since 2016.

Facts and Issues:

Options:

Drug Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services (evaluations and referrals program) and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel.

We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we have 40 employees and serve approximately 600 participants. Between regular office hours, in-house counseling groups for Drug Court, HELP Program, Family Treatment Court, drug testing services for the courts and our customers, etc., we operate 7 days a week. Our drug testing lab conducts about 50,000 drug screens annually. We conduct ongoing, onsite training for new and seasoned staff alike. We make all of this work together to provide efficient and effective programs for the participants we serve.

Staff salary and benefits will be used as in-kind match.

Funding Requested	$ 161,338.00
Are funds within current budget?	Yes
Source of Funds	General Fund / Grant Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY27 CJCC Accountability Court RFP
FY27 Hall County Drug Court Application
FY27 Hall County Drug Court Budget Breakdown

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 100/2026

Funds Requested: $ 161,338.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund / Grant Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	334110-STATEâ€OPERATING DIRECT	$-914,249.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	511100-SALARIES	$550,680.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	512200-FICA	$44,268.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	512100-HEALTH INSURANCE	$138,497.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	512400-RETIREMENT	$32,434.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	521000-PROFESSIONAL SERVICES	$48,960.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	531100-GENERAL SUPPLIES AND MATERIALS	$96,626.00
2027	250-MULTIPLE GRANT FUND	2161-DRUG COURT	523500-TRAVEL	$2,784.00
2027	100-GENERAL FUND	2161-DRUG COURT	511100-SALARIES	$161,338.00

Budget Transfer Items:

Additional Information/Comments:

The period of performance would be July 1, 2026- June 30, 2027. No net new positions are being requested.

Contact for Questions: HH

Phone: (770) 536-3837

BRIAN P. KEMP
GOVERNOR

JAY NEAL
DIRECTOR

At the direction of the Funding Committee under the Council of Accountability Court Judges (CACJ) the Criminal Justice Coordinating Council (CJCC) is pleased to announce that it is seeking applications for competitive funding for qualified new and existing Accountability Courts in the State of Georgia.

State of Georgia
Accountability Court Funding Program
FY27 Solicitation Packet

Eligibility

Applicants are limited to local entities for new and existing Adult Felony Drug Court, Adult Mental Health Court, Veterans Treatment Court, DUI Court, Family Treatment Court, Juvenile Treatment Court.

Any applications received of the same court type within a single jurisdiction (circuit or county) will be reviewed together and considered one application.

Deadline

Applications are due by 5:00 p.m. on Thursday, February 26, 2026.

Available Funding

The amount available for distribution will be determined by the legislature during the 2026 session. There is a 15% cash match requirement.

Award Period

July 1, 2026, through June 30, 2027

Release Date: January 26, 2026

THIS GRANT IS NOT INTENDED TO FUND YOUR PROGRAM 100%.

104 MARIETTA STREET NW, SUITE 440 | ATLANTA, GEORGIA 30303
404.657.1956 | 877.231.6590 | 404.657.1957 FAX
CJCC.GEORGIA.GOV

SECTION I: OVERVIEW AND INSTRUCTIONS

Criminal Justice Coordinating Council

The Criminal Justice Coordinating Council (CJCC) is designated by the Governor of Georgia as the State Administering Agency for criminal justice and victims' assistance programs. Created by the General Assembly (O.C.G.A. § 35-6A-2), the Council is comprised of twenty-four members representing various components of the criminal justice system.

Overview of the State of Georgia's Accountability Court Funding Program

The Council of Accountability Court of Judges (CACJ) was created in 2015 by the Georgia Legislature and by Governor Nathan Deal to provide courts with the critical funding necessary to support the growth of Accountability Courts in Georgia to reduce the prison population.

How to Apply

Interested applicants should review the FY27 Solicitation Packet in its entirety, and submit the completed application, including the requested information and all required attachments, using the link provided to the court by CJCC on or before 5 p.m., February 26, 2026. The application is the only acceptable format for submitting the narratives and budget for this funding year. It is recommended that applicants allow adequate time to complete the application. Applications must be submitted using the required format; scanned or handwritten copies of the application will not be accepted. The CACJ and CJCC will host virtual question and answer webinar on Wednesday, January 28, 2026. Any application that does not adequately answer all applicable questions will be considered incomplete and will not be reviewed for funding.

Match Requirement (15 percent CASH match)

Applicants must identify the source of the 15 percent non-state portion of the total project costs and how they will use match funds. Match is restricted to the same uses of funds as allowed for the state funds. Applicants may satisfy this match requirement with cash only (no in-kind services).

Match Waiver: The CACJ may waive the match requirement upon a determination of fiscal hardship. To be considered for a waiver of match, a letter of request signed by the Authorized Representative or Program Judge must be submitted with the grant application, defining the fiscal hardship. Fiscal hardship is defined in terms related to reductions in overall budgets, furloughing or reductions in force of staff or other similar documented actions by the local governing authority which have resulted in severe budget reductions. A match waiver request must be submitted as a separate attachment to the application and titled as the "*Match Waiver.*"

NOTE: You do NOT need to match every item you are requesting but must supply a 15% match in the overall budget request. The match must be from one of the allowable categories.

The formula for calculating the match is:

The requested grant amount multiplied by 15 = then divided by 85, will give you your total match.

Required Match Example: 15 percent match requirement: for a state award amount of $100,000, match would be calculated as follows:

State Award x 15/85= Match Ex. $100,000 x 15/85 = $17,647

To verify take state award + match x 15% Ex. 117,647 x 15% = 17,647

SECTION II: SOLICITATION PROCESS

Please read and understand the Certification for Accountability Court Funding attachment before completing the application. All accountability courts shall attend training and submit a proposed budget/narrative for all funds requested through this grant.

Existing Courts

Complete all sections of the application, unless noted otherwise.

Implementation Courts

Complete sections of the application to the best of your ability. The committee understands that you may not have all the answers yet but expects that you have thought through all of the issues related to each section of the application.

Application Review

Applications will be reviewed and assessed by the CACJ Funding Committee members and its designated representatives who will consider the following:

1. Past compliance with all financial and programmatic reporting requirements.
2. Overall quality and completeness of the application.
3. Demonstration of clear, measurable, and appropriate project goals.
4. Demonstration of need including geographic location, local demographics, local statistics, other financial resources, etc.
5. The use of evidenced-based treatment.
6. Responsiveness to peer review, certification, and treatment fidelity findings.
7. The use of other funding sources, including participant fees.
8. Adequate correlation between the cost of the project and the objective(s) to be achieved; and
9. Sharing resources among each accountability court within the circuit is strongly encouraged. All applications within each circuit will be reviewed together.

Only complete applications received by the deadline will be reviewed. When an application is received by the CJCC, there is no commitment on the part of the CACJ Funding Committee to fund an application or to fund it at the amount requested. All areas of the budget are subject to review and approval. Decisions

related to these budget areas are based on both eligibility and reasonableness. The CACJ Funding Committee has full discretion to determine the reasonableness of budget items based on both objective and subjective decision-making tools. See "Restrictions on Use of Funds" subsection below to determine whether budget items requested are allowable prior to submitting your budget.
Applications for funding will undergo several reviews. At any point during these reviews, a decision not to fund a project or any part thereof may be made. These decisions are within the complete discretion of the CACJ Funding Committee.

Funding Decisions

All funding decisions related to CJCC applications received in response to this solicitation are made by the CACJ Funding Committee and are based on the availability of funding. The Council will inform the applicants of funding decisions through grant awards. Applicants should not make assumptions regarding funding decisions until they have received official written notification of awards or denials signed by the CJCC Council Director.

Once an award is made, the CACJ in conjunction with CJCC, maintains discretion to determine that a grantee is not compliant with applicable policies, and upon such a determination may terminate further funding and require reimbursement of grant funds to the CACJ.

Restrictions on Use of Funds

For this grant period, grant funds will not be allowed to be used for: out of state training, any part of a salary or pay supplements for state or county paid employees, office space, utilities, furniture (existing courts only), incentives, monthly cell phone charges, case management software (including maintenance and upgrades), vehicles, weapons, office supplies (existing courts only), construction projects and grant administrative overhead.

Supplantation

Funds must be used to supplement existing funds for program activities and cannot replace or supplant funds that have been appropriated for the same purpose. Generally, supplanting occurs when a local government or program reduces local or other available funds for an activity specifically because state funds are available (or expected to be available) to fund that same activity. When supplanting is not permitted, any State grant funds may not replace any local, or other available funds that have been appropriated or allocated for the same purpose. In those instances when a question of supplanting arises, the applicant or grantee will be required to substantiate that the reduction in non-state resources occurred for reasons other than the receipt or expected receipt of state funds.

SECTION III: POST-AWARD REQUIREMENTS

Grant Acceptance

Grantees wishing to accept FY27 funding must submit signed Acceptance Letters and Special Conditions to the CJCC Office, so it is received no later than 5 p.m., June 30, 2026. The CACJ Funding Committee will assume your court rejects its FY27 award if these acceptance documents are not received by this submission deadline.

Special Conditions

At the time of the grant award, the CACJ Funding Committee will assign special conditions, as deemed appropriate for the program. The special conditions will outline the grantee's responsibilities, as well as state regulations that must be followed, as a condition of accepting the grant award for the approved program. The special conditions will be included in the award packet and must be reviewed, signed, and returned to CJCC by 5 p.m., June 30, 2026. (see above). **One fourth of all awarded funding must be requested in that quarter's SER each reporting period. This means that the expenditure must be paid by your local funding agency and CJCC reimbursement has been requested within that reporting period. Any unused funds each quarter end will be retained by the CJCC to be managed by the CACJ. This is a reimbursement grant.** If awarded funds, your court will be required to submit check stubs and copies of invoices to CJCC for reimbursement on a quarterly basis. **Training is made available to each court that accepts grant funding. Please see www.cacj.georgia.gov for the training dates and attendee requirements.** Expenses for training will be reimbursed by the CACJ Funding Committee.

Additionally, awards can only be made to circuits whose fiscal agents do not appear on the Georgia Department of Audits & Accounts (DOAA) audit list. If the program's fiscal agent is not removed from the audit list by the end of Q2, the funds that were initially earmarked for all state-funded accountability court programs using that fiscal agent will be retained by the Funding Committee to be used for other allowable purposes. No grant award for FY27 can be given to an accountability court program under those circumstances. Similarly, if an award is made but the program's fiscal agent then appears on the audit list, no reimbursements can be made until the fiscal agent is removed from the audit list.

Reporting Requirements

Recipients of this FY27 grant award will be required to complete and submit SER and a CACJ electronic data submission report, due no later than 15 days after each quarter end. Failure to submit reports in a timely fashion could result in a 10% penalty that will be based on the initial grant award. Subgrantees are given a 10-day grace before any action is taken (applies to SER only). **The electronic data submission reports will be generated using the state-approved case management systems during FY27. The CACJ will present implementation courts with the opportunity to select a state-approved case management system on or about July 1, 2026.**

SER (Sub-grant Expenditure Requests)*:* Reimbursement requests for expenses incurred during the grant period on either a monthly or quarterly basis. To request reimbursement, the recipient must submit a financial report within fifteen days of the month's end date, to their designated grant specialist.

FY 2027 CACJ Grant Application

2. Intro

Welcome to the Council of Accountability Court Judges (CAJC), FY27 Grant Application. The CACJ only will accept grant applications through this electronic survey. Your court should complete this document by February 26th, 2026 to apply for state funds.

How to navigate, saving and submitting the application:
Please note the 'Back' and 'Next' buttons at the bottom of each page. These will help you to navigate within the application. If you need to update any question at any time, you can go back to it using the previous button. All information filled in one page will be saved after you hit the 'Next' button. You do not need to answer the whole survey at once. You can save the information already provided (clicking 'Next') and come back later. The application will be submitted when you click submit at the end of the survey. Please, do not click to submit the application if you have not completed it or had not downloaded the PDF Report.
The PDF Report that was downloaded from the online survey and other applicable attachments must be uploaded to CACJ. The completed application packet must be uploaded by the due date of February 26th 2026. If you have questions about the grant completion or submission process, please contact Kimberly Howard, Director of Training and Operations at CACJ at kimberly.howard@georgiacourts.gov.
If you need any other technical assistance, please contact Lola Henry, research analyst at CJCC, at lola.henry@cjcc.ga.gov

Calculations:
This document is arranged so that the only information you need to enter is the amount you are requesting, the units, and the number of units. The survey does the rest of the work for you. Do not worry about calculating totals. If you find a mistake in the calculations, please contact Lola Henry, Research Analyst at CJCC, at lola.henry@cjcc.ga.gov. All of the budget sections are summed and presented in aggregate on the report that will be sent by e-mail. A summary of the total requested funds is also available at the end of the grant application survey.

Narrative:
On the 'Narrative' pages, please describe your court program, sustainability plan, and need for transportation costs. The Budget narrative should thoroughly and clearly describe every category of expense listed. Proposed budgets are expected to be complete, reasonable and allowable, cost-effective, and necessary for project activities. The explanation should be mathematically sound and correspond with the information and figures provided in the Budget Request. The explanation should explain how all costs were estimated and calculated and how they are relevant to the program.

3. General Information

Name of person filling out this form:

Heather Herrington

Please enter a valid Email Address. (Note: Your application summary report will be sent out to the Email Adress entered below.)

Heather.Herrington@nejcga.gov

Please re-enter your email address:

Heather.Herrington@nejcga.gov

Phone (xxx-xxx-xxxx):

770-536-3837

On April 23rd-25th, 2026 who will be available to answer questions on this grant, if the committee shall have any?

Heather Herrington

Please provide a phone number for this person (xxx-xxx-xxxx):

770-536-3837

Please indicate the primary court you are filling out this application for:

Hall County Drug and Veterans Treatment Court

Please indicate the second court you are filling this application out for, if applicable:

Please indicate the third court you are filling this application out for, if applicable:

What Judicial Circuit do you operate in?

Northeastern

Please select your primary program type:

Adult Felony Drug Court

Please select your secondary program type, if applicable:

Veterans Court

What court level does your court operate in?

Superior

How many participants to you expect to serve in FY27 with requested grant funds?

350

4. Other Fund Sources CFY Gate

ALL Other Funds Sources - Current Fiscal Year FY26

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the CURRENT STATE Fiscal Year, from July 2025 to June 2026. Make sure to select all applicable options. Please indicate whether the fund source is an annual fund source. If it is not, please provide the end date in the form mm/dd/yyyy.

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Did your court(s) receive funds from sources that were NOT state/CJCC funds?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
Any other non-CACJ funds

Yes

5. Other Funds CFY Fund Types

Please indicate which sources your court received other funds from this fiscal year, FY26:

Byrne-JAG
Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

6. Other Funds CFY Follow up

Reminder: These questions pertain to funds your court will receive inthis fiscal year: (July 2025-June 2026)

Please indicate the total amount of funding received per source:

Byrne-JAG : 12220
Date Fund : 38978.41
Independent 501(c)3 : 500
Local Government (Municipal or County) : 356661.24
Participants Fees : 137574.78
Revenue from lab : 118382.66
All other non-CACJ Funds : 125638.93

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Byrne-JAG	0	0	0	0	0	0	0	12220	0
Date Fund	0	3227.96	0	3102	0	5640	5654	0	21354.45
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	4418	210595.58	1880	2350	0	137417.66
Participants Fees	0	0	0	3384	84126.38	5710.50	3736.50	0	40617.40
Revenue from lab	46989.66	0	0	10152	0	1645	3760	0	55836
All other non-CACJ Funds	0	0	0	0	82065.54	0	0	43573.39	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/26 as the end date.

Byrne-JAG : 09/30/2026
Date Fund : 01/01/2026
Independent 501(c)3 : 01/01/2026
Local Government (Municipal or County) : 01/01/2026
Participants Fees : 01/01/2026
Revenue from lab : 01/01/2026
All other non-CACJ Funds : 01/01/2026

7. Other Info for CFY OF

Please provide any other information you would like to share about other fund sources for FY26 below:

Our budget is generated from county funds, DATE funds, participant fees, lab revenue, and grant funding. Our local non-profit, Friends of Recovery also provides limited financial assistance to our programs. In 2025, the Drug Court program maintained a stable overall program census of approximately 250 participants. With the official addition of Veterans Treatment Track to Drug Court, our census cap has increased by 12%. This increase requires greater funding and continued financial collaboration amongst all of our program budgets for optimal efficiency as an agency.

8. Other Fund Sources NFY Gate

ALL Other Funds Sources - Next Fiscal Year FY27

The next sections are meant to provide CACJ with a sense of how sustainable your court programs are. Please enter in this section the total amount your circuit received from other fund sources that are not State/CJCC funds for direct programming expenses in the NEXT STATE Fiscal Year (July 2026-June 2027).

Please answer all the boxes per funding sources. Please make sure you are answering for all courts of a given type in your circuit.

Will your court(s) will receive funds from sources that are NOT state/CJCC funds in the NEXT FISCAL YEAR, FY27?
Some examples of this are funding from:
Byrne/JAG
Community Service Boards
Date Funds
Financial Donations
Governor's Office of Highway Safety
Independent 501(c)3
Juvenile Justice Grants
Local Government (County/Municipal)
Competitive BJA Grant
Participant Fees
Private Foundation Grant
Revenue from Labs
SAMHSA
All other non-CACJ funds

Yes

9. Other Funds NFY Fund Types

Please indicate which sources your court(s) will receive funding from next fiscal year, FY27, from below:

Date Fund
Independent 501(c)3
Local Government (Municipal or County)
Participants Fees
Revenue from lab
All other non-CACJ Funds

10. Other Funds NFY Follow up

Reminder: These questions pertain to funds your court will receive in thenext fiscal year (July 2026-June 2027):

Please indicate the total amount of funding received by each source:

Date Fund : 38494.41
Independent 501(c)3 : 500
Local Government (Municipal or County) : 380327.26
Participants Fees : 396500.94
Revenue from lab : 124022.96
All other non-CACJ Funds : 92282.82

Please indicate how and what quantity of funds are used for each of the funding sources:

	Drug Testing	Equipment	Evaluation	Office Supplies	Personnel	Training	Travel	Treatment	Other
Date Fund	0	2504.16	0	1645	0	5640	5640	0	23065.25
Independent 501(c)3	0	0	0	0	0	0	0	0	500
Local Government (Municipal or County)	0	0	0	4465	226411.19	1880	2408.75	0	145162.32
Participants Fees	0	0	0	4888	334968.54	7708	5640	0	43296.40
Revenue from lab	46969.66	0	0	10152	0	3854	1739	0	61288
All other non-CACJ Funds	0	0	0	0	41032.77	9400	0	41850.05	0

If the fund sources are annual fund sources, please put the end date below in the format DD/MM/YYYY.
If the fund sources are NOT annual fund sources, please put 01/01/27 as the end date.

Date Fund : 01/01/2027
Independent 501(c)3 : 01/01/2027
Local Government (Municipal or County) : 01/01/2027
Participants Fees : 01/01/2027
Revenue from lab : 01/01/2027
All other non-CACJ Funds : 01/01/2027

11. Other Info NFY OF

Please provide any other information you would like to share about other fund sources for FY27 below:

Treatment Services anticipates a similar operating budget in FY27 compared to FY26; however, the FY27 budget has not yet been reviewed or approved by the Board of Commissioners and remains subject to change. Funding sources include County General Funds, DATE funds, participant fees, laboratory revenue, and grant awards. This shared structure allows Treatment Services to maximize efficiency, share staffing and treatment resources, and expand access to services for participants. ARPA funding has supported select personnel positions, while Opioid Settlement Trust funds support medication-assisted treatment (MAT) services agency-wide. Participant fees of $150 are collected monthly to offset operational costs. While helpful, these funds are not sufficient to independently sustain program operations.

12. Coordinator Info

How many years of experience will your court coordinator have as of July 2026?

1

Will the certified court coordinator program be completed by the court coordinator as of July 2026?

Yes

13. Sustainability and Cooperation Narrative

Describe the sustainability plan for your court(s). Accountability Courts, new and existing, should begin working towards sustainability upon the inception of the program. It is prudent for a court to consider various methods of funding in the event that grant funds are not available. Sustainability plans, which may include an action plan to attain funding without the use of grant funds, should be fully described. Every court should strive to have the ability to continue operations in the event of a loss or significant reduction in state funds. It is the CACJ's objective to encourage courts to be sustainable in the event state funds are reduced. The CACJ wants to invest in sustainable programs.

How would your programs maintain operations in the event state funds were lost and your state grants were reduced or eliminated?

Treatment Services actively plans for sustainability by consolidating resources and sharing staff and services across all accountability court programs. In the event of a reduction or loss of state grant funding, the agency would prioritize maintaining core operations through a combination of County General Funds, DATE funds, participant fees, laboratory revenue, and nonprofit support. Based on the documented $4 million economic impact of our programs, Treatment Services would seek formal consideration by County Commissioners to absorb all grant-funded positions into the General Fund.

How much local funding have your courts requested? How much has been approved?

Treatment Services requests funding annually to support salaries/fringe benefits, building maintenance costs, and operational costs. By sharing a combined operational budget, our agency is able to stretch funds further to provide needed services to participants and maintain staff necessary to operate the various programs. We consider program census to calculate overall percentage for each program's operational budget. No operating budget for FY27 has yet been approved by our local Board of Commissioners at the time of this application submission. We are hopeful to receive a similar budget as approved for FY26.

Have you experienced any barriers in obtaining local funds from the counties within your circuit? If so, what have they been?

While we are hopeful that the county would pick up grant funded positions associated with our grants, we have not yet been successful in securing these positions. We are reliant on the additional positions supported by grants to provide the level of services to our participants. Drug Court is the largest program in our county and serves nearly 250 participants. Additional staff is vital to provide services to this large census and maintain fidelity with best practices. Without these positions, maintaining fidelity to accountability court best practices would not be possible at our current census.

14. Sharing Resources

When applicable, CACJ strongly encourages the sharing of resources between accountability court programs and/or other agencies.

Does your court currently share resources?

Yes

What resources do your court(s) share?

Drug Lab
Drug Tests
Surveillance Officer Time
Treatment Providers
Office Space
Lab Technicians
Transportation/Vehicles for Participants

Please briefly explain with which court(s) resources are shared:

Hall County Drug Court, Mental Health Court, Family Treatment Court, and DUI Court operate under an integrated model that maximizes efficiency through shared resources across all programs. All courts utilize the same in-house drug testing laboratory, including shared drug testing supplies, reagents, confirmation testing services, and full-time Lab Technicians. This centralized lab structure ensures consistency, rapid turnaround times, and cost-effective operations. Surveillance services are also shared across programs. Surveillance officers conduct home visits and field contacts for participants in all accountability courts, allowing for coordinated monitoring while minimizing duplication of personnel costs. Treatment services are delivered by in-house counselors and clinical staff who serve participants across all court tracks, regardless of program designation. This cross-program staffing model promotes responsible stewardship of grant and county funding. By leveraging shared personnel, lab services, and surveillance resources, Hall County's accountability courts maintain high-quality supervision and treatment while operating below statewide average costs per participant.

Does your court plan to begin sharing resources with other court(s) in the near future?

Please explain why you do not plan to engage in resource sharing:

Has your court considered collaborating with other courts to create a track model?

We already use a collaborative track model

Do you plan to adopt a track model in the future?

Please briefly describe the obstacles to instituting a collaborative track model for your court(s):

15. Non-personnel sharing questions

Please describe the sharing program for resources other than personnel between your court(s) and any plans for expansion of resource sharing in the future:

All courts share drug testing reagents, confirmation services, supplies, and surveillance officers. Resources are distributed using a census-based formula that allocates resources proportionate to program population.

Please explain what your future plans for resource sharing are:

What obstacle(s) has your court faced in the past that have prevented resource sharing?

How do you plan to overcome the aforementioned obsacle(s) with your upcoming resource sharing plan?

16. Personnel Sharing Page

Is the sharing of personnel between your court(s) case dependent?

No

Please explain the deciding factors in cases that determine the sharing of personnel:

Please explain the system in place for your shared personnel:

Personnel are shared across courts as part of a structured staffing model to allow for efficient use of resources. The Clinical Evaluator, Lab Coordinator, Lab Techs, Intake Coordinator, Clinical Supervisor and Residential Case Manager were established to serve all programs. Treatment providers provide counseling services to all participants, regardless of program or track.

You indicated that your court program(s) does not share personnel resources.
Please briefly explain why your court does not share personnel resources:

17. Court Narrative

Please fully, but concisely, describe your request/project/expansion. Explain why your request cannot be funded using other funding sources. Include any appropriate additional documentation that may help explain your project.
Please note: if you include information that is not relevant, or is voluminous, the committee may choose to not consider it.

Please describe in detail how state grant funds are budgeted and how this funding source works together with the other funding sources to create comprehensive programs:

Our funding request initially included 11 positions, but due to the 10-position cap in the application, we have adjusted our request to only ask for 10 total personnel positions in the Drug Court grant. All 10 are existing positions and currently filled. One Residential Case Manager position previously included in the Drug Court grant has been removed and shifted to the HELP Court grant. The Residential Case Manager position serves all Accountability Court programs and will continue supporting Drug Court participants through shared services. In its place, we are requesting grant funding for one Drug Court Case Manager position that has been supported through ARPA funding since FY25. Effective July 1st, ARPA funding for this position is going away. This position is critical to the continued case management services for our Alpha Track, our high-risk/high-need track. We are requesting funding for community policing, drug testing supplies and services, and training. Requested grant funds will support field surveillance visits conducted by off-duty Sheriff's Department officers. Funding will also assist in purchasing drug testing reagents for our in-house lab and costs associated with confirmation and specialty testing. We continue to share all resources across our entire agency to effectively manage costs. Treatment Services served over 900 participants in 2025, which accounts for nearly 10% of all statewide accountability court participants. With 310 Drug Court participants and 14 Veterans served in 2025, our requested funding of $914,248 is nearly 22% below the statewide average grant expenditure of $1,118,582. Serving 324 participants, our average cost is $2,822 per participant compared to the statewide average of $3,435, representing a direct savings of $613 per participant. This reflects our ability to leverage shared resources and deliver quality treatment services at a lower cost than the average Drug Court.

CACJ encourages well-written and reasonable applications for state funding. If your circuit is requesting an increase of 10% or more than the total amount of state funds awarded in the fiscal year FY26, please detail the need for additional funds. CACJ will prioritize requests based on an increase in participant census.

Our request is not 10% greater than our FY26 award.

Have any courts in your circuit de-obligated state funds within the past two fiscal years?

Yes

Please explain the circumstances of previous de-obligations and the plan to prevent a de-obligation from occurring in the future:

Any past de-obligation was in response to personnel/staffing issues. While we make every effort to stay fully staffed, this situation is sometimes out of our control and vacancies or changes in pay rate/benefits from old to new staff is not something that can projected exactly. Since we are not allowed to move funds from Personnel to other areas in the grant, they are returned to CACJ if not utilized. We make concerted efforts to spend all funds as approved and awarded and will ensure that future grant funds are spent.

Did any of your courts receive a note or comment from the CACJ funding committee on their FY26 grant award?

Yes

Please explain how the court(s) addressed the Committee's note or comment:

Funds are not to be used for REACT participants. The REACT Track must certify separately to be eligible for state grant funds.
Response: Upon receipt of this Funding Committee note, we have removed REACT from Drug Court and no longer utilize any CACJ grant funding for operations. Our FY27 funding request does not include any requests for the REACT program.

Please provide any additional information you would like to share below:

18. Participants Fees Page

Did your court(s) collect participants fees in the last fiscal year, FY26?

Yes

How much did your court(s) collect in participant fees in the previous fiscal year, FY26?

240000

Please explain why your court(s) do or do not collect participant fees.

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS covered in this application.

Our program collects monthly participant's fees at the rate of $150. We have found that this financial investment by participants helps foster more engagement in treatment and program requirements.

How does the collection of participant fees support the operations of the court(s)?

If you are submitting a joint application, please ensure you are answering the question for ALL COURTS to which it applies.

Participant fee collections for Drug Court are utilized to help offset costs associated with drug testing and treatment. The operational costs of our lab include supplies, personnel time, and contract officers to collect screens during morning/evening hours and weekend shifts. Participants fees directly contribute to funds needed for purchasing reagents, drug testing collection supplies, breathalyzers, and other materials needed for daily lab operation. While these funds are helpful, they are not lucrative enough to adequately sustain program operations.

19. Budget Priority

Please select the budget priority order for your court(s):

	First	Second	Third	Fourth	Fifth	Sixth	Seventh
Personnel	X						
Contract Services		X					
Drug Testing Supplies			X				
Other Costs							X
Equipment						X	
Training and Travel				X			
Transportation					X		

Please provide a brief rationale for your budget choices:

Please ensure you mention each budget item and their ranking in your answer.

The personnel positions we are asking for in this grant are vital to the continued operation of our program. Our Counselors, Case Manager, Lab Technicians, Intake Coordinator, and Clinical Evaluator help ensure the continued functioning of the program and future sustainability. They are vital to the agency as a whole and necessary to continue to level of services we currently provide.

Regular surveillance visits by our community policing officers is an integral part of program success and effectiveness. Treatment Services shares a pool of officers who conduct home visits on a weekly basis for all programs in our county. We apply for funding for each program and share these resources to best maximize the number of visits conducted during each shift. We also utilize contract services to help participants pay Work Release fees to decrease time in custody.

Treatment Services operates an in-house lab that supports all programs in our circuit. Continued funding for reagents and confirmation testing is essential to monitor compliance and support treatment effectiveness.

We require all staff to attend the annual CACJ Conference along with various other trainings throughout the year. grant funding to cover travel expenses directly related to the CACJ Conference will allow us to ease the financial burden to team members and further incentivize attendance.

20. Grid for PDF

Grand Totals

Sources	Requested Funds	Matched Funds	Total Budget Amount
Personnel	765878.61	161338.01	927216.62
Contract Services	48960	0	48960
Drug Testing Supplies	96626.11	0	96626.11
Other Costs	0	0	0
Equipment	0	0	0
Training and Travel	2784	0	2784
Transportation	0	0	0
Total CACJ Funds	914248.72	161338.01	1075586.73

Personnel Salaries

Position Title	Hourly Rate	Hours per Week	Weeks Requested	Total Salary
Lab Technician/Drug Screen Collector	40	24.35	52	50648
Counselor	40	27.57	52	57345.6
Counselor	40	27.57	52	57345.6
Counselor	40	27.98	52	58198.4
Program Coordinator	40	26.51	52	55140.8
Counselor	40	28.97	52	60257.6
Program Case Manager	40	21.21	52	44116.8
Program Coordinator	40	26.51	52	55140.8
Program Coordinator	40	26.51	52	55140.8
Counselor	40	27.57	52	57345.6
			Grand Total:	765878.61

Personnel Benefits:

Position Title	Benefit 1	Cost	Benefit 2	Cost	Benefit 3	Cost	Benefit 4	Cost	Total

Lab Technician/Drug Screen Collector	FICA	3874.85	Health Insurance	422.15	401K/Pension	4436.64			8733.64
Counselor	FICA	4387	Health Insurance	12335.75	401K/Pension	2831.92			19554.67
Counselor	FICA	4387	Health Insurance	13546.60	401K/Pension	2831.92			20765.52
Counselor	FICA	4451.99	Health Insurance	12631.76	401K/Pension	5097.30			22181.05
Program Coordinator	FICA	4279.06	Health Insurance	34696.45	401K/Pension	2695.68			41671.19
Counselor	FICA	4608.95	Health Insurance	12241.47	401K/Pension	2931.76			19782.18
Program Case Manager	FICA	4033.44	Health Insurance	12585.38	401K/Pension	2565.68			19184.5
Program Coordinator	FICA	5135.65	Health Insurance	26291.45	401K/Pension	3235.18			34662.28
Program Coordinator	FICA	4723.08	Health Insurance	510.39	401K/Pension	2975.44			8208.91
Counselor	FICA	4387	Health Insurance	13235.75	401K/Pension	2831.92			20454.67
								Grand Total:	215198.61

Other Personnel Information:

How personnel funds will be used:

The full-time Lab Technician and Lab Coordinator positions are shared across all Treatment Services programs and are critical to continued operation of the Drug Testing Lab.
Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 p
Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 p
Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 p
The Clinical Evaluator conducts assessments for all participants referred to our Superior Court programs, including Drug Court, HELP Court, and the Veterans Treatment Track.
Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 p
The Drug Court Case Manager position manages the entire caseload of high-risk/high-need participants in our Alpha Track. This position has been funding through ARPA since FY25, but due to Al
The full-time Lab Technician & Lab Coordinator positions are shared across all Treatment Services programs and are critical to continued operation of the Drug Testing Lab.
The Intake Coordinator manages over 400 referrals annually to both HELP Court and Drug Court and serves as a shared resource to streamline referrals and internal transfers.
Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 p

Other benefit information:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluat
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluat
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluat
All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

Contracts and MOUs:

Position Title	Rate Unit	Rate/Unit	Total Units	Anticipated Numbers	Provider Type	Total Requested Cost
Lae Enforcement/Surveillance Officer	Per Hour	65	576	15	Sheriff's Department	37440
Lae Enforcement/Surveillance Officer	Per Participant	144	80	80	Sheriff's Department	11520
						0
						0
						0
						0
						0
						0
						0
						0
					Total Cost:	48960

Other Contract Information:

We wish to continue our surveillance presence by sending four Community Policing officers out into the field for 3 hours per week (4 officers x 12 hours/month x 12 months). This would allow our

County Drug Labs:

Rate per Test	Panels Tested/Rate	Tests Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Drug Supplies
Consumables

Consumable	Units	Cost per Unit	Units Requested	Total
				0
				0
				0
				0
				0
			Grand Total:	0

Monitoring

Monitoring Equipment	Units	Cost per Unit	Units Requested	Total
				0
				0

				0
				0
				0
			Grand Total:	0

Confirmation

Confirmation Test	Cost per Test	Tests Requested	Total
Redwood	14	300	4200
Redwood	50	400	20000
Redwood	33	200	6600
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	30800

Onsite

Onsite Device	Company Used	Panels Tested	Cost per Unit	Units Requested	Total
					0
					0
					0
					0
					0
					0
				Grand Total:	0

Reagents: Typical Drugs

Drugs	Cost per Test	Tests Requested	Total
Barbiturates			0
Buprenorphine			0
Cocaine/Crack	.29	27081	7853.49
ETG	.29	18054	5235.66
Methadone	.29	9027	2617.83
Methamphetamine	.29	27081	7853.49
Opiates	.29	9027	2617.83
Oxycodone	.29	9027	2617.83
Propoxyphene			0
THC	.29	18054	5235.66
Other	.29	36417	10560.93
		Grand Total:	44592.72

Reagents: Synthetic Drugs

Drugs	Cost per Test	Tests Requested	Company Used:	Total:
Ecstasy/MDMA				0
Fentanyl	.29	18054	Thermofisher	5235.66
Inhalents				0
Ketamine				0
Kratom	1.15	6793	Thermofisher	7811.95
LSED				0
Quaaludes				0
Rohypnol				0
Steroids				0
Synthetic Cannabinoids (K2/Spice)	.95	5861	Thermofisher	5567.95
Synthetic Stimulants (Bath Salts)				0
Tryptamines (Psilocybin)				0
Tramadol	.29	9027	Thermofisher	2617.83
Other				0
			Grand Total:	21233.39

Other Reagents Information:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collected over 55,000 drug screens in 2025, with over 16,600 of those screens belongin

Supplies

Supply Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0

			0
			0
			0
		Grand Total:	0

Other supplies information:

Equipment

Equipment Type	Cost per Unit	Units Requested	Total
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Grand Total:	0

Other equipment info:

CACJ Conference

Team Member Name
Brooke Jackson
Francisca Valle
January Hudson
Jordan Prost
Lindsay Burton
Mike Cooper
Richard Bosten
Sean Callihan
Shannon Earls
Siera Saldana
Suzanne Eberhardt
Maggie McClure
Kelsey Igic
Michelle Wilson
Janice Watkins
Candice Welton

Justification for additional members:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor
Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional cor

Total Mileage
2784

Reason(s) court did not use all slots last year (if applicable)

Other details about conference request:

Training and Travel

Staff/Contractor Name	Training Cost	Roundtrip Mileage	Number of Trips	Total
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
			Grand Total:	0

Other details about training and travel:

Transportation

Mode of Transportation	Unit	Rate Per Unit	Total Units	Under Contract	Total
County Vehicle Mileage					0
Driver Time (County Vehicle)					0
Public Transportation					0
Private Transportation (Uber/Taxi)					0
Bike Share					0
Other					0
				Grand Total:	0

Courts involved in transportation project:

Number of participants to take place in project:

How many new participants will this project add if funded:

Description of transportation project:

Additional details about transportation project:

21. Personnel Request Gate

Are you requesting personnel funding?
Note: if you are providing personnel funding as MATCH ONLY, click no

Yes

How many personnel positions are you requesting?

10

22. Personnel Requests

Please answer the following questions for the *first* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Lab Technician/Drug Screen Collector

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

24.35

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

3874.85

Benefit two:

Health Insurance

Benefit two cost:

422.15

Benefit three:

401K/Pension

Benefit three cost:

4436.64

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The full-time Lab Technician and Lab Coordinator positions are shared across all Treatment Services programs and are critical to continued operation of the Drug Testing Lab.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

23. Personnel Requests 2

Please answer the following questions for the *second* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

27.57

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4387

Benefit two:

Health Insurance

Benefit two cost:

12335.75

Benefit three:

401K/Pension

Benefit three cost:

2831.92

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

24. Personnel Requests 3

Please answer the following questions for the *third* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

27.57

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4387

Benefit two:

Health Insurance

Benefit two cost:

13546.60

Benefit three:

401K/Pension

Benefit three cost:

2831.92

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

25. Personnel Requests 4

Please answer the following questions for the *fourth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

27.98

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4451.99

Benefit two:

Health Insurance

Benefit two cost:

12631.76

Benefit three:

401K/Pension

Benefit three cost:

5097.30

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

26. Personnel Requests 5

Please answer the following questions for the *fifth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Coordinator

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

26.51

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4279.06

Benefit two:

Health Insurance

Benefit two cost:

34696.45

Benefit three:

401K/Pension

Benefit three cost:

2695.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The Clinical Evaluator conducts assessments for all participants referred to our Superior Court programs, including Drug Court, HELP Court, and the Veterans Treatment Track.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluator are listed as a Program Coordinator due to lack of position options.

27. Personnel Requests 6

Please answer the following questions for the *sixth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

28.97

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4608.95

Benefit two:

Health Insurance

Benefit two cost:

12241.47

Benefit three:

401K/Pension

Benefit three cost:

2931.76

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

28. Personnel Requests 7

Please answer the following questions for the *seventh* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Case Manager

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

21.21

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4033.44

Benefit two:

Health Insurance

Benefit two cost:

12585.38

Benefit three:

401K/Pension

Benefit three cost:

2565.68

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The Drug Court Case Manager position manages the entire caseload of high-risk/high-need participants in our Alpha Track. This position has been funding through ARPA since FY25, but due to ARPA funds expiring, we are asking for this position to be picked back up in the Drug Court grant. This position is essentially to managing the over 100 participants in Alpha Track.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

29. Personnel Requests 8

Please answer the following questions for the *eighth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Coordinator

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

26.51

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

5135.65

Benefit two:

Health Insurance

Benefit two cost:

26291.45

Benefit three:

401K/Pension

Benefit three cost:

3235.18

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The full-time Lab Technician & Lab Coordinator positions are shared across all Treatment Services programs and are critical to continued operation of the Drug Testing Lab.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluator are listed as a Program Coordinator due to lack of position options.

30. Personnel Requests 9

Please answer the following questions for the *ninth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Program Coordinator

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

26.51

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4723.08

Benefit two:

Health Insurance

Benefit two cost:

510.39

Benefit three:

401K/Pension

Benefit three cost:

2975.44

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

The Intake Coordinator manages over 400 referrals annually to both HELP Court and Drug Court and serves as a shared resource to streamline referrals and internal transfers.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27. Please note that our Lab Coordinator, Intake Coordinator and Clinical Evaluator are listed as a Program Coordinator due to lack of position options.

31. Personnel Requests 10

Please answer the following questions for the *tenth* position you are requesting.

Please report the Weeks and Hours worked only for the percentage of time that you are requesting That is, if a staff member is full time, but you are only requesting a portion of their salary, report only the hours and weeks for which you are requesting funds Benefits will be calculated based on the salary amount requested.

If a position title is not available in the drop-down list, this is not an allowable position with CACJ grant funds.

Then, please report the fringe benefits that you are requesting for personnel along with the amount requested per benefit below. You may request up to four fringe benefits. The total anticipated cost will be calculated based on the benefit amount(s) requested. Note: 2026 FICA tax rate is 7.65%. Please use this percentage when calculating 'Benefit Amount' for FICA. Please remember to update your Matched Funds on the General Information page to represent Total Personnel Funding for your court. *

Position Title:

Counselor

Is this a new position?

No

Hours per Week:

40

Hourly Rate:

27.57

Number of Weeks Requested:

52

Are you requesting benefits for this position?

Yes

Benefit one:

FICA

Benefit one cost:

4387

Benefit two:

Health Insurance

Benefit two cost:

13235.75

Benefit three:

401K/Pension

Benefit three cost:

2831.92

Benefit four:

Benefit four cost:

Please detail what the personnel funds requested will be used for below.
What will the position requested be doing? How will they work with your court?

Our program facilitates 28 in-house treatment groups weekly, along with weekly case management and individual counseling sessions for all participants. All counselors carry caseloads of 30-40 participants.

Please provide any additional details you would like to include regarding fringe benefits requested:

All requested salary and fringe benefits are based on current employee figures with no foreseeable changes for FY27.

34. Contract and MOU Gate

Contracts and MOUs are those for whom you are not paying fringe benefits These may be treatment providers, surveillance personnel, life skills programming providers or other professionals. Only include the number of hours or units you are asking the CACJ to fund. Please remember to update your Matched Funds on the General Information page to represent Total Contracts and MOUs Funding for your court.

A program case manager's duty may include preparing court orders, data collection, preparing documentation for staffing sessions/court, and assisting with other administrative duties in support of the court. A treatment case manager may perform individual counseling, program assessment and/or reassessment, and facilitates participant linkage to ancillary services.

Are you requesting Contract or MOU employes?

Yes

How many contract/MOU employees are you requesting?

2

35. First Contract/MOU

Please answer the following questions for the FIRST position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Lae Enforcement/Surveillance Officer

Rate Unit:

Per Hour

Rate per unit:

65

Total number of units requested:

576

Expected number of participants served per rate:

15

Provider Type:

Sheriff's Department

36. Second Contract/MOU

Please answer the following questions for the SECOND position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Lae Enforcement/Surveillance Officer

Rate Unit:

Per Participant

Rate per unit:

144

Total number of units requested:

80

Expected number of participants served per rate:

80

Provider Type:

Sheriff's Department

37. Third Contract/MOU

Please answer the following questions for the THIRD position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

38. Fourth Contract/MOU

Please answer the following questions for the FOURTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

39. Fifth Contract/MOU

Please answer the following questions for the FIFTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

40. Sixth Contract/MOU

Please answer the following questions for the SIXTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

41. Seventh Contract/MOU

Please answer the following questions for the SEVENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

42. Eighth Contract/MOU

Please answer the following questions for the EIGHTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

43. Ninth Contract/MOU

Please answer the following questions for the NINTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

44. Tenth Contract/MOU

Please answer the following questions for the TENTH position you are requesting to fund:

Please only include the number of hours or units you are asking the CACJ to fund

Position Title:

Rate Unit:

Rate per unit:

Total number of units requested:

Expected number of participants served per rate:

Provider Type:

45. Last Contract/MOU Elaboration

Please detail how the contracts and MOU's requested will be working with your courts:

We wish to continue our surveillance presence by sending four Community Policing officers out into the field for 3 hours per week (4 officers x 12 hours/month x 12 months). This would allow our officers (who work in pairs and average four-hour shifts at $65/hour) to make visits for all four of Hall County's accountability court programs. We are requesting funds to assist with payment of initial administrative fees associated with Work Release for eligible participants. By removing this cost barrier, participants are able to save funds for residential treatment placement at a faster rate leading to faster release dates from incarceration. Participants repay some of these funds to a designated account which will be utilized to fully sustain this particular project. We anticipate being sustainable within one year and will not have a need to request grant funding for this particular project at that time. $144/participant x 80 participants = $11,520.

47. Lab Fixed Rate Gate

Does your court have fixed-rate per test contracts with a county lab for which you are requesting funds?

No

Does your court utilize or operate a local lab?

Run Ourselves

How many per-test contracts are you requesting funding for?

48. CountyLabRequests

Please tell us how much your county charges you per test to use their lab for the FIRST type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SECOND type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the THIRD type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FOURTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the FIFTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SIXTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the SEVENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the EIGHTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the NINTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

Please tell us how much your county charges you per test to use their lab for the TENTH type of test you are requesting. Input the cost per test, how many panels you can test at that cost, and the total number of tests you are requesting. The total request will calculate automatically.

Rate per test:

Number of panels tested per rate:

Number of tests requested:

51. Drug Testing Supply types Gate

What types of drug testing supplies are you requesting funds for?

Onsite Devices are considered to be instant tests.Consumables are items such as collection ONLY cups (NOT instant tests), gloves, and water.

If you are providing drug testing supplies funding as MATCH ONLY, indicate you are not requesting funds.

Confirmation or Lab Tests

How many types of consumables are you requesting?

How many types of monitoring equipment are you requesting?

How many types of confirmation or lab tests are you requesting?

3

How many types of onsite devices (instant tests) are you requesting?

52. ConsumablesReq

Please answer the following questions for your FIRST request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for CONSUMABLES:

Consumable type:

Unit:

Cost per unit:

Number of units requested:

55. MonitoringReq

Please answer the following questions for your FIRST request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for MONITORING EQUIPMENT:

Monitoring equipment type:

Unit type:

Cost per unit:

Number of units requested:

58. ConfirmationTestReqs

Please answer the following questions for your FIRST request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

14

Number of tests requested:

300

Please answer the following questions for your SECOND request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

50

Number of tests requested:

400

Please answer the following questions for your THIRD request for CONFIRMATION OR LAB TESTS:

Test company:

Redwood

Please explain other:

Average cost per test:

33

Number of tests requested:

200

Please answer the following questions for your FOURTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your FIFTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SIXTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your SEVENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your EIGHTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your NINTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

Please answer the following questions for your TENTH request for CONFIRMATION OR LAB TESTS:

Test company:

Please explain other:

Average cost per test:

Number of tests requested:

62. Onsite Devices One

Please answer the following questions for your FIRST request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SECOND request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your THIRD request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FOURTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your FIFTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

Please answer the following questions for your SIXTH request for ONSITE DEVICES (instant tests):

Type of device:

Company used:

Please explain other:

Number of panels tested:

Cost per unit:

Number of units requested:

65. Reagents Gate

Are you requesting funds for reagents?

Yes

66. Reagants Req

Please select the types of typical and synthetic drugs for which you are requesting funds to purchase reagents.

Typical Drugs

Cocaine/Crack
ETG
Methadone
Methamphetamine
Optiates
Oxycodone
Other - Please explain: Benzodiazepines, Creatinine, Heroin
THC

Synthetic Drugs:

Fentanyl
Kratom
Synthetic Cannabinoids (K2/Spice)
Tramadol

67. Reagents Typical Drug Request

Please answer the following questions for your request for BARBITURATES

Cost per test:

Total number of tests:

Please answer the following questions for your request for BURPRENORPHINE

Cost per test:

Total number of tests:

Please answer the following questions for your request for COCAINE/CRACK

Cost per test:

.29

Total number of tests:

27081

Please answer the following questions for your request for ETG

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for METHADONE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for METHAMPHETAMINE

Cost per test:

.29

Total number of tests:

27081

Please answer the following questions for your request for OPIATES

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for OXYCODONE

Cost per test:

.29

Total number of tests:

9027

Please answer the following questions for your request for PROPOXYPHENE

Cost per test:

Total number of tests:

Please answer the following questions for your request for THC

Cost per test:

.29

Total number of tests:

18054

Please answer the following questions for your request for OTHER TYPICAL DRUG REQUESTS

Cost per test:

.29

Total number of tests:

36417

68. Reagents synthetic Drug Request

Please answer the following questions for your request for ECSTASY/MDMA

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for FENTANYL

Cost per test:

.29

Total number of tests:

18054

Company used for test:

Thermofisher

Please answer the following questions for your request for INHALENTS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KETAMINE

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for KRATOM

Cost per test:

1.15

Total number of tests:

6793

Company used for test:

Thermofisher

Please answer the following questions for your request for LSD

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for QUAALUDES

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for ROHYPNOL

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for STEROIDS

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for SYNTHETIC CANNABINOIDS (K2/SPICE)

Cost per test:

.95

Total number of tests:

5861

Company used for test:

Thermofisher

Please answer the following questions for your request for SYNTHETIC STIMULANTS (BATH SALTS)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRYPTAMINES (PSILOCYBIN)

Cost per test:

Total number of tests:

Company used for test:

Please answer the following questions for your request for TRAMADOL

Cost per test:

.29

Total number of tests:

9027

Company used for test:

Thermofisher

Please answer the following questions for your request for OTHER SYNTHETIC DRUGS

Cost per test:

Total number of tests:

Company used for test:

69. Reagents Final

Please add any other information you would like to be considered in your reagents request here:

We wish to purchase Thermofisher reagents to run on the Lab's analyzer to increase our drug testing capabilities. Our lab collected over 55,000 drug screens in 2025, with over 16,600 of those screens belonging to the Drug Court. In 2025, our agency served over 900 participants, which is the largest number recorded and we experienced a 4% increase in overall drug testing compared to 2024, which supports our funding request for additional drug testing reagents.

74. Supplies Gate

Are you requesting funds for supplies? (Supplies are durable items that cost less than $5,000). (NOTE: If you are providing supplies funding as MATCH ONLY, click NO).

No

How many requests for supplies would you like to make? For example, if you would like to request funding for medication and funding for internet service, you would be making 2 requests for supplies.

75. Supplies Req

Please include all other costs that are less than $5,000 here. Other cost may include medication for participants, housing/relocation assistance, rent, teleconference cost, internet, etc. Please remember to update your Matched Funds on the General Information page to represent Total All Non-Drug Testing Supplies Funding for your court.

Please fill in the following information for your FIRST request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SECOND request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your THIRD request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FOURTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your FIFTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SIXTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your SEVENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your EIGHTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your NINTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please fill in the following information for your TENTH request below:

Other cost type:

Cost per unit:

Number of units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

78. Equipment Gate

Are you requesting funds for Equipment? (Equipment funds are for durable goods that cost more than $5,000.). (NOTE: If you are providing equipment funding as MATCH ONLY, click NO).

No

How many equipment requests would you like to make?

79. Equipment Req

Please remember to update your Matched Funds on the General Information page to represent Total Equipment Funding for your court.

(Note: The Cost per Unit must be greater than $5,000.)

Please answer the following questions for your FIRST equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SECOND equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your THIRD equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FOURTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your FIFTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SIXTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your SEVENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your EIGHTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your NINTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please answer the following questions for your TENTH equipment request:

Other cost type:

Cost per unit:

Total units requested:

Please provide any additional details regarding the supplies and other costs you are requesting that you would like to be considered:

82. CACJ Conference Gate

Are you requesting funds to attend the CACJ Annual Training Conference? (NOTE: If you are providing CACJ conference travel funding as MATCH ONLY, click NO).

Yes

How many team members would you like to request attend the conference?
Please note: You may request up to 8 team members without additional justification. If you would like to request more than 8 team members, you will need to answer additional questions on the following pages.
*** Family treatment courts may request up to 10 attendees without additional justification***

16

83. CACJ Conference Req

The 2026 Annual CACJ Training Conference will take place September 13th-16th 2026.
Instructions: The 2026 CACJ Annual Training Conference travel costs will calculate based on the conference location (the Classic Center - Athens, GA). Your court is allowed up to 8 attendees per court. Mileage should be calculated from your court's location to the conference location. Mileage expenses will automatically calculate when the number of miles is entered. Please enter the number of team members attending the conference and please note that the total per diem requested automatically populates within the total anticipated costs. Next, please enter the number of nights your team will stay in a hotel (this number will be 2 or 3 only). Then enter the number of hotel rooms needed to accommodate your team members. Please note that the total anticipated costs increases when you enter the number of hotel rooms. Expenses for the hotel and mileage will be calculated in accordance with the State of Georgia Statewide Travel Regulations. Further, the 2026 CACJ Annual Training Conference requests should include no more than three nights of lodging per/person, if your courts is located more than 51 miles or more from the conference venue; mileage expenses ($0.72/mile) for attendees to and from the conference venue, if your court is located less than 51 miles from the conference venue; and per diem expenses for meals if your court is located more than 51 miles from the conference venue. Attendees are expected to carpool when able. The CACJ will provide breakfast and lunch to conference attendees. The total per diem/per person is $195.00, which takes into account the meals provided. Fully describe your matched funds (to include calculations) in the narrative section below. Please remember to update your Matched Funds on the General Information page to represent Total Training and Travel Funding for your court. Other In-State Training and Travel Requests should be requested in accordance with the State of Georgia Statewide Travel Regulations.

You are not required to answer the last year each team member attended the conference, but the council may prioritize funding for team members who have not recently attended the conference.

Please answer the following questions about the FIRST team member you would like to attend the conference:

Team member name:

Brooke Jackson

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SECOND team member you would like to attend the conference:

Team member name:

Francisca Valle

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the THIRD team member you would like to attend the conference:

Team member name:

January Hudson

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FOURTH team member you would like to attend the conference:

Team member name:

Jordan Prost

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

Please answer the following questions about the FIFTH team member you would like to attend the conference:

Team member name:

Lindsay Burton

Team member role:

Judge

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SIXTH team member you would like to attend the conference:

Team member name:

Mike Cooper

Team member role:

Law Enforcement Officer

Last year team member attended CACJ conference:

2025

Please answer the following questions about the SEVENTH team member you would like to attend the conference:

Team member name:

Richard Bosten

Team member role:

Accountability Courts Coordinator

Last year team member attended CACJ conference:

2025

Please answer the following questions about the EIGHTH team member you would like to attend the conference:

Team member name:

Sean Callihan

Team member role:

Attorney

Last year team member attended CACJ conference:

2025

Please answer the following questions about the NINTH team member you would like to attend the conference:

Team member name:

Shannon Earls

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A.

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the TENTH team member you would like to attend the conference:

Team member name:

Siera Saldana

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:
Family Treatment Courts may request up to 10 members without additional justification. If you are a Family Treatment Court, please put N/A in the box.

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the ELEVENTH team member you would like to attend the conference:

Team member name:

Suzanne Eberhardt

Team member role:

Case Manager

Last year team member attended CACJ conference:

2025

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the TWELFTH team member you would like to attend the conference:

Team member name:

Maggie McClure

Team member role:

Probation Officer

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the THIRTEENTH team member you would like to attend the conference:

Team member name:

Kelsey Igic

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the FOURTEENTH team member you would like to attend the conference:

Team member name:

Michelle Wilson

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the FIFTEENTH team member you would like to attend the conference:

Team member name:

Janice Watkins

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

Please answer the following questions about the SIXTEENTH team member you would like to attend the conference:

Team member name:

Candice Welton

Team member role:

Treatment Provider

Last year team member attended CACJ conference:

You have requested more than 8 team members.
Please provide some reasoning for the request of this additional team member:

Our program has multiple tracks with various team members assigned to each track. While there is a lot of overlap across our tracks, we have some team members only assigned to certain tracks. Additional conference slots are required to fully represent our entire team.

The following questions pertain to the grand total for the team, not individual attendees. Please ensure you are answering with the total request.

What is the total roundtrip mileage for the team?

3840

How many hotel rooms are needed?

0

How many nights per hotel room are needed?

Did you use all of your approved slots for attendees last year?

Yes

Please briefly explain the circumstances that prevented you from using all approved slots last year:

Please provide any additional details about your request you would like to be considered below:

85. Conference Scripts

Are you requesting additional funds for mileage and training for your court? (NOTE: If you are providing mileage funding as MATCH ONLY, click NO).

No

How many training or travel requests would you like to make?

86. Mileage Req

Courts may request funds for in-state ONLY evidence-based training or other applicable accountability court training (virtual, in-person, or asynchronous opportunities). NOTE: Mileage costs will automatically calculate. Include the roundtrip mileage for a SINGLE trip and then the number of trips you intend to make. If the court is not requesting funds for training or mileage, enter 0 (zero) in the respective column.

Please answer the following for your FIRST training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SECOND training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your THIRD training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FOURTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your FIFTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SIXTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your SEVENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your EIGHTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your NINTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please answer the following for your TENTH training request:

Court Staff/Contractor Name:

Training Cost:

Roundtrip Mileage for ONE TRIP:

Number of trips:

Please use the provided space to provide any additional details regarding mileage use or training requests. Please indicate the curriculum training requested, the cost of training, and how the training is conducted (asynchronous, in-person, virtual, etc). If you are requesting mileage between counties, please list the distance between those counties and how many participants were served in each of those counties.

89. Transportation Gate

Are you requesting funds to assist participants with transportation needs? (NOTE: If you are providing transportation funding as MATCH ONLY, click NO).

No

What types of transportation are you requesting funds for?

90. Transportation Request

Please answer the following for your COUNTY VEHICLE MILEAGE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your DRIVER TIME (COUNTY VEHICLE) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PUBLIC TRANSPORTATION request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your PRIVATE TRANSPORTATION (UBER/TAXI) request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your BIKE SHARE request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

Please answer the following for your OTHER request:

Rate Unit:

Please explain other:

Rate per unit:

Number of units requested:

Is this under contract?

93. Transportation Narrative

All applicants should fill out this section if your court is seeking transportation grant funds. Transportation projects include things such as partnerships with the Department of Community Supervision or local Sheriff's office to provide transportation to/from court or treatment services. Transportation vouchers (such as bus or train passes) may be requested. Transportation grant funds will not be allowed to be used for: vehicles, gas cards, or incentives. Funding requests for this budget detail can be shared among multiple courts. The funds will be applied to the application in which the questions and Budget Detail are completed.

If you are applying for multiple courts, please list the courts below:

How many participants do you anticipate will participate in your proposed transportation project (from July 1, 2026 - June 30, 2027)? If you are applying for multiple courts, please list the court name then the number of participants.

How many new participants will your court add if the proposed transportation project is funded? If you are applying for multiple courts, please list the court name and then the number of participants.

Please fully describe your proposed transportation project. Include why the project is needed and cannot be funded by other sources.

If there are additional items regarding your transportation program, please include them in the space below.

94. Total Funds Requested

Please review the total request amounts per category below:

Personnel : 765878.61
Contract Services : 48960
Drug Testing Supplies : 96626.11
Other Costs : 0
Equipment : 0
Training and Travel : 2784
Transportation : 0
Total : 914248.72

Please enter your matched funds amount below:
Please note, the required match amount for FY27 is 15%. If you do not have matching funds for one of the categories, please enter 0.

Personnel:

161338.01

Contract Services:

0

Drug Testing Supplies:

0

Other Costs:

0

Equipment:

0

Training and Travel:

0

Transportation:

0

98. Statement of Integrity

By checking this box I certify that all information and statements provided are true, correct, and accurate possible to the best of my knowledge and belief.

I agree

Initials:

HH

101. Final Submission Page

Please take the time to review your answers. The PDF can be downloaded from this page, but it will also be emailed to you upon submission of the survey. The PDF report must be submitted to CACJ via formstack as part of the application package. You may keep the summary file for your records, and this will serve as a receipt confirming your CACJ application has been submitted to the Criminal Justice Coordinating Council.

Remember, you will not be allowed to re-open the application and make changes. Once you submit the submission is finalPlease make sure that your application is correct and complete before you move forward. If you made any corrections on your entries, please be sure that you downloaded the most updated PDF report to be submitted with the application package.

Click submit to submit your application.

102. Thank You!

Thank you for completing the FY27 CACJ grant application!

FY2027 CACJ/CJCC Grant Applications (July 1, 2026 - June 30, 2027)
Treatment Services
Hall Co. Drug Court (250-2161)

Personnel (511100)

Title	CACJ CAP	Salary Request	Fringe Benefits Request		Fringe Calculations FICA	Health/STD/Life Insurance	WC	Retirement
Lab Technician		$ 50,648.00	$ 8,733.64	$ 59,381.64	$ 3,874.85	$ 422.15	$ -	$ 4,436.64
Counselor		$ 57,345.60	$ 19,554.67	$ 76,900.27	$ 4,387.00	$ 12,335.75	$ -	$ 2,831.92
Counselor		$ 57,345.60	$ 20,765.52	$ 78,111.12	$ 4,387.00	$ 13,546.60	$ -	$ 2,831.92
Counselor		$ 58,198.40	$ 22,181.05	$ 80,379.45	$ 4,451.99	$ 12,631.76	$ -	$ 5,097.30
Program Coordinator	$ 55,140.80	$ 55,935.36	$ 41,671.19	$ 97,606.55	$ 4,279.06	$ 34,696.45	$ -	$ 2,695.68
Counselor		$ 60,257.60	$ 19,782.18	$ 80,039.78	$ 4,608.95	$ 12,241.47	$ -	$ 2,931.76
Program Coordinator	$ 55,140.80	$ 67,132.68	$ 34,662.28	$ 101,794.96	$ 5,135.65	$ 26,291.45	$ -	$ 3,235.18
Program Coordinator	$ 55,140.80	$ 61,739.57	$ 8,208.91	$ 69,948.48	$ 4,723.08	$ 510.39	$ -	$ 2,975.44
Counselor		$ 57,345.60	$ 20,454.69	$ 77,800.29	$ 4,387.02	$ 13,235.75	$ -	$ 2,831.92
Case Manager	$ 44,116.80	$ 52,724.72	$ 19,184.50	$ 71,909.22	$ 4,033.44	$ 12,585.38	$ -	$ 2,565.68
		$ 550,680.00	$ 215,198.61		$ 44,268.03	$ 138,497.14	$ -	$ 32,433.44
Total Request	**$ 765,878.61**							

Technical/Professional Services (521000)

CPT	$ 37,439.98	*$65/hour x 12 hours/month x 4 officers x 12 months*
Jail Services	$ 11,520.00	*$144/week x 80 participants*
Total Request	**$ 48,960.00**	

Supplies (531100)

Thermofisher Reagents	$ 65,826.00	***See Hall Supplies tab for breakdown**
Abbott Labs (Confirmation Testing)	$ 30,800.00	
Total Request	**$ 96,626.11**	

Abbott Labs	Cost Per Unit	# of Units	Total
Confirmation Test	$ 14.00	300	$ 4,200.00
Comprehesive Pane	$ 50.00	400	$ 20,000.00
Speciality Test	$ 33.00	200	$ 6,600.00
		Total	$ 30,800.00

Travel (52350)

CACJ Conference Expenses (x16) Mileage	$ 2,784.00	*240 miles x $.725/mile x 16 people*
Total Request	**$ 2,784.00**	

Total Grant Request	***$ 914,248.72***
Match Requirement	***$ 161,338.01***

CACJ/CJCC Estimated Cost Per Participant	$	4,005
Program Census (Projected for FY25)		220
Total:	$	881,100

Project Descriptions:

Treatment Services is the agency umbrella encompassing all programs in our circuit. This allows for sharing of resources across programs and greatly increases our ability to provide services. Hall County funds the Coordinator, Lead Counselor, Counselor, and Case Manager positions under the General Fund budget making the program a permanent fixture. Program participants are charged a monthly fee of $150 to help offset some operational costs. The Treatment Services budget is made up of County General Fund, DATE Funds, participant fees, drug testing lab revenue, evaluations revenue, and grant awards. When federal funding ends, we are hopeful that County Commissioners will absorb the grant-funded positions and benefits under the General Fund budget. Additional assistance comes from Friends of Recovery, a nonprofit organization formed in 2006 to support Hall County's accountability court programs. Drug Court is the largest program in our county serving nearly 250 participants across four tracks designed to address specific criminogenic and treatment needs and is under the direction of two judges. This program provides nearly 3,000 hours of direct treatment annually which does not include individual or case management services which could easily add an additional 1,000 hours.

Drug Court is one of five accountability court programs in Hall County. Along with Substance Abuse Services (evaluations and referrals program) and the Drug Testing Lab, the programs are organized under one agency umbrella called Treatment Services. This allows for the sharing of resources such as office space, drug testing services, community policing efforts, and personnel. We do not have individual program budgets. Rather, the Treatment Services budget is made up of participant fees, fees from our evaluations and referrals program, revenue from the lab, DATE funds, grants, and the County's General Fund. In the Hall County office, we have 37 employees and serve approximately 750 participants annually. Between regular office hours, in-house counseling groups for Drug Court, Veterans Court, and the HELP Program, drug testing services for the courts and our customers, etc., we operate 7 days a week. Our drug testing lab conducts about 53,461 drug screens annually. We conduct on-going, on site training for new and seasoned staff alike. We make all of this work together to provide efficient and effective programs for the participants we serve.

Supplies (4229) Breakdown

ThermoFisher Reagent Pricing List

Customer #C1002043

Hall Co. Drug Court

Analyte	*# Annual Tests*	*# Annual Kits*	*Yield*	*Kit Price*	*Price/Test*	*# of Units*	*Total*
ETOH	*12,000*	*1.2*	*9,027*	*$2,618*	*0.29*	0	$0
Amphetamine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	3	$7,853
Barbiturate	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Benzodiazepine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	3	$7,853
Cocaine	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	3	$7,853
Creatinine	*30,000*	*3.3*	*9,027*	*$903*	*0.1*	3	$2,708
Ecstasy	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
EDDP (Methadone Metabolite)	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
ETG	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Fentanyl CJF	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
General Oxidant	*12,000*	*1.3*	*9,456*	*$946*	*0.1*	0	$0
Tramadol	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Opiate	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
Oxycodone	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	1	$2,618
PH Validity	*12,000*	*1.5*	*7,960*	*$796*	*0.1*	0	$0
Propoxyphene (PPX)	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	0	$0
Specific Gravity	*12,000*	*1.3*	*9,027*	*$908*	*0.1*	0	$0
THC	*30,000*	*3.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Heroine/6-AM	*12,000*	*1.3*	*9,027*	*$2,618*	*0.29*	2	$5,236
Buprenorphine	*12,000*	*10.7*	*1,118*	*$324*	*0.29*	0	$0
Kratom (Mitragynine)	*2,400*	*2.1*	*1,118*	*$1,288*	*1.15*	2	$2,575
Synthetic Cannabinoids (UR-144/XLR-11)	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	2	$2,124
Synthetic Cannabinoids (AB-PINACA	*2,400*	*2.1*	*1,118*	*$1,062*	*0.95*	2	$2,124
Fentanyl II Cutoff Cal	*~*	*~*	*~*	*$132*	*~*	3	$396
Fentanyl II Neg Cal	*~*	*~*	*~*	*$132*	*~*	3	$396
Fentanyl II Control	*~*	*~*	*~*	*$176*	*~*	3	$528
					Total Request:		***$65,826***

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 94/2026

SUBJECT: Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4.

History:
The current appointment is Rev. Don Harrison.

Facts and Issues:
Rev. Don Harrison has resigned his position on the Board of Health.

Per the Board of Health bylaws, appointment shall be a consumer member who will represent on the board the County's needy, underprivileged, or elderly community.

Purpose of Board: To determine the health needs and resources thereof by research, and the collection, analysis, and evaluation of all data pertaining to the health of the community. To develop, in cooperation with the Department of Public Health, programs, activities, and facilities responsive to the needs of its area.

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:

Board of Health Bylaws

BY-LAWS
HALL COUNTY BOARD OF HEALTH
DISTRICT 2

ARTICLE I. NAME

The name of the organization shall be the Hall County Board of Health.

ARTICLE II. PURPOSE/FUNCTIONS/POWERS

The Hall County Board of Health, District 2 (hereafter referred to as Board of Health), created and established by Georgia Law, shall operate for the following general but not exclusive functions.

A. To determine the health needs and resources thereof by research, and the collection, analysis, and evaluation of all data pertaining to the health of the community;

B. To develop, in cooperation with the Department of Human Resources, programs, activities, and facilities responsive to the needs of its area;

C. To secure compliance with the rules and regulations of the Department of Human Resources that have local application;

D. To enforce, or cause enforcement of, all laws pertaining to health unless the responsibility and the enforcement of such is by law that of another agency.

E. Exercise responsibility and authority in all matters within the county pertaining to health, unless the responsibility for enforcement of such is by law that of another agency;

F. Take such steps as may be necessary to prevent and suppress disease and conditions deleterious to health and to determine compliance with health laws and rules, regulations and standards adopted there under.

G. Adopt and enforce rules and regulations appropriate to its functions and powers, provided such rules and regulations are not in conflict with the rules and regulations of the Department of Human Resources. Such rules and regulations must be reasonably adapted to the purposes intended and must be within the purview of the powers and duties imposed upon said Board of Health by OCGA 31-3-5.

H. Receive and administer all grants, gifts, moneys, and donations for purposes pertaining to health pursuant to the provisions of the OCGA;

I. Make contracts and establish fees for the purpose of providing public health service. No person shall be denied services on the basis of his inability to pay. The scope of services, operating details, contracts and fees approved by the County Board of Health shall also be approved by the District Health Director. Environmental fees as approved by the Board of Health must be adopted by the County governing authority.

J. Contract with the Department of Human Resources or other agencies for assistance in the performance of its functions and the exercise of its powers, and for supplying services which are within its purview to perform, provided such contracts and amendments thereto shall have first been approved by the Department of Human Resources. In entering into any contracts to perform its functions and to exercise its powers, and for supplying services which are within its purview to perform, any County Board of Health or health district created under the authority of Code Section 88-215 shall be considered an agency and such agency shall have the authority to contract with any: other County Board of Health; combination of county boards of health; health district; public or private hospitals; hospital authorities; medical schools; training and educational institutions; departments and agencies of the State; county or municipal governments; persons, partnerships, corporations, and associations, public or private; the United States Government or the government of any other state; or any other legal entity.

ARTICLE III. MEMBERSHIP, TENURE OF OFFICE

A. The Board of Health shall be composed of seven members as follows:

(1) One member shall be the Chief Executive Officer of the governing authority of the county, by whatever name called, or some member designated by said officer;

(2) One member shall be the county superintendent of schools; or designee;

(3) One member to be appointed by the governing authority of the county shall be a physician actively practicing medicine in the county and licensed under Chapter 35 of Title 43.

(4) One member to be appointed by the governing authority of the county who shall be an advocate for consumers of public health services;

(5) One member to be appointed by the governing authority of the largest municipality in the county who shall be a person interested in promoting public health who is a consumer or a nurse licensed under chapter 26, Title 43;

(6) One member to be appointed by the governing authority of the county who shall be a consumer member who will represent on the board the county's needy, underprivileged, or elderly community; and

(7) One member shall be the Chief Executive Officer of the governing authority of the largest municipality of the county, by whatever name called, or some member designated by said officer.

B. No member appointed to the County Board of Health shall be an employee of the County Board of Health or of the Department of Human Resources.

C. Members appointed pursuant to paragraphs (3), (4), (5), and (6) of subsection A of this section shall take office the first day of January immediately following the expiration of the immediately preceding term of that office and serve terms of six years and until their successors are appointed and qualified. Vacancies in any such membership shall be filled, for the unexpired term and until a successor is appointed and qualified, in the same manner as the original appointment.

D. Persons holding office as members pursuant to paragraph (1), (2), or (7) of subsection A of this section shall serve as members while holding their offices as Chief Executive Officer of the governing authority of the county, County Superintendent of Schools, or Chief Executive Officer of the largest municipality of the county, respectively.

ARTICLE IV. MEETINGS AND ATTENDANCE

A. The Board of Health shall meet quarterly and maintain minutes of each meeting. Meetings will be held on ***the fourth Tuesday during the months of February, May, August, and November at 4:30 P.M. with the May meeting being the annual budget meeting. All meetings are held at the health department.***

All meetings, including those declared as executive sessions, will be duly publicized in the news media and conducted in compliance with the State "Sunshine Law".

B. The effective service of a member of the Board of Health is dependent upon continued attendance and participation in the Board's meetings. Therefore, the Board of Health, by a majority vote of a quorum in regular meetings, shall have the authority to recommend to the appropriate appointing authority the replacement of any member who has missed two consecutive regular meetings without approved absences from the Chairperson of the Board of Health. The one exception being the membership established by constitutional office, i.e., County Superintendent of Schools.

ARTICLE V. OFFICERS

A. Officers of the Board of Health shall consist of a Chairperson, Vice-Chairperson, and a Secretary. All officers shall be elected annually at the first meeting of the board of each calendar year, and will hold office until a successor is elected.

B. The Chief Executive Officer shall be the District Health Director of record as appointed by the Commissioner of the Georgia Department of Human Resources with the Board of Health's consent. The Chief Executive Officer shall be a physician licensed to practice medicine under Chapter 34 of Title 43 and who otherwise meets the requirements of the State Merit System of Personnel Administration.

ARTICLE VI. PROCEDURES AND RESPONSIBILITIES

A. The latest edition of Robert's Rules of Order shall govern the parliamentary procedures at all meetings of the Board of Health.

B. A majority of the members of the Board of Health shall constitute a quorum, (4 members).

C. It shall be the duty of the Chairperson to preside over all meetings of the Board of Health.

D. It shall be the duty of the Secretary to record, maintain, and distribute minutes of the Board of Health meeting.

ARTICLE VII. AMMENDMENTS AND CONFORMITY

A. These by-laws may be amended at any meeting of the Board of Health by majority vote of a quorum provided a thirty (30) day written notice of proposed amendments have been given to each Board member.

B. These by-laws shall be subject to conformity with all appropriate Federal, State, and County Laws, regulations, and guidelines.

Adopted (as amended) at the meeting of the Hall County Board of Health on Tuesday, May 27, 2008.

Margaret S Ellett
Chairperson

Secretary

Member

Member

Member

Member

Member

Member

Member

Member

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 105/2026

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

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant's request. However, if the County Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request: **History:**

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

Facts and Issues: **Options:**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Memo
Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Updated Narrative
Narrative
Site Plan
Updated Site Plan
Updated Site Plan - rec'd 2/11/2026
Updated Site Plan - rec'd 3/24/2026
Plat
Maps
Map Depicting Public Comments Rec'd (2/13/2026)
Map Depicting Public Comments Rec'd (2/25/2026)
Renderings
Gravesite Photos
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comments
Notice Sign
Updated Notice Sign - February 12, 2026
Update Notice Sign - February 26, 2026
Updated Notice Sign - March 26, 2026
8-1-2008 BOC Action Letter
Constitutional Objection - from Hulsey, Oliver & Mahar

Public Comment - from Kevin Shockley
Public Comment - from Karen Shore (2/5/2026)
Public Comment - from Karen Shore (2/9/2026)
Public Comment - from Danielle Roberts
Public Comment - from Steve Klacik
Public Comment - from Leah Sexton
Public Comment - from Teresa Kinsey
Public Comment - from Nancy Gavitt
Public Comment - from Leah Sexton (2/23/2026)
Public Comment - from Leah Sexton (2/24/2026)
Request to Table to March 26, 2026 (rec'd 2/26/2026)

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government
PLANNING AND ZONING

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

From: Katie Ahmed, Planning & Zoning Administrator

Date: March 6, 2026

Subject: **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) and Planned Industrial Development (PID) to Light Industrial (I-1) **|** on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 and PID; Tax Parcel 15014 000192 **| Proposed use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant**

Dear Commissioners,

This application was tabled at the February 26, 2026, Board of Commissioners meeting to March 26, 2026, at the applicant's request. Staff has not been provided with any further information or changes.

NOTE: Tabled at the January 22, 2026, Voting Meeting until the February 12, 2026, Voting Meeting.

NOTE: Tabled at the February 12, 2026, Voting Meeting until the February 26, 2026, Voting Meeting.

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jim Rizqallah

Request ..... **Rezone** |from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)

Proposed Use ..... Uses permitted in I-1

Size ..... 14.11 acres

Zoning ..... **Current:** Agricultural Residential (AR-1) & Planned Industrial Development (PID) | **Proposed:** Light Industrial (I-1)

Location ..... **3294 & 3290 Athens Highway |** Tax parcel 15014 000192

Commission District ..... Three

County Commission Date ..... January 22, 2026

Staff Recommendation ..... **Denial,** as the proposed zoning is not consistent with the "Suburban Neighborhood, Low-Density" future land use designation in the Comprehensive Plan.

Record Number..... HZON25-0054

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

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.

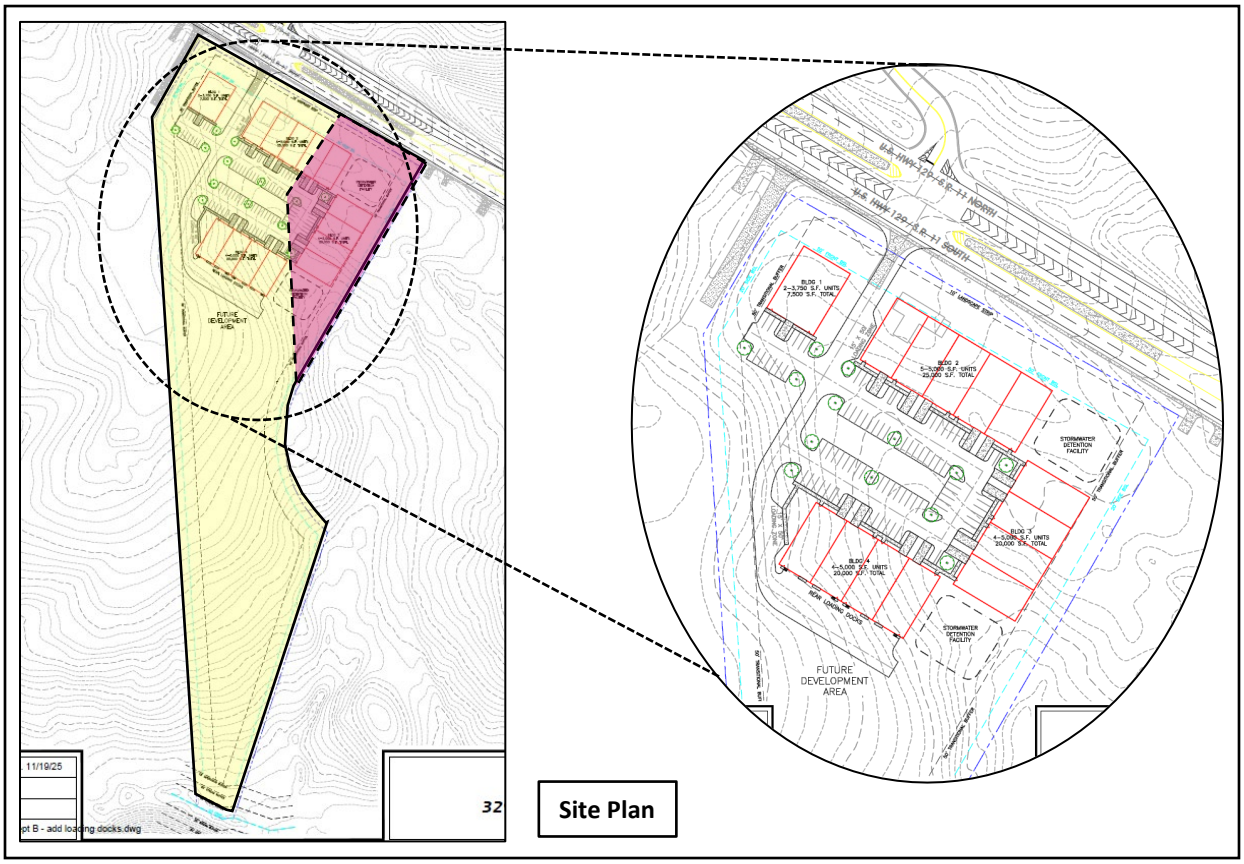
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments,

including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

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

Summary Analysis

The applicant is requesting to rezone a 14.11± acre portion of a tract from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) to allow for uses permitted in the I-1 zoning district. Currently, the subject property is developed with one single-family residence, and two accessory structures used as a storage building and a pole barn.



A part of the subject property (shown in pink highlight) was approved by the Board of Commissioners to be rezoned to Planned Industrial Development (PID) on July 24, 2008, to allow mixed use commercial and manufacturing with the following conditions (ZON2008-00070):

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.

2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sq. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

The surrounding properties are zoned and developed as outlined below:

North: Planned Industrial Development (PID) – Truck Terminal
Agricultural Residential 1 (AR-1) – Sugar Hill Elementary School
East: Agricultural Residential 1 (AR-1) – Vacant
South: Agricultural Residential 1 (AR-1) – Developed with single-family residences
West: Agricultural Residential 1 (AR-1) – Developed with single-family residences



Per the submitted narrative, the applicant is requesting to rezone the subject property from Agricultural Residential (AR-1) and Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted within the I-1 zoning district. The applicant specifically proposes the development of warehouse buildings with associated office space. The property also falls within the Gateway Corridor Overlay District (GCOD).

The proposed development consist of multiple warehouse buildings totaling approximately 72,500 square feet across 4 buildings/15 units. The proposal includes one 7,500-square-foot building with the potential to be divided into two units; one 25,000-square-foot building containing five units; and two 20,000-square-foot buildings containing four units each. The associated site plan shows approximately 85 to 90 parking spaces.

Per the submitted narrative, the applicant states that each unit will be accessed by individual roll-up doors, which will also function as loading areas. Additional designated loading zones are also proposed throughout the site. The applicant also states, all GCOD standards will be met and no variances are being requested as part of this application.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated October 27, 2025, and sanitary sewer services will be provided by private on site septic.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	The submitted site plan indicates 50-foot buffers along the perimeter	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.B.5.d – Screening of storage and accessory equipment	No screening is proposed	Outdoor storage or sales displays must be screened from view from public streets and adjacent property by a solid fence or wall at least 8 feet in height	Unknown
6.2.5.C.1 – Parking Lot Design - Required number of Parking Spaces	85-90 parking spaces are proposed per site plan	1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor area. The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of parking spaces	Unknown
6.2.5.C.2.d – Parking Lot Design - Surface	Paved with asphalt	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	The proposed parking is located between buildings.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Complies
6.2.6.A.4 – Architectural Standards	Unknown	Shall comply with GCOD standards.	Unknown
6.2.7 – Signs	Unknown	Signage shall comply with GCOD standards.	Unknown

Based on the future land use plan, staff finds the requested rezoning *is not consistent* with the Hall County Comprehensive Plan and the future land use designation of "Suburban Neighborhood, Low-Density". These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2 dwellings per acre or up to 8 dwellings per acre.

(A) Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is not consistent with the future land use designation identified in the Comprehensive Plan. However, the surrounding area contains a mix of residential, agricultural, industrial, and commercial uses, reflecting a diverse development pattern in the vicinity.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the use would adversely affect adjacent or nearby property, provided required buffers are maintained.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is not consistent with the Comprehensive Plan future land use designation of Suburban Neighborhood, Low-Density.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is**

difficult to determine the effect of a development on adjacent properties until the development is completed.

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; A portion of the subject property is zoned Planned Industrial Development (PID); however, the site was never developed in accordance with the approved zoning. The property is currently developed with a single-family residence and a pole barn constructed in 1957, as well as a storage building constructed in 2018.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed Light Industrial (I-1) zoning would not create an isolated district, as portions of the subject parcel and adjacent properties are already zoned for similar industrial uses.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support Light Industrial uses based on the Future Land Use Map and the current zoning map; however, the development as proposed requires rezoning approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

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

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied flood plains that are present on site.

Traffic:
GDOT access Permit is required.

Utilities:
Hall County Sewer Service area – No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 16, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code."

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

Jim Rizqallah
P. O. Box 6766
Gainesville, GA 30504
Phone [redacted]
Email Address jim.rizqallah@choicefsc.com

Property Owner (Name & Mailing Address)

Johnny Walker
3294 Athens Hwy
Gainesville, GA 30507
Phone [redacted]
Email Address [redacted]

Proposed Use light industrial- warehouse

Contact Person (Name & Mailing Address)

Wesley Robinson
Hulsey, Oliver and Mahar, LLP
P. O. Box 1457, Gainesville, GA 30503
Phone (770)532-6312
Email Address twr@homlaw.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: PID/AR-1
Rezone to: LI
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15014 000192
Acreage 14.11
Location Address 3294 Athens Hwy, Gainesville, GA 30507

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

Sign Jim Rizqallah Date: 10-23-2025

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Johnny Walker

Address 3294 Athens Hwy

Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Jim Rizqallah

Address P.O. Box 6766

Gainesville, GA 30504

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Johnny Walker

Personally appeared before me

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

Ashley Lynn Wilson

Notary Public

770-654-0314
P.O. Box 346
DEMOREST, GA 30535

COMMISSION EXPIRES
JULY 10, 2028

ASHLEY LYNN WILSON NOTARY PUBLIC HABERSHAM COUNTY GEORGIA EXPIRES July 10, 2028

10/24/2025

Date

Revised December 2019

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jim Rizgallah **Date:** 10-23-2025

Applicant's/Owner's Name (Printed): Jim Rizqallah

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Jim Rizqallah

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Johnny Walker

RECEIVED
February 19, 2026
Planning & Zoning Department

Zoning Narrative (revised)

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

The second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Sugar Hill Baptist Church Cemetery. A screen of evergreen trees will be planted along the northwestern boundary line of the property so as to screen the view from the adjoining Sugar Hill Baptist Church cemetery.

Private Cemetery. There is an unnamed private cemetery located on the southeastern boundary of the property. The cemetery will not be disturbed. A fence, with a gate, will be installed to separate and protect this cemetery. An easement for access by any family members to the private cemetery, allowing access at any time will be provided. The cemetery will be preserved and protected in accordance with all State law requirements.

Zoning Narrative (revised) 11/20/2025

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Zoning Narrative

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

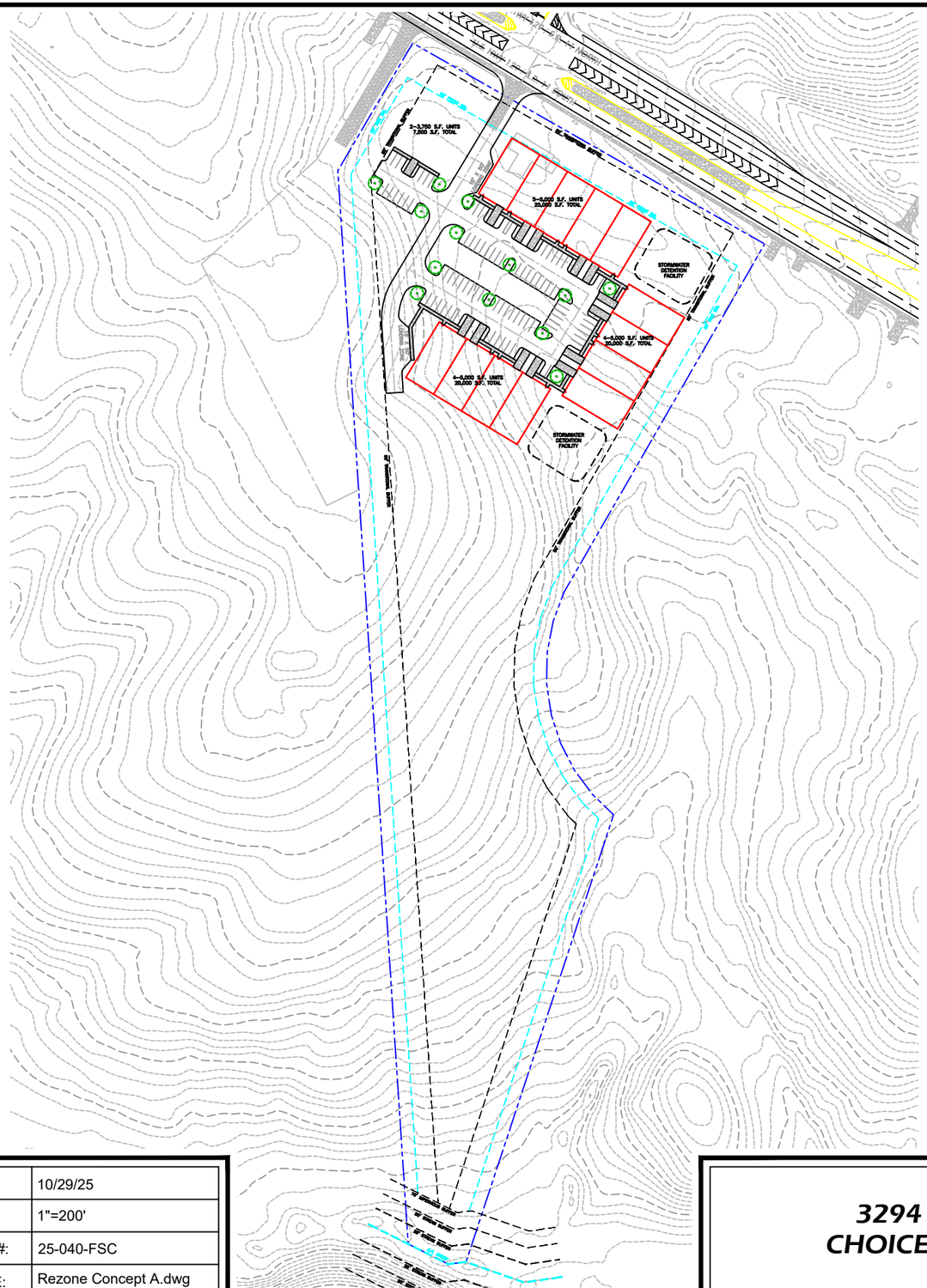
Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.



1. EXISTING ZONING:
   AR–1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I–1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FACILITY SERVICES AND CONSTRUCTION
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (???)???–????
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I–1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER – CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER – GEORGIA POWER
    ON–SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.

N

1" = 200'

0 200 400 600

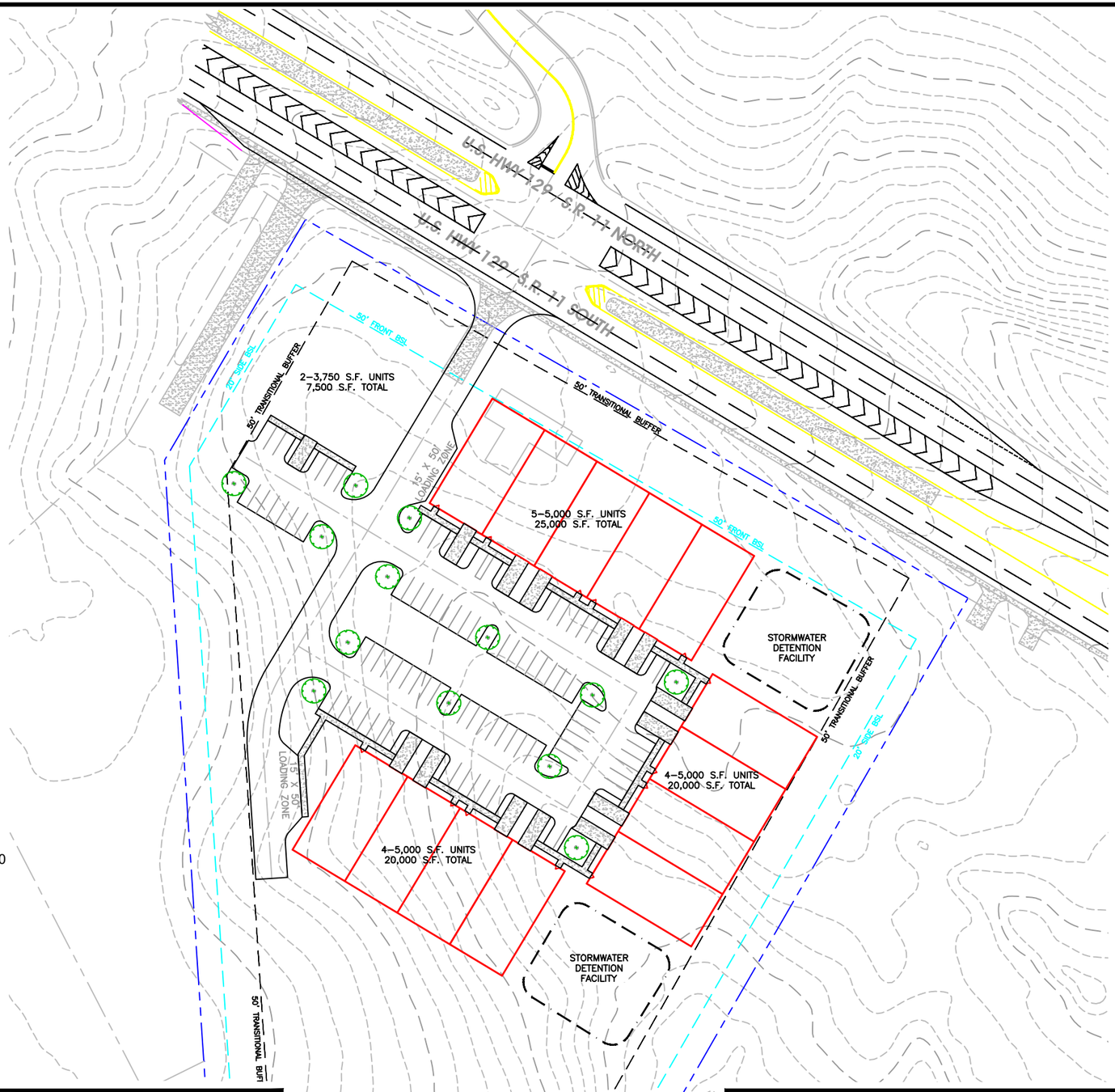
SCALE IN FEET

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept A.dwg

CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
c/o MR. JIM RIZQALLAH



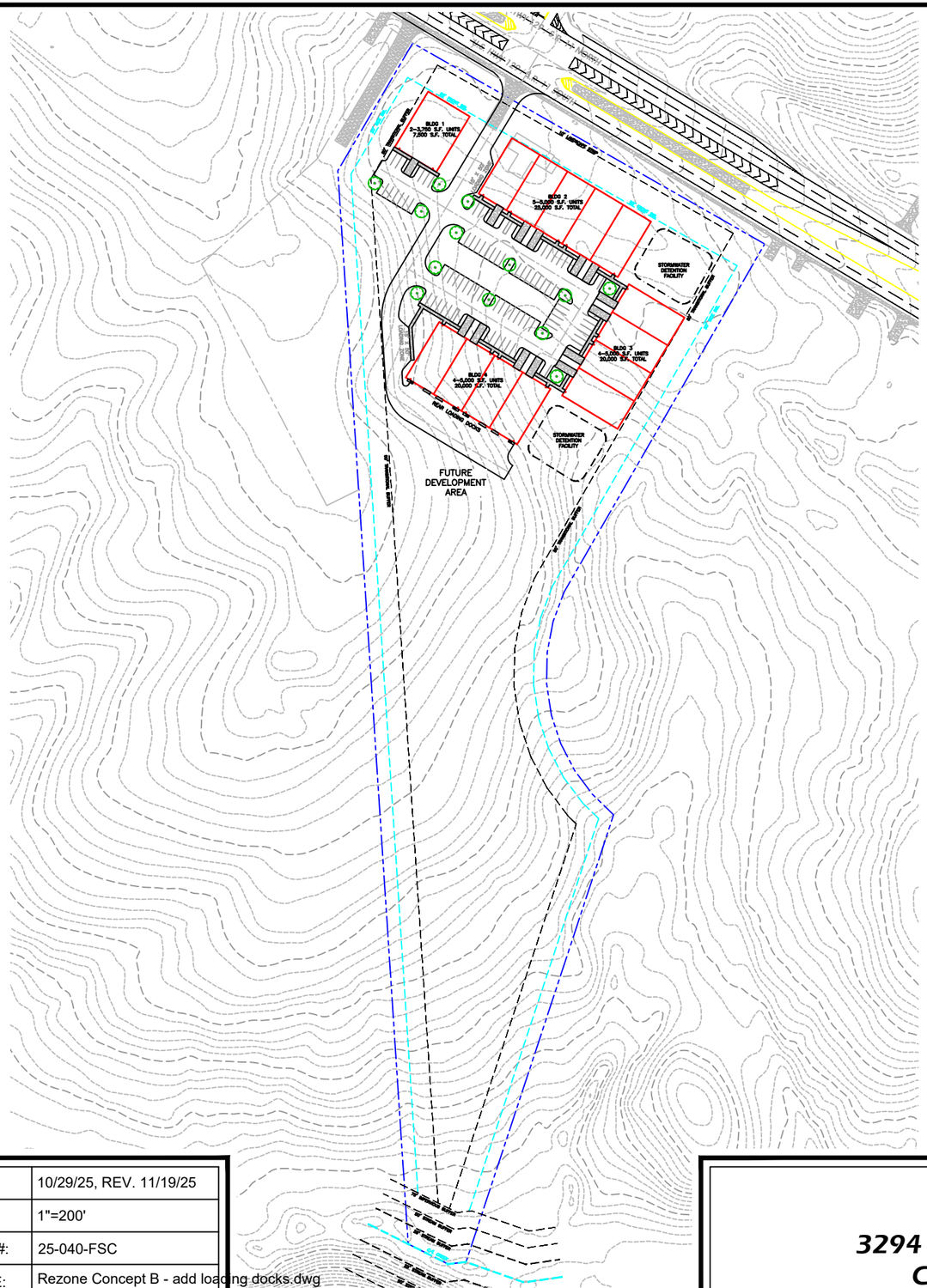
1. EXISTING ZONING:
   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FACILITY SERVICES AND CONSTRUCTION
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (???)???-????
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER - CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER - GEORGIA POWER
    ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept A.dwg

CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
c/o MR. JIM RIZQALLAH



1. *EXISTING ZONING:*
   AR—1 AND PID (HALL COUNTY)
2. *PROPOSED ZONING:*
   I—1 (HALL COUNTY)
3. *PLANS PREPARED BY:*
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. *PROJECT DEVELOPER:*
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. *PROPERTY OWNER:*
   MR. JOHNNY WALKER
   (678)617—3554
   johnnywalker4276@aol.com
6. *PROPERTY LOCATION*
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. *TAX PARCEL NUMBER:*
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. *THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.*
9. *EXISTING USE:*
   RESIDENTIAL AND VACANT LAND.
10. *PROPOSED USE:*
    I—1 OFFICE/WAREHOUSE SPACE
11. *UTILITIES:*
    PUBLIC WATER — CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER — GEORGIA POWER
    ON—SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. *GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.*
13. *PARKING PROVIDED:*
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. *GROSS SQUARE FOOTAGE PROPOSED:*
    BLDG 1 7,500 S.F.
    BLDG 2 25,000 S.F.
    BLDG 3 20,000 S.F.
    BLDG 4 20,000 S.F.
    THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

N

1" = 200'

0 200 400 600

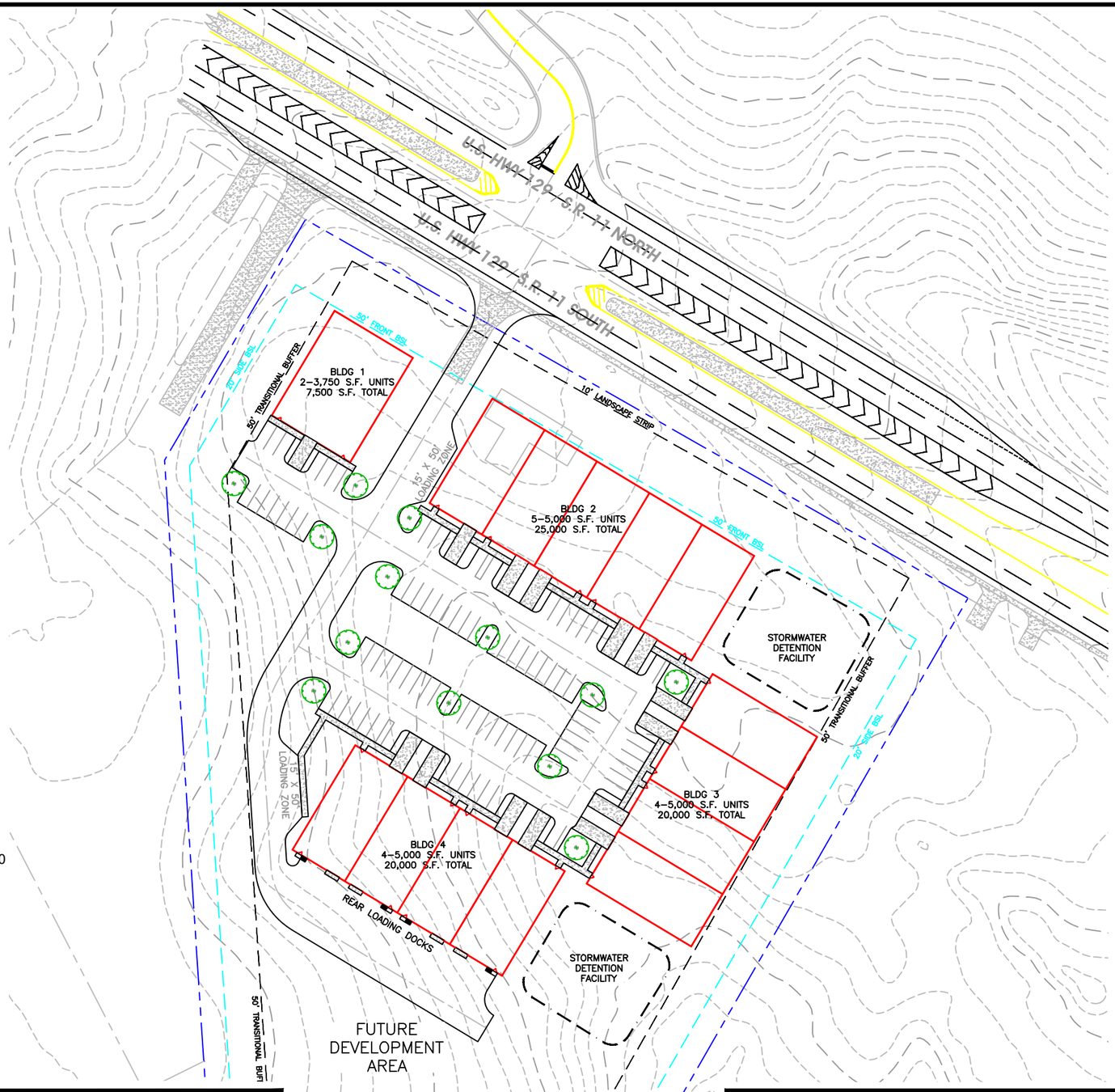
SCALE IN FEET

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH



N

1" = 100'

0 100 200 300

SCALE IN FEET

1. EXISTING ZONING:
   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (678)617-3554
   johnnywalker4276@aol.com
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER - CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER - GEORGIA POWER
    ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
13. PARKING PROVIDED:
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:

BLDG 1	7,500 S.F.
BLDG 2	25,000 S.F.
BLDG 3	20,000 S.F.
BLDG 4	20,000 S.F.

THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

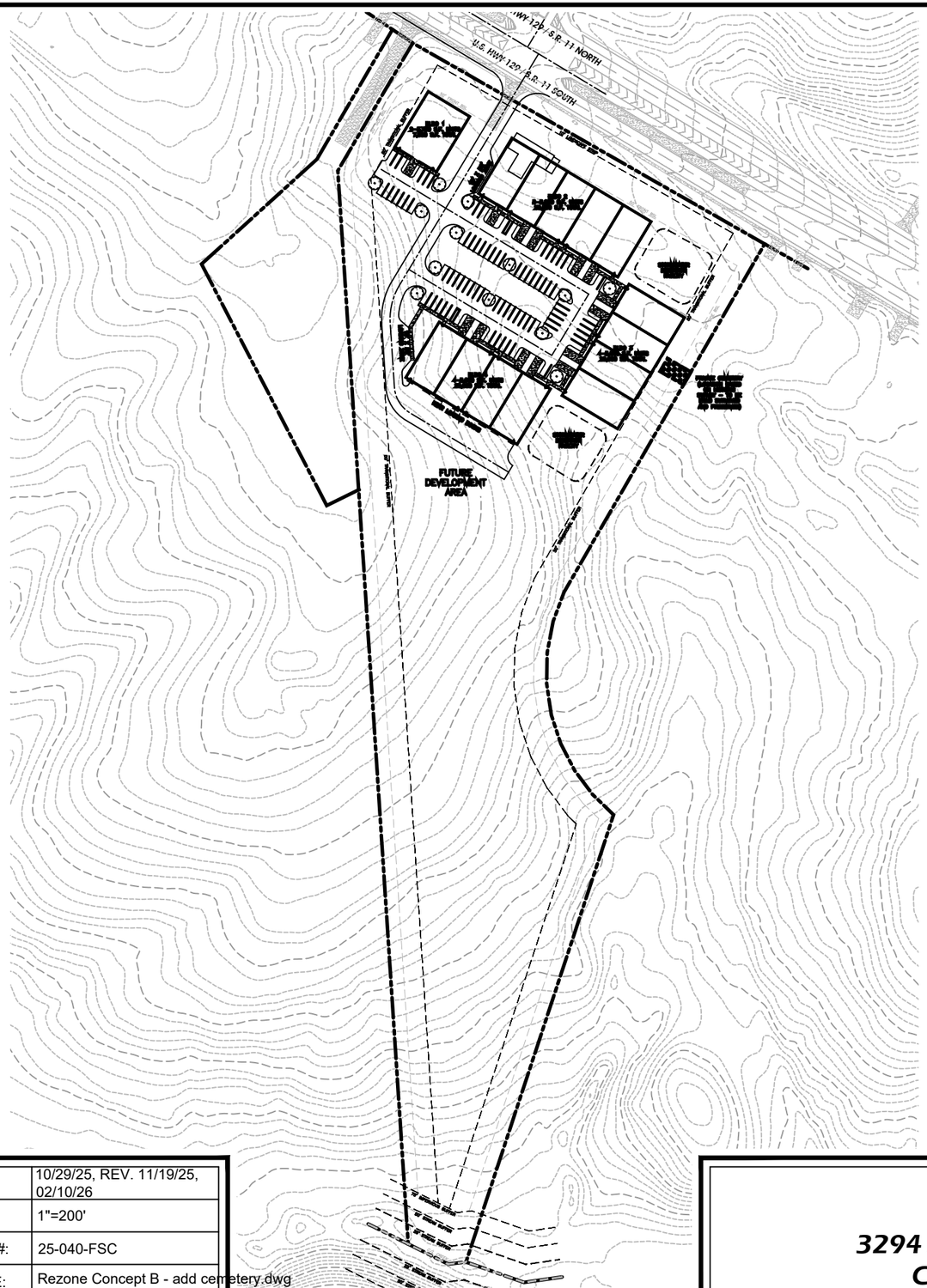
REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH

RECEIVED
2-11-2026
Planning & Zoning Department



N

1" = 200'

0 200 400 600

SCALE IN FEET

1. EXISTING ZONING:
   AR–1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I–1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   [redacted]
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I–1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER – CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER – GEORGIA POWER
    ON–SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
13. PARKING PROVIDED:
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:
    BLDG 1 7,500 S.F.
    BLDG 2 25,000 S.F.
    BLDG 3 20,000 S.F.
    BLDG 4 20,000 S.F.
    THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

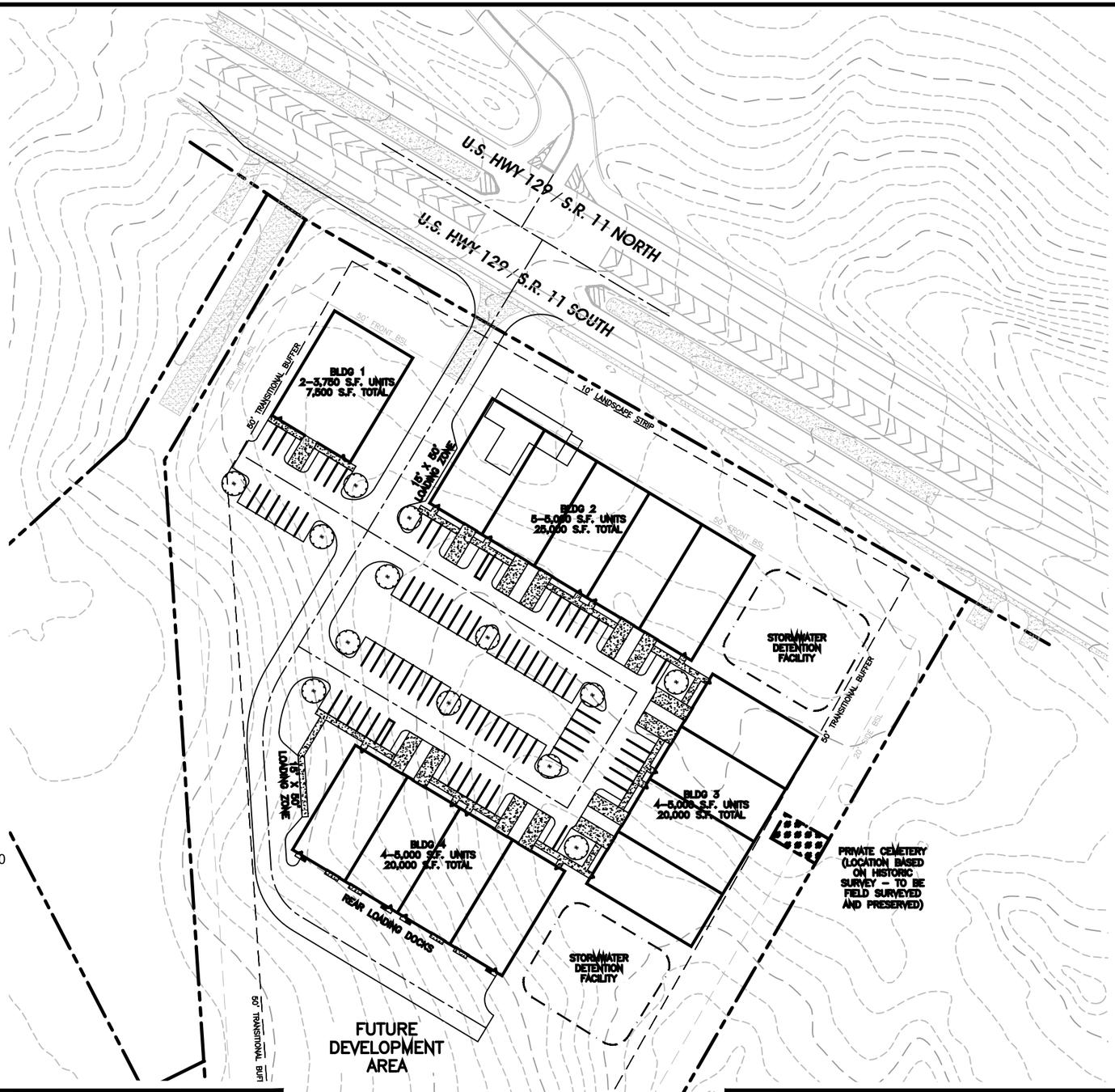
REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25, 02/10/26
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add cemetery.dwg

REZONE PLAN FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH

RECEIVED
2-11-2026
Planning & Zoning Department



N

1" = 100'

0 100 200 300

SCALE IN FEET

1. EXISTING ZONING:
   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   [redacted]
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER - CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER - GEORGIA POWER
    ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
13. PARKING PROVIDED:
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:

BLDG 1	7,500 S.F.
BLDG 2	25,000 S.F.
BLDG 3	20,000 S.F.
BLDG 4	20,000 S.F.

THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

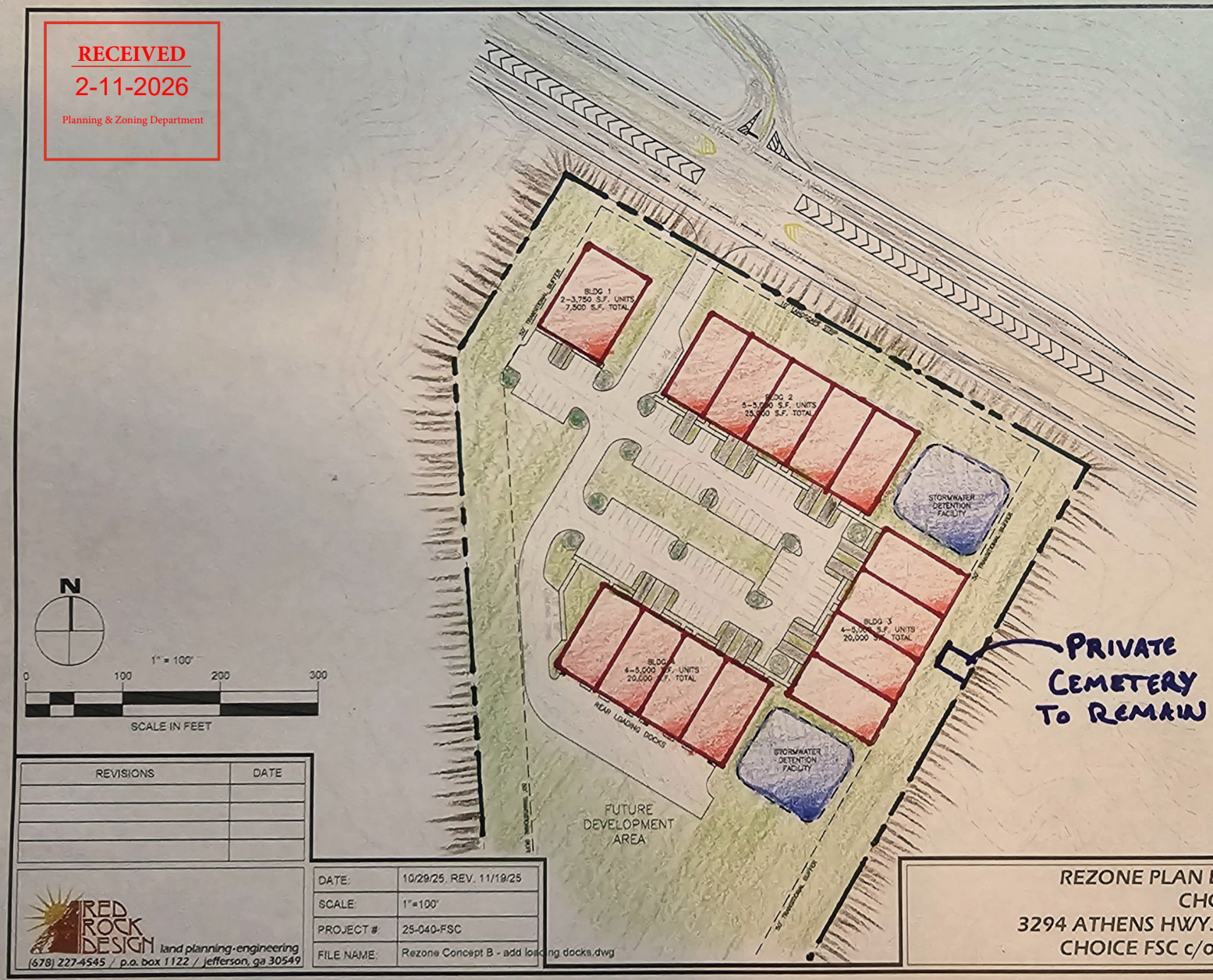
REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25, 02/10/26
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add cemetery.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH

RECEIVED
2-11-2026
Planning & Zoning Department



1. EXISTING ZONING:
   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   [redacted]
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER - CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER - GEORGIA POWER
    ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
13. PARKING PROVIDED:
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:

BLDG 1	7,500 S.F.
BLDG 2	25,000 S.F.
BLDG 3	20,000 S.F.
BLDG 4	20,000 S.F.

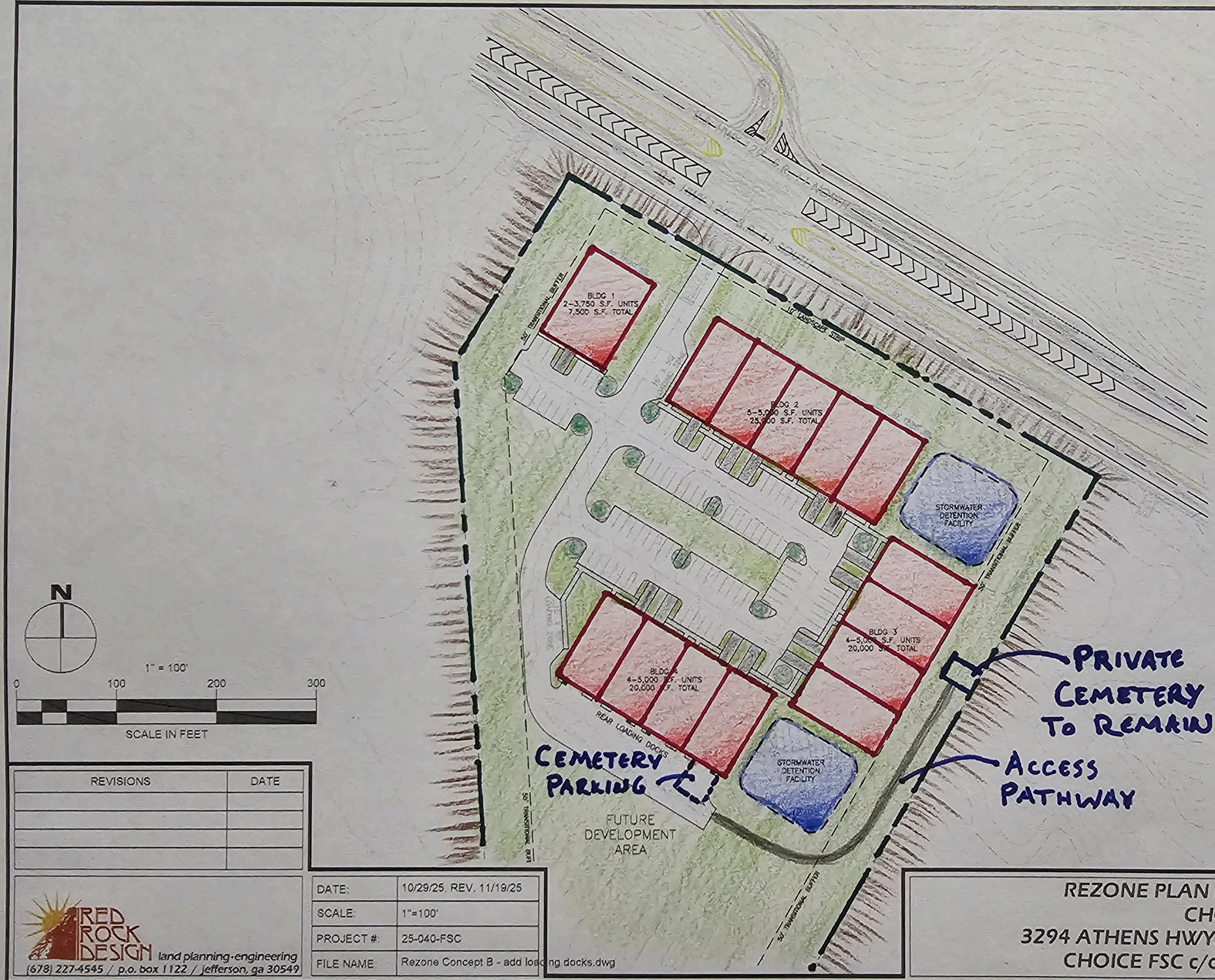
THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227.4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25 REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH



1. EXISTING ZONING:
   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
   I-1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (678)617-3554
   johnnywalker4276@aol.com
6. PROPERTY LOCATION
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. TAX PARCEL NUMBER:
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.
9. EXISTING USE:
   RESIDENTIAL AND VACANT LAND.
10. PROPOSED USE:
    I-1 OFFICE/WAREHOUSE SPACE
11. UTILITIES:
    PUBLIC WATER - CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER - GEORGIA POWER
    ON-SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.
13. PARKING PROVIDED:
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. GROSS SQUARE FOOTAGE PROPOSED:

BLDG 1	7,500 S.F.
BLDG 2	25,000 S.F.
BLDG 3	20,000 S.F.
BLDG 4	20,000 S.F.

THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

REVISIONS	DATE

RED ROCK DESIGN land planning · engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25. REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH

Outlook

Rizqallah rezoning - Athens Hwy

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 3/24/2026 10:07 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (3 MB)
20260324_084319.jpg;

From: Wes Robinson <twr@homlaw.com>
Sent: Tuesday, March 24, 2026 9:10 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Rizqallah rezoning - Athens Hwy

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

Katie,

Mr. Rizqallah and I understand that there is some concern about access to the cemetery on the property on Athens Hwy.

As you know we have previously submitted a revied narrative in which we agreed to permanently protect this cemetery and to fence the cemetery as well.

In addition, please make the attached rendering a part of the record on this matter. The intent is to have a designated parking area and path for access to the cemetery.

HULSEY, OLIVER & MAHAR, LLP
EST. 1914

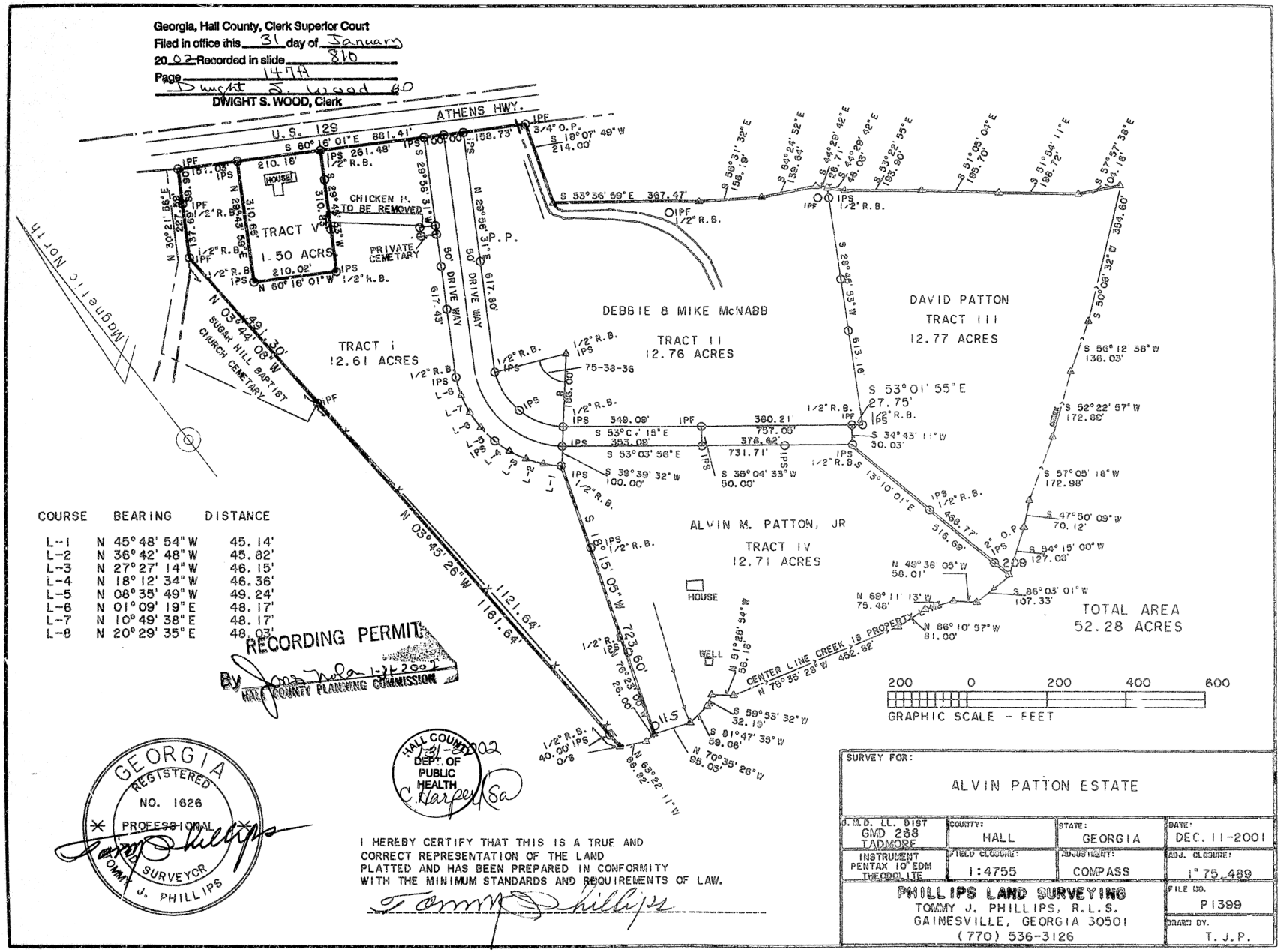
Wesley Robinson

200 E. E. Butler Parkway
P.O. Box 1457
Gainesville, GA 30503
770.532.6312 | Fax: 770.531-9230
twr@homlaw.com
www.homlaw.com

NOTICE: This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients in the "To", "Cc", and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, immediately DELETE and DESTROY all copies of the

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=810&ke...
GSCCCA.org - Image Index
10/16/2025, 3:09 PM
1 of 1

Georgia, Hall County, Clerk Superior Court
Filed in office this 31 day of January
20 02 Recorded in slide 810
Page 1477
Dwight S. Wood
DWIGHT S. WOOD, Clerk



COURSE	BEARING	DISTANCE
L-1	N 45° 48' 54" W	45.14'
L-2	N 36° 42' 48" W	45.82'
L-3	N 27° 27' 14" W	46.15'
L-4	N 18° 12' 34" W	46.36'
L-5	N 08° 35' 49" W	49.24'
L-6	N 01° 09' 19" E	48.17'
L-7	N 10° 49' 38" E	48.17'
L-8	N 20° 29' 35" E	48.03'

RECORDING PERMIT
By [signature] 1-31-2002
HALL COUNTY PLANNING COMMISSION

HALL COUNTY 1-31-2002
DEPT. OF PUBLIC HEALTH
C. Harper RSa

GEORGIA
REGISTERED
NO. 1626
PROFESSIONAL
SURVEYOR
TOMMY J. PHILLIPS

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
Tommy Phillips

SURVEY FOR: ALVIN PATTON ESTATE

J.M.D. LL. DIST: GMD 268 TADMORE	COUNTY: HALL	STATE: GEORGIA	DATE: DEC. 11-2001
INSTRUMENT: PENTAX 10" EDM THEODOLITE	FIELD CLOSURE: 1:4755	ADJUSTMENT: COMPASS	ADJ. CLOSURE: 1" 75.489
PHILLIPS LAND SURVEYING TOMMY J. PHILLIPS, R.L.S. GAINESVILLE, GEORGIA 30501 (770) 536-3126			FILE NO. P1399 DRAWN BY. T.J.P.

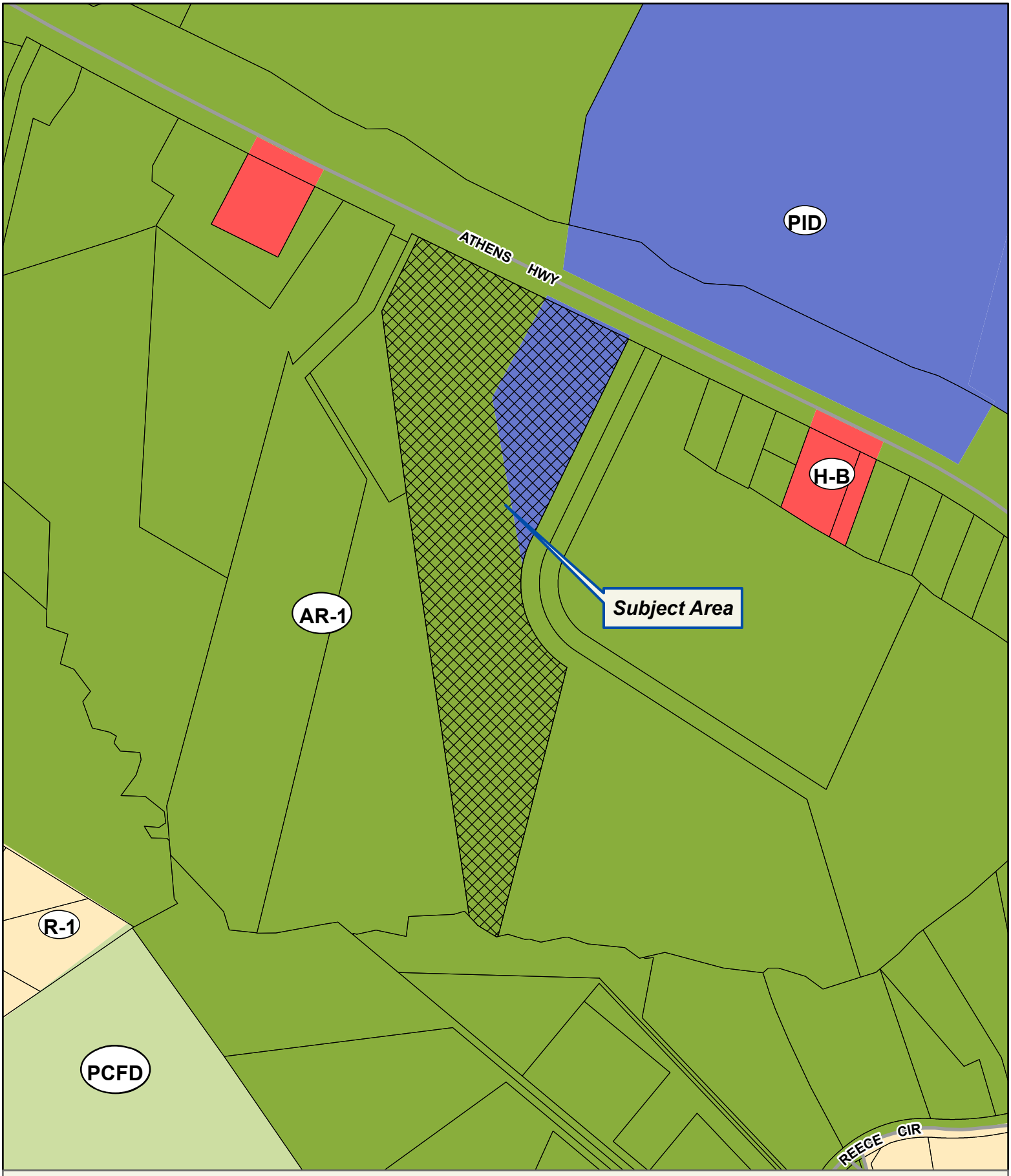


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

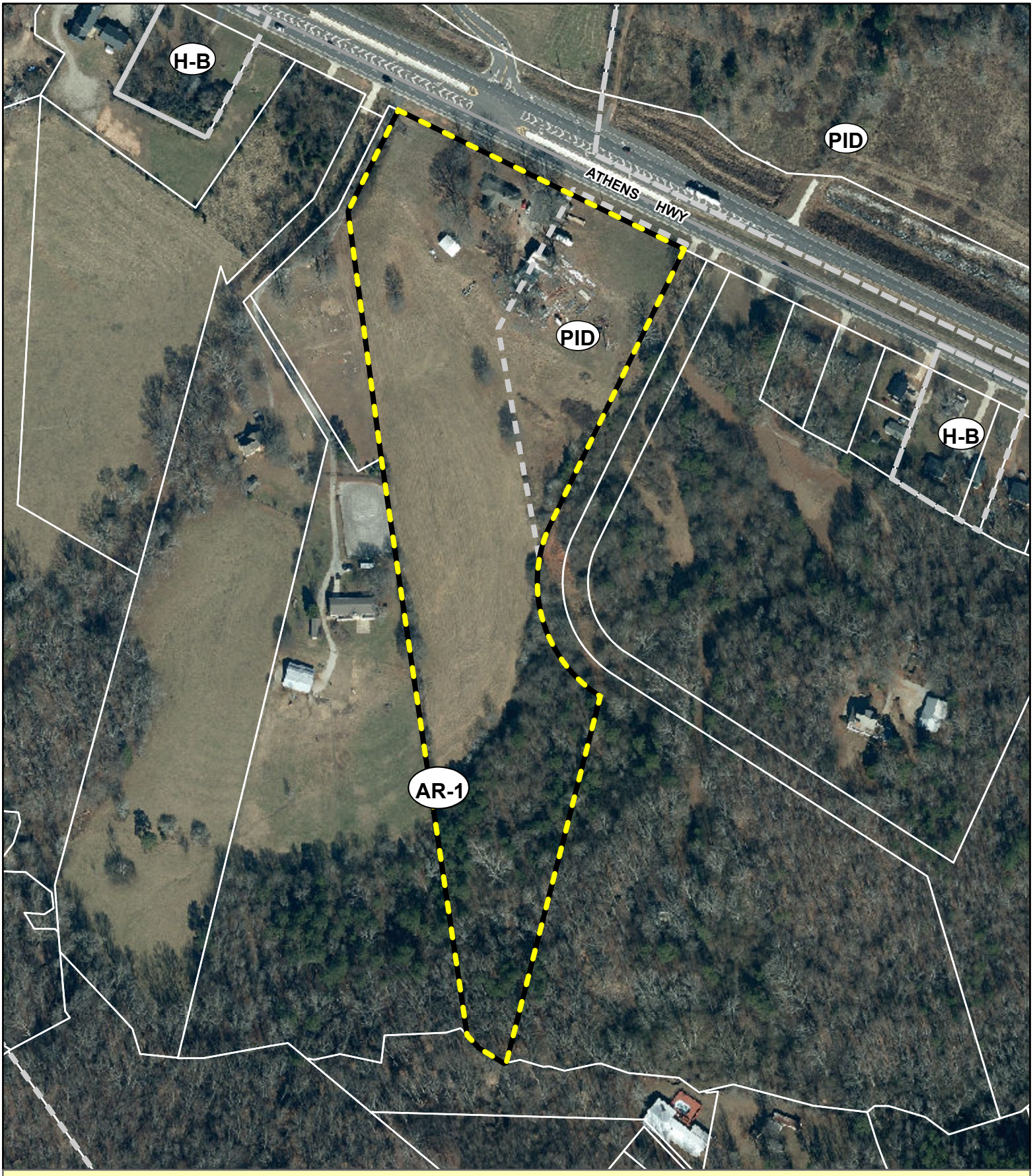


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

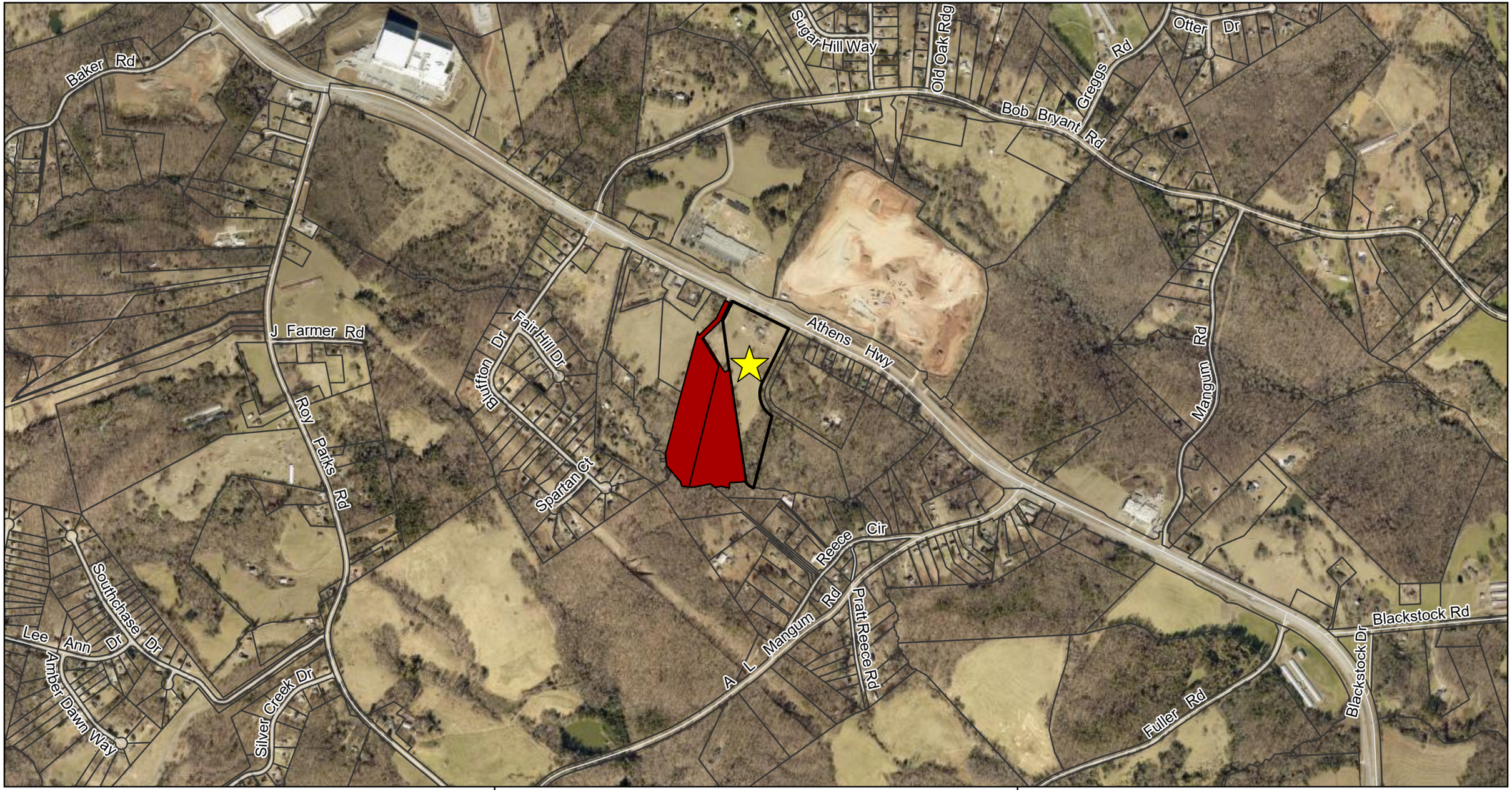


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N



N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

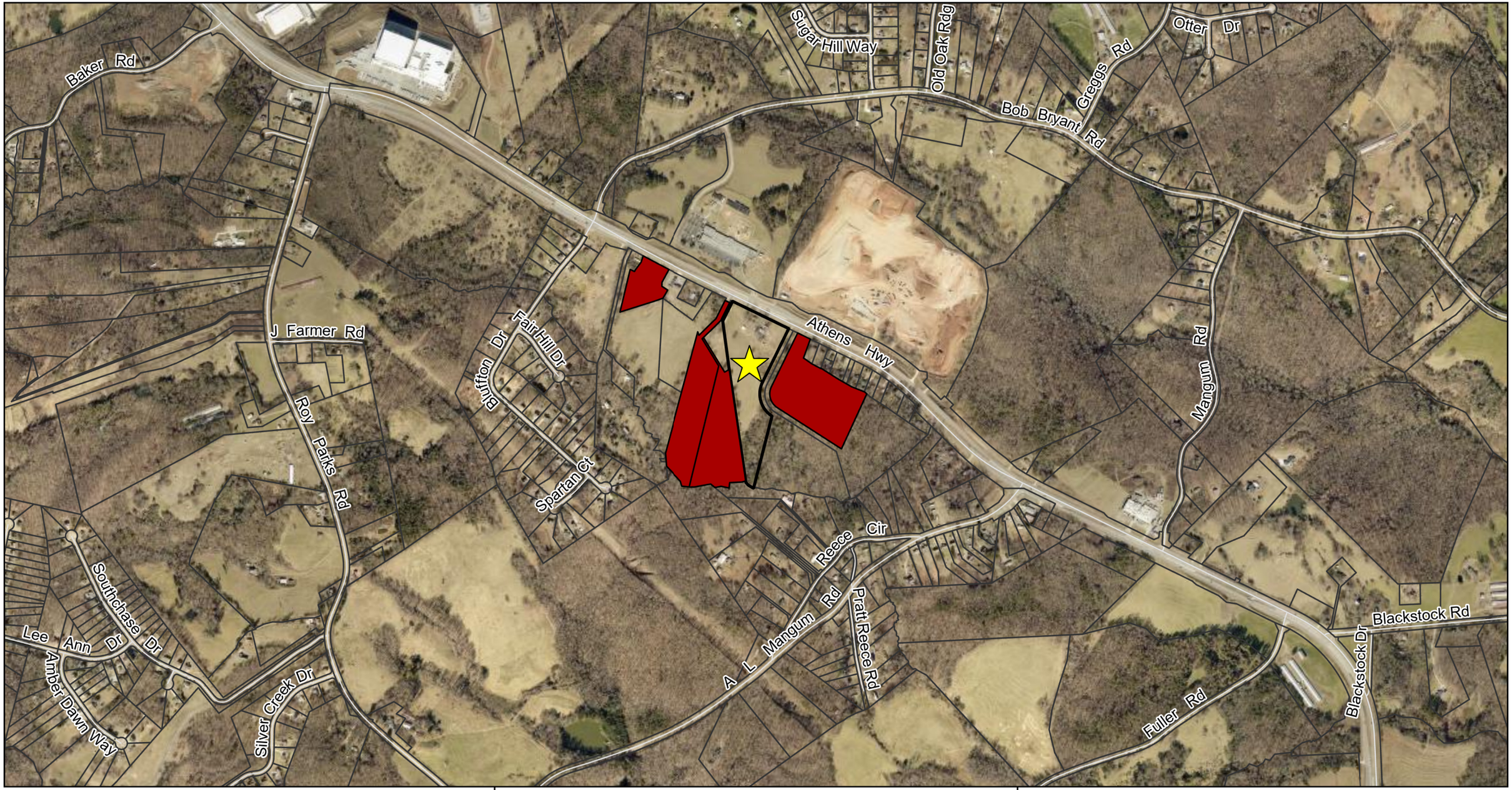
Subject Property Address:
3294 & 3290 Athens Highway

Applicant:
Jim Rizqallah

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The number of comments excluded from the map is included below for reference and transparency.

Against: 1
Support: 0



N

Subject Property
Against
Support

0 0.3 0.5 Miles

Public Comments Map

Subject Property Address:
3294 & 3290 Athens Highway

Applicant:
Jim Rizqallah

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 6
Support: 0

Date Prepared: 2/24/2026

HALL COUNTY GEORGIA
We have it all in Hall


SUNCO Construction




Edward Jones
Edward Jones







BK7967PG467

FILED
HALL CO., GA.
17 SEP 18 PM 1:40
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 330.00
Date 9/18/17
Charles Baker
Superior Court Clerk
By ER
PT61 069-2017-006826

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

Christopher D. Elrod
4209 Oakwood Rd., Suite 9
Oakwood, Georgia 30566

THIS INDENTURE, made this 12 day of September, in the year Two Thousand Seventeen, between **KB RE, LLC**, as party or parties of the first part, hereinafter called Grantor, and **JOHNNY WALKER**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of **TEN ($10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

Tract One: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,

BK7967PG468

2000, as follows: TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway; thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set; thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

KB RE, LLC

Witness

By: (SEAL)
David Collins
Manager

Notary Public

DE ANN M. PAWLAK NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMM. EXPIRES MAY 11, 2020

Legal Description

Tract One:

All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two:

All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract V of the "Alvin Patton Estate," containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,2000, as follows:

To find the true point of beginning, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway, thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the True Point of Beginning, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set, thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the True Point of Beginning.

All matters recorded in caption property at Plat Book 76, Page 28, aforesaid records.

CITY OF
GAINESVILLE

WATER RESOURCES

October 27, 2025

Choice Facility Services and Construction
Jim Rizqallah
jim.rizqallah@choicefsc.com

Re: Water Availability
Proposed Warehouse Development
3294 Athens Hwy
PIN: 15014 000192

Dear Mr. Rizqallah,

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

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Athens Highway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed warehouse development.

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

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

Sincerely,

Nick Swafford
Permitting Services and GIS Manager

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

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

5953/5965 Yellow Creek Road, Stover: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

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

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

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

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

Good Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

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

Good afternoon,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

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

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

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

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

    - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    - **Traffic:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

    - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    - **Traffic:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**

    - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    - **Traffic:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

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

    - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
      Show FEMA and Hall County studied flood plains that are present on site.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 12/16/2025 2:41 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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

From: Katie Ahmed, Planning & Zoning Administrator

Date: January 5, 2026

Subject: Public Comment

Dear Commissioners,

Staff received an objection letter from Ms. and Mr. Shore concerning our notice letter mailing procedure and expressed their concerns regarding timely notification. The Shores reside at 3286 Athens Highway, Gainesville, GA 30507.

In accordance with our established policy, notice letters were mailed approximately one month prior to the first public hearing (December 17, 2025 for the January 22, 2026 BOC meeting). Under Georgia state law, mailing notice letters to neighboring property owners is not required; therefore, no law has been violated. Nevertheless, as a courtesy, our policy provides this notification to surrounding property owners.

The Shores' objection letter is included in the packet for the upcoming BOC meeting on January 22, 2026.

Thank you,
Katie Ahmed
Planning and Zoning Administrator

Steve Klacik & Karen Shore 3286 Athens Hwy Gainesville, GA 30507 Email: [redacted] Phone: [redacted] December 20, 2025

Hall County Planning and Development P.O. Box 1435 Gainesville, GA 30503

Subject: Rezoning Application – 3290 & 3294 Athens Highway (AR-1 & PID to I-1) Applicant: Jim Rizqallah Hearing Date: January 22, 2026

Dear Planning Staff and Hall County Board of Commissioners:

We write as directly adjoining property owners and formally object to the above-referenced rezoning request. We respectfully urge the County to deny this application. At minimum, we request postponement until proper notification and full public review have occurred.

Lack of Required Notification: Despite our property touching the subject parcels, we did not receive timely notice of this rezoning application. Hall County policy requires mailed notification to owners within 500 feet at the outset of the rezoning process. We were only recently notified of the Commission hearing, placing us at a clear disadvantage. This alone justifies postponement of the hearing.

Incompatibility and Harm to Adjacent Property: Rezoning these parcels to I-1 threatens surrounding agricultural and residential properties. Industrial zoning will introduce incompatible uses, including truck and equipment traffic, warehousing, storage yards, and fabrication or manufacturing activities. These uses will significantly harm our peaceful property use, livestock safety, and the rural environment. This corridor is not suitable for industrial intensification.

Traffic, Lighting, Noise, and Property Value Impacts: The proposed rezoning poses unacceptable risks: increased heavy traffic on Athens Hwy, nighttime lighting spillover, noise disruption to horses and livestock, stormwater runoff issues, decreased property values, and permanent change to the rural character of the area. These impacts have not been publicly evaluated.

Request for Documentation and Transparency: We request access to the full application packet, site plans, staff reviews, environmental reports, and proposed conditions. We also request confirmation of all mailing records and dates to adjoining owners. Full transparency is necessary for an informed decision.

Conclusion: Given the notification concerns, land use incompatibility, and potential harm to surrounding properties, we urge the Board to deny this rezoning request. At the very least, this case must be postponed to allow proper neighbor notice, document review, and meaningful participation. We intend to speak at the public hearing.

Sincerely,

Steve Klacik

Karen Shore

3286 Athens Hwy

Gainesville, GA 30507

FORMAL WRITTEN OBJECTION – PROCEDURAL NOTICE DEFECT

Date: December 24, 2025
To: Hall County Board of Commissioners
Via: Hall County Planning & Zoning Department

Re: Rezoning Application – 3294 & 3290 Athens Highway
Rezoning from Agricultural Residential (AR-1) / Planned Industrial Development (PID) to Light Industrial (I-1)
Applicant: Jim Rizqallah
Commission District 3

Dear Chairman and Members of the Board,

We are adjacent property owners entitled to notice under Georgia's Zoning Procedures Law and Hall County's zoning ordinance. We submit this written objection to the above-referenced rezoning application on procedural grounds, and respectfully request that it be entered into the official record.

We received our first mailed notice regarding this rezoning on December 17, 2025, as reflected in the County's Notice of Public Hearing. However, the rezoning process had already commenced prior to that date.

The County's notice references action taken at the October 7, 2025 meeting, at which time the Planning Commission was temporarily suspended and zoning matters were redirected to the Board of Commissioners. Regardless of that internal administrative change, Georgia law requires that affected property owners receive notice prior to the first public hearing on a zoning request, so that they may meaningfully participate in the process.

Because notice was not provided to us until after the rezoning process was already underway, we were deprived of the opportunity to participate at the outset of the proceedings, including the opportunity to prepare, present evidence, and raise concerns before staff review, recommendations, or procedural momentum occurred. An internal suspension of the Planning Commission does not eliminate or postpone statutory notice obligations owed to affected property owners.

This procedural defect is particularly significant given the nature of the request, which seeks to rezone property from Agricultural Residential to Light Industrial, a substantial change with material impacts on land use compatibility, traffic, noise, and surrounding property interests.

Accordingly, we respectfully object to the continuation or approval of this rezoning in its current posture and request that the Board take appropriate corrective action, including but not limited to:

1. Tabling the application;
2. Remanding the matter for re-notice and rehearing in compliance with Georgia law; or
3. Restarting the rezoning process to ensure full procedural compliance and meaningful public participation.

This objection is submitted to preserve our rights and remedies under Georgia law. We appreciate the Board's consideration of this matter and request that this correspondence be included in the official record of proceedings.

Property Address: 3286 Athens Highway, Gainesville, GA 30507

Respectfully submitted,

/s/ Karen Shore
Karen Shore

/s/ Steve Klacik
Steve Klacik

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jim Rizgallah (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12-19-2025 (Date) **for** Choice FSC (Name application filed as).

Signature Jim Rizgallah (The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jim Rizgallah (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12-19-2025 (Date) **for** Choice FSC (Name application filed as).

Signature Jim Rizgallah (The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: Feb. 12 2026
Time: 6.00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

3294 & 3290 Athens Highway - Notice Sign Update

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 2/13/2026 11:35 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (6 MB)
IMG_6549.jpeg; IMG_6546.jpeg;

From: Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Sent: Friday, February 13, 2026 11:34 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Barry Shaw (Marshals) <bshaw@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>
Subject: Re: 3294 & 3290 Athens Highway - Notice Sign Update

moved the sign to the correct location and changed date.

Please note, as of January 20, Community Development and Infrastructure departments, including the Marshal's Office
have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

Thank you,
Sergeant A.Reagan
Marshal's Office
Hall County Community Development and Infrastructure
C: 678-928-2209 O:770-531-6762 | www.hallcounty.org
Image


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM KIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PLANNING COMMISSION
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 20 2024
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

Fw: 3294 & 3290 Athens Highway - Notice Sign Update

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 3/6/2026 5:20 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

2 attachments (2 MB)
1000003812.jpg; 1000003814.jpg;

From: Amanda M. Reagan (Marshals) <areagan@hallcounty.org>
Sent: Friday, March 6, 2026 3:55 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Barry Shaw (Marshals) <bshaw@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Liliana Cortez (Planning) <lcortez@hallcounty.org>; Colton Brown (Marshals) <cabrown@hallcounty.org>
Subject: Re: 3294 & 3290 Athens Highway - Notice Sign Update

Dates have been changed.

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.

Sergeant AReagan #908
Marshal's Office
Hall County Community Development and Infrastructure
(770) 531-6762 | www.hallcounty.org
cid:image002.jpg@01D95678.0C81AEB0


THE AGENCY
FOR SALE
STACIE HARDESTY
C 770.634.5708
O 770.728.8149
STACIE.HARDESTY@THEAGENCYRE.COM
THEAGENCYRE.COM
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1 FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MARCH 16, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


HALL COUNTY
MARSHAL
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL (770) 531-6809

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

TOM OLIVER
CHAIRMAN

BOBBY BANKS, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
DEBORAH K. MACK, DISTRICT 4

August 1, 2008

CRM Fabrication & Repair, Inc.
Attn: Chris Milligan
2567 Athens Highway
Gainesville, GA 30507

Dear Mr. Milligan:

Please be advised that in its meeting of July 24, 2008, the Hall County Board of Commissioners voted to approve the application of CRM Fabrication & Repair, Inc. to rezone from AR-IV to PID, a 3.5± acre tract located on the west side of Athens Highway; a.k.a. 3290 Athens Highway; Tax Parcel 15014 000207(pt). Proposed Use: Mixed use commercial and manufacturing. Commission District Three.

The following conditions of zoning apply:

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sp. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

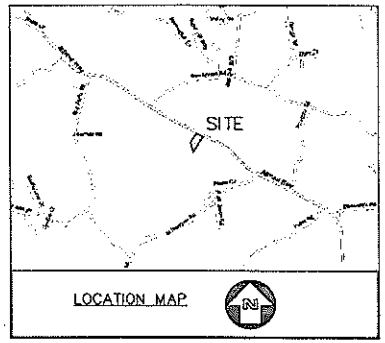
If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,

Heather Bates
Commission Clerk

cc: C. S. McGee
4810 Upper Berkshire Road
Flowery Branch, GA 30542

Planning and Zoning	Public Works
Building Inspections	Tax Commissioner
Business License	Tax Assessor



LOCATION MAP

PROPOSED ZONING

PID - PLANNED INDUSTRIAL
GATEWAY CORRIDOR

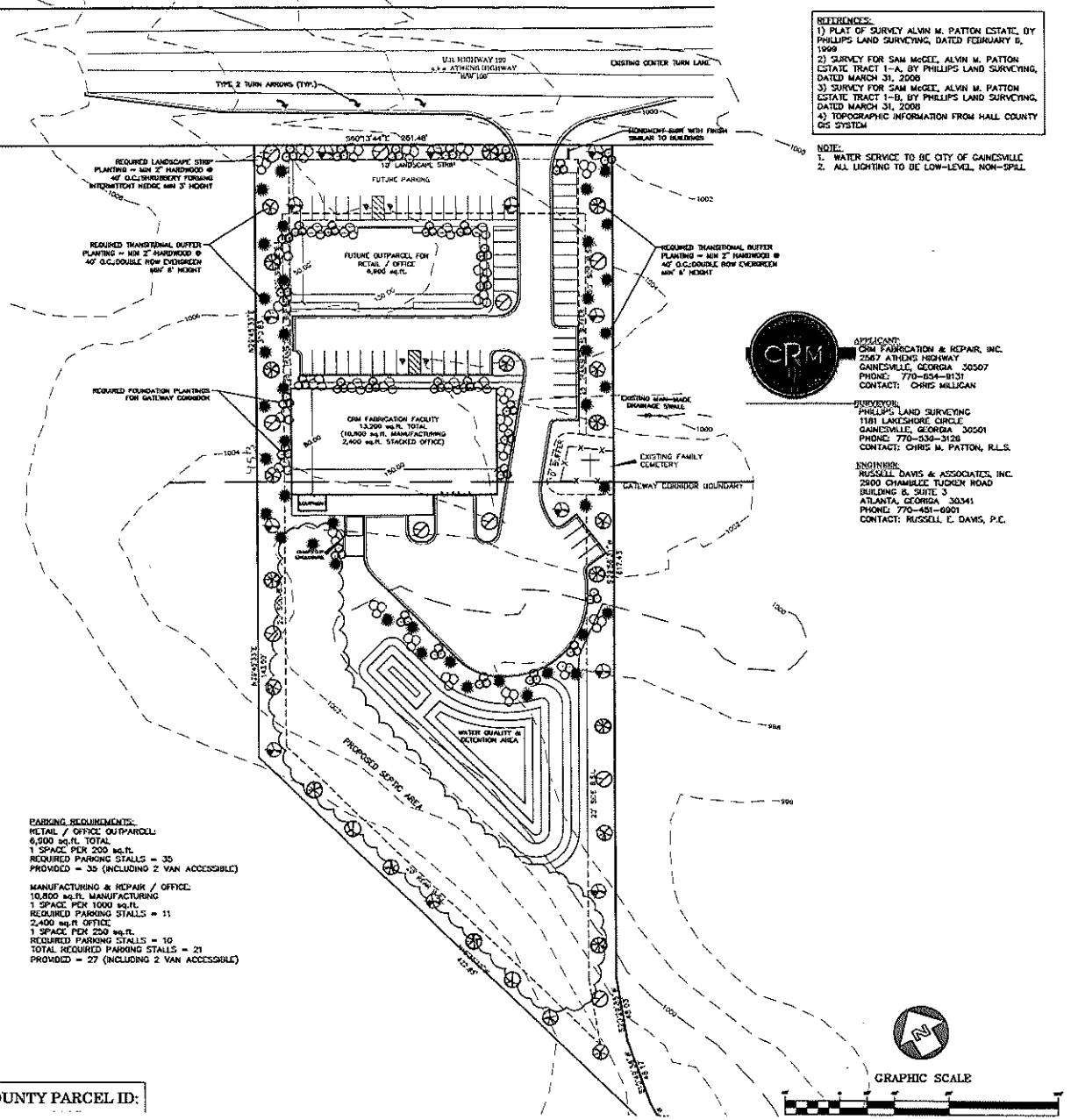
FRONT B.S.L. = 50'
REAR B.S.L. = 20'
SIDE B.S.L. = 20'

TRANSITIONAL BUFFER: 25' SIDE

LANDSCAPE STRIP: 10' FRONT

TOTAL SITE AREA = 3.50 ac

IMPERVIOUS COVERAGE = 46%



REFERENCES:
1) PLAT OF SURVEY ALVIN M. PATTON ESTATE, BY PHILLIPS LAND SURVEYING, DATED FEBRUARY 8, 1999
2) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-A, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
3) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-B, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
4) TOPOGRAPHIC INFORMATION FROM HALL COUNTY GIS SYSTEM

NOTE:
1. WATER SERVICE TO BE CITY OF GAINESVILLE
2. ALL LIGHTING TO BE LOW-LEVEL, NON-SPILL

APPLICANT:
CRM FABRICATION & REPAIR, INC.
2567 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
PHONE: 770-654-8131
CONTACT: CHRIS MILLICAN

SURVEYOR:
PHILLIPS LAND SURVEYING
1181 LAKESHORE CIRCLE
GAINESVILLE, GEORGIA 30501
PHONE: 770-536-3128
CONTACT: CHRIS M. PATTON, R.L.S.

ENGINEER:
RUSSELL DAVIS & ASSOCIATES, INC.
2900 CHAMBLEE TUCKER ROAD
BUILDING 8, SUITE 3
ATLANTA, GEORGIA 30341
PHONE: 770-451-6901
CONTACT: RUSSELL E. DAVIS, P.E.

PARKING REQUIREMENTS:
RETAIL / OFFICE OUTPARCEL:
6,900 sq.ft. TOTAL
1 SPACE PER 200 sq.ft.
REQUIRED PARKING STALLS = 35
PROVIDED = 35 (INCLUDING 2 VAN ACCESSIBLE)

MANUFACTURING & REPAIR / OFFICE:
10,800 sq.ft. MANUFACTURING
1 SPACE PER 1000 sq.ft.
REQUIRED PARKING STALLS = 11
2,400 sq.ft OFFICE
1 SPACE PER 250 sq.ft.
REQUIRED PARKING STALLS = 10
TOTAL REQUIRED PARKING STALLS = 21
PROVIDED = 27 (INCLUDING 2 VAN ACCESSIBLE)

UTILITIES PROTECTION CENTER, INC.
Call toll-free 1-800-282-7411 throughout Georgia. Outside Georgia call Collect at 1-770-623-4344 prior to all construction activities.

HALL COUNTY PARCEL ID:

RUSSELL DAVIS & ASSOCIATES, INC.
CIVIL ENGINEERING
2900 Chamblee Tucker Road
Building 8, Suite 8
Atlanta, Georgia 30341
(770) 451-6901 tel
(770) 451-6902 fax
Residential & Commercial
Planning & Due Diligence
Water Quality Specialists

GEORGIA REGISTERED PROFESSIONAL ENGINEER RUSSELL E. DAVIS

©Copyright 2008
Russell Davis & Associates, Inc.
These drawings and their contents are the property of the engineer and may not be reproduced, published or used in any way without the written permission of the engineer.

No.	Revision/Issue	Date

CRM FABRICATION & REPAIR, INC.

GMD 268, HALL COUNTY
GEORGIA

REZONING PLAN

Project: D08008
Date: 05/12/2008
Scale: 1"=40'
Sheet: C1

Item #19 - 3294 & 3290 Athens Hwy

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

ATTORNEYS AT LAW

R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
EMMA S. COURTNEY
CAROLINE M. CAPPS

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

JULIUS M. HULSEY
(RETIRED)
JAMES E. MAHAR, JR.
(RETIRED)

January 21, 2026

VIA EMAIL

David Gibbs, Chairman
and Members of the Hall County Commission
c/o Hall County Planning Department
P.O. Drawer 1435
Gainesville, GA 30504

RE: Application to Rezone from Agricultural Residential 1 (AR-1) and Planned Industrial Development (P10) to Light Industrial (I-1). Applicant: Jim Rizqallah.

Dear Chairman Gibbs and Members of the Commission:

This firm represents Jim Rizqallah in his application for amendment to the existing zoning classification for the above referenced tract ("the Property") owned by Johnny Walker. **Please note this letter is being forwarded to you because Georgia law requires that the following Constitutional objections be submitted in order to preserve the rights of the Applicant during the rezoning process.**

Please accept this letter as notice of the position of the Applicant that those portions of the zoning regulations of the County as presently in effect which prohibits the use of the Property above as Light Industrial use are unconstitutional as applied to the Property. The zoning ordinances as applied to the above referenced Property is unconstitutional in that they render this Property unusable and destroy its marketability, and as such the zoning ordinances therefore constitute a taking of property without just and adequate compensation and without due process of law in violation of the provisions of the Fifth Amendment to the U.S. Constitution (as made applicable to the states by the Fourteenth Amendment) and Article I, Section I, Paragraph I; and Article I, Section III, Paragraph 1(a) of the Constitution of the State of Georgia.

Additionally, the current zoning ordinances as applied to this Property denies the Applicant equal protection under the law as provided in the Fourteenth Amendment of the U.S. Constitution and Article I, Section I, Paragraph I; Article I, Section III, Paragraph 1(a) and Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia in that the zoning ordinances as applied to this Property makes it impractical to develop the Property

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503
Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | www.homlaw.com

and thus significantly diminishes its value. The zoning ordinance as applied to this Property is arbitrary and capricious in that it inflicts a significant detriment on the Property owner that is insubstantially related to the health, safety, morality and welfare of the public. These ordinances as applied restrict the unfettered use of the owner's property inflicting serious and significant injury and damage to the Applicant which resulted with relatively little gain or benefit to the public as such, we will object to their application to the above referenced property in the current zoning request and ask that they be declared unconstitutional.

I request this letter be made part of the record regarding the application above.

We appreciate your consideration of this request and encourage the Commission to approve the request as submitted.

Thank you.

Sincerely,

T. Wesley Robinson

Cc: Jim Rizqallah (via email)

Print

Board of Commissioners Voting Meeting Comments - January 22, 2026 - Submission #133304

Date Submitted: 1/22/2026

Comments completed in the form below will be submitted into the record for the January 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kevin

Last Name*

Shockley

Address1*

4015 Lyman Way

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I am expressing my concern over the proposed rezoning on Athens Highway. As a lifelong resident of Hall County with strong ties to the Sugar Hill community, it is very concerning to me. Many of my loved ones and family members are buried in the cemetery behind the property. It has always been a place where loved ones can go to reflect on special memories of their family members. With a proposed zoning, it would take away greatly from the privacy that the cemetery offers. In addition, it would be just next door to the church and across the road from an elementary school. Having a place in that proximity that would sell alcohol is very concerning. Thanks for your consideration as you make your decision that will negatively impact so many residents in the area.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - February 12, 2026 - Submission #133985

Date Submitted: 2/5/2026

Comments completed in the form below will be submitted into the record for the February 12, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Danielle

Last Name*

Roberts

Address1*

3300 Athens Highway

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Hall County Board of Commissioners,

My name is Danielle Roberts, and I live at 3300 Athens Highway which is within 1 mile of the property located at 3290 & 3294 Athens Highway, which has applied to be rezoned from AR-1 & PID to I-1. I want to formally express my objections to this rezoning request, and urge the Hall County Board of Commissioners to deny it. I am specifically objecting to it because of the following:

As a nearby resident, my property will be negatively affected if the Board approves the applicant's rezoning request because I use part of my 12+ acres of property for hunting and wildlife preservation. These will be negatively affected by the noise, traffic, increased lighting, and construction.

This Board of Commissioners has reviewed the applicant's paperwork and evidence, and determined in its January 22, 2026 Hall County Board of Commissioners Staff Report to DENY the rezoning application as it determined on page 5 that "the requested rezoning is not consistent with the Hall County Comprehensive Plan and the future land use designation of Suburban Neighborhood, Low-Density." Arguably, the rezoning request also does not comply with the requirements set forth in the Gateway Corridor Overlay District standards within Section 6.2 of the Hall County Code of Ordinances. I urge this Board to follow the recommendations set for in its own detailed Staff Report.

Other nearby or adjacent properties are zoned as Agricultural Residential 1 (AR-1), including Sugar Hill Elementary School. Christopher Hash, P.E. D1 Traffic Operations Supervisor at GDOT has expressed concerns regarding driveway placement, permitting, and adaptation of the traffic pattern to at least include a right turn lane, if not a traffic safety signal after conducting a study of the intersection. Under Georgia law, if the public benefit outweighs the detriment, the zoning will be upheld. See Browning v. Cobb County, 259 Ga. 430 (1989). Traffic safety in this area is an issue and there have been several accidents involving injuries, which is especially concerning given the elementary school located across the street. Adding additional construction, traffic, and vehicles would make safety issues worse and could cause a loss of life. The Board must consider the public benefit and safety.

Safety is a big concern as there have already been several accidents at the driveway of the property located just before this address. Additional traffic will cause added congestion and increase the likelihood of additional vehicles being rear-ended or mailboxes of residents being damaged. I have been forced to replace my mailbox several times due to it being run into by vehicles.

Here, part of the property has already been rezoned to PID since July 24, 2008, yet, the site was never developed in accordance with the approved zoning, and in 2018 a small storage building was constructed. This shows that there is not a hardship imposed on the property owner as the property is currently zoned, and the denial of this request would not make the property unusable. Georgia Courts have emphasized that zoning is not unconstitutional merely because it limits the property’s profitability or potential uses, as long as it does not render the property useless. See Delta Cascade Partners II v. Fulton County, 260 Ga. 99 (1990), Dekalb County v. Dobson, 267 Ga. 624 (1997), Guhl v. Holcomb Bridge Rd. Corp., 238 Ga. 322 (1977). Further, this Board has currently determined that it "is unable to comment on the impact of property values without a full market analysis," and has not determined any effect on the property's value by keeping it zoned as AR-1 & PID.

Most importantly, the application does not mention or address the private historic cemetery located on the property. O.C.G.A. § 36-72-4 prohibits the disturbance of any known cemetery, burial ground, human remains, or burial objects for development purposes without first obtaining a permit from the local governing authority. This requirement applies regardless of the intended zoning change. The governing authority must consider factors such as the presumption in favor of leaving the cemetery undisturbed, the concerns of descendants, and the public interest in preserving the cultural and natural environment. See O.C.G.A. § 36-72-8. The fact that the applicant has not addressed the historic cemetery within his paperwork or communications with the Board, despite clearing all trees and foliage surrounding it--where it is clearly visible, is a negligent oversight at best, and immoral at worst. As you're aware, state agencies and local governments are required to identify, evaluate, and protect historic properties under their jurisdiction, including cemeteries, in consultation with relevant stakeholders. See O.C.G.A. § 12-3-55. The Gainesville Times interviewed me at the cemetery site where I expressed my concerns regarding the future of the cemetery.

I sincerely hope the board will take all of the issues into consideration when making a decision regarding this issue. This is the wrong location for development of this kind.

Thank you for your time.

Sincerely,
Danielle Roberts
Please write your comments in the box above.

File Upload

Choose File No file chosen
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

I respectfully request denial of the rezoning of 3290 and 3294 Athens Hwy, Gainesville, GA.
In the event rezoning is not denied, I respectfully request the above matter be tabled until such time the attached legal binding conditions are incorporated into the proposed plans.

I am in complete agreement with and completely support everything as outlined in the attachments.

Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Print

Board of Commissioners Voting Meeting Comments - February 12, 2026 - Submission #133985

Date Submitted: 2/5/2026

Comments completed in the form below will be submitted into the record for the February 12, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Danielle

Last Name*

Roberts

Address1*

3300 Athens Highway

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Hall County Board of Commissioners,

My name is Danielle Roberts, and I live at 3300 Athens Highway which is within 1 mile of the property located at 3290 & 3294 Athens Highway, which has applied to be rezoned from AR-1 & PID to I-1. I want to formally express my objections to this rezoning request, and urge the Hall County Board of Commissioners to deny it. I am specifically objecting to it because of the following:

As a nearby resident, my property will be negatively affected if the Board approves the applicant's rezoning request because I use part of my 12+ acres of property for hunting and wildlife preservation. These will be negatively affected by the noise, traffic, increased lighting, and construction.

This Board of Commissioners has reviewed the applicant's paperwork and evidence, and determined in its January 22, 2026 Hall County Board of Commissioners Staff Report to DENY the rezoning application as it determined on page 5 that "the requested rezoning is not consistent with the Hall County Comprehensive Plan and the future land use designation of Suburban Neighborhood, Low-Density." Arguably, the rezoning request also does not comply with the requirements set forth in the Gateway Corridor Overlay District standards within Section 6.2 of the Hall County Code of Ordinances. I urge this Board to follow the recommendations set for in its own detailed Staff Report.

Other nearby or adjacent properties are zoned as Agricultural Residential 1 (AR-1), including Sugar Hill Elementary School. Christopher Hash, P.E. D1 Traffic Operations Supervisor at GDOT has expressed concerns regarding driveway placement, permitting, and adaptation of the traffic pattern to at least include a right turn lane, if not a traffic safety signal after conducting a study of the intersection. Under Georgia law, if the public benefit outweighs the detriment, the zoning will be upheld. See Browning v. Cobb County, 259 Ga. 430 (1989). Traffic safety in this area is an issue and there have been several accidents involving injuries, which is especially concerning given the elementary school located across the street. Adding additional construction, traffic, and vehicles would make safety issues worse and could cause a loss of life. The Board must consider the public benefit and safety.

Safety is a big concern as there have already been several accidents at the driveway of the property located just before this address. Additional traffic will cause added congestion and increase the likelihood of additional vehicles being rear-ended or mailboxes of residents being damaged. I have been forced to replace my mailbox several times due to it being run into by vehicles.

Here, part of the property has already been rezoned to PID since July 24, 2008, yet, the site was never developed in accordance with the approved zoning, and in 2018 a small storage building was constructed. This shows that there is not a hardship imposed on the property owner as the property is currently zoned, and the denial of this request would not make the property unusable. Georgia Courts have emphasized that zoning is not unconstitutional merely because it limits the property’s profitability or potential uses, as long as it does not render the property useless. See Delta Cascade Partners II v. Fulton County, 260 Ga. 99 (1990), Dekalb County v. Dobson, 267 Ga. 624 (1997), Guhl v. Holcomb Bridge Rd. Corp., 238 Ga. 322 (1977). Further, this Board has currently determined that it "is unable to comment on the impact of property values without a full market analysis," and has not determined any effect on the property's value by keeping it zoned as AR-1 & PID.

Most importantly, the application does not mention or address the private historic cemetery located on the property. O.C.G.A. § 36-72-4 prohibits the disturbance of any known cemetery, burial ground, human remains, or burial objects for development purposes without first obtaining a permit from the local governing authority. This requirement applies regardless of the intended zoning change. The governing authority must consider factors such as the presumption in favor of leaving the cemetery undisturbed, the concerns of descendants, and the public interest in preserving the cultural and natural environment. See O.C.G.A. § 36-72-8. The fact that the applicant has not addressed the historic cemetery within his paperwork or communications with the Board, despite clearing all trees and foliage surrounding it--where it is clearly visible, is a negligent oversight at best, and immoral at worst. As you're aware, state agencies and local governments are required to identify, evaluate, and protect historic properties under their jurisdiction, including cemeteries, in consultation with relevant stakeholders. See O.C.G.A. § 12-3-55. The Gainesville Times interviewed me at the cemetery site where I expressed my concerns regarding the future of the cemetery.

I sincerely hope the board will take all of the issues into consideration when making a decision regarding this issue. This is the wrong location for development of this kind.

Thank you for your time.

Sincerely,
Danielle Roberts
Please write your comments in the box above.

File Upload

Choose File No file chosen
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

[redacted]

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

I respectfully request denial of the rezoning of 3290 and 3294 Athens Hwy, Gainesville, GA.
In the event rezoning is not denied, I respectfully request the above matter be tabled until such time the attached legal binding conditions are incorporated into the proposed plans.

I am in complete agreement with and completely support everything as outlined in the attachments.

Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

I respectfully request denial of the rezoning of 3290 and 3294 Athens Hwy, Gainesville, GA.
In the event rezoning is not denied, I respectfully request the above matter be tabled until such time the attached legal binding conditions are incorporated into the proposed plans.

I am in complete agreement with and completely support everything as outlined in the attachments.

Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, February 9, 2026 1:56 PM
To: Teresa Kinsey; Gregg Poole (County Commissioner); David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Jeff Stowe (County Commission)
Cc: Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Subject: Re: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

Thank you, we have received your public comment.

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Teresa Kinsey [redacted]
Sent: Monday, February 9, 2026 1:40 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: 3290 & 3294 Athens Hwy, Gainesville, GA 30507

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

I respectfully request denial of the rezoning of 3290 and 3294 Athens Hwy, Gainesville, GA.
In the event rezoning is not denied, I respectfully request the above matter be tabled until such time the attached legal binding conditions are incorporated into the proposed plans.

I am in complete agreement with and completely support everything as outlined in the attachments.

Teresa G. Kinsey
3280 Athens Hwy
Gainesville, GA 30507

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf; Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Leah Sexton [redacted]>
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

You don't often get email from [redacted] Learn why this is important

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

This is Leah Sexton regarding the proposed rezoning of 3290 and 3294 Athens Highway.

As a neighboring property owner, we strongly oppose changing the current A1 (Agricultural) zoning designation. We respectfully request that the Planning Commission preserve the agricultural character of this land and deny the rezoning request.

However, should the Commissioners decide to approve the rezoning to L1, we formally request that the provisions we have submitted be incorporated into the site plan as mandatory conditions prior to approval. These provisions are both reasonable and necessary to protect the rights and interests of adjacent property owners.

Our requests are intended to minimize disruption to the sanctity of our homes, preserve the integrity of our land, safeguard the well-being of our animals, and maintain our overall peace of mind. We believe these measures represent a fair and responsible approach to mitigating the impact of this proposed change.

A copy of the requested provisions is attached for your review and consideration. Please give a copy to each Commissioner for the meeting on February 26, 2026.

Respectfully,
Leah Sexton

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf; Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Leah Sexton [redacted]>
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

You don't often get email from [redacted] Learn why this is important

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

This is Leah Sexton regarding the proposed rezoning of 3290 and 3294 Athens Highway.

As a neighboring property owner, we strongly oppose changing the current A1 (Agricultural) zoning designation. We respectfully request that the Planning Commission preserve the agricultural character of this land and deny the rezoning request.

However, should the Commissioners decide to approve the rezoning to L1, we formally request that the provisions we have submitted be incorporated into the site plan as mandatory conditions prior to approval. These provisions are both reasonable and necessary to protect the rights and interests of adjacent property owners.

Our requests are intended to minimize disruption to the sanctity of our homes, preserve the integrity of our land, safeguard the well-being of our animals, and maintain our overall peace of mind. We believe these measures represent a fair and responsible approach to mitigating the impact of this proposed change.

A copy of the requested provisions is attached for your review and consideration. Please give a copy to each Commissioner for the meeting on February 26, 2026.

Respectfully,
Leah Sexton

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf; Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Leah Sexton [redacted]>
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

You don't often get email from [redacted] Learn why this is important

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

This is Leah Sexton regarding the proposed rezoning of 3290 and 3294 Athens Highway.

As a neighboring property owner, we strongly oppose changing the current A1 (Agricultural) zoning designation. We respectfully request that the Planning Commission preserve the agricultural character of this land and deny the rezoning request.

However, should the Commissioners decide to approve the rezoning to L1, we formally request that the provisions we have submitted be incorporated into the site plan as mandatory conditions prior to approval. These provisions are both reasonable and necessary to protect the rights and interests of adjacent property owners.

Our requests are intended to minimize disruption to the sanctity of our homes, preserve the integrity of our land, safeguard the well-being of our animals, and maintain our overall peace of mind. We believe these measures represent a fair and responsible approach to mitigating the impact of this proposed change.

A copy of the requested provisions is attached for your review and consideration. Please give a copy to each Commissioner for the meeting on February 26, 2026.

Respectfully,
Leah Sexton

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore
Steve Klacik
3286 Athens Highway
Gainesville, GA 30507

Outlook

Rizqallah - Athens hwy

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 2/26/2026 9:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Wes Robinson <twr@homlaw.com>
Sent: Thursday, February 26, 2026 9:05 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Rizqallah - Athens hwy

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

Katie,

I just realized that I have a hard conflict on 3/12, so we need to ask to table until the 2nd meeting in March please.

HULSEY, OLIVER & MAHAR, LLP
EST. 1914

Wesley Robinson

200 E. E. Butler Parkway
P.O. Box 1457
Gainesville, GA 30503
770.532.6312 | Fax: 770.531-9230
twr@homlaw.com
www.homlaw.com

NOTICE: This email and all attachments are CONFIDENTIAL and intended SOLELY for the recipients in the "To", "Cc", and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges which may apply. Pursuant to those rights and privileges, immediately DELETE and DESTROY all copies of the email and its attachments, in whatever form, and immediately NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this email and its attachments. NO DUTIES ARE INTENDED OR CREATED BY THIS COMMUNICATION IN THE ABSENCE OF AN EXECUTED FEE CONTRACT OR ENGAGEMENT LETTER. All rights of the sender for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved.

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 106/2026

SUBJECT: **5401 Old Winder Highway | Amend Conditions of Zoning |** on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) **| Proposed use: 700-unit residential development |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed

upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupant s, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Purpose of Request:

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

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Memo
Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Narrative
Site Plan
Maps
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Notice Sign
Updated Notice Sign - March 26, 2026
October 7, 2025 Approved Packet
Request to Table to March 26, 2026 (rec'd 2/26/2026)

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government
PLANNING AND ZONING

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

From: Katie Ahmed, Planning & Zoning Administrator

Date: March 6, 2026

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

Dear Commissioners,

This application was tabled at the February 26, 2026, Board of Commissioners meeting to March 26, 2026, at the applicant's request. Staff has not been provided with any further information or changes.

HALL COUNTY BOARD OF COMMISSONERS
STAFF REPORT

Applicant ..... K2P Land Partners, LLC

Request ..... **Special Use** | to amend conditions of zoning

Proposed Use ..... 700 unit residential development

Size ..... 84.30± acres

Zoning ..... Residential Multi-Family (R-MF)

Location ..... **5401 Old Winder Highway |** Tax Parcel 15039A 000007(pt)

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

Record Number..... HZCU25-0061

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.

3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.

4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.

5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to

driveways that can accommodate one parked car. Garages may be front or rear loaded.

6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.

8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.

11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.

12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with

normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

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

18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.

21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.

22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Summary Analysis

The applicant is requesting to amend a condition of zoning on an 84.30± acre portion of a tract zoned Residential Multi-Family (R-MF) to allow a 700 unit residential development consisting of 320 apartment units and 380 townhomes and stacked flats with various amenity features. The overall proposed density for the development is 8.3 units per acre.

A concurrent request has been submitted to amend the same condition of zoning as related to the remainder of the subject parcel, 194.10± acres, to Light Industrial (I-1) to accommodate approximately 1,719,640 square feet of warehouse space (HZCU25-0062).

On October 7, 2025, the Board of Commissioners approved the rezoning of the subject 84.30± acre tract and the adjacent 194.10± tract subject to the same following 22 conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision

that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupant s, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Per the submitted narrative, the applicant requests amendment to Condition 19. The entrance to the development was previously proposed approximately midway between Pleasant Hill Lane and Ridgemoor Drive, featuring a Georgia Department of Transportation (GDOT) dog-bone design roundabout providing access to Old Winder Highway (State Route 211). The applicant states that after the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly proposed GDOT entrance to the development will be located at the intersection with Ridgemoor Drive. All intersection improvements will be designed and constructed to GDOT standards and shall be paid for by the applicant. As the “dog-bone roundabout” is specifically identified in Condition 19, an amendment to condition is required.

Existing Approved Condition 19

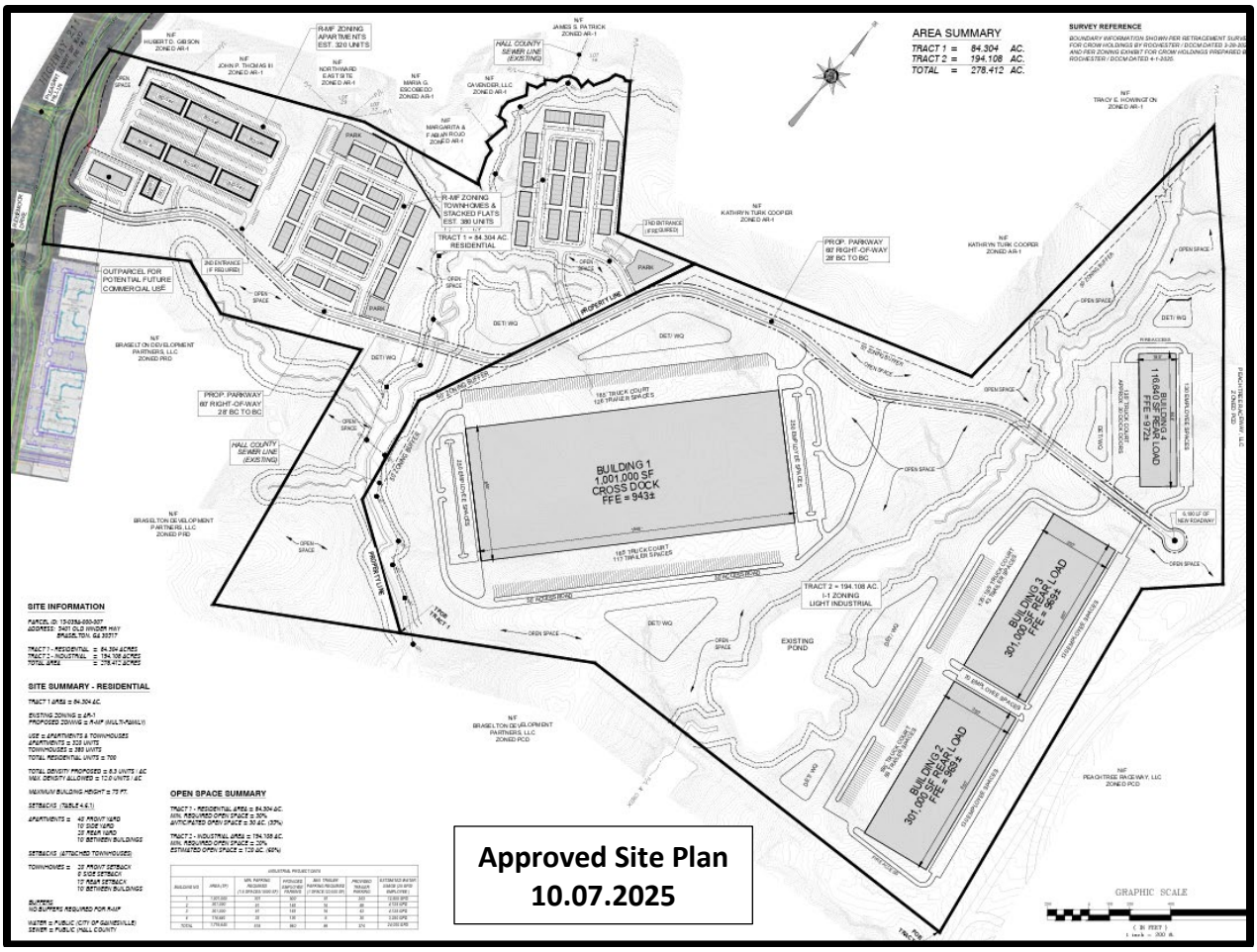
There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.

Applicant Proposed Condition 19

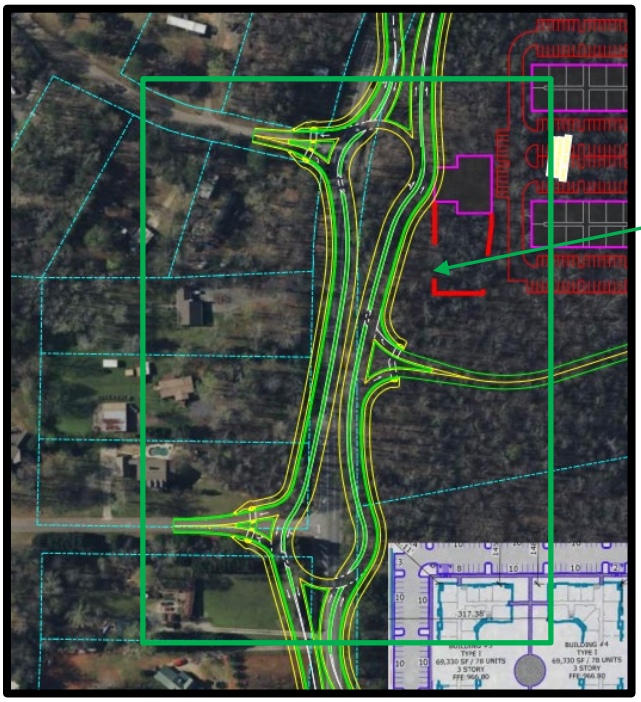
“Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.”

Staff Recommended Revised Condition 19

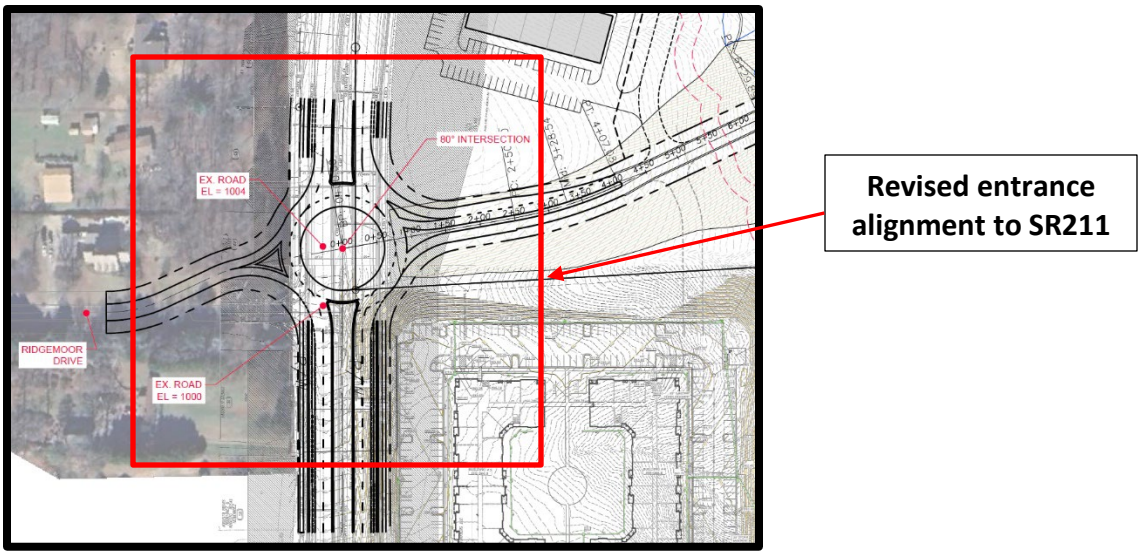
No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.



Approved Site Plan 10.07.2025



Existing condition 19 entrance requirement for SR211



Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendment is suitable in view of the use and development of adjacent and nearby property. Additionally, improvements to Old Winder Highway (State Route 211) fall under the jurisdiction of the Georgia Department of Transportation (GDOT).**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed amendment to the development would adversely affect adjacent or nearby property.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, approval from the Board of Commissioners is required to amend conditions of zoning.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the proposed amendment is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation was established by previous board action with the original approval of the development. The requested amendment does not alter the approved land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **The current zoning restrictions require the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **The hardship associated with the current zoning is due to the restrictions requiring the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement. Without amendment of this condition, the project cannot take place.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property was rezoned Light Industrial (I-1) on October 7, 2025, and remains undeveloped and forested.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The Georgia Department of Transportation (GDOT) has revised its State Route 211 improvement plans, requiring the developer to adjust their project accordingly.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an approved Light Industrial development, this amendment does not create an isolated district unrelated to surrounding zoning.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **A request to amend the conditions of zoning requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

    d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **In a traffic study conducted by NV5**

update on June 3, 2025, in association with the previously approved rezoning, the following recommendations were provided:

- **"While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed. Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development."**

Development Support and Constraints

Hall County Environmental Health
In an email dated January 15, 2026, Emily McGahee stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Will need to permit with our office."

Gainesville-Hall Metropolitan Planning Organization
In an email dated January 12, 2026, Joseph Boyd, MPO Director, provided the following comment:

> This parcel is along State Route 211, which is scheduled to be begin a widening project from two to four lanes in 2029. (GH-025/PI 0007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

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

> **Engineering:**
> This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
> Show stream buffer and impervious setback from wrested vegetation no centerline of stream.
> Show FEMA and Hall County studied Flood plains that are present on site.
>
> **Traffic:**
> Comment being vetted separately with Planning/Zoning and will be provided upon approval.
>
> In an email dated January 14, 2026, Brent Cook, Hall County Engineer, provided an update to these comments recommending the following condition:

"No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor."

Utilities

Hall County sewer service area; infrastructure is on-site (12" gravity line)

Hall County Fire Marshal

In an email dated January 15, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, Georgia 30024
Phone [redacted]
Email Address mphelps@bfhcompany.com

Property Owner (Name & Mailing Address)

Kook-Ja Lee, Been Chuan Lee, and Main Di Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097
Phone
Email Address

Proposed Use Multi-family and Townhome Development - Change in Zoning Conditions

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney for Applicant
340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: R-MF
Rezone to: R-MF - Change in Zoning Condition
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15039A000007
Acreage 84.304 +/- acres
Location Address 5401 Old Winder Highway, Braselton GA 30517

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

Sign _____ Date: 12/5/2025

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Kook-Ja Lee, Been Chuan Lee, & Joyce Mei-Jen Chang

Address 4979 Young Arthur Terrace

Peachtree Corners, GA 30097

Phone Number [redacted]

Name of applicant(s) K2P Land Partners, LLC

Address 390 Brogdon Road

Suwanee, GA 30024

Phone Number [redacted] (Reiner Rietig)

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) on behalf of Been Chuan Lee & Joyce Mei-Jen Chang
Attorney-at-Law
#389801

Personally appeared before me
Gregory D Jay
Georgia Bar No. 389801
who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ginger Adams
Notary Public

12-8-2025
Date

Ginger Adams
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/07/2028

OPERATING AGREEMENT OF
K2P LAND PARTNERS, LLC

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9 (13) OF SUCH ACT. IN ADDITION, THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSION OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

This operating agreement (this "Agreement") of **K2P LAND PARTNERS, LLC,** a Georgia limited liability company (the "Company"), is entered into as of **March 1, 2022**, by and among **THOMAS M. PHELPS, JR.**, an individual in the State of Georgia**,** and **CLIFFORD KENNEDY**, an individual in the State of Georgia.

Statement of Background

The parties to this Agreement have caused to be formed the Company as a limited liability company under the Georgia Limited Liability Company Act and desire to make this agreement which shall be the "operating agreement" as that term is used in the Georgia Limited Liability Company Act. The parties to this Agreement are to be "members" of the limited liability company as that term is used in the Georgia Limited Liability Company Act and are hereinafter collectively referred to as the "Members".

Statement of Agreement

NOW, THEREFORE, for good and valuable consideration, the parties, intending legally to be bound, agree as follows:

Article I
Defined Terms

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time.

Holder in the current and future periods shall be equal to the net amount of items that would have been allocated to each such Interest Holder if the allocations in Sections 4.3.1, 4.3.2, and 4.3.6 had not occurred.

4.4. *Liquidation and Dissolution.*

4.4.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders pursuant to the provisions of Section 4.2.3 above.

4.4.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.5. *General.*

4.5.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Manager.

4.5.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Manager. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.2 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the distribution of the assets in liquidation pursuant to Section 4.4.

4.5.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders at the time the allocation or distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss, or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.5.4. The Manager is hereby authorized, upon the advice of the Company's tax counsel, to amend this Article IV to comply with the Code and the Regulations promulgated under Code Section 704(b); provided, however, that no amendment shall materially affect the economic interest of the Interest Holder without the Interest Holder's prior written consent.

Article V
Management: Rights, Powers, and Duties

5.1. *Management.*

5.1.1. *Managers.* In accordance with O.C.G.A. Section 14-11-304, the Company shall be managed by one or more managers, referred to herein as the Manager, each of whom may,

but need not, be a Member. The Manager shall be elected by the Members in accordance with their respective Percentages. All decisions not specifically reserved to the Members under the Act or this Agreement shall be delegated to the Manager. Upon execution of this Agreement, and without further action, Thomas M. Phelps, Jr., Clifford Kennedy, and Reiner Rietig shall be elected as the Managers of the Company, to serve until succeeded in accordance with the terms of this Agreement.

5.1.2. *General Powers.* The Managers (and any one of them acting alone) shall have full, exclusive, and complete discretion, power, and authority, subject in all cases to the other provisions of this Agreement and the requirements of applicable law, to manage, control, administer, and operate the business and affairs of the Company for the purposes herein stated, and to make all decisions affecting such business and affairs, including without limitation, for Company purposes, the power to:

5.1.2.1. acquire by purchase, lease, or otherwise, any real or personal property, tangible or intangible;

5.1.2.2. construct, operate, maintain, and improve, and to own, sell, convey, assign, mortgage, or lease any real estate and any personal property;

5.1.2.3. sell, dispose, trade, or exchange Company assets in the ordinary course of the Company's business;

5.1.2.4. enter into agreements and contracts, execute any instrument, checks, drafts, notes and other negotiable instruments, and to give receipts, releases, and discharges;

5.1.2.5. purchase liability and other insurance to protect the Company's properties and business;

5.1.2.6. execute or modify leases with respect to any part or all of the assets of the Company;

5.1.2.7. prepay, in whole or in part, refinance, amend, modify, or extend any mortgages or deeds of trust that may affect any asset of the Company and in connection therewith to execute for and on behalf of the Company any extensions, renewals, or modifications of such mortgages or deeds of trust;

5.1.2.8. execute any and all other instruments and documents that may be necessary or in the opinion of the Managers desirable to carry out the intent and purpose of this Agreement, including, but not limited to, documents whose operation and effect extend beyond the term of the Company;

5.1.2.9. make any and all expenditures that the Managers, in their sole discretion, deem necessary or appropriate in connection with the management of the affairs of the Company and the carrying out of their obligations and responsibilities under this Agreement, including, without limitation, all legal, accounting and other related expenses incurred in connection with the organization and financing and operation of the Company;

5.1.2.10. enter into any kind of activity necessary to, in connection with, or incidental to, the accomplishment of the purposes of the Company;

5.1.2.11. invest and reinvest Company reserves in short-term instruments or money market funds; and

5.1.2.12 undertake any expenditure or become bound by any obligation which has been expressly approved in annual operating budget adopted and approved pursuant to the provisions of Section 5.1.3 below.

5.1.3. *Extraordinary Transactions.*

5.1.3.1. Notwithstanding anything to the contrary in this Agreement, the Manager shall not undertake any of the following without the approval of the Members:

5.1.3.1.1. any Capital Transaction;

5.1.3.1.2. the Company's lending or borrowing more than $25,000.00 on any one occasion or in the aggregate more than $50,000.00 in any one calendar year;

5.1.3.1.3. the admission of additional Members to the Company;

5.1.3.1.4. the Company's engaging in business in any jurisdiction that does not provide for the registration of limited liability companies;

5.1.3.1.5 mortgage, pledge, hypothecate, create a lien or security interest against, or further encumber (or contract for, commit to or suffer or permit any of the foregoing) assets of the Company;

5.1.3.1.6 transfer, sell, convey or assign all or substantially all of the assets of the Company, or any interest therein or any title thereto (or contract for or suffer or permit any of the foregoing), including, without limitation, options to purchase and so called "installment sales contracts," "land contracts," or "contracts for deed");

(j) selling, exchanging, or otherwise transferring or disposing of the Property, to third parties, including without limitation the granting of title encumbrances or leases, except (i) lot sales in the ordinary course of business and in accordance with the Development Budget or any Annual Operating Budget and (ii) grants of utility, roadway and other easements that the Manager reasonably deems necessary or appropriate and in the ordinary course of business;

5.1.3.1.8 do any action in contravention of or in excess of the scope of this Agreement;

5.1.3.1.9 possess property of the Company, or assign rights in specific property of the Company, for other than Company purposes;

5.1.3.1.10 file a voluntary petition or otherwise initiate proceedings (i) to have the Company adjudicated insolvent or, (ii) seeking an order for relief of the Company as debtor under the United States Bankruptcy Code (11 U.S.C. §§ 101 *et seq.*); file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the Property, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due, or declare or effect a moratorium on the Company's debt or take any action in furtherance of any proscribed action;

5.1.3.1.11 amend this Agreement except as otherwise specifically authorized herein;

5.1.3.1.12 adopt and approve the annual operating budget of the Company;

5.1.3.1.13 enter into any transaction, the value of which exceeds $50,000.00; or

5.1.3.1.14 make any distribution of Cash Flow or Capital Proceeds.

(c) any merger or consolidation of the Company pursuant to Section 14-11-903 of the Act;

(d) the dissolution of the Company;

(e) the execution of any agreement or other arrangement for the furnishing to or by the Company of goods or services or entering into any contract for sale of lots or otherwise with RCP or any Person who is an Affiliate of RCP;

(f) the execution of any leasing, commission, brokerage, listing or other similar contracts which are for more than six (6) months and not terminable on thirty (30) days notice thereafter;

(h) the decision to adjust, settle, compromise or pay any claim, obligation, debt, demand, suit, litigation or judgment against the Company unless (i) the same is fully covered by insurance or (ii) such action does not involve an amount in excess of $2,000 in any particular instance;

(n) Expend funds other than in accordance with the Development Budget or alter or

IN WITNESS WHEREOF, the parties have executed, or caused this Agreement to be executed, under seal, as of the date set forth hereinabove.

THE COMPANY:

K2P LAND PARTNERS, LLC a Georgia limited liability company

By: Thomas M. Phelps, Jr (SEAL)
Thomas M. Phelps, Jr., Manager

By: Clifford Kennedy (SEAL)
Clifford Kennedy, Manager

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March, 1, 2022

THE MEMBERS:

Thomas M. PHelps, Jr
_____(SEAL)
THOMAS M. PHELPS, JR.

Clifford Kennedy
_____(SEAL)
CLIFFORD KENNEDY

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March 1, 2022

EXHIBIT A
List of Members, Capital and Percentages

Name Address, and Taxpayer I.D. Number	Initial Cash Capital Contribution	Percentages
Thomas M. Phelps, Jr. 390 Brogdon Road Suwanee, Georgia 30024 [redacted]	$100.00	50.00%
Clifford Kennedy 390 Brogdon Road Suwanee, Georgia 30024	$100.00	50.00%

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 12/11/25

Applicant's/Owner's Name (Printed): Mike Phelps, K2P Land Partners, LLC

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ Attorney on behalf of Georgia Bar No. 389801 **Date:** 12-8-25

Applicant's/Owner's Name (Printed): Been Charlie & Joyce Mei-Jen Cheng

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended February 12, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and will not be funded by Hall County.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued upon completion and opening of the GDOT-mandated roundabout for the SR 211 widening project, PPI 0007233, located at the intersection of the Subject Property and Ridgemoor Drive. This prohibition shall not prevent Applicant, its successors and assigns from beginning construction of any improvements.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A

Exhibit "B"

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

1/29/2026
ATTN: Michael Phelps
BBC Investment Group
390 Brogdon Rd
Suwanee, GA 30024

Subject: Access to Property; SR 211, between Ridgemoor Dr and Pleasant Hill Ln, Hall Co.
P.I. No.:0007233

To whom it may concern,

Subject to compliance with all applicable Department of Transportation requirements in effect at the time a permit is requested as well as adherence with any current or future authorizations under Georgia Code 32-6-111, the department will authorize access to the property.This access may include any improvements deemed necessary by the department, up to and including the installation of a temporary traffic signal and will remain in effect until construction of a conventional roundabout for the SR 211 widening project, PI 0007233, is completed

Please contact Jonathan Peevy 678-360-1510 if you have any questions.

Sincerely,

Jonathan Peevy, P.E.
District Traffic Engineer

JP
CC: Jason Dykes, P.E., District Engineer

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended February 3, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

December 5, 2025

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

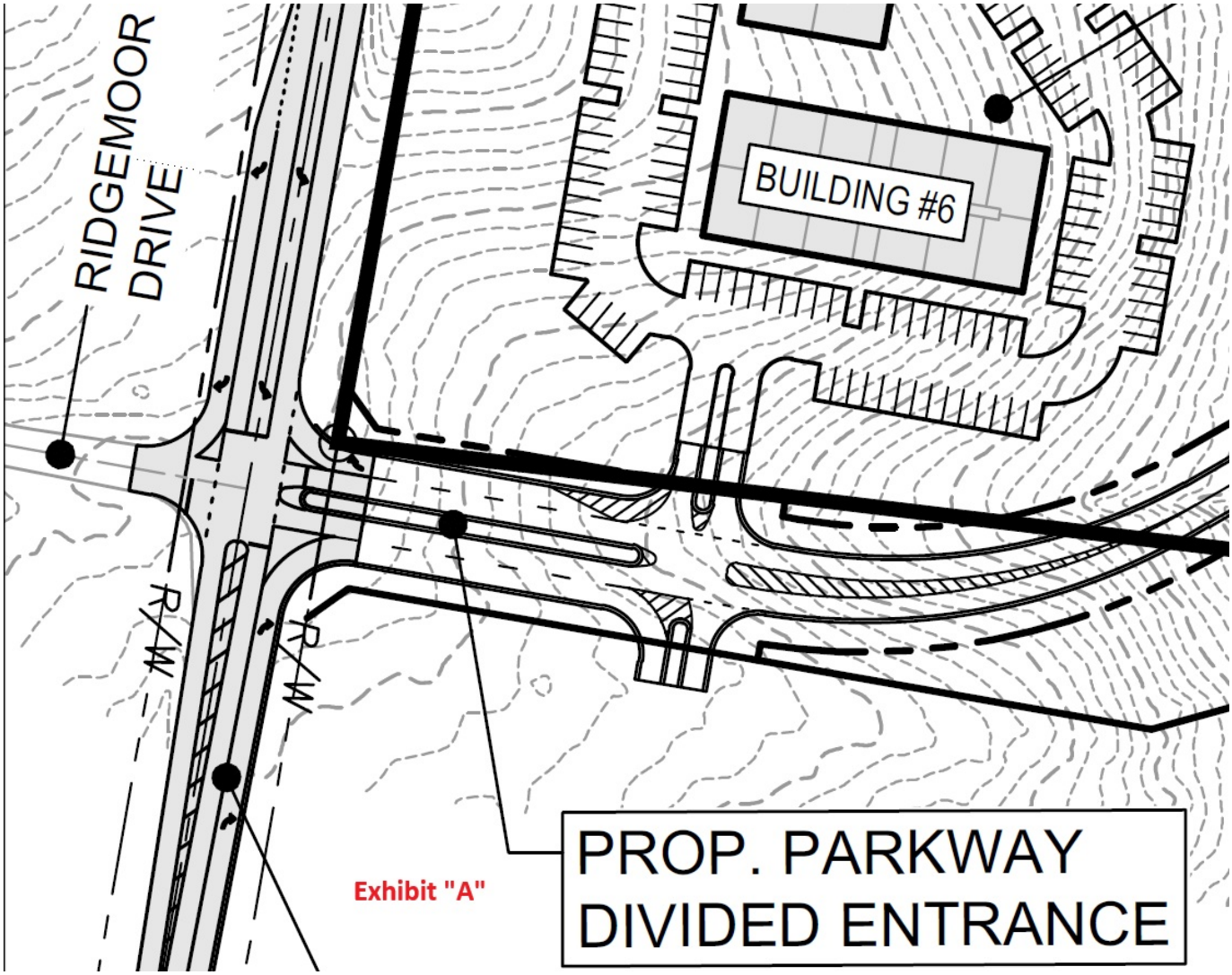

RIDGEMOOR DRIVE
BUILDING #6
R/W
R/W
PROP. PARKWAY
DIVIDED ENTRANCE
Exhibit "A"

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

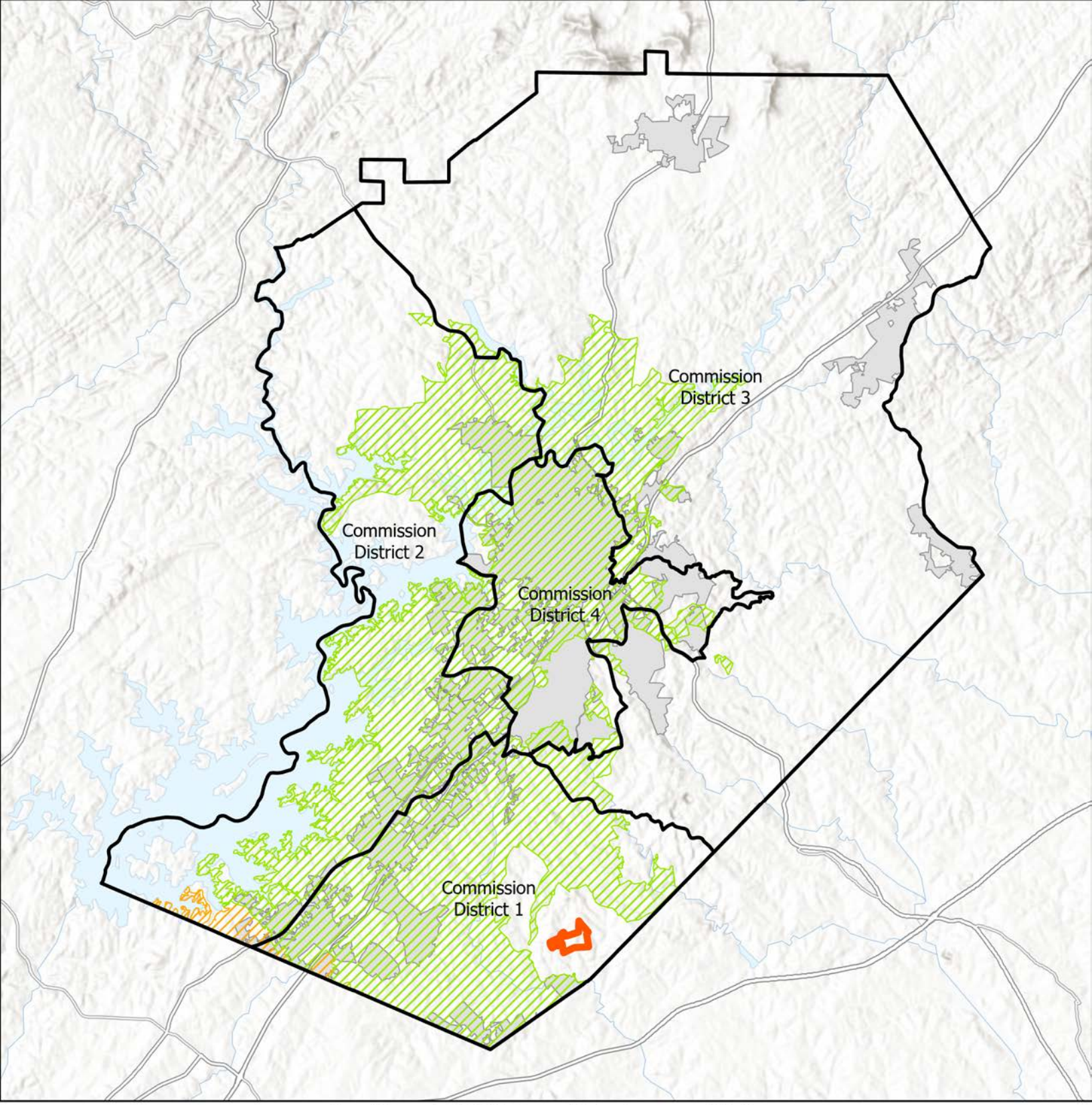
PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

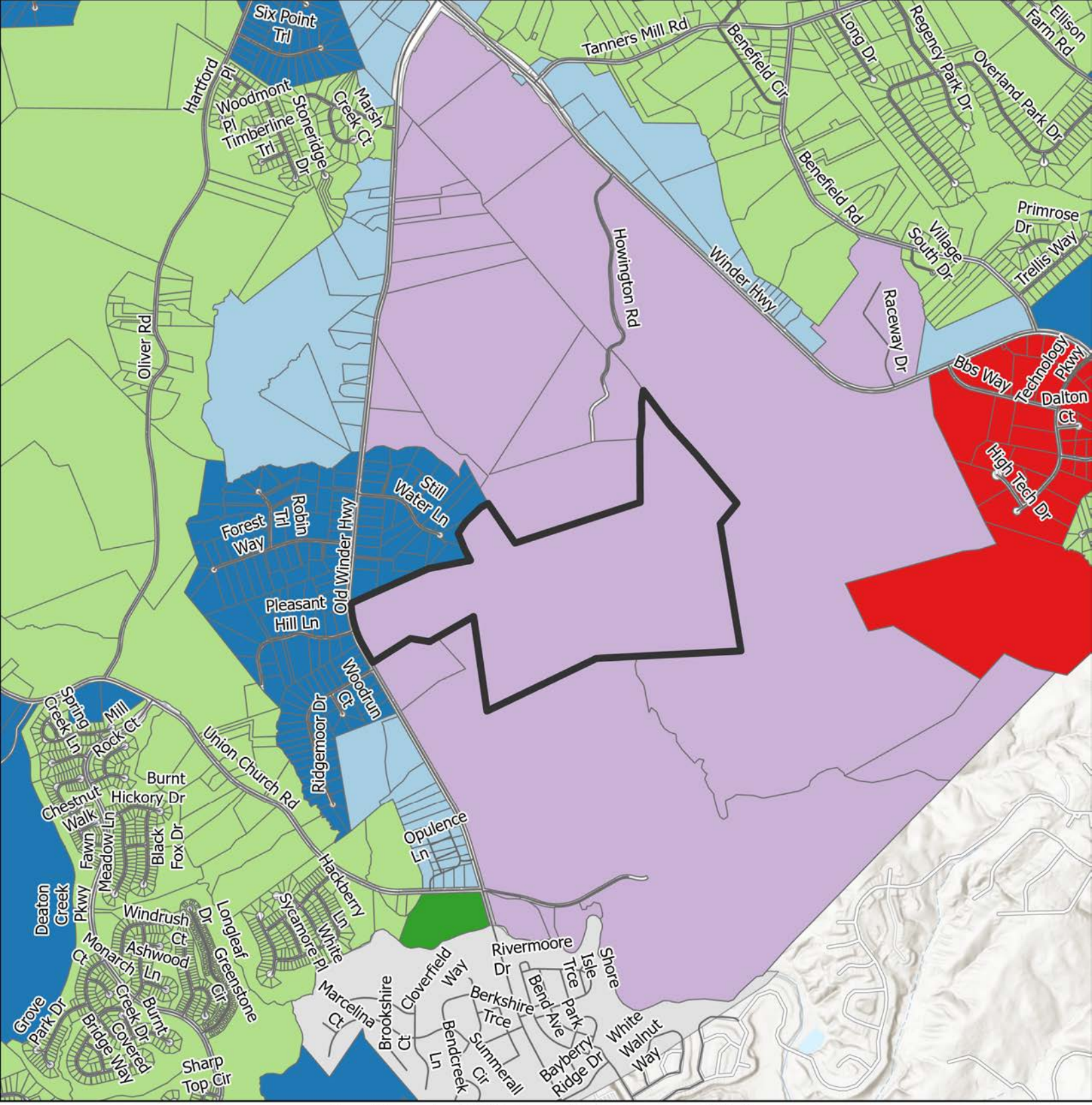
DATE	NO	REVISION

C-2.A



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

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

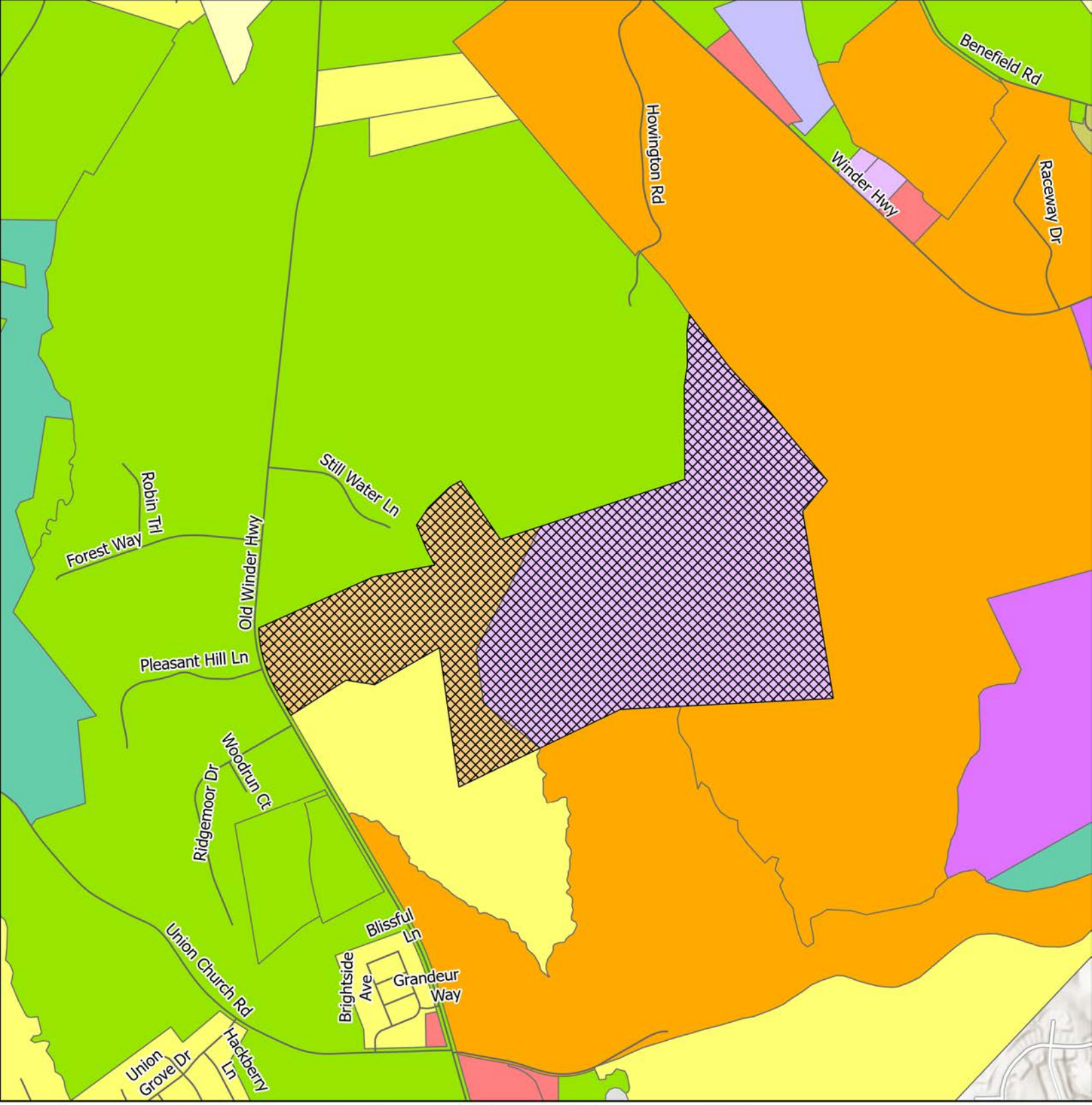


Subject Area
City Limits

FLU

- Business Corridors
- Employment
- Greenspace - Conservation
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

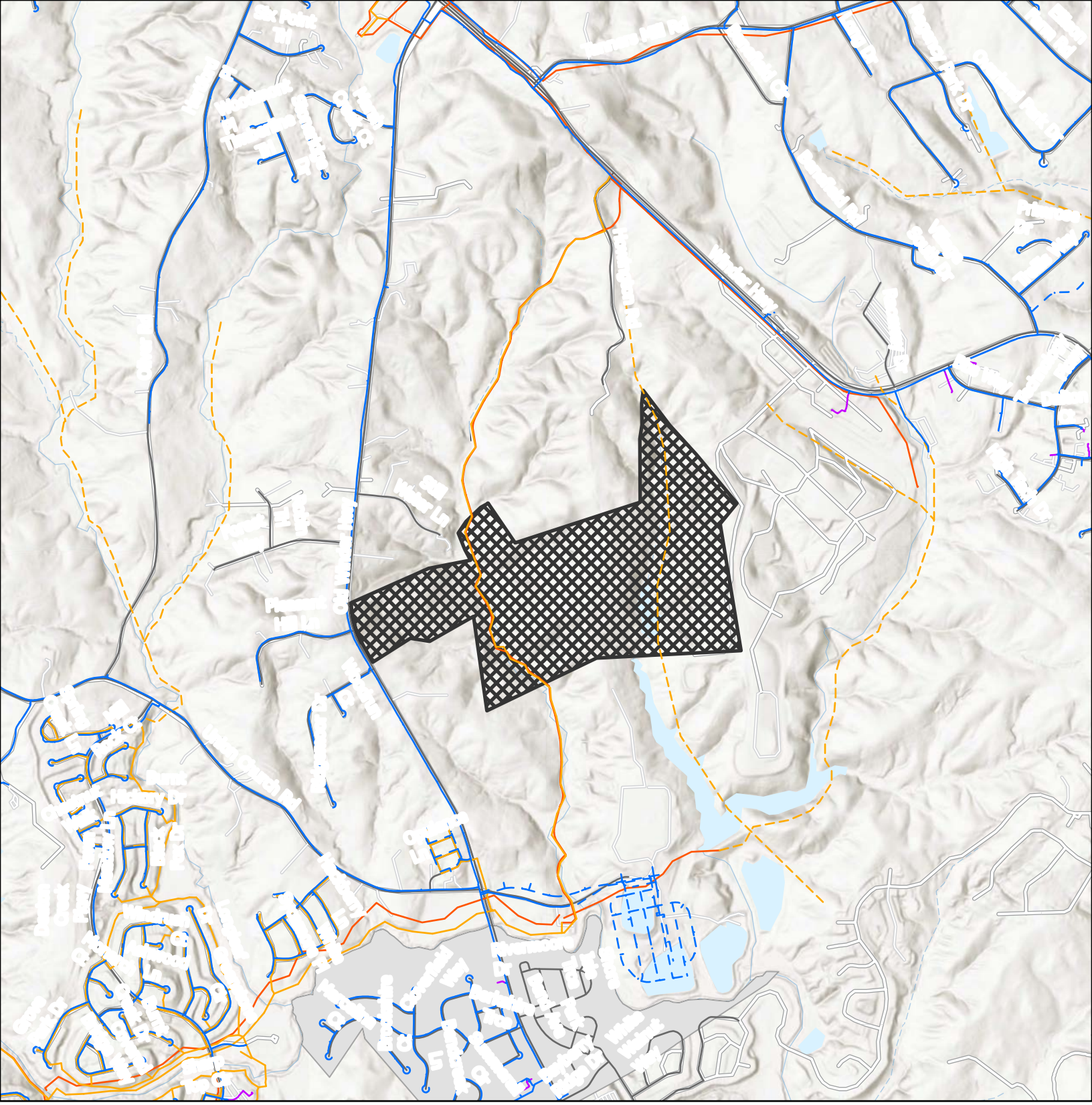


Subject Area
centerline
City Limits

ZONING

AR-1
H-B
I-1
I-2
MHP
MUNI
PCD
PCFD
PID
PRD
R-1
R-MF

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1



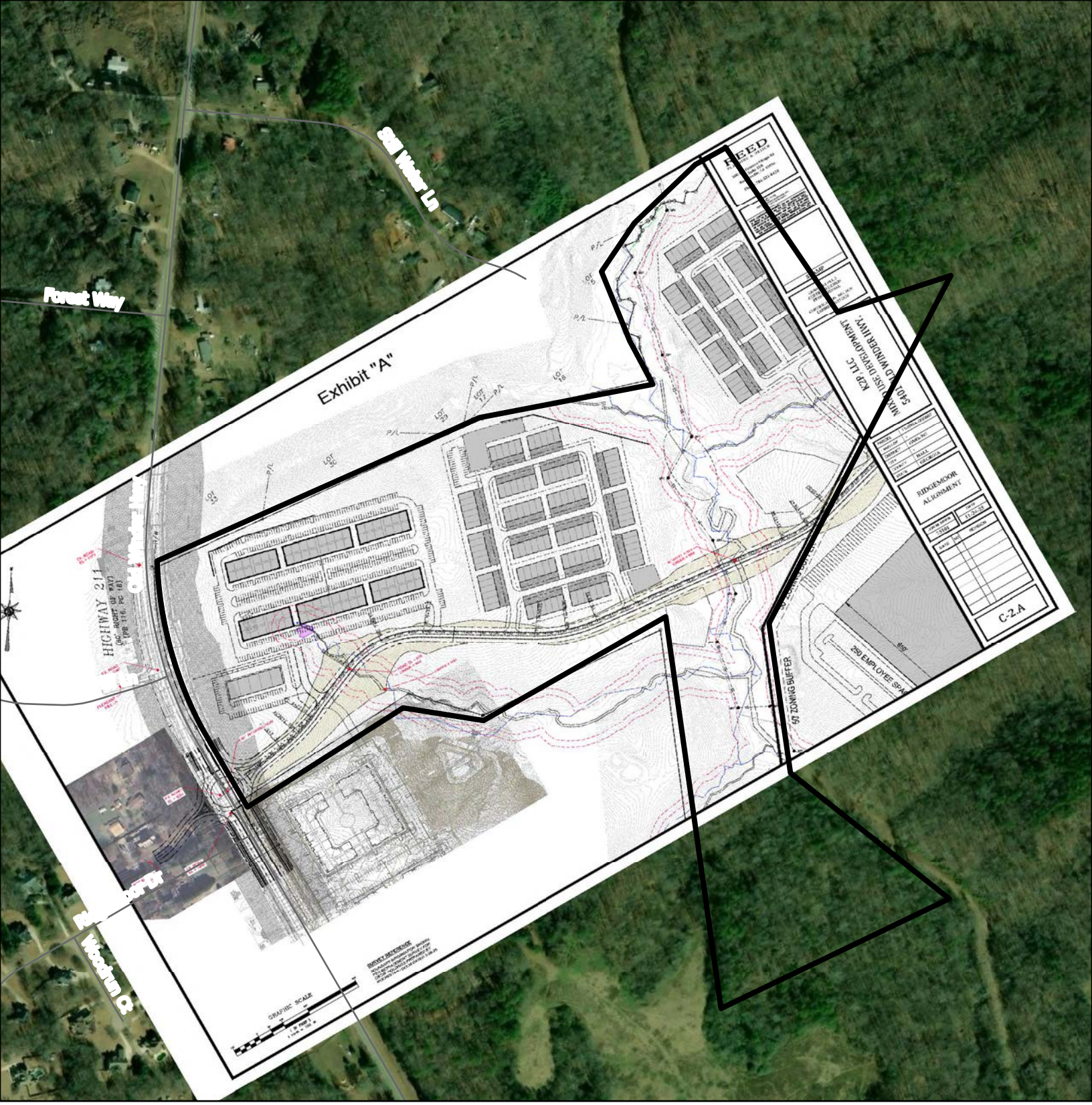


Exhibit "A"
Forest Way
Still Water Ln
HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)
REED
RIDGEMOOR ALIGNMENT
C-2.A
50' ZONING BUFFER
250 EMPLOYEE SPA
GRAPHIC SCALE



Subject Area

Applicant: K2P Land Partners, LLC (I-1)
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

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

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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

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

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

Outlook

RE: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

Good Morning Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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

Good afternoon,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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

Thursday, February 26, 2026

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

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

Off system, no impacts to the state route expected.

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

Residential no impacts expected.

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

Off system, no impacts to the state route expected.

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

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

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

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

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let’s band together to end human trafficking in Georgia.

Outlook

RE: Upcoming Planning Tentative Adgendas

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Mon 1/12/2026 12:46 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, please see the following comments from the MPO:

- **5401 Old Winder Highway, K2P Land Partners** - This parcel is along State Route 211, which is scheduled to begin a widening project from two to four lanes in 2029. (GH-025, PI 007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

- **1658 & 1700 Candler Road, Cherokee Gun Club** – This parcel is along State Route 60, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-111B). There is currently no construction year assigned and this is not yet a project in the Georgia Department of Transportation's system, so there are no documents to reference for potential right-of-way impact at this time.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

Good afternoon,

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

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

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

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

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

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

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Thursday, March 12, 2026

2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
  - **Traffic**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

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

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

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

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 1/15/2026 2:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required HZCU25-00062 & HZCU25-00061

public notice sign was posted on 1-21-2026 **for** 5401 Old Winder Hwy.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR A 700-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

Notice Signs to be updated

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 2/27/2026 2:40 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

4 attachments (9 MB)
IMG_1981.jpeg; IMG_1982.jpeg; IMG_1983.jpeg; IMG_1984.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Friday, February 27, 2026 1:32 PM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: Re: Notice Signs to be updated

Good Afternoon,

I'm going to make this as short as possible and by each location.

Tribble Gap Road - Located and updated sign to reflect correct BOC date. I attempted to make it better still showing the same picture wise but is more clear in person.

Athens Hwy - I was unable to locate the sign at this time. This is not the first time this sign has been missing. I am unsure if someone keeps removing the sign or if it gets blown away by passing traffic. I advised Kaitlyn of this already. I do not think I will have time to repost this sign today but I can pick up first thing Monday and repost.

Old Winder Hwy - located both signs and updated both signs to reflect correct BOC date.

Please see pictures attached. If you have any questions or concerns please feel free to reach out.

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: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR A 700-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

October 7, 2025 Approved Packet

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

October 9, 2025

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, GA 30024

RE: **Zoning Applications**

To Whom It May Concern:

Please be advised that in its Voting Meeting on October 7, 2025, the Hall County Board of Commissioners voted to approve the following applications with conditions.

5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance

of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property

shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.
19. here shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP)per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

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

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Kook-Ja Lee, Been Chuan Lee and Main DI Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097

Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30501

SURVEY NOTES

1. THE FIELD DATA DATED 3/25/2025 & 3/26/2025 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.09 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12i GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,997,542 FEET.

3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

4. CENTERLINE OF CREEK AS FIELD LOCATED ON 3/25/25 & 3/26/25 IS THE PROPERTY LINE. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

5. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0314G, EFFECTIVE DATE DECEMBER 1, 2022.

6. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

7. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

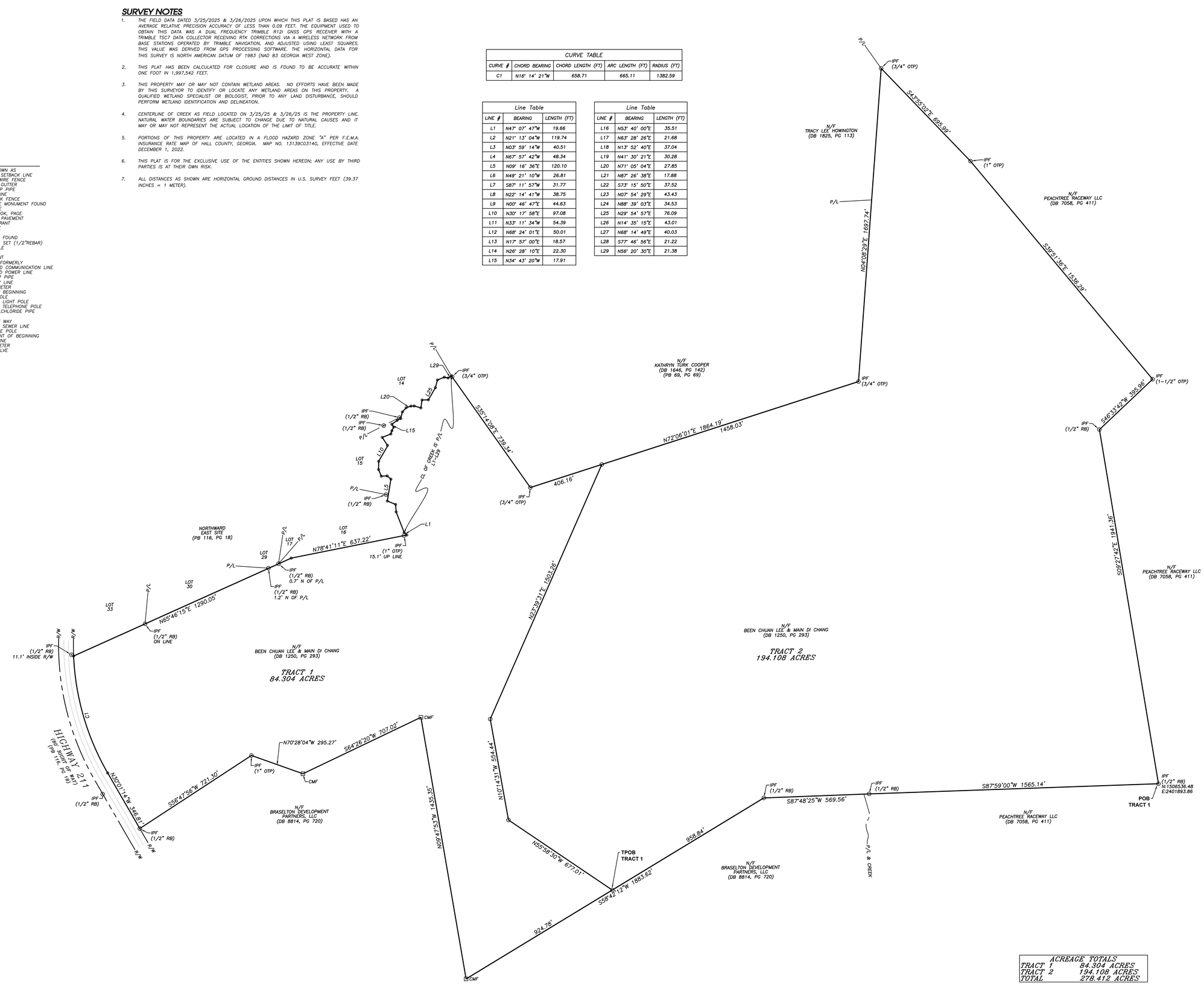
LEGEND

AKA	–	ALSO KNOWN AS
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
EP	–	EDGE OF PAVEMENT
FH	–	FIRE HYDRANT
GW	–	GUY WIRE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
–OC–	–	OVERHEAD COMMUNICATION LINE
–OE–	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RB	–	REBAR
R/W	–	RIGHT OF WAY
–S–	–	SANITARY SEWER LINE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
–W–	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N16° 14' 21"W	658.71	665.11	1382.59

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N47° 07' 47"W	19.66
L2	N21° 13' 04"W	119.74
L3	N03° 59' 14"W	40.51
L4	N67° 57' 42"W	48.34
L5	N09° 16' 36"E	120.10
L6	N49° 21' 10"W	26.81
L7	S87° 11' 57"W	31.77
L8	N22° 14' 41"W	38.75
L9	N00° 46' 47"E	44.63
L10	N30° 17' 58"E	97.08
L11	N33° 11' 34"W	54.39
L12	N68° 24' 01"E	50.01
L13	N17° 57' 00"E	18.57
L14	N26° 28' 10"E	22.30
L15	N34° 43' 20"W	17.91

Line Table		
LINE #	BEARING	LENGTH (FT)
L16	N53° 40' 00"E	35.51
L17	N63° 28' 26"E	21.68
L18	N13° 52' 40"E	37.04
L19	N41° 30' 21"E	30.28
L20	N71° 05' 04"E	27.85
L21	N87° 26' 38"E	17.88
L22	S73° 15' 50"E	37.52
L23	N07° 54' 29"E	43.43
L24	N88° 39' 03"E	34.53
L25	N29° 54' 57"E	76.09
L26	N14° 35' 15"E	43.01
L27	N68° 14' 49"E	40.03
L28	S77° 46' 56"E	21.22
L29	N56° 20' 30"E	21.38



ACREAGE TOTALS	
TRACT 1	84.304 ACRES
TRACT 2	194.108 ACRES
TOTAL	278.412 ACRES

DECM | Rochester
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | rochester.decm.com

ZONING EXHIBIT FOR

CROW HOLDINGS

LOCATED IN LAND LOT 33 HALL COUNTY, GEORGIA

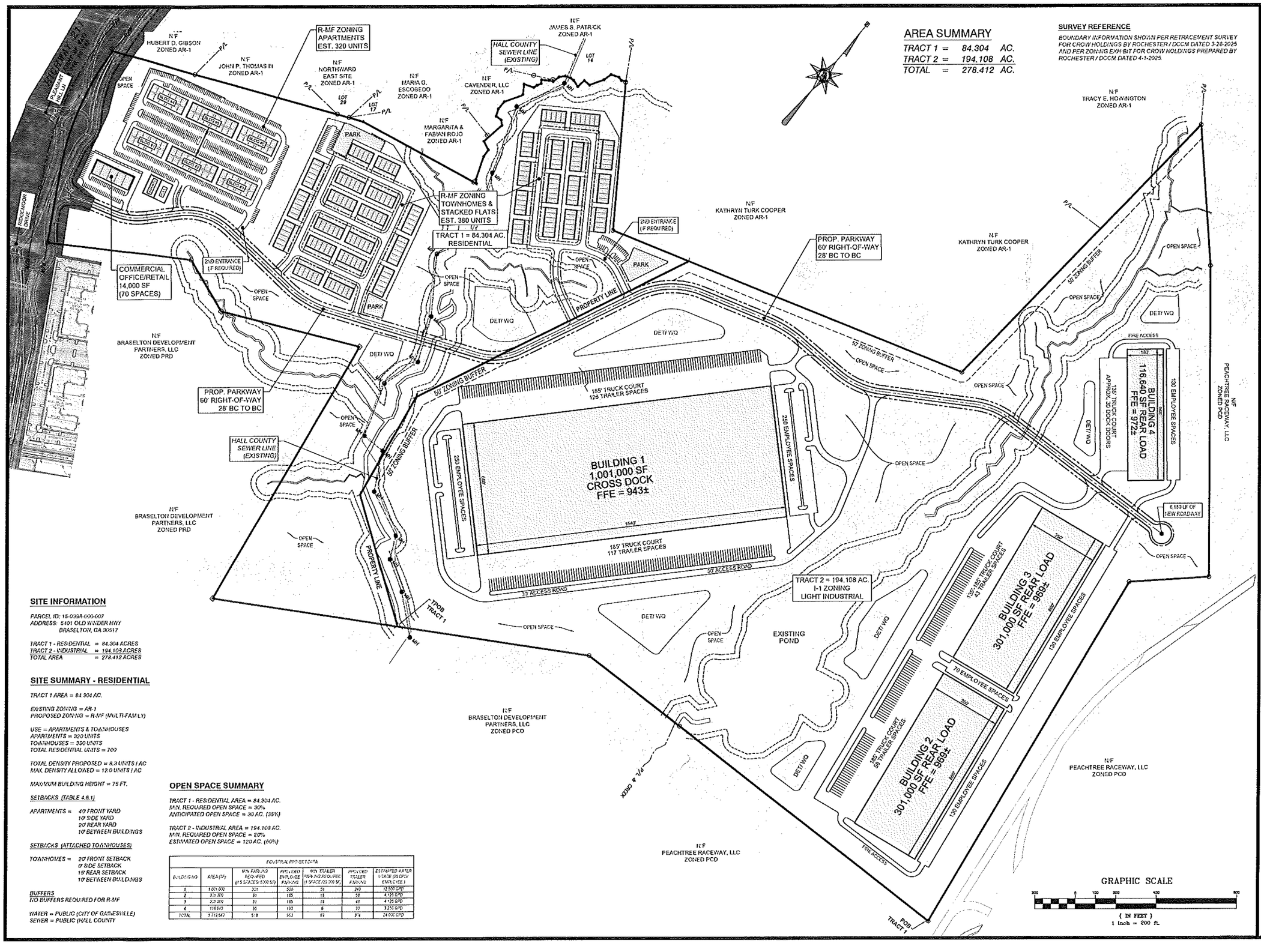
NO.	DATE	REVISIONS DESCRIPTION

GRAPHIC SCALE 0' 100' 200' 400' 600'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland

SHEET 1 OF 1

DATE: 4/1/25
SCALE: 1" = 200'
JOB NO.: 0195131
DRAWN BY: LJG
DWG NO.: ONELEXHIBIT



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL	*= 84.304 ACRES*
TRACT 2 - INDUSTRIAL	*= 194.108 ACRES*
TOTAL AREA	*= 278.412 ACRES*

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS =
40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES =
20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES / 1,000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE / 2,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD / EMPLOYEE)
1	1,001,000	501	500	51	243	12,500 GPD
2	301,000	91	185	15	59	4,125 GPD
3	301,000	91	185	15	49	4,125 GPD
4	116,640	35	133	6	22	3,250 GPD
TOTAL	1,719,640	518	953	69	374	24,000 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2025 REED PLANNING & DESIGN, INC. ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CHANGED IF ANY SHARES ARE NOT SAID TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY MENTIONED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/29/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE
8-19-2025	4	ADD COMMERCIAL
10-3-2025	5	REVISED ENTRANCE

C-1.0

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)
Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – R-MF (Residential – Multi-Family)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes. All multi-family units will be available for rent, and all other units will be available for purchase. The density will be approximately 8.3 units per acre and shall not exceed 12 units per acre in accordance with the R-MF density standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 30 acres of open space (30%).

Site Description

The tract has is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County. Thereafter, all roadways within this development shall be designated as public and shall be maintained by Hall County. Entrance will comply with state DOT comments.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Apartment Project: Approximately 320 units in 6 Multi-Family Buildings
    - The six buildings will be a maximum of 4 stories.
- Single Family Attached Townhomes and Rear-Loaded (stacked) Townhomes
    - Will not exceed 380 units
- Front facades and sides of each townhome and stacked cottage shall be composed of brick, stone, or a combination of the two, excluding gables, which shall be composed of a masonry product.
- Vinyl siding is prohibited.
- The garage door shall constitute no more than 70% of the width of the individual townhome or stacked cottage unit.
- All residential driveways shall measure no less than 22ft from the right of way to the front of the garage door.
- The development shall feature internal sidewalks, no less than 5ft in width, constructed on both sides of all internal streets.
- Final review and approval of building elevations is subject to the Director or Assistant Director of Planning and Development, or their designee.
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering

Conditions

- There shall be a mandatory Homeowners Association (HOA).
- The amenity area shall include:
    - Apartments - guest parking, outdoor pavilion, picnic area, pool, playground, mail kiosk, and pickleball court. The amenity areas shall be completed at 50% of final build-out.
    - Townhomes - guest parking, outdoor pavilion, picnic area, playground, and mail kiosk. The amenity areas shall be completed at 50% of final build-out.

- The following language shall be placed upon the final plat of the 80-acre R-MF project: "Owners and users of this property are informed of motor raceway venues nearby, and

should expect noise, crowds, and other effects associated with such venues." All conditions of zoning shall be made part of any plats created for the development.

- The development shall be designed so that all state waters and required buffers (50ft and 75ft) do not encroach on any individual townhome or stacked cottage.
- All designated open space within the development shall be commonly held and shall not be individually held by any homeowner.

Parking

All parking shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Townhomes and Rear-Loaded (stacked) Townhomes	2 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
Multi-Family Parking	2 spaces per dwelling unit plus 1 guest space for every 15 dwelling units

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat. Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County Unified Development Code.

Model Home Permits

The development shall be limited to a maximum of one (1) townhome building and one (1) stacked cottage prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permit shall be issued prior to Final Plat recording.

Sales and Construction Trailers

Applicant is requesting the ability to install one leasing trailer for apartments, one sales trailer for the townhomes and stacked cottages, and two constructions trailer with associated parking areas in locations to be determined at the time of final plat approval.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

The entry monument signage shall not conflict with the 2025 Hall County Unified Development Code.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-MF master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to R-MF of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

390 Brogdon Road

Suwanee, GA 30024

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)

Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – I-I (Light-Industrial)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 120 acres of open space (60%).

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County at the expense of the Applicant. Thereafter, all roadways within this development may be designated as public, but the determination as to whether it shall be maintained by Hall County or a property ownership association will be made at a later date. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Approximately 1,719,640 SF of Light-Industrial warehouse space
    - Building 1: 1,001,000 SF, Cross Dock
        - Two 185' Truck Courts
    - Building 2: 301,000 SF, Rear Load
        - One 185' Truck Court
    - Building 3: 301,000 SF, Rear Load
        - One 135'-185' Truck Court
    - Building 4: 116,640 SF, Rear Load
        - One 135' Truck Court
- Buildings shall not exceed 55ft in height.
- The proposed building designs include tilt-wall concrete, cross docks, rear load docks, and truck courts.
- While the proposed site plan, renderings, elevations, and building designs may be updated and are subject to change, the final design will comply with applicable Unified Development Code Requirements.
- Speed tables in coordination with Hall County Engineering

Parking

Applicant is proposing 344 trailer parking spaces and 890 employee parking spaces around the light-industrial warehouses, as that is the industrial industry standard number of parking spaces for the use and size of the proposed warehouse and is consistent with other modern warehouse products that are being developed today in the northeast Georgia submarket. The site plan is subject to change, but shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Light Industrial	1.5 spaces per 5,000 square feet

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the light-industrial warehouse development to direct traffic to sales and leasing centers and to identify differing areas. All permanent internal signage must be outside of

any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat. Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County UDC.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

No entry monument signage shall conflict with the 2025 Hall County UDC.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.
    - Submitted along with this Amended Project Narrative is a letter from GDOT, dated July 11, 2025, granting commercial driveway access by the Department of Transportation at the Subject Property location.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the I-I master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to I-I of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

TRAFFIC IMPACT STUDY FOR

SR 211 Mixed-Use Site
Hall County, Georgia

DATE:
June 3, 2025

LOCATION:
Hall County, Georgia

PREPARED FOR:
CHI/Acquisitions, L.P.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



NV5

nv5.com

Executive Summary

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

TABLE OF CONTENTS

Executive Summary i
A. Introduction 1
B. Existing Conditions 4
B.1. Transportation Facilities 4
B.2. Traffic Counts 4
C. Future Conditions 6
C.1. Background Growth 6
C.2. Planned Roadway Projects 6
C.3. Project Trip Generation 8
C.4. Trip Distribution and Assignment 8
D. Traffic Impact Analyses 15
D.1. 2025 Existing Conditions Analysis 15
D.2. 2030 No-Build Conditions Capacity Analysis 16
D.3. 2030 Build Conditions Capacity Analysis 17
E. Site Driveway Evaluation 18
E.1. GDOT Turn-Lane Evaluations 18
E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations 18
F. Conclusions 19

LIST OF TABLES

Table 1: Trip Generation 8
Table 2: 2025 Existing Conditions Capacity Analysis 15
Table 3: 2030 No-Build Capacity Analysis 16
Table 4: 2030 Build Capacity Analysis 17
Table 5: GDOT Turn Lane Warrants 18

LIST OF FIGURES

Figure 1: Vicinity Map 2
Figure 2: Site Location Aerial 3
Figure 3: 2025 Existing Traffic Volumes 5
Figure 4: 2030 No-Build Traffic Volumes 7
Figure 5: Personal Vehicle Trip Distribution 9
Figure 6: Personal Vehicle Development Trips 10
Figure 7: Truck Trip Distribution 11
Figure 8: Truck Development Trips 12
Figure 9: Total Development Trips 13
Figure 10: 2030 Build Traffic Volumes 14

A. Introduction

A new mixed-use is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive in Hall County, Georgia. The proposed development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. The site is proposed to have a single access-point onto SR 211.

The traffic analyses in this report are for a single phase of construction – full build-out even though the development cycle will likely be divided between industrial and residential. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is fully completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2030:

1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Hall County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

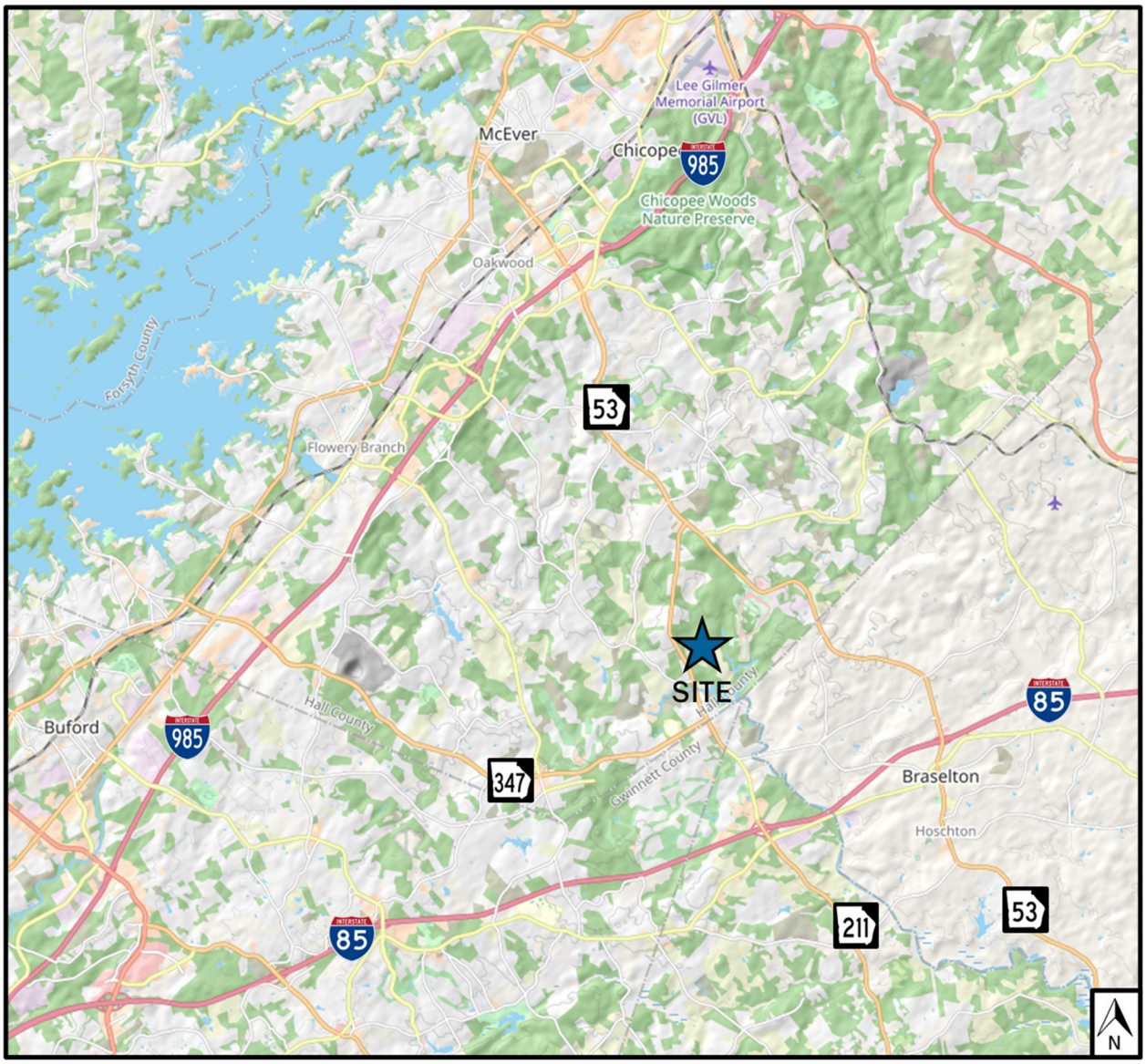
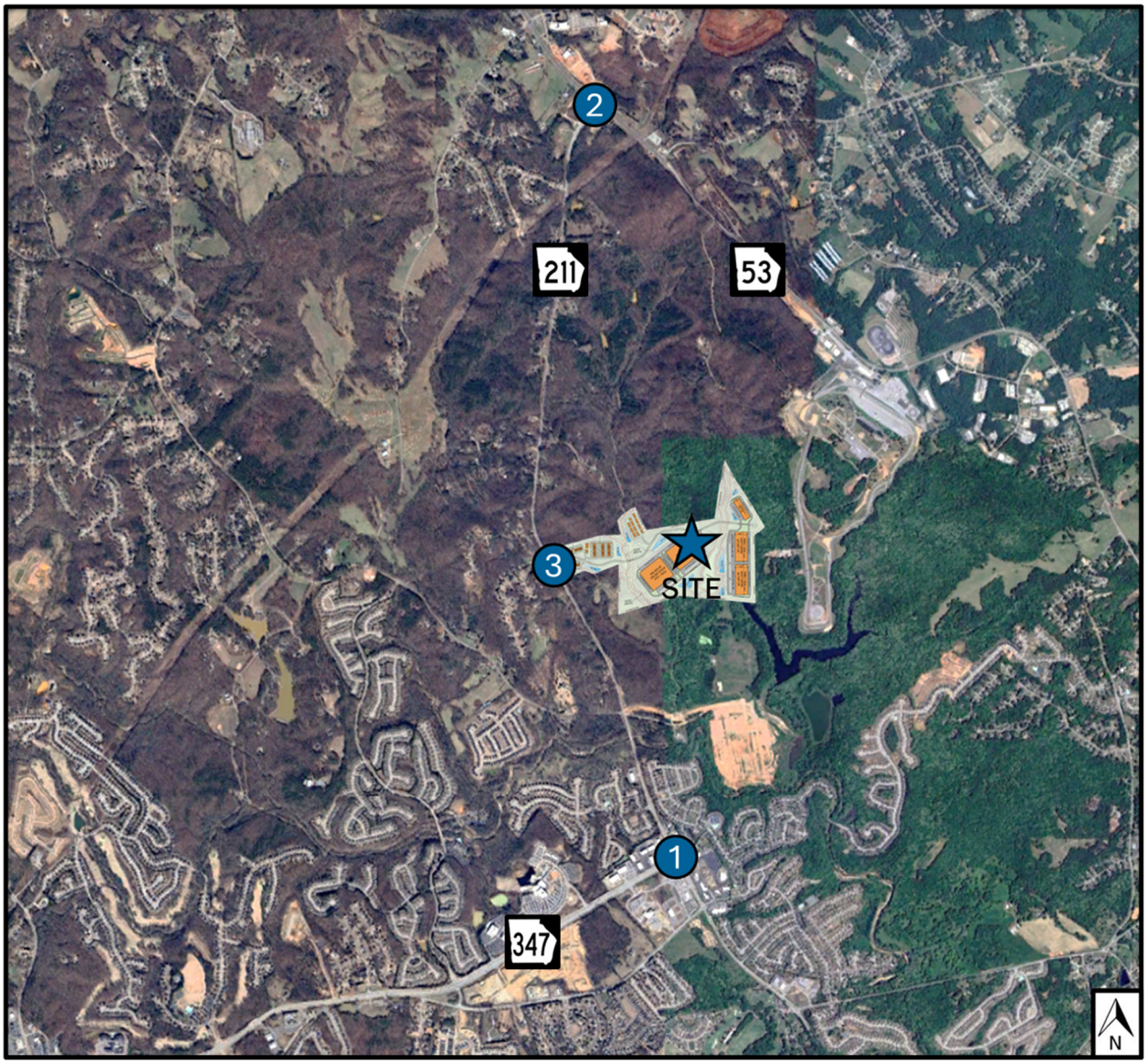


Figure 2: Site Location Aerial



1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway / Ridgemoor Drive

B. Existing Conditions

B.1. Transportation Facilities

SR 211 is currently a two-lane, undivided, minor arterial highway that has a north/south orientation for the purposes of this study. SR 211 runs south from its intersection with SR 53 towards Barrow County and I-85. The posted speed limit along SR 211 is 45 miles per hour (MPH) and land uses along the highway are primarily residential in the study area with commercial around its intersection with SR 347 / Bayberry Drive.

SR 53 is a four-lane, divided highway classified as a principal arterial highway west of its intersection with SR 211 and a minor arterial highway east of the intersection as the highway narrows to a two-lane, undivided roadway. SR 53 has an east/west orientation, for the purposes of this study, and runs west towards Oakwood and I-985 and runs east towards Braselton and I-85. The posted speed limit along SR 53 in the study area is 45 MPH. Most of the land is undeveloped along the highway with some small commercial uses in the area as well as a Hall County fire station.

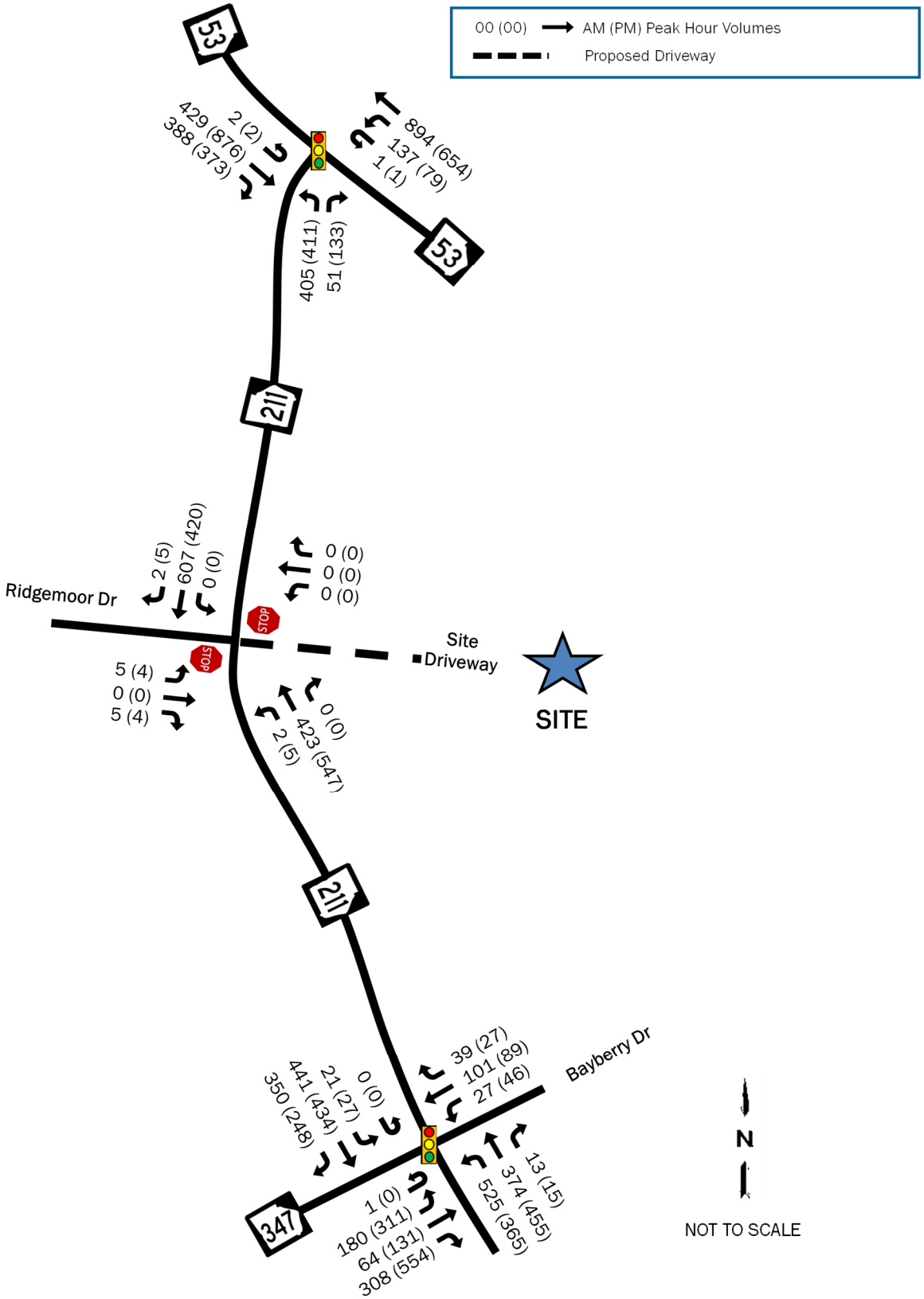
SR 347 (Friendship Road) is a six-lane, divided, minor arterial highway with an east-west orientation for the purposes of this study. SR 347 runs west from its intersection with SR 211 towards Buford and I-985. SR 53 shares an intersection at SR 211 with Bayberry Drive. The posted speed limit along SR 53 is 45 MPH and land uses along the highway are primarily commercial at the study intersection with residential west of the study area.

Bayberry Drive is a four-lane, divided, local roadway that runs east of its intersection with SR 211 into the Mulberry Park residential subdivision. Bayberry Drive also includes three access points for commercial developments located along SR 211. The posted speed limit along Bayberry Drive is 25 MPH.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, March 25, 2025. Average daily traffic counts were also collected on SR 211 in front of the proposed site. The average daily weekday traffic along SR 211 is approximately 12,500 vehicles per day near the project site. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2025 are shown in Figure 3 (2025 Existing Traffic Volumes).

Figure 3: 2025 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate used in the study area is based upon an analysis of historical traffic counts in study area according to Georgia DOT's Traffic Data Application. The project is expected to be completed in 2030. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 2.4% per year for five (5) years. The expected volumes are shown in Figure 4, 2030 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

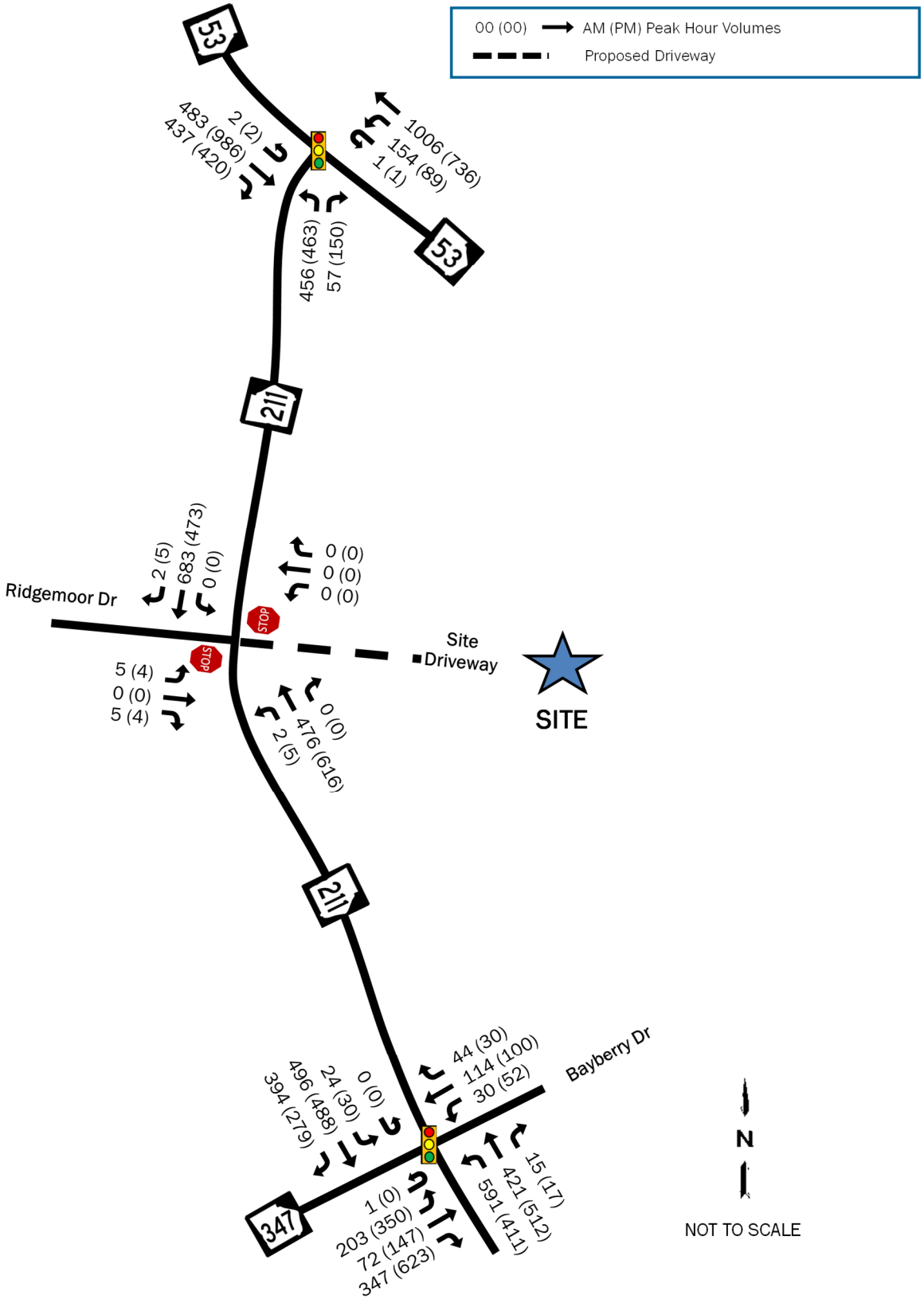
C.2. Planned Roadway Projects

GDOT has two projects planned for SR 211 that are expected to impact the study area and be completed by the end of 2030. The first, PI 0016089, will widen SR 211 from Liberty Church Road to SR 347 / Bayberry Drive from two-lanes to a four-lane, divided highway. This project will add significant capacity improvements to the intersection of SR 211 with SR 347 including an additional eastbound left-turn lane, eastbound right-turn lane, northbound through-lane, northbound right-turn lane, and a westbound right-turn lane. Letting for this project is scheduled for 2025.

The second project, PI 0007233, will continue the widening north to SR 53 creating a series of R-cuts along the highway and a multilane roundabout at the intersection of SR 211 with Union Church Road. This project will add a second southbound through-lane to the intersection of SR 211 with SR 347, but not significantly impact the intersection of SR 211 with SR 53, other than extending the storage bay for northbound right-turns. Construction for this project is expected to be completed by the end of 2030.

The changes from these widening plans are expected to include signal timing improvements, so for the purposes of this study, signal timings for the future (No-build) analysis were optimized and the same timings were used for the future + project traffic (Build) analysis.

Figure 4: 2030 No-Build Traffic Volumes



C.3. Project Trip Generation

Project trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. According to ITE, trips for light industrial developments include both personal vehicles and trucks. Table 1 below shows the breakdown of the trips expected to be generated by the new mixed-use development.

Table 1: Trip Generation

Land Use Code	Variable	Trip Type	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
110 - Light Ind.	1,719,640 SF	Personal Vehicle	1,820	159	37	196	38	143	181
		Truck	936	18	16	34	27	25	52
215 – Townhomes	350 Units	Personal Vehicle	2,616	55	121	176	117	89	206
220 – Apts	350 Units	Personal Vehicle	2,318	31	100	131	108	63	171
Total			**7,690**	**263**	**273**	**537**	**290**	**320**	**610**

The development will generate a total of 537 new vehicle trips (263 entering and 273 exciting) during the AM peak hour, and a total of 610 new vehicle trips (290 entering and 320 exiting) during the PM peak hour.

C.4. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. Traffic counts at the nearest intersection to the north and south of the site suggest that approximately

- 30% of vehicles will travel to/from the northwest along SR 53
- 10% will travel to/from the northeast along SR 53
- 25% will travel to/from the southwest along SR 347
- 35% will travel to/from the south along SR 211.

The detailed personal vehicles trip distribution is shown in Figure 5. The personal vehicles trips generated from the development utilizing the trip distribution is depicted in Figure 6. Truck counts at the intersections suggest a different distribution pattern for heavy vehicles. The counts suggest that:

- 30% of trucks will travel to/from the northwest along SR 53,
- 25% will travel to/from the northeast along SR 53,
- 20% will travel to/from the southwest along SR 347, and
- 25% will travel to/from the south along SR 211.

The truck distribution is shown in Figure 7, and the resulting truck trips are shown in Figure 8. Figure 9 shows the total project trip generation. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 5: Personal Vehicle Trip Distribution

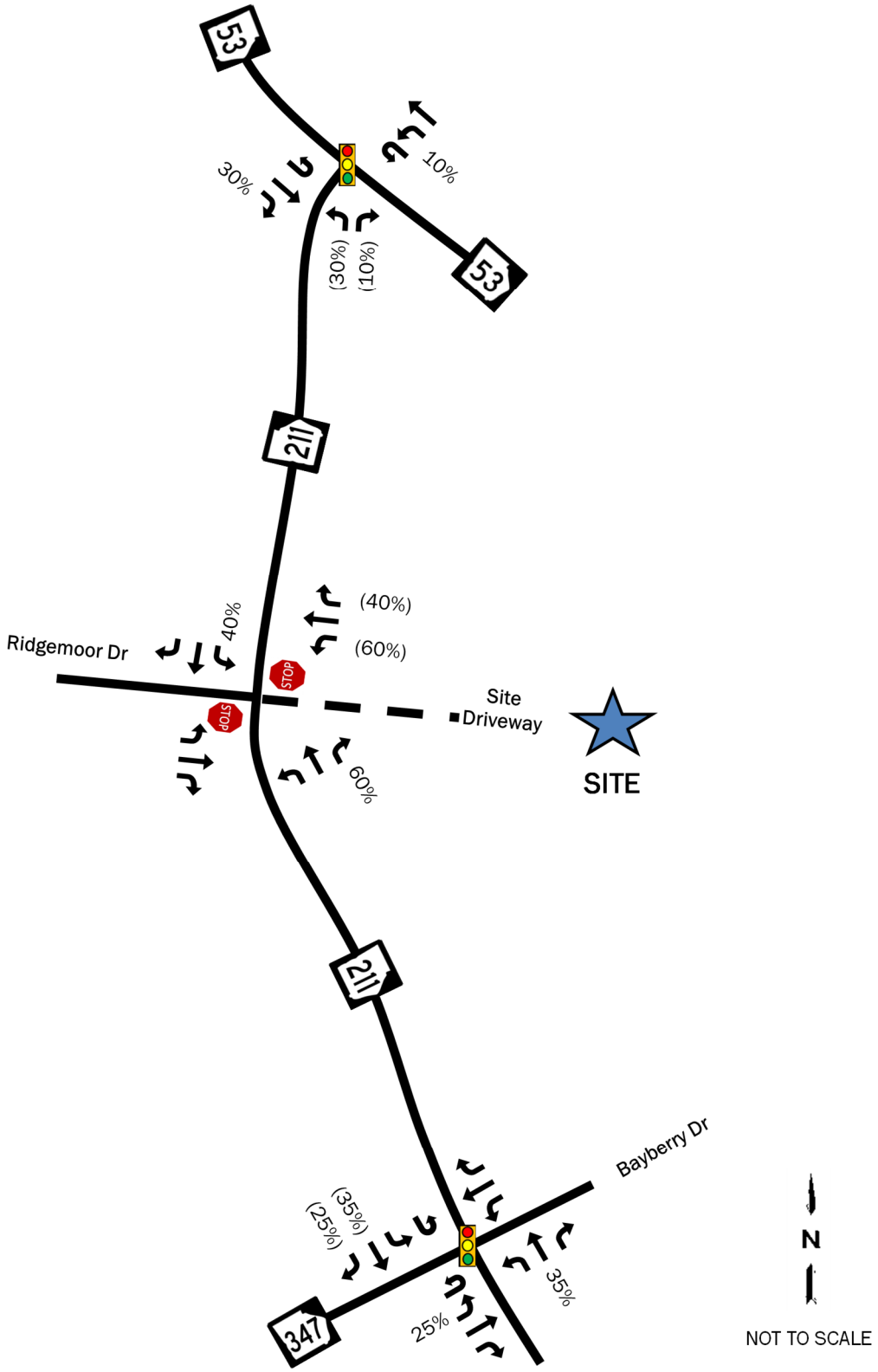


Figure 6: Personal Vehicle Development Trips

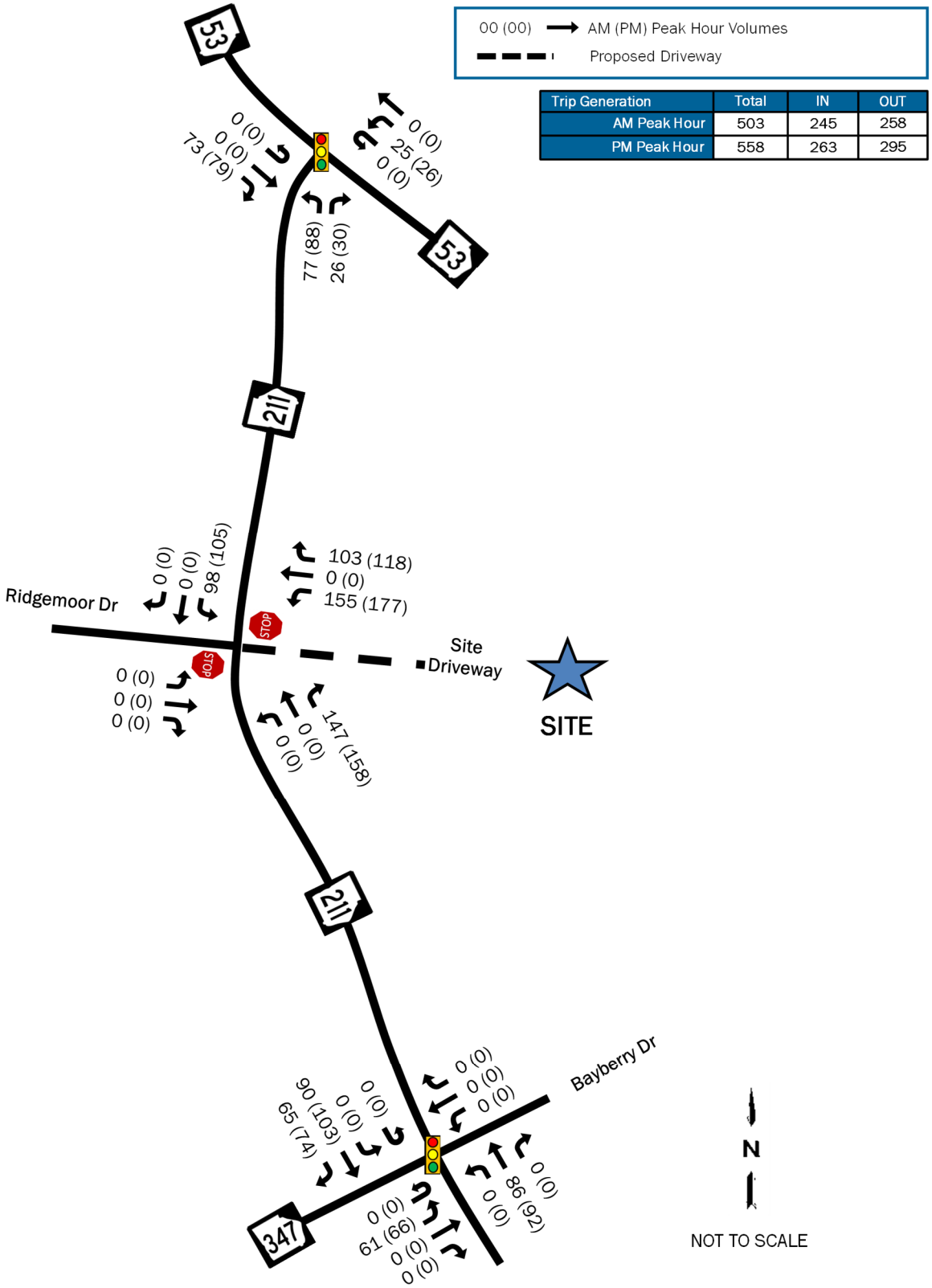


Figure 7: Truck Trip Distribution

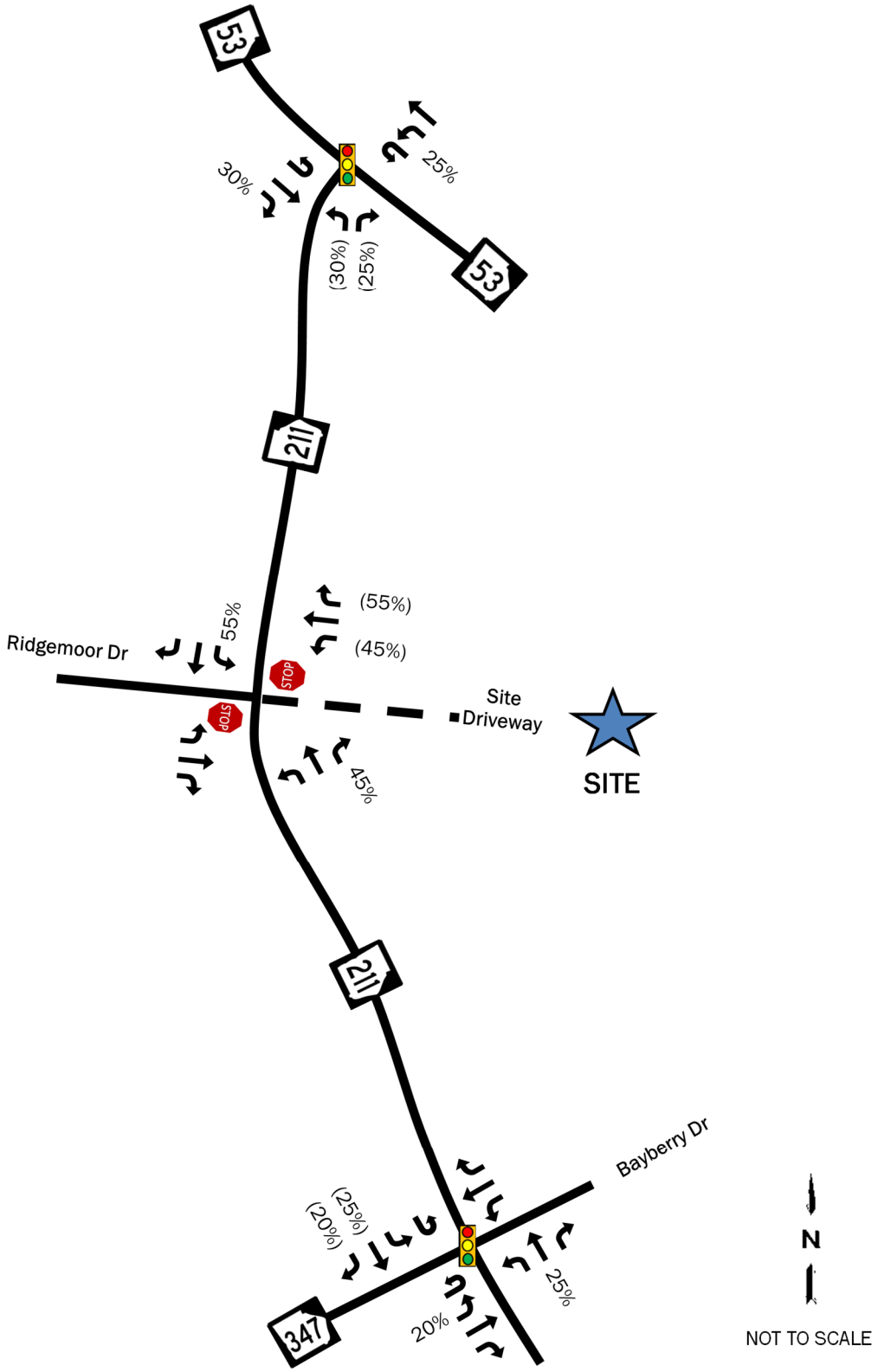


Figure 8: Truck Development Trips

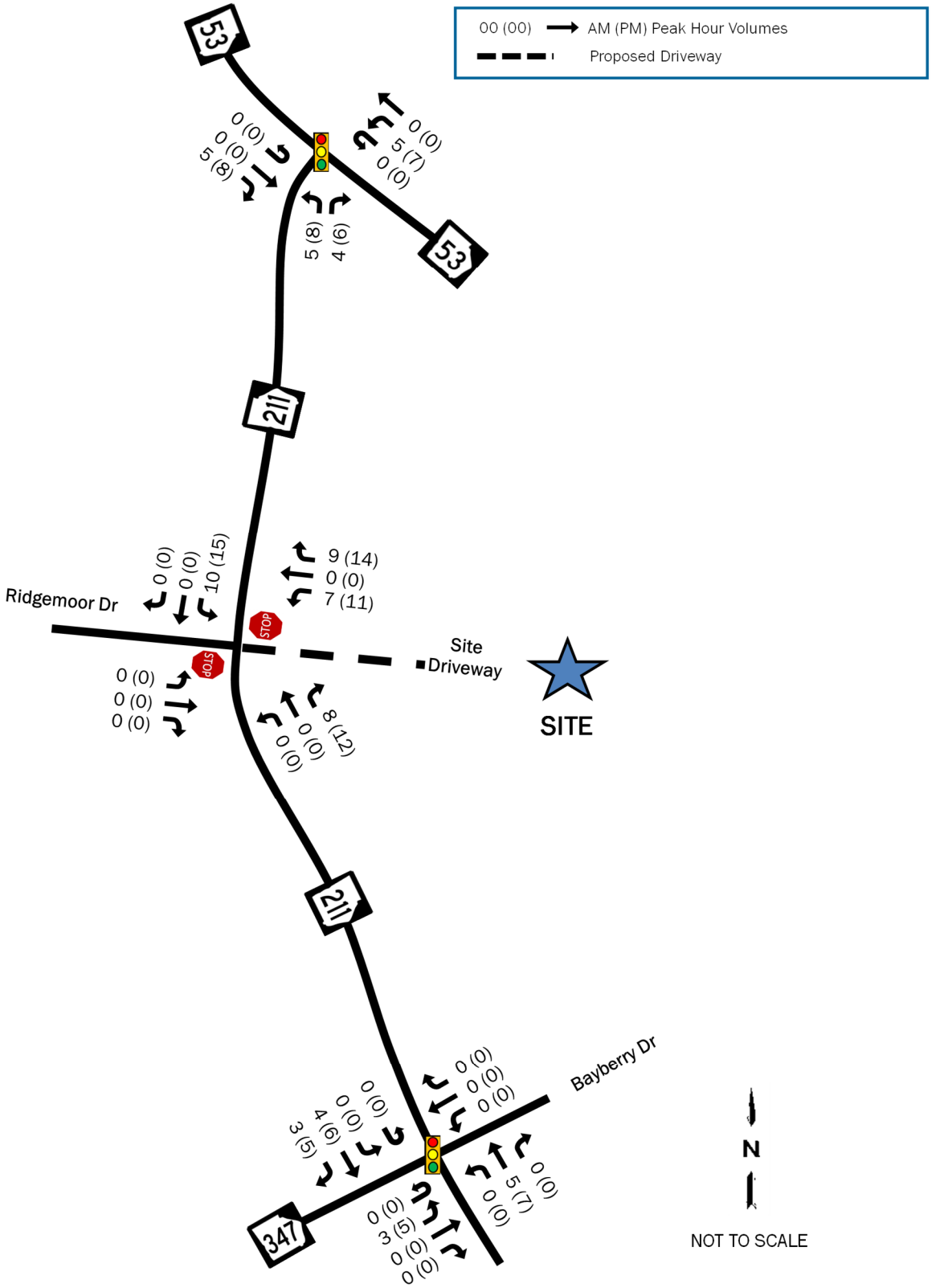


Figure 9: Total Development Trips

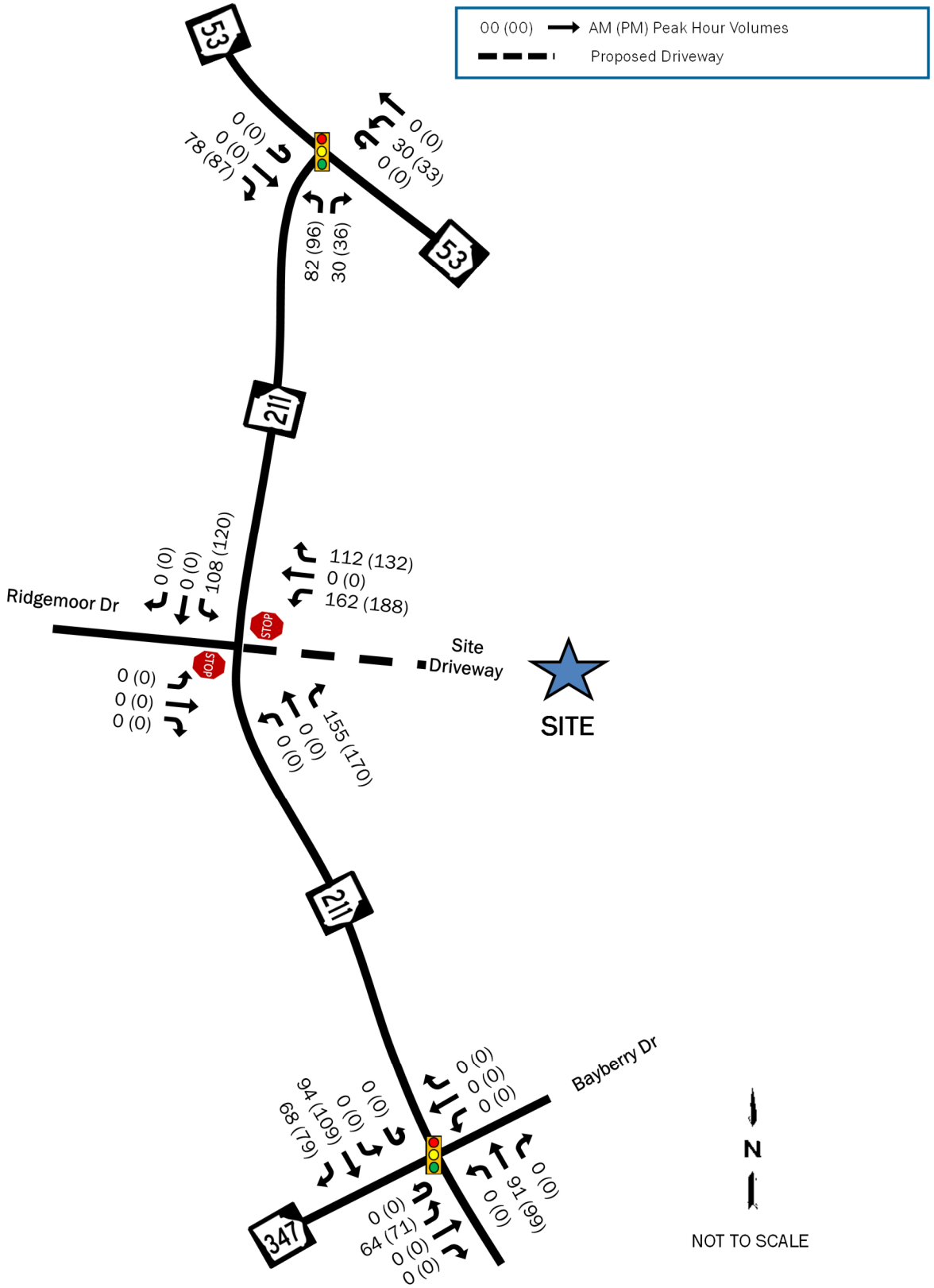
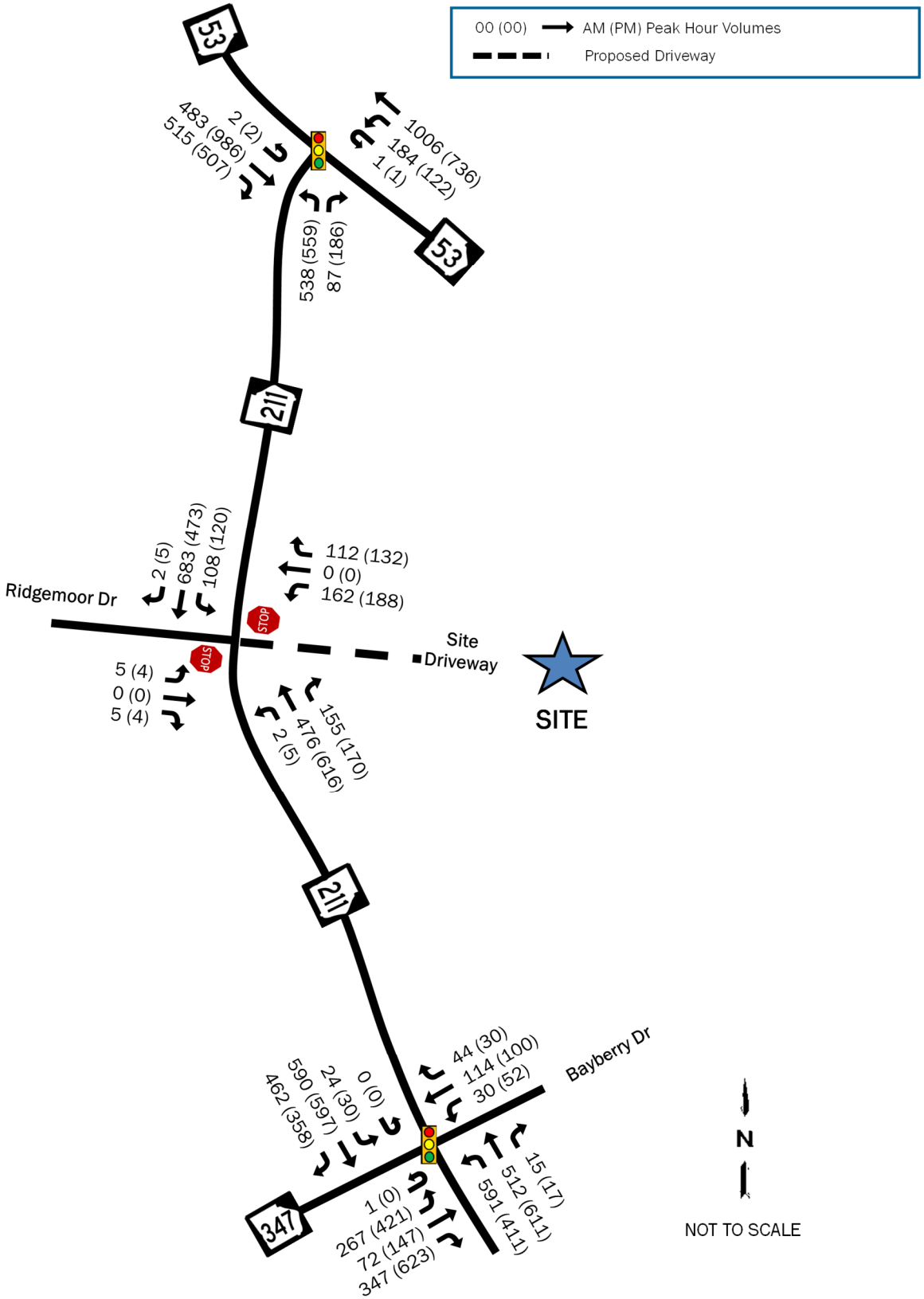


Figure 10: 2030 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C. Singal timing for the intersections SR 211 with SR 53 and with SR 347 / Bayberry Drive were taken from GDOT's Automated Traffic Signal Performance Measures application. Printouts of the timings are included with the Synchro® output reports in Appendix C. Since HCM does not analyze U-turns at signalized intersections, all U-turns were included as left-turns. The eastbound approach at the intersection of SR 211 with SR 53 had few U-turns that could not be accounted for as the intersection is a T-intersection, but there is an exclusive storage lane for these U-turns and the delay to make the U-turn is negligible to the rest of the intersection.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**52.6**	**F**	**113.5**
			EB	E	71.0	F	192.5
			WB	F	90.6	F	135.7
			NB	D	42.5	D	45.6
			SB	D	37.4	D	38.6
2	SR 211 & SR 53	Signal	**Overall**	**A**	**8.9**	**A**	**9.3**
			EB	A	6.6	A	6.9
			WB	A	7.3	A	6.9
			NB	B	16.9	B	19.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	20.3	C	18.4
			NBL	A	8.9	A	8.3

As shown in Table 2, the intersection of SR 211 with SR 347 / Bayberry Drive currently experiences heavy delay along the two side-streets, especially during the PM peak period. Much of the delay is due to a high cycle length during the PM peak period of 160 seconds and very little time allocated to the side streets, despite having a high volume of traffic coming from SR 347.

D.2. 2030 No-Build Conditions Capacity Analysis

The results of the 2030 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4. The analysis for 2030 assumes the improvements to SR 211 will be in place.

Table 3: 2030 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**39.8**	**D**	**37.0**
			EB	D	38.3	D	35.6
			WB	E	69.2	E	59.1
			NB	D	44.4	D	37.7
			SB	C	29.5	C	31.9
2	SR 211 & SR 53	Signal	**Overall**	**A**	**9.9**	**B**	**10.7**
			EB	A	7.0	A	7.3
			WB	A	7.8	A	7.5
			NB	C	20.3	C	24.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	23.8	C	21.3
			NBL	A	9.2	A	8.5

As shown in Table 3, the major improvements to SR 211 and the intersection of SR 211 with SR 347 / Bayberry Drive is expected to greatly improve traffic operations at the intersection. The Bayberry Drive approach may still experience slightly high delay due to timings needing to favor the other approaches, but queues for this approach are expected to stay low.

D.3. 2030 Build Conditions Capacity Analysis

The results of the 2030 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10. As with the no-build analysis, the SR 211 widening is expected to be completed.

Table 4: 2030 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**40.5**	**D**	**37.4**
			EB	D	38.8	D	35.9
			WB	E	69.6	E	59.1
			NB	D	42.6	D	36.7
			SB	D	34.2	C	34.9
2	SR 211 & SR 53	Signal	**Overall**	**B**	**12.1**	**B**	**13.4**
			EB	A	8.4	A	8.7
			WB	A	8.9	B	10.2
			NB	C	24.7	C	27.8
3	SR 211 & Site Driveway	Round-about	**Overall**	**A**	**7.1**	**A**	**8.0**
			EB	A	6.7	A	5.6
			WB	A	9.0	B	12.9
			NB	A	6.2	A	7.3
			SB	A	7.3	A	6.3

As shown in Table 4, the addition of traffic from the proposed mixed-use development is not expected to have a major impact on traffic operations at the nearby intersections. Delay is expected to increase slightly from the no-build volumes, but overall operations are expected to stay the same.

After conducting an Intersection Control Evaluation (See Section E.2) and weighing the industrial character of the site, the best intersection configuration for the proposed access is a multilane roundabout.

E. Site Driveway Evaluation

E.1. GDOT Turn-Lane Evaluations

The need for right and left-turn lanes at the proposed site driveway was analyzed using methodologies from GDOT. GDOT bases the warrants for turn lanes on the speed of the roadway, the average daily traffic along the roadway, and the number of lanes of the roadway. SR 211 is expected to be a four-lane divided roadway by the time the proposed site is completed. The speed limit of SR 211 is 45 MPH, and the average daily traffic is over 10,000 vehicles per day. Table 5 shows the results of the turn lane warrants for the two proposed driveways.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?
3	SR 211 & Ridgemoor Dr/ Site Driveway	SBL	1,608 LT/Day	250 LT/Day	YES
		NBR	2,237 RT/Day	75 RT/Day	YES
		NBL	58 LT/Day	250 LT/Day	No

As shown in Table 6, both a northbound right-turn deceleration lane and a southbound left-turn lane is warranted at the proposed site driveway. **It is noted that the turn lanes will only be applicable if a multilane roundabout is not constructed at the intersection.**

E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations

The site driveway was analyzed for different intersection types to decide what would be best for the intersection configuration. With the amount of traffic expected from the development, a signal is likely warranted at the proposed access point. A traffic signal ranked first in the ICE analysis; however, the signal is likely only warranted after the site reaches full-build out, so it would not be a likely option as the site is developed over time.

The second ranked option was an R-Cut which is consistent with the current concept for the SR 211 widening plans. While a R-Cut, could work at the site driveway, the site is expected to generate many large trucks throughout the day which would have to make a U-turn to head towards I-85, which could be dangerous and impeded traffic on SR 211.

A multilane roundabout ranked third in the evaluation but performed the best in terms of capacity, while allowing the safest access onto SR 211 for the larger vehicles; thus, a multilane roundabout is recommended at the site driveway. Additionally, it is recommended that the site driveway align with Ridgemoor Drive on the west side of SR 211 to prevent conflicting turns. Ridgemoor Drive is a small, dead-end road that provides access to about 37 single-family homes, so very little traffic is expected from that approach. The ICE worksheets are included in Appendix E.

F. Conclusions

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The widening of SR 211 and updated signal timings will yield satisfactorily operations during both peak hours even with additional traffic growth in the area. The addition of traffic from the proposed mixed-use site is expected to increase delay only marginally at the two study intersections, allowing them to continue operating similarly to no-build conditions.

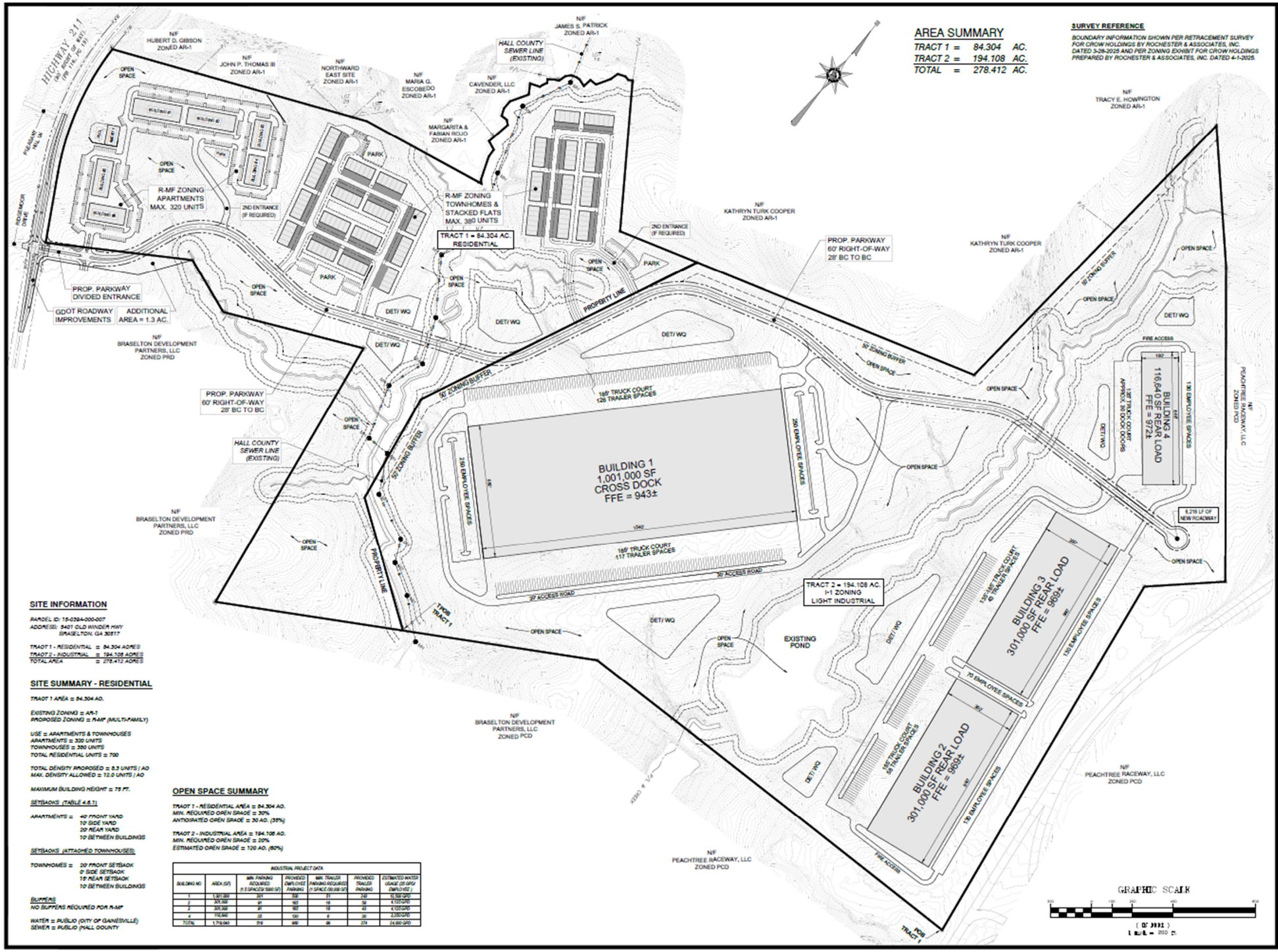
The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/ 1000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE /10,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	501	536	51	140	10,700 GPD
2	301,000	91	165	15	58	4,125 GPD
3	301,000	91	165	15	43	4,125 GPD
4	116,640	35	135	6	30	3,375 GPD
TOTAL	1,719,640	518	969	89	374	24,950 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

(C) 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-30-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISE ENTRANCE

C-1.0

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Prepared by National Data & Surveying Services

SR 211 & Friendship Rd/Bayberry Dr/SR 347

Peak Hour Turning Movement Count

ID: 25-180066-001
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	2444	0	2702
TEV	AM	NOON	PM
PHF	0.98		0.97

SR 211 — SOUTHBOUND

AM	350	441	21	0	593	AM
NOON	0	0	0	0	0	NOON
PM	248	434	27	0	793	PM

EASTBOUND — Friendship Rd/Bayberry Dr/SR 347

AM	NOON	PM		
977	0	702		
1	0	0	0	
180	0	311	1	
64	0	131	1	
308	0	554	1	
AM	NOON	PM		

WESTBOUND — Friendship Rd/Bayberry Dr/SR 347

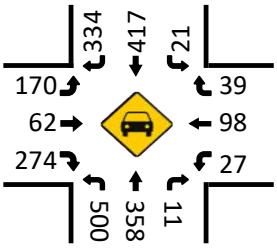
PM	NOON	AM	
27	0	39	0
89	0	101	1
46	0	27	1
0	0	0	0
173	0	98	
PM	NOON	AM	

SR 211 — NORTHBOUND

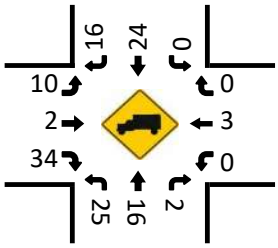
PM	1034	0	365	455	15	PM
NOON	0	0	0	0	0	NOON
AM	776	0	525	374	13	AM

0 2 1 0

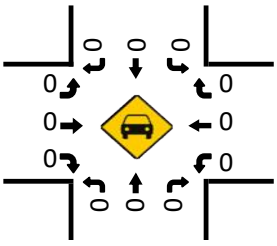
Cars (AM)



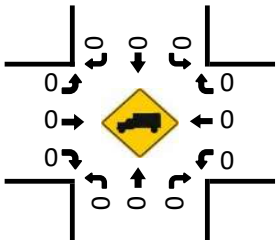
HT (AM)



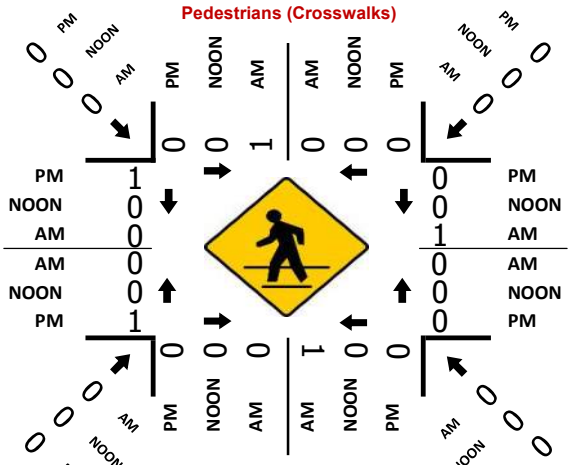
Cars (NOON)



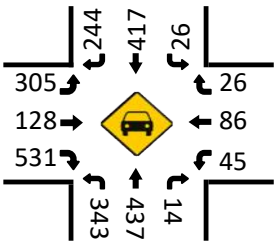
HT (NOON)



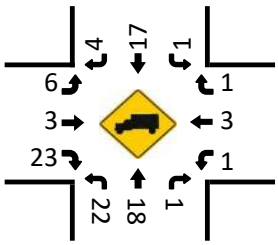
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

SR 211 & SR 53/SR 211

Peak Hour Turning Movement Count

ID: 25-180066-002
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2307	0	2529
PHF	0.92		0.97

SR 211 — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

SR 53/SR 211 — EASTBOUND

AM	NOON	PM	
1301	0	1067	⇦
2	0	2	↰ 1
0	0	0	↱ 0
429	0	876	→ 2
388	0	373	↘ 1
AM	NOON	PM	

SR 53/SR 211 — WESTBOUND

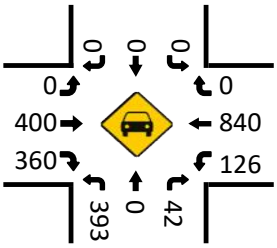
PM	NOON	AM	
0	0	0	↰ 0
654	0	894	← 2
79	0	137	↙ 1
1	0	1	↳ 0
1010	0	481	⇨
PM	NOON	AM	

SR 211 — NORTHBOUND

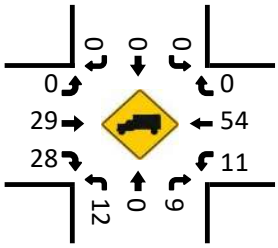
PM	452	0	411	0	133	PM
NOON	0	0	0	0	0	NOON
AM	525	0	405	0	51	AM

0 2 0 1

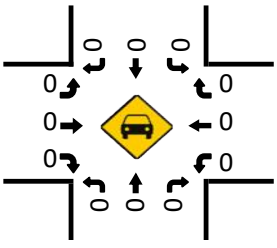
Cars (AM)



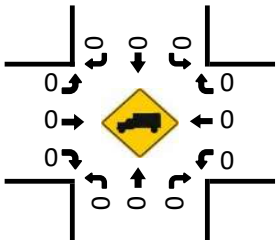
HT (AM)



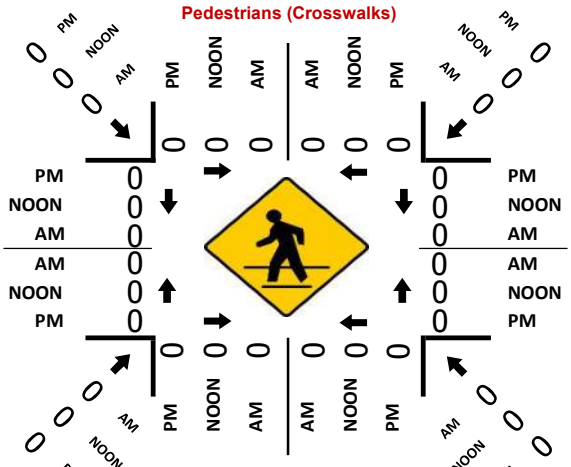
Cars (NOON)



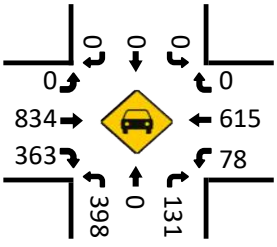
HT (NOON)



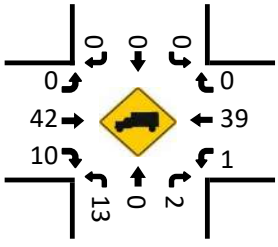
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,114	6,253	0	0	12,367

DAILY TOTALS

15-Minutes Interval

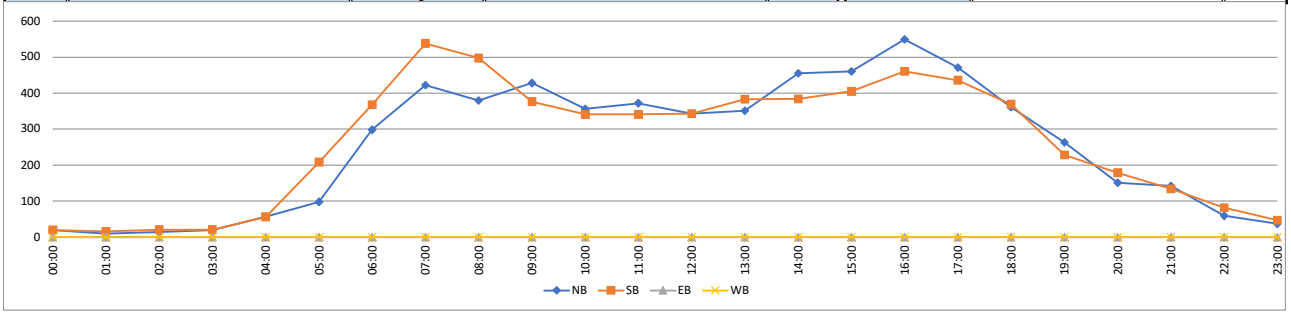
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	10	3			13	12:00	111	83			194
0:15	3	7			10	12:15	85	78			163
0:30	4	3			7	12:30	75	100			175
0:45	2	7			9	12:45	72	82			154
1:00	4	4			8	13:00	86	92			178
1:15	1	3			4	13:15	86	107			193
1:30	2	7			9	13:30	96	84			180
1:45	3	2			5	13:45	83	100			183
2:00	3	4			7	14:00	93	101			194
2:15	2	2			4	14:15	117	98			215
2:30	5	3			8	14:30	122	80			202
2:45	4	12			16	14:45	123	105			228
3:00	4	6			10	15:00	97	82			179
3:15	3	2			5	15:15	117	91			208
3:30	7	8			15	15:30	132	107			239
3:45	5	5			10	15:45	114	125			239
4:00	10	8			18	16:00	127	127			254
4:15	10	7			17	16:15	126	129			255
4:30	19	13			32	16:30	155	92			247
4:45	18	28			46	16:45	141	112			253
5:00	14	25			39	17:00	138	91			229
5:15	24	42			66	17:15	114	125			239
5:30	27	60			87	17:30	113	102			215
5:45	33	81			114	17:45	106	118			224
6:00	57	56			113	18:00	112	94			206
6:15	58	108			166	18:15	86	97			183
6:30	90	112			202	18:30	86	93			179
6:45	93	92			185	18:45	77	85			162
7:00	93	104			197	19:00	69	65			134
7:15	111	112			223	19:15	65	52			117
7:30	117	164			281	19:30	70	50			120
7:45	101	158			259	19:45	59	61			120
8:00	85	152			237	20:00	38	47			85
8:15	96	128			224	20:15	42	50			92
8:30	98	115			213	20:30	36	41			77
8:45	100	102			202	20:45	35	41			76
9:00	117	91			208	21:00	46	36			82
9:15	126	98			224	21:15	38	33			71
9:30	103	104			207	21:30	36	40			76
9:45	82	83			165	21:45	22	25			47
10:00	66	88			154	22:00	16	23			39
10:15	99	82			181	22:15	15	18			33
10:30	98	83			181	22:30	16	30			46
10:45	93	88			181	22:45	12	11			23
11:00	83	81			164	23:00	12	11			23
11:15	96	85			181	23:15	7	18			25
11:30	88	86			174	23:30	11	10			21
11:45	105	89			194	23:45	7	8			15
TOTALS	2472	2803	0	0	5275	TOTALS	3642	3450	0	0	7092
SPLIT %	47%	53%	0%	0%	43%	SPLIT %	51%	49%	0%	0%	57%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	19	20			39
01:00	02:00	10	16			26
02:00	03:00	14	21			35
03:00	04:00	19	21			40
04:00	05:00	57	56			113
05:00	06:00	98	208			306
06:00	07:00	298	368			666
07:00	08:00	422	538			960
08:00	09:00	379	497			876
09:00	10:00	428	376			804
10:00	11:00	356	341			697
11:00	12:00	372	341			713
12:00	13:00	343	343			686
13:00	14:00	351	383			734
14:00	15:00	455	384			839
15:00	16:00	460	405			865
16:00	17:00	549	460			1009
17:00	18:00	471	436			907
18:00	19:00	361	369			730
19:00	20:00	263	228			491
20:00	21:00	151	179			330
21:00	22:00	142	134			276
22:00	23:00	59	82			141
23:00	00:00	37	47			84

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2472	2803			5275
Peak Hour	8:45	7:30			7:30
Peak Volume	446	602			1001
Peak Hour Factor	0.885	0.918			0.891
Peak Period	12:00	to	00:00		
Volume	3642	3450			7092
Peak Hour	16:15	15:30			16:00
Peak Volume	560	488			1009
Peak Hour Factor	0.903	0.946			0.989
Peak Period	07:00	to	09:00		
Volume	801	1035			1836
Peak Hour	7:00	7:30			7:30
Peak Volume	422	602			1001
Peak Hour Factor	0.902	0.918			0.891
Peak Period	16:00	to	18:00		
Volume	1020	896			1916
Peak Hour	16:15	16:00			16:00
Peak Volume	560	460			1009
Peak Hour Factor	0.903	0.891			0.989



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Wednesday
Date: 3/26/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,171	6,344	0	0	12,515

DAILY TOTALS

15-Minutes Interval

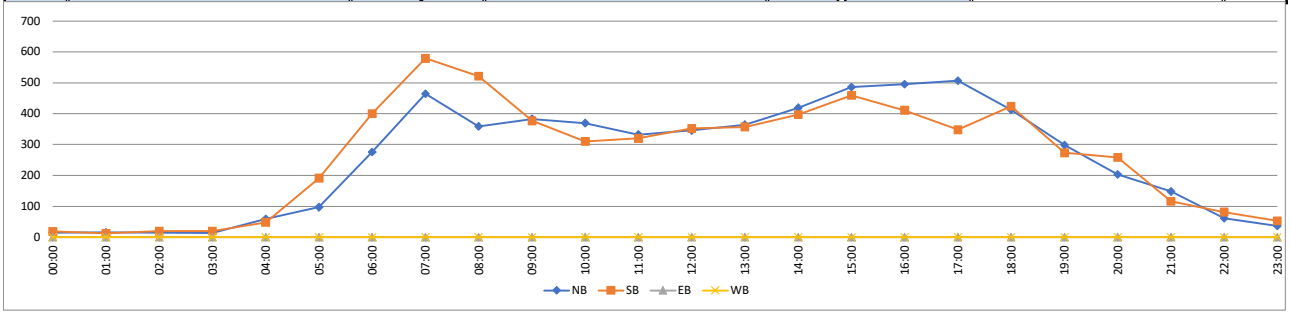
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	5	5			10	12:00	80	78			158
0:15	4	6			10	12:15	83	79			162
0:30	4	3			7	12:30	100	95			195
0:45	1	4			5	12:45	83	100			183
1:00	5	4			9	13:00	83	76			159
1:15	5	3			8	13:15	104	89			193
1:30	4	1			5	13:30	95	94			189
1:45	1	4			5	13:45	82	98			180
2:00	4	6			10	14:00	88	97			185
2:15	5	2			7	14:15	112	101			213
2:30	2	3			5	14:30	123	96			219
2:45	3	8			11	14:45	96	103			199
3:00	3	4			7	15:00	123	100			223
3:15	1	4			5	15:15	109	104			213
3:30	3	6			9	15:30	126	102			228
3:45	6	6			12	15:45	128	153			281
4:00	10	8			18	16:00	115	94			209
4:15	7	9			16	16:15	115	103			218
4:30	24	13			37	16:30	131	124			255
4:45	18	18			36	16:45	134	90			224
5:00	16	28			44	17:00	151	98			249
5:15	20	33			53	17:15	135	88			223
5:30	38	56			94	17:30	125	90			215
5:45	23	74			97	17:45	96	72			168
6:00	45	74			119	18:00	122	117			239
6:15	72	109			181	18:15	98	118			216
6:30	68	111			179	18:30	99	109			208
6:45	91	106			197	18:45	94	80			174
7:00	106	112			218	19:00	97	68			165
7:15	106	138			244	19:15	74	75			149
7:30	139	157			296	19:30	63	59			122
7:45	113	172			285	19:45	64	71			135
8:00	73	160			233	20:00	54	45			99
8:15	84	123			207	20:15	59	90			149
8:30	111	112			223	20:30	39	62			101
8:45	91	126			217	20:45	51	61			112
9:00	88	83			171	21:00	45	29			74
9:15	104	102			206	21:15	35	37			72
9:30	100	91			191	21:30	42	24			66
9:45	91	101			192	21:45	26	26			52
10:00	108	86			194	22:00	20	21			41
10:15	87	72			159	22:15	13	25			38
10:30	96	84			180	22:30	18	17			35
10:45	78	68			146	22:45	10	18			28
11:00	86	78			164	23:00	10	13			23
11:15	78	85			163	23:15	4	21			25
11:30	86	71			157	23:30	15	7			22
11:45	82	86			168	23:45	7	12			19
TOTALS	2395	2815	0	0	5210	TOTALS	3776	3529	0	0	7305
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	14	18			32
01:00	02:00	15	12			27
02:00	03:00	14	19			33
03:00	04:00	13	20			33
04:00	05:00	59	48			107
05:00	06:00	97	191			288
06:00	07:00	276	400			676
07:00	08:00	464	579			1043
08:00	09:00	359	521			880
09:00	10:00	383	377			760
10:00	11:00	369	310			679
11:00	12:00	332	320			652
12:00	13:00	346	352			698
13:00	14:00	364	357			721
14:00	15:00	419	397			816
15:00	16:00	486	459			945
16:00	17:00	495	411			906
17:00	18:00	507	348			855
18:00	19:00	413	424			837
19:00	20:00	298	273			571
20:00	21:00	203	258			461
21:00	22:00	148	116			264
22:00	23:00	61	81			142
23:00	00:00	36	53			89

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2395	2815			5210
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	12:00	to	00:00		
Volume	3776	3529			7305
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			963
Peak Hour Factor	0.912	0.775			0.857
Peak Period	07:00	to	09:00		
Volume	823	1100			1923
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	16:00	to	18:00		
Volume	1002	759			1761
Peak Hour	16:30	16:15			16:30
Peak Volume	551	415			951
Peak Hour Factor	0.912	0.837			0.932



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,166	6,318	0	0	12,484

DAILY TOTALS

15-Minutes Interval

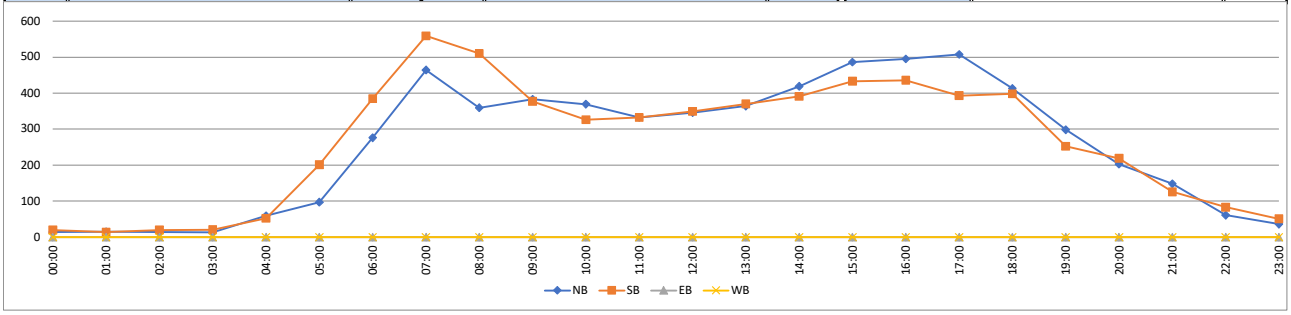
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	8	4			12	12:00	96	81			177
0:15	4	7			11	12:15	84	79			163
0:30	4	3			7	12:30	88	98			186
0:45	2	6			8	12:45	78	91			169
1:00	5	4			9	13:00	85	84			169
1:15	3	3			6	13:15	95	98			193
1:30	3	4			7	13:30	96	89			185
1:45	2	3			5	13:45	83	99			182
2:00	4	5			9	14:00	91	99			190
2:15	4	2			6	14:15	115	100			215
2:30	4	3			7	14:30	123	88			211
2:45	4	10			14	14:45	110	104			214
3:00	4	5			9	15:00	110	91			201
3:15	2	3			5	15:15	113	98			211
3:30	5	7			12	15:30	129	105			234
3:45	6	6			12	15:45	121	139			260
4:00	10	8			18	16:00	121	111			232
4:15	9	8			17	16:15	121	116			237
4:30	22	13			35	16:30	143	108			251
4:45	18	23			41	16:45	138	101			239
5:00	15	27			42	17:00	145	95			240
5:15	22	38			60	17:15	125	107			232
5:30	33	58			91	17:30	119	96			215
5:45	28	78			106	17:45	101	95			196
6:00	51	65			116	18:00	117	106			223
6:15	65	109			174	18:15	92	108			200
6:30	79	112			191	18:30	93	101			194
6:45	92	99			191	18:45	86	83			169
7:00	100	108			208	19:00	83	67			150
7:15	109	125			234	19:15	70	64			134
7:30	128	161			289	19:30	67	55			122
7:45	107	165			272	19:45	62	66			128
8:00	79	156			235	20:00	46	46			92
8:15	90	126			216	20:15	51	70			121
8:30	105	114			219	20:30	38	52			90
8:45	96	114			210	20:45	43	51			94
9:00	103	87			190	21:00	46	33			79
9:15	115	100			215	21:15	37	35			72
9:30	102	98			200	21:30	39	32			71
9:45	87	92			179	21:45	24	26			50
10:00	87	87			174	22:00	18	22			40
10:15	93	77			170	22:15	14	22			36
10:30	97	84			181	22:30	17	24			41
10:45	86	78			164	22:45	11	15			26
11:00	85	80			165	23:00	11	12			23
11:15	87	85			172	23:15	6	20			26
11:30	87	79			166	23:30	13	9			22
11:45	94	88			182	23:45	7	10			17
TOTALS	2445	2817	0	0	5262	TOTALS	3721	3501	0	0	7222
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	18	20			38
01:00	02:00	13	14			27
02:00	03:00	16	20			36
03:00	04:00	17	21			38
04:00	05:00	59	52			111
05:00	06:00	98	201			299
06:00	07:00	287	385			672
07:00	08:00	444	559			1003
08:00	09:00	370	510			880
09:00	10:00	407	377			784
10:00	11:00	363	326			689
11:00	12:00	353	332			685
12:00	13:00	346	349			695
13:00	14:00	359	370			729
14:00	15:00	439	391			830
15:00	16:00	473	433			906
16:00	17:00	523	436			959
17:00	18:00	490	393			883
18:00	19:00	388	398			786
19:00	20:00	282	252			534
20:00	21:00	178	219			397
21:00	22:00	146	126			272
22:00	23:00	60	83			143
23:00	00:00	37	51			88

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2445	2817			5262
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	12:00	to	00:00		
Volume	3721	3501			7222
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			980
Peak Hour Factor	0.950	0.853			0.942
Peak Period	07:00	to	09:00		
Volume	814	1069			1883
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	16:00	to	18:00		
Volume	1013	829			1842
Peak Hour	16:30	16:00			16:15
Peak Volume	551	436			967
Peak Hour Factor	0.950	0.940			0.963



0000139_0292 - 139-0292

- SRT 021100 R
County: Hall
Route number: 00005300
LRS section: 1391005300
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1665067600397,

Site Data

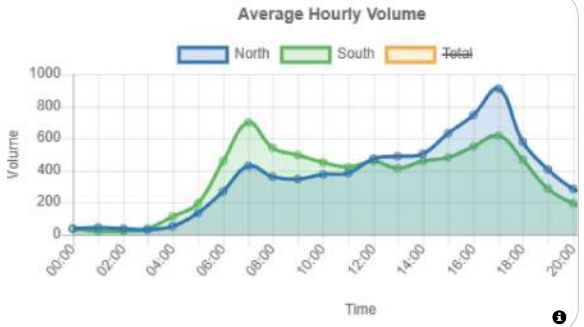


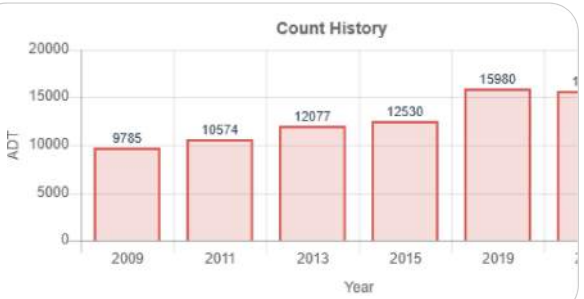
Count History

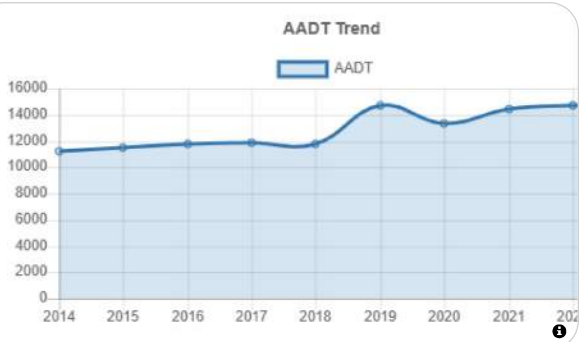
Year	Month	Count type	Duration	Count	ADT
2021	June	Class	48 hours	31,364	15,68
2019	August	Class	48 hours	31,959	15,98
2015	June	Class	48 hours	25,060	12,53
2013	June	Volume	48 hours	24,154	12,07
2011	September	Class	48 hours	21,149	10,57
2009	February	Class	48 hours	19,570	9,78

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	**Estim**
AADT	11,200	11,500	11,800	11,900	11,800	14,700	13,300	14,400	14,700	**14,80**
K-Factor	0.090	0.112	0.112	-	-	0.110	0.110	0.114	0.114	**0.114**
D-Factor	0.600	0.600	0.600	-	-	0.620	0.620	0.590	0.590	**0.590**
Future AADT	-	-	13,700	15,300	20,000	23,200	23,200	23,700	23,500	**24,20**







Vehicle Classification 2021

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.37%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**63.18%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**25.55%**
4. Buses 2- or 3-axle, full length.	**0.53%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.61%**
6. Single-unit trucks 3-axle, single-unit trucks.	**1.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**1.42%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**2.89%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.11%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0.02%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.02%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.03%**

0000139_0545 - 139-0545

- CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

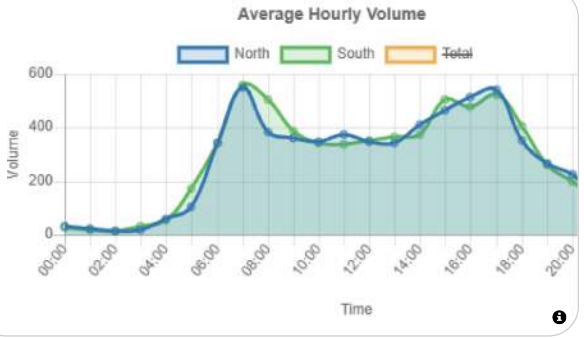


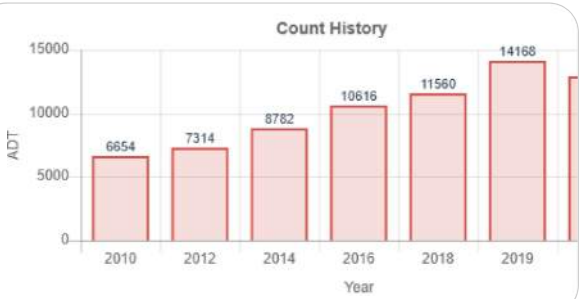
Count History

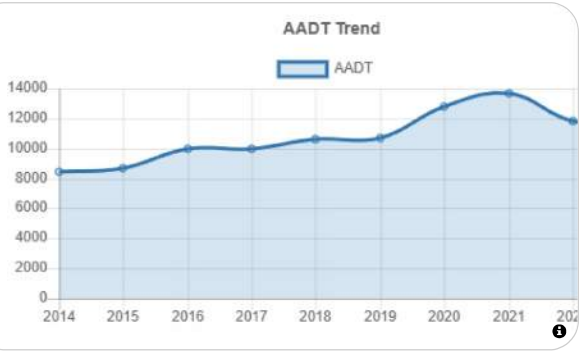
Year	Month	Count type	Duration	Count	ADT
2022	August	Class	48 hours	25,732	12,86
2019	December	Class	48 hours	28,337	14,16
2018	September	Class	48 hours	23,119	11,56
2016	July	Class	48 hours	21,231	10,61
2014	April	Volume	48 hours	17,564	8,782
2012	January	Volume	48 hours	14,627	7,314
2010	January	Class	48 hours	13,309	6,652

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimat**
AADT	8,420	8,700	9,950	10,000	10,600	10,700	12,800	13,700	11,800	**11,900**
K-Factor	0.099	0.099	0.112	-	0.094	0.094	0.111	0.111	0.095	**0.095**
D-Factor	0.500	0.500	0.600	-	0.550	0.550	0.570	0.570	0.530	**0.530**
Future AADT	-	-	16,400	21,800	20,600	20,300	20,300	23,200	21,700	**19,900**







Vehicle Classification 2022

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.50%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**70.27%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**21.97%**
4. Buses 2- or 3-axle, full length.	**0.56%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.17%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.83%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.07%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.84%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.72%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.07%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.01%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

HISTORICAL TRAFFIC COUNTS
Hall County, Georgia

Location	Counter ID									Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2025	2027	2025 - 2027	Percent
SR 211 n/o SR 347	139-0545		9,950		10,600		12,800		11,800	13,613	14,388	2.81%	24.37%
SR 53 e/o SR 211	139-0292	11,500				14,700		14,400		17,057	18,114	3.05%	30.68%
SR 53 w/o SR 211	139-0289		21,400		23,100		23,000		24,400	25,645	26,535	1.72%	44.95%
Data Taken From GDOT's Traffic Analysis & Data Application										**56,315**	**59,037**	**2.4%**	**100.00%**

Single-Family Attached Housing (215)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Single-Family Attached Housing	37 DU				215	Dwelling Units				
Daily		**232**	116	116			T = 7.62 * X - 50.48	50%	50%	7.20
AM Peak Hour (One Hour from 7-9)		**14**	4	10			T = 0.52 * X - 5.7	31%	69%	0.48
PM Peak Hour (One Hour from 4-6)		**18**	10	8			T = 0.6 * X - 3.93	57%	43%	0.57
Reductions for Pass-By Trips										
Daily		**0**	0	0						
AM Peak Hour		**0**	0	0						
PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS										
Daily		**232**	116	116						
AM Peak Hour		**14**	4	10						
PM Peak Hour		**18**	10	8						

Note:

[1] Where: T = Trips; X = Density by Variable

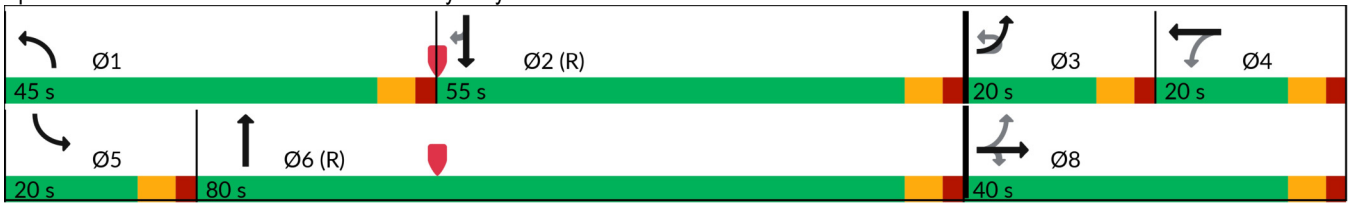
APPENDIX C:

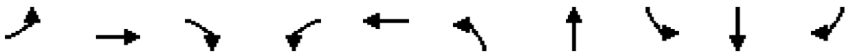
SYNCHRO REPORTS

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Future Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		33.4	33.4	33.4	13.5	13.5	30.5	86.0	7.3	58.2	58.2
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.22	0.61	0.05	0.42	0.42
v/c Ratio		0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
LOS		E	D	A	E	F	E	B	E	D	A
Approach Delay (s/veh)			33.6			88.7		42.6		25.6	
Approach LOS			C			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 38.2	Intersection LOS: D
Intersection Capacity Utilization 75.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

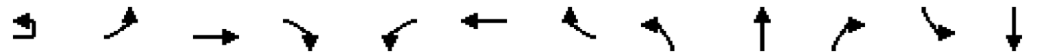




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	192	68	328	30	154	597	440	23	479	380
v/c Ratio	0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Length 50th (ft)	150	49	0	26	130	269	214	21	345	21
Queue Length 95th (ft)	#236	92	82	60	#252	309	297	51	515	105
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	234	448	601	135	188	929	1113	180	752	838
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.15	0.55	0.22	0.82	0.64	0.40	0.13	0.64	0.45

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Future Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		191	68	328	30	111	43	597	425	0	23	479
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		241	451	357	152	127	49	673	1126		31	784
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.20	0.61	0.00	0.02	0.43
Sat Flow, veh/h		1725	1856	1472	1004	1273	493	3374	1841	0	1810	1826
Grp Volume(v), veh/h		191	68	328	30	0	154	597	425	0	23	479
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	1004	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Cycle Q Clear(g_c), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		241	451	357	152	0	177	673	1126		31	784
V/C Ratio(X)		0.79	0.15	0.92	0.20	0.00	0.87	0.89	0.38		0.75	0.61
Avail Cap(c_a), veh/h		241	451	357	152	0	177	940	1126		181	784
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		49.4	41.7	51.6	58.4	0.0	62.1	54.5	13.7	0.0	68.5	30.9
Incr Delay (d2), s/veh		16.5	0.2	27.9	0.6	0.0	34.6	7.8	1.0	0.0	30.4	3.5
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		6.9	1.8	13.7	1.0	0.0	7.2	10.7	6.7	0.0	1.1	12.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		65.9	41.8	79.5	59.1	0.0	96.7	62.3	14.7	0.0	98.9	34.5
LnGrp LOS		E	D	E	E		F	E	B		F	C
Approach Vol, veh/h			587			184			1022			502
Approach Delay, s/veh			70.7			90.6			42.5			37.4
Approach LOS			E			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	33.9	66.1	20.0	20.0	8.4	91.6		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	26.1	30.4	15.7	14.0	3.8	18.3		32.4				
Green Ext Time (p_c), s	1.8	2.6	0.0	0.0	0.0	2.6		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	52.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

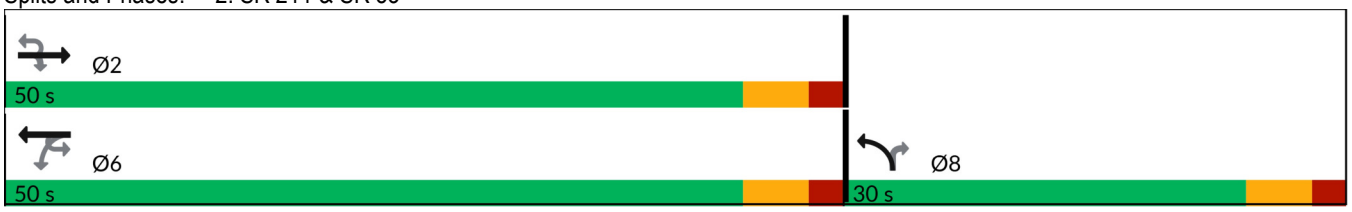


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	350
Future Volume (veh/h)	350
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	429	388	1	137	894	405	51
Future Volume (vph)	2	429	388	1	137	894	405	51
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	20.3	20.3	20.3		20.3	20.3	11.4	11.4
Actuated g/C Ratio	0.46	0.46	0.46		0.46	0.46	0.26	0.26
v/c Ratio	0.01	0.33	0.49		0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		5.7				10.8	15.9	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 44.2	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 9.8	Intersection LOS: A
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	505	456	144	931	435	55
v/c Ratio	0.01	0.33	0.49	0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Length 50th (ft)	0	37	0	21	80	46	0
Queue Length 95th (ft)	3	68	29	61	147	101	22
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	469	3147	1438	765	3177	1920	797
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.16	0.32	0.19	0.29	0.23	0.07

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	429	388	1	137	894	405	51
Future Volume (veh/h)	2	429	388	1	137	894	405	51
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		505	456		143	931	435	55
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1796	801		413	1811	678	274
Arrive On Green		0.53	0.53		0.53	0.53	0.20	0.20
Sat Flow, veh/h		3503	1522		557	3532	3428	1384
Grp Volume(v), veh/h		505	456		143	931	435	55
Grp Sat Flow(s),veh/h/ln		1706	1522		557	1721	1714	1384
Q Serve(g_s), s		3.6	8.8		8.4	7.6	5.1	1.4
Cycle Q Clear(g_c), s		3.6	8.8		11.9	7.6	5.1	1.4
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1796	801		413	1811	678	274
V/C Ratio(X)		0.28	0.57		0.35	0.51	0.64	0.20
Avail Cap(c_a), veh/h		3454	1541		683	3483	1893	764
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.7	7.0		9.0	6.7	16.0	14.6
Incr Delay (d2), s/veh		0.1	0.6		0.5	0.2	1.0	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.7	1.5		0.7	1.4	1.6	0.4
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		5.8	7.6		9.5	6.9	17.0	14.9
LnGrp LOS		A	A		A	A	B	B
Approach Vol, veh/h		961				1074	490	
Approach Delay, s/veh		6.7				7.3	16.8	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	28.9					28.9		14.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	10.8					13.9		7.1
Green Ext Time (p_c), s	5.2					8.9		1.6

Intersection Summary	
HCM 7th Control Delay, s/veh	8.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Future Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	510	0	0	660	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1174	1174	660	1174	1176	510	662	0	0	510	0	0
Stage 1	660	660	-	514	514	-	-	-	-	-	-	-
Stage 2	514	514	-	660	662	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	169	192	463	167	191	552	927	-	-	1020	-	-
Stage 1	452	460	-	540	535	-	-	-	-	-	-	-
Stage 2	543	535	-	449	459	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	168	191	463	165	191	552	927	-	-	1020	-	-
Mov Cap-2 Maneuver	168	191	-	165	191	-	-	-	-	-	-	-
Stage 1	452	460	-	538	534	-	-	-	-	-	-	-
Stage 2	542	534	-	444	459	-	-	-	-	-	-	-

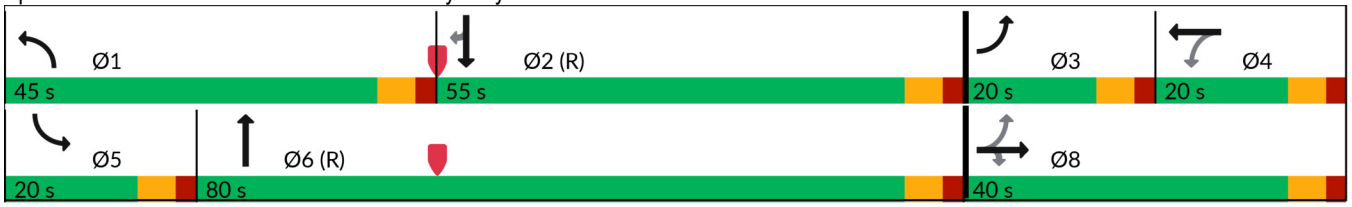
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	20.26	0	0.04	0
HCM LOS	C	A		

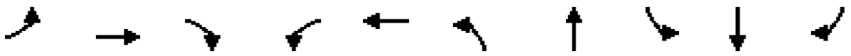
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	8	-	-	247	-	-	1020	-	-
HCM Lane V/C Ratio	0.002	-	-	0.044	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.9	0	-	20.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	311	131	554	46	89	365	455	27	434	248
Future Volume (vph)	311	131	554	46	89	365	455	27	434	248
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.8	32.8	32.8	12.8	12.8	22.8	86.3	7.8	66.4	66.4
Actuated g/C Ratio	0.23	0.23	0.23	0.09	0.09	0.16	0.62	0.06	0.47	0.47
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
LOS	F	D	B	E	F	E	B	E	C	A
Approach Delay (s/veh)		80.5			79.9		38.7		22.5	
Approach LOS		F			E		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.33	
Intersection Signal Delay (s/veh): 51.9	Intersection LOS: D
Intersection Capacity Utilization 76.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



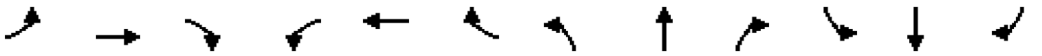


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	331	139	589	51	128	415	534	29	472	270
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Length 50th (ft)	~306	104	28	44	106	188	281	26	305	0
Queue Length 95th (ft)	#501	167	176	90	#193	230	386	60	449	53
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	248	448	769	126	187	929	1117	180	858	871
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.33	0.31	0.77	0.40	0.68	0.45	0.48	0.16	0.55	0.31

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Future Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	331	139	589	51	98	30	415	517	0	29	472	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	261	451	357	125	136	42	486	1119		37	885	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.14	0.61	0.00	0.02	0.48	0.00
Sat Flow, veh/h	1725	1856	1472	738	1363	417	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	331	139	589	51	0	128	415	517	0	29	472	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	738	0	1780	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Cycle Q Clear(g_c), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	261	451	357	125	0	178	486	1119		37	885	
V/C Ratio(X)	1.27	0.31	1.65	0.41	0.00	0.72	0.85	0.46		0.78	0.53	
Avail Cap(c_a), veh/h	261	451	357	125	0	178	940	1119		181	885	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.5	43.4	53.0	60.9	0.0	61.1	58.5	15.0	0.0	68.2	25.1	0.0
Incr Delay (d2), s/veh	147.5	0.4	303.7	2.1	0.0	13.1	4.4	1.4	0.0	28.8	2.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.2	3.9	42.4	1.8	0.0	5.1	7.3	8.8	0.0	1.3	11.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	202.0	43.8	356.7	63.0	0.0	74.2	62.9	16.3	0.0	97.0	27.4	0.0
LnGrp LOS	F	D	F	E		E	E	B		F	C	
Approach Vol, veh/h		1059			179			932			501	
Approach Delay, s/veh		267.3			71.0			37.0			31.4	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	26.2	73.8	20.0	20.0	8.9	91.1		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	18.8	27.2	16.0	11.8	4.2	23.4		36.0				
Green Ext Time (p_c), s	1.4	2.6	0.0	0.2	0.0	3.3		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	129.6
HCM 7th LOS	F

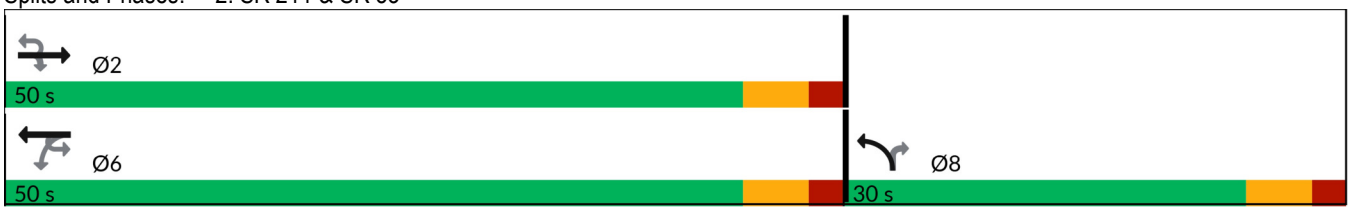
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	876	373	1	79	654	411	133
Future Volume (vph)	2	876	373	1	79	654	411	133
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.3	26.3	26.3		26.3	26.3	12.7	12.7
Actuated g/C Ratio	0.51	0.51	0.51		0.51	0.51	0.25	0.25
v/c Ratio	0.01	0.60	0.45		0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
LOS	A	B	A		B	A	C	B
Approach Delay (s/veh)		8.2				9.2	18.6	
Approach LOS		A				A	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 51.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay (s/veh): 10.6	Intersection LOS: B
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1031	439	83	681	442	143
v/c Ratio	0.01	0.60	0.45	0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Length 50th (ft)	0	97	0	13	55	56	12
Queue Length 95th (ft)	3	172	27	52	111	129	62
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	633	2876	1351	343	2903	1674	720
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.36	0.32	0.24	0.23	0.26	0.20

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	876	373	1	79	654	411	133
Future Volume (veh/h)	2	876	373	1	79	654	411	133
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1031	439		82	681	442	143
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1902	848		273	1918	677	273
Arrive On Green		0.56	0.56		0.56	0.56	0.20	0.20
Sat Flow, veh/h		3503	1522		343	3532	3428	1384
Grp Volume(v), veh/h		1031	439		82	681	442	143
Grp Sat Flow(s),veh/h/ln		1706	1522		343	1721	1714	1384
Q Serve(g_s), s		9.4	8.8		9.7	5.3	5.8	4.5
Cycle Q Clear(g_c), s		9.4	8.8		19.1	5.3	5.8	4.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1902	848		273	1918	677	273
V/C Ratio(X)		0.54	0.52		0.30	0.36	0.65	0.52
Avail Cap(c_a), veh/h		3069	1369		390	3095	1682	679
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.9	6.7		12.9	6.0	18.1	17.6
Incr Delay (d2), s/veh		0.2	0.5		0.6	0.1	1.1	1.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.9	1.6		0.6	1.1	2.0	1.3
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.1	7.2		13.5	6.1	19.2	19.1
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1470				763	585	
Approach Delay, s/veh		7.1				6.9	19.2	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	33.3					33.3		15.7
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	11.4					21.1		7.8
Green Ext Time (p_c), s	10.3					6.1		1.9

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Future Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	659	0	0	457	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1126	1126	457	1126	1132	659	462	0	0	659	0	0
Stage 1	457	457	-	670	670	-	-	-	-	-	-	-
Stage 2	670	670	-	457	462	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	182	205	604	180	203	453	1099	-	-	897	-	-
Stage 1	584	568	-	443	455	-	-	-	-	-	-	-
Stage 2	447	455	-	580	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	180	203	604	178	202	453	1099	-	-	897	-	-
Mov Cap-2 Maneuver	180	203	-	178	202	-	-	-	-	-	-	-
Stage 1	584	568	-	440	452	-	-	-	-	-	-	-
Stage 2	443	452	-	576	565	-	-	-	-	-	-	-

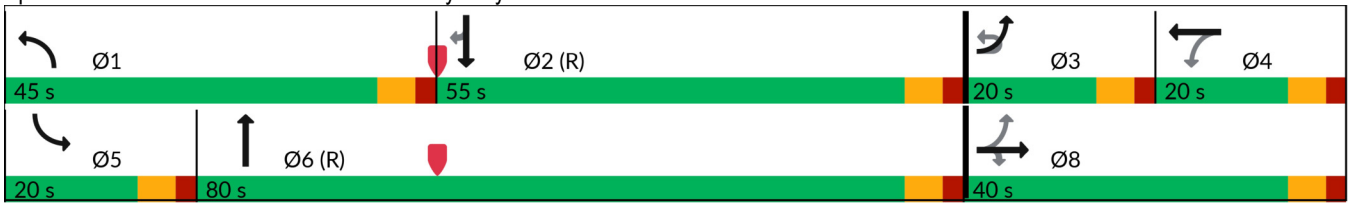
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	18.37	0	0.07	0
HCM LOS	C	A		

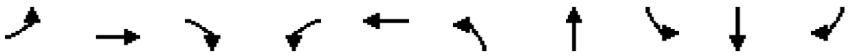
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	15	-	-	278	-	-	897	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.3	0	-	18.4	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Future Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		34.0	34.0	34.0	14.0	14.0	33.2	85.2	7.5	54.8	54.8
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.24	0.61	0.05	0.39	0.39
v/c Ratio		0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
LOS		F	D	A	E	F	E	B	E	D	B
Approach Delay (s/veh)			42.0			98.7		43.0		31.7	
Approach LOS			D			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay (s/veh): 42.9	Intersection LOS: D
Intersection Capacity Utilization 82.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

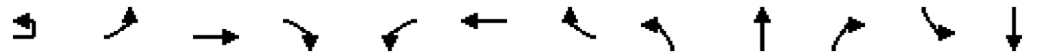




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	217	77	369	33	173	672	495	26	539	428
v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Length 50th (ft)	173	56	0	28	149	303	252	23	424	64
Queue Length 95th (ft)	#312	101	88	64	#296	346	346	55	#649	181
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	225	448	632	134	188	929	1103	180	708	797
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.72	0.45	0.14	0.76	0.54

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Future Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		216	77	369	33	125	48	672	478	0	26	539
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		227	451	357	147	128	49	747	1123		33	744
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.22	0.61	0.00	0.02	0.41
Sat Flow, veh/h		1725	1856	1472	959	1277	490	3374	1841	0	1810	1826
Grp Volume(v), veh/h		216	77	369	33	0	173	672	478	0	26	539
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	959	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Cycle Q Clear(g_c), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		227	451	357	147	0	177	747	1123		33	744
V/C Ratio(X)		0.95	0.17	1.03	0.22	0.00	0.98	0.90	0.43		0.79	0.72
Avail Cap(c_a), veh/h		227	451	357	147	0	177	940	1123		181	744
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.6	41.9	53.0	58.7	0.0	62.9	53.0	14.4	0.0	68.4	34.9
Incr Delay (d2), s/veh		46.6	0.2	56.1	0.8	0.0	61.3	9.9	1.2	0.0	32.4	6.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		9.6	2.1	17.8	1.1	0.0	9.2	12.2	7.9	0.0	1.2	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		98.2	42.0	109.1	59.5	0.0	124.1	62.9	15.5	0.0	100.9	41.0
LnGrp LOS		F	D	F	E		F	E	B		F	D
Approach Vol, veh/h			662			206			1150			565
Approach Delay, s/veh			97.8			113.8			43.2			43.7
Approach LOS			F			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	63.0	20.0	20.0	8.6	91.4		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	36.8	16.0	15.7	4.0	21.1		36.0				
Green Ext Time (p_c), s	1.9	2.5	0.0	0.0	0.0	3.0		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	62.9
HCM 7th LOS	E

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

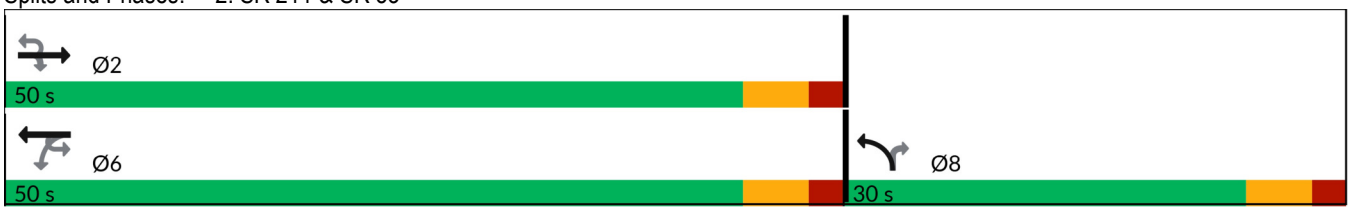


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	394
Future Volume (veh/h)	394
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	437	1	154	1006	456	57
Future Volume (vph)	2	483	437	1	154	1006	456	57
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	24.1	24.1	24.1		24.1	24.1	13.1	13.1
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.26	0.26
v/c Ratio	0.01	0.35	0.52		0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		6.0				11.8	18.1	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 49.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.64	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 60.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	514	161	1048	490	61
v/c Ratio	0.01	0.35	0.52	0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Length 50th (ft)	0	46	0	26	102	60	0
Queue Length 95th (ft)	3	86	30	79	195	130	25
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	357	2940	1381	673	2968	1725	724
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.19	0.37	0.24	0.35	0.28	0.08

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	437	1	154	1006	456	57
Future Volume (veh/h)	2	483	437	1	154	1006	456	57
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	514		160	1048	490	61
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1928	860		376	1944	700	283
Arrive On Green		0.57	0.57		0.57	0.57	0.20	0.20
Sat Flow, veh/h		3503	1522		497	3532	3428	1384
Grp Volume(v), veh/h		568	514		160	1048	490	61
Grp Sat Flow(s),veh/h/ln		1706	1522		497	1721	1714	1384
Q Serve(g_s), s		4.5	11.5		12.9	9.9	6.9	1.9
Cycle Q Clear(g_c), s		4.5	11.5		17.4	9.9	6.9	1.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1928	860		376	1944	700	283
V/C Ratio(X)		0.29	0.60		0.43	0.54	0.70	0.22
Avail Cap(c_a), veh/h		2888	1288		516	2912	1583	639
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.9	7.4		10.4	7.1	19.2	17.2
Incr Delay (d2), s/veh		0.1	0.7		0.8	0.2	1.3	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.3		1.0	2.1	2.4	0.5
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.0	8.1		11.2	7.3	20.5	17.6
LnGrp LOS		A	A		B	A	C	B
Approach Vol, veh/h		1082				1208	551	
Approach Delay, s/veh		7.0				7.8	20.2	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	35.4					35.4		16.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	13.5					19.4		8.9
Green Ext Time (p_c), s	6.0					10.0		1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Future Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	573	0	0	742	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1320	1320	742	1320	1322	573	745	0	0	573	0	0
Stage 1	742	742	-	578	578	-	-	-	-	-	-	-
Stage 2	578	578	-	742	745	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	134	157	415	132	156	507	863	-	-	966	-	-
Stage 1	407	422	-	498	501	-	-	-	-	-	-	-
Stage 2	501	501	-	404	421	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	133	156	415	130	156	507	863	-	-	966	-	-
Mov Cap-2 Maneuver	133	156	-	130	156	-	-	-	-	-	-	-
Stage 1	407	422	-	496	499	-	-	-	-	-	-	-
Stage 2	500	499	-	399	421	-	-	-	-	-	-	-

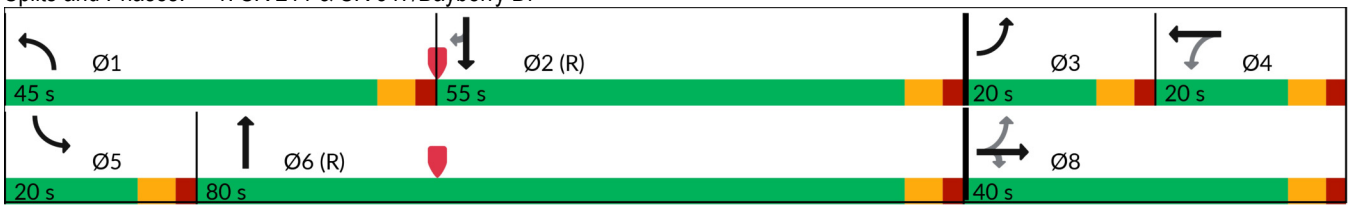
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.85	0	0.03	0
HCM LOS	C	A		

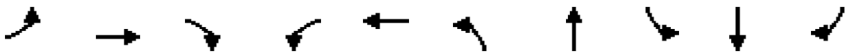
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	7	-	-	202	-	-	966	-	-
HCM Lane V/C Ratio	0.003	-	-	0.054	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.2	0	-	23.8	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	350	147	623	52	100	411	512	30	488	279
Future Volume (vph)	350	147	623	52	100	411	512	30	488	279
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	33.3	33.3	33.3	13.3	13.3	25.0	85.5	8.0	63.7	63.7
Actuated g/C Ratio	0.24	0.24	0.24	0.10	0.10	0.18	0.61	0.06	0.46	0.46
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
LOS	F	D	C	E	F	E	B	E	D	A
Approach Delay (s/veh)		113.3			84.5		39.3		25.5	
Approach LOS		F			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 64.9	Intersection LOS: E
Intersection Capacity Utilization 83.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



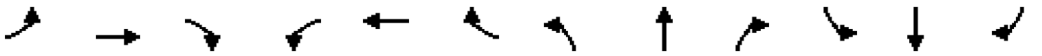


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	372	156	663	57	143	467	601	33	530	303
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Length 50th (ft)	~400	118	132	50	121	211	336	29	369	0
Queue Length 95th (ft)	#603	186	#394	99	#230	253	457	65	541	57
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	241	448	753	125	187	929	1108	180	824	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.54	0.35	0.88	0.46	0.76	0.50	0.54	0.18	0.64	0.35

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Future Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	372	156	663	57	110	33	467	582	0	33	530	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	250	451	357	119	137	41	540	1114		43	855	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.61	0.00	0.02	0.47	0.00
Sat Flow, veh/h	1725	1856	1472	678	1370	411	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	372	156	663	57	0	143	467	582	0	33	530	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	678	0	1782	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Cycle Q Clear(g_c), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	250	451	357	119	0	178	540	1114		43	855	
V/C Ratio(X)	1.49	0.35	1.85	0.48	0.00	0.80	0.86	0.52		0.77	0.62	
Avail Cap(c_a), veh/h	250	451	357	119	0	178	940	1114		181	855	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.0	43.8	53.0	61.9	0.0	61.6	57.3	16.0	0.0	68.0	27.9	0.0
Incr Delay (d2), s/veh	240.3	0.5	395.2	2.9	0.0	22.6	4.3	1.8	0.0	25.1	3.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.8	4.5	51.5	2.1	0.0	6.1	8.2	10.6	0.0	1.5	13.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	294.2	44.3	448.2	64.9	0.0	84.3	61.6	17.7	0.0	93.0	31.2	0.0
LnGrp LOS	F	D	F	E		F	E	B		F	C	
Approach Vol, veh/h		1191			200			1049			563	
Approach Delay, s/veh		347.2			78.7			37.3			34.9	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.6	20.0	20.0	9.3	90.7		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	32.4	16.0	13.6	4.5	27.6		36.0				
Green Ext Time (p_c), s	1.5	2.8	0.0	0.1	0.0	3.9		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	162.5
HCM 7th LOS	F

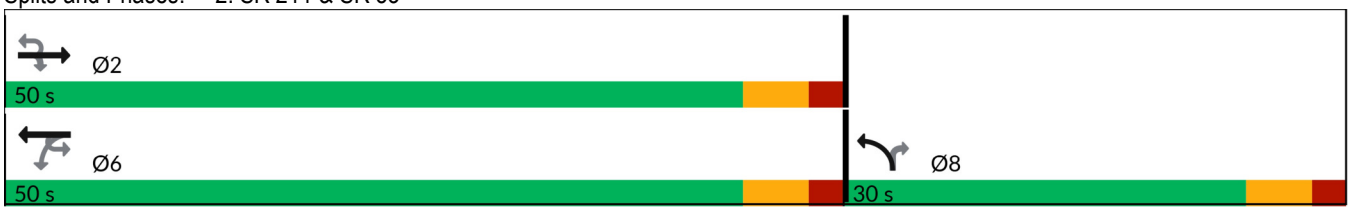
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	420	1	89	736	463	150
Future Volume (vph)	2	986	420	1	89	736	463	150
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	30.9	30.9	30.9		30.9	30.9	14.6	14.6
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.25	0.25
v/c Ratio	0.01	0.65	0.48		0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
LOS	A	B	A		C	A	C	B
Approach Delay (s/veh)		9.0				10.7	21.9	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 58.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 12.1	Intersection LOS: B
Intersection Capacity Utilization 60.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	494	94	767	498	161
v/c Ratio	0.01	0.65	0.48	0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Length 50th (ft)	0	129	0	18	72	77	27
Queue Length 95th (ft)	3	214	29	80	135	150	87
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	503	2621	1282	251	2646	1484	634
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.44	0.39	0.37	0.29	0.34	0.25

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	420	1	89	736	463	150
Future Volume (veh/h)	2	986	420	1	89	736	463	150
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	494		93	767	498	161
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2067	922		232	2085	688	278
Arrive On Green		0.61	0.61		0.61	0.61	0.20	0.20
Sat Flow, veh/h		3503	1522		287	3532	3428	1384
Grp Volume(v), veh/h		1160	494		93	767	498	161
Grp Sat Flow(s),veh/h/ln		1706	1522		287	1721	1714	1384
Q Serve(g_s), s		12.6	11.7		17.7	7.0	8.4	6.5
Cycle Q Clear(g_c), s		12.6	11.7		30.3	7.0	8.4	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2067	922		232	2085	688	278
V/C Ratio(X)		0.56	0.54		0.40	0.37	0.72	0.58
Avail Cap(c_a), veh/h		2424	1081		262	2444	1328	536
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.1		16.3	6.2	23.2	22.4
Incr Delay (d2), s/veh		0.2	0.5		1.1	0.1	1.5	1.9
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.9	2.5		1.0	1.6	3.1	2.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.5	7.6		17.5	6.3	24.6	24.3
LnGrp LOS		A	A		B	A	C	C
Approach Vol, veh/h		1654				860	659	
Approach Delay, s/veh		7.6				7.5	24.6	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.5					43.5		18.4
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	14.6					32.3		10.4
Green Ext Time (p_c), s	11.8					5.2		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Future Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	742	0	0	514	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1267	1267	514	1267	1273	742	520	0	0	742	0	0
Stage 1	514	514	-	753	753	-	-	-	-	-	-	-
Stage 2	753	753	-	514	520	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	146	169	560	144	167	406	1047	-	-	834	-	-
Stage 1	543	535	-	399	417	-	-	-	-	-	-	-
Stage 2	402	417	-	540	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	144	167	560	142	166	406	1047	-	-	834	-	-
Mov Cap-2 Maneuver	144	167	-	142	166	-	-	-	-	-	-	-
Stage 1	543	535	-	395	414	-	-	-	-	-	-	-
Stage 2	398	414	-	535	532	-	-	-	-	-	-	-

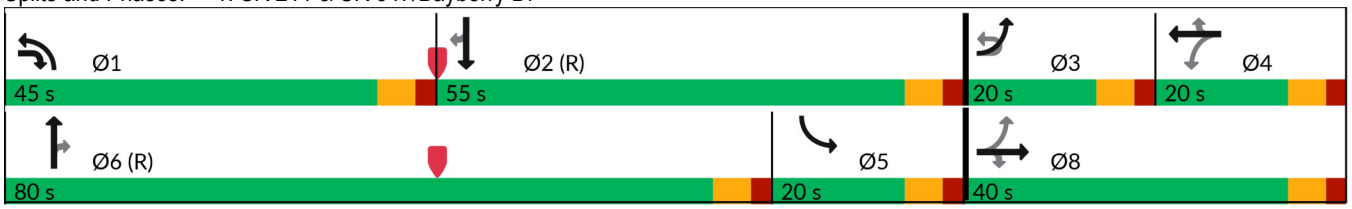
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.3	0	0.06	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	13	-	-	229	-	-	834	-	-
HCM Lane V/C Ratio	0.005	-	-	0.038	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	21.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Turn Type	custom	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases		3	8	1		4		1	6		5	2
Permitted Phases	3	8		8	4		4			6		
Detector Phase	3	3	8	1	4	4	4	1	6	6	5	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)		32.4	32.4	72.2	12.9	12.9	12.9	33.7	83.6	83.6	10.8	55.8
Actuated g/C Ratio		0.23	0.23	0.52	0.09	0.09	0.09	0.24	0.60	0.60	0.08	0.40
v/c Ratio		0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47
Control Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
LOS		D	D	A	E	F	A	E	B	A	E	C
Approach Delay (s/veh)			29.1			63.2			39.1			27.7
Approach LOS			C			E			D			C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 74.8%	ICU Level of Service D
Analysis Period (min) 15	

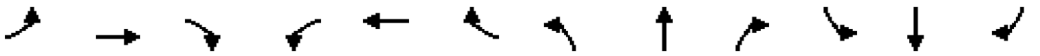
Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	462
Future Volume (vph)	462
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	4.0
Minimum Split (s)	10.0
Total Split (s)	55.0
Total Split (%)	39.3%
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	C-Max
Act Effct Green (s)	55.8
Actuated g/C Ratio	0.40
v/c Ratio	0.64
Control Delay (s/veh)	18.3
Queue Delay	0.0
Total Delay (s/veh)	18.3
LOS	B
Approach Delay (s/veh)	
Approach LOS	

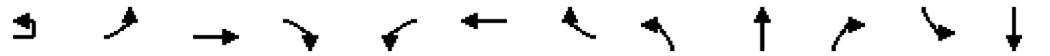
Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	285	77	369	33	125	48	672	582	17	26	641	502
v/c Ratio	0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47	0.64
Control Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Length 50th (ft)	111	56	51	28	112	0	300	153	0	22	231	153
Queue Length 95th (ft)	155	101	77	64	#196	0	346	188	0	54	306	301
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	484	448	1491	134	184	309	929	2072	885	180	1371	790
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.17	0.25	0.25	0.68	0.16	0.72	0.28	0.02	0.14	0.47	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		284	77	369	33	125	48	672	582	0	26	641
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		443	401	1133	130	153	132	747	1849		230	1507
Arrive On Green		0.09	0.22	0.22	0.08	0.08	0.08	0.22	0.53	0.00	0.13	0.43
Sat Flow, veh/h		3346	1856	2591	959	1856	1610	3374	3497	1422	1810	3469
Grp Volume(v), veh/h		284	77	369	33	125	48	672	582	0	26	641
Grp Sat Flow(s),veh/h/ln		1673	1856	1295	959	1856	1610	1687	1749	1422	1810	1735
Q Serve(g_s), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Cycle Q Clear(g_c), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Prop In Lane		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h		443	401	1133	130	153	132	747	1849		230	1507
V/C Ratio(X)		0.64	0.19	0.33	0.25	0.82	0.36	0.90	0.31		0.11	0.43
Avail Cap(c_a), veh/h		474	451	1203	147	186	161	940	1849		230	1507
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.0	44.9	25.9	61.1	63.2	35.9	53.0	18.7	0.0	54.1	27.5
Incr Delay (d2), s/veh		2.7	0.2	0.2	1.0	20.7	1.7	9.9	0.4	0.0	0.2	0.9
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		4.5	2.2	4.0	1.2	5.3	1.6	12.2	5.3	0.0	0.8	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		53.7	45.1	26.0	62.1	83.9	37.5	62.9	19.1	0.0	54.3	28.4
LnGrp LOS		D	D	C	E	F	D	E	B		D	C
Approach Vol, veh/h			730			206			1254			1169
Approach Delay, s/veh			38.8			69.6			42.6			34.2
Approach LOS			D			E			D			C

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	66.8	18.7	17.5	23.8	80.0		36.2				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	40.0	12.6	11.3	3.8	15.2		15.1				
Green Ext Time (p_c), s	1.9	3.9	0.1	0.2	0.0	4.0		1.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

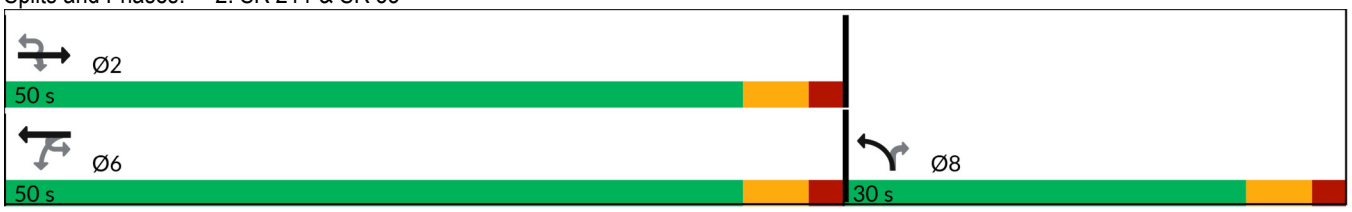


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	462
Future Volume (veh/h)	462
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	502
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	672
Arrive On Green	0.43
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	502
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	38.0
Cycle Q Clear(g_c), s	38.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	672
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	672
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	33.2
Incr Delay (d2), s/veh	7.4
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	15.1
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	40.6
LnGrp LOS	D
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	515	1	184	1006	538	87
Future Volume (vph)	2	483	515	1	184	1006	538	87
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.2	26.2	26.2		26.2	26.2	15.2	15.2
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.28	0.28
v/c Ratio	0.01	0.35	0.58		0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
LOS	A	A	A		B	B	C	A
Approach Delay (s/veh)		6.3				13.0	19.1	
Approach LOS		A				B	B	

Intersection Summary		
Cycle Length: 80		
Actuated Cycle Length: 54.2		
Natural Cycle: 55		
Control Type: Actuated-Uncoordinated		
Maximum v/c Ratio: 0.64		
Intersection Signal Delay (s/veh): 11.8	Intersection LOS: B	
Intersection Capacity Utilization 62.3%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 2: SR 211 & SR 53



Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	606	193	1048	578	94
v/c Ratio	0.01	0.35	0.58	0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Length 50th (ft)	0	50	0	36	111	76	0
Queue Length 95th (ft)	3	97	32	109	219	171	32
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	330	2794	1353	640	2821	1607	696
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.20	0.45	0.30	0.37	0.36	0.14

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	515	1	184	1006	538	87
Future Volume (veh/h)	2	483	515	1	184	1006	538	87
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	606		192	1048	578	94
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2020	901		345	2036	755	305
Arrive On Green		0.59	0.59		0.59	0.59	0.22	0.22
Sat Flow, veh/h		3503	1522		455	3532	3428	1384
Grp Volume(v), veh/h		568	606		192	1048	578	94
Grp Sat Flow(s),veh/h/ln		1706	1522		455	1721	1714	1384
Q Serve(g_s), s		5.2	17.2		22.8	11.4	10.1	3.6
Cycle Q Clear(g_c), s		5.2	17.2		28.0	11.4	10.1	3.6
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2020	901		345	2036	755	305
V/C Ratio(X)		0.28	0.67		0.56	0.51	0.77	0.31
Avail Cap(c_a), veh/h		2351	1049		389	2370	1288	520
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.4	8.8		13.2	7.7	23.4	20.8
Incr Delay (d2), s/veh		0.1	1.4		1.4	0.2	1.7	0.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.3	4.0		1.8	2.8	3.8	1.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.5	10.2		14.7	7.9	25.0	21.4
LnGrp LOS		A	B		B	A	C	C
Approach Vol, veh/h		1174				1240	672	
Approach Delay, s/veh		8.4				8.9	24.5	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.8					43.8		20.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	19.2					30.0		12.1
Green Ext Time (p_c), s	6.3					7.8		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

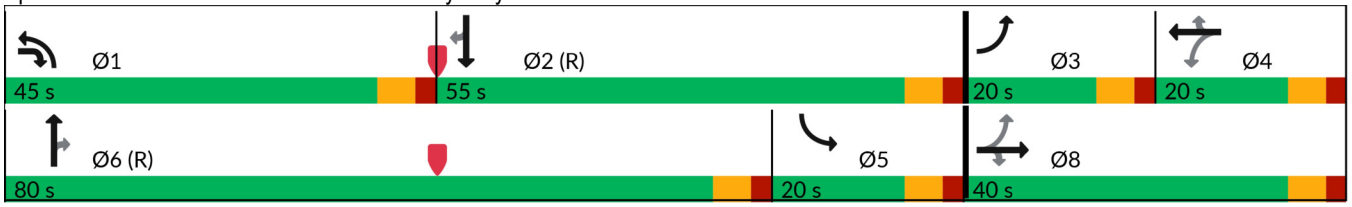
Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	10	298	762	861
Demand Flow Rate, veh/h	10	315	800	917
Vehicles Circulating, veh/h	1098	609	133	185
Vehicles Exiting, veh/h	4	324	975	739
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	9.0	6.2	7.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	10	315	376	424	431	486
Cap Entry Lane, veh/h	558	846	1194	1268	1139	1213
Entry HV Adj Factor	1.000	0.946	0.953	0.953	0.939	0.939
Flow Entry, veh/h	10	298	358	404	405	457
Cap Entry, veh/h	558	801	1138	1209	1070	1140
V/C Ratio	0.018	0.372	0.315	0.334	0.379	0.401
Control Delay, s/veh	6.7	9.0	6.2	6.1	7.3	7.3
LOS	A	A	A	A	A	A
95th %tile Queue, veh	0	2	1	1	2	2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Turn Type	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8	1		4		1	6		5	2	
Permitted Phases	8		8	4		4			6			2
Detector Phase	3	8	1	4	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.3	32.3	64.8	12.3	12.3	12.3	26.5	83.7	83.7	10.9	63.2	63.2
Actuated g/C Ratio	0.23	0.23	0.46	0.09	0.09	0.09	0.19	0.60	0.60	0.08	0.45	0.45
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
LOS	E	D	C	E	F	A	E	B	A	E	C	A
Approach Delay (s/veh)		41.2			67.5			33.6			21.1	
Approach LOS		D			E			C			C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 65.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

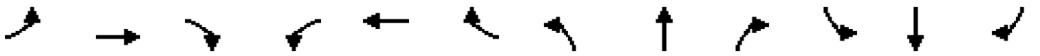




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	448	156	663	57	110	33	467	694	19	33	649	389
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Length 50th (ft)	186	119	174	50	98	0	208	188	0	28	211	20
Queue Length 95th (ft)	#269	186	211	99	163	0	247	229	0	64	290	99
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	500	448	1488	125	184	309	929	2074	886	180	1552	886
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.35	0.45	0.46	0.60	0.11	0.50	0.33	0.02	0.18	0.42	0.44

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.53	0.00	0.10	0.47	0.47
Sat Flow, veh/h	3346	1856	2591	678	1856	1610	3374	3497	1422	1810	3469	1547
Grp Volume(v), veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Grp Sat Flow(s),veh/h/ln	1673	1856	1295	678	1856	1610	1687	1749	1422	1810	1735	1547
Q Serve(g_s), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Cycle Q Clear(g_c), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
V/C Ratio(X)	0.84	0.35	0.64	0.49	0.61	0.21	0.86	0.38		0.18	0.40	0.53
Avail Cap(c_a), veh/h	532	451	1044	119	186	161	940	1849		186	1634	729
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.5	44.1	33.8	62.3	60.6	36.5	57.3	19.4	0.0	57.4	24.1	26.2
Incr Delay (d2), s/veh	11.6	0.5	1.3	3.1	5.4	0.7	4.3	0.6	0.0	0.5	0.7	2.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.5	9.0	2.1	4.1	1.1	8.2	6.5	0.0	1.1	7.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.1	44.6	35.1	65.3	66.1	37.1	61.6	20.0	0.0	57.9	24.8	29.0
LnGrp LOS	E	D	D	E	E	D	E	B		E	C	C
Approach Vol, veh/h		1267			200			1161			1071	
Approach Delay, s/veh		46.5			61.1			36.7			27.3	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.9	20.0	19.6	20.4	80.0		39.6				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	26.9	16.0	13.6	4.3	18.3		30.9				
Green Ext Time (p_c), s	1.5	5.6	0.0	0.0	0.0	5.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	38.7
HCM 7th LOS	D

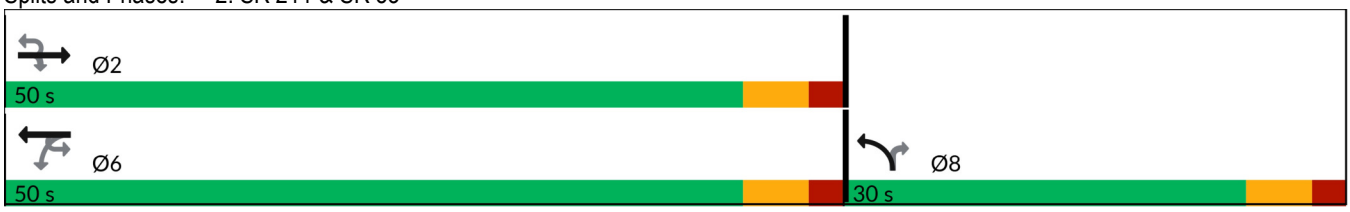
Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	507	1	122	736	559	186
Future Volume (vph)	2	986	507	1	122	736	559	186
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	34.4	34.4	34.4		34.4	34.4	17.4	17.4
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.27	0.27
v/c Ratio	0.01	0.64	0.55		0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
LOS	A	B	A		D	A	C	B
Approach Delay (s/veh)		9.5				15.0	24.3	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 64.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 14.3	Intersection LOS: B
Intersection Capacity Utilization 65.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	596	128	767	601	200
v/c Ratio	0.01	0.64	0.55	0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Length 50th (ft)	0	160	0	37	90	118	47
Queue Length 95th (ft)	3	234	32	#149	147	182	112
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	456	2418	1250	227	2441	1343	580
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.48	0.48	0.56	0.31	0.45	0.34

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	507	1	122	736	559	186
Future Volume (veh/h)	2	986	507	1	122	736	559	186
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	596		127	767	601	200
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2082	929		206	2099	766	309
Arrive On Green		0.61	0.61		0.61	0.61	0.22	0.22
Sat Flow, veh/h		3503	1522		260	3532	3428	1384
Grp Volume(v), veh/h		1160	596		127	767	601	200
Grp Sat Flow(s),veh/h/ln		1706	1522		260	1721	1714	1384
Q Serve(g_s), s		14.5	18.1		29.5	8.1	11.9	9.5
Cycle Q Clear(g_c), s		14.5	18.1		44.0	8.1	11.9	9.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2082	929		206	2099	766	309
V/C Ratio(X)		0.56	0.64		0.62	0.37	0.78	0.65
Avail Cap(c_a), veh/h		2082	929		206	2099	1141	461
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		8.3	9.0		23.7	7.1	26.4	25.4
Incr Delay (d2), s/veh		0.3	1.5		5.4	0.1	2.2	2.3
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.8	4.6		2.4	2.1	4.6	3.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		8.6	10.5		29.1	7.2	28.5	27.7
LnGrp LOS		A	B		C	A	C	C
Approach Vol, veh/h		1756				894	801	
Approach Delay, s/veh		9.3				10.3	28.3	
Approach LOS		A				B	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	50.0					50.0		22.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	20.1					46.0		13.9
Green Ext Time (p_c), s	11.4					0.0		2.2

Intersection Summary	
HCM 7th Control Delay, s/veh	14.0
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	8.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	8	347	952	649
Demand Flow Rate, veh/h	8	366	999	692
Vehicles Circulating, veh/h	899	788	146	217
Vehicles Exiting, veh/h	10	357	761	937
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.6	12.9	7.3	6.3
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	8	366	470	529	325	367
Cap Entry Lane, veh/h	661	727	1180	1254	1106	1181
Entry HV Adj Factor	1.000	0.948	0.952	0.954	0.939	0.937
Flow Entry, veh/h	8	347	447	505	305	344
Cap Entry, veh/h	661	689	1123	1196	1038	1107
V/C Ratio	0.012	0.504	0.398	0.422	0.294	0.311
Control Delay, s/veh	5.6	12.9	7.3	7.3	6.4	6.3
LOS	A	B	A	A	A	A
95th %tile Queue, veh	0	3	2	2	1	1

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?	Personal Vehicle Distribution	Truck Distribution	Volume	Threshold
3	SR 211 & Site Driveway	SBL	1608 LT/Day	250 LT/Day	YES	40%	55%	1,608	250
		NBR	2237 RT/Day	75 RT/Day	YES	60%	45%	2,237	75
		NBR	58 LT/Day	250 LT/Day	NO	50%	0%	58	250

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**6,754**	**3,377**	**3,377**
	AM Peak Hour	503	245	258
	PM Peak Hour	558	263	295
Trucks	**Daily**	**936**	**468**	**468**
	AM Peak Hour	34	18	16
	PM Peak Hour	52	27	25

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

APPENDIX E:

INTERSECTION CONTROL EVALUATION (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	GDOT		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	45 mph
Crossing Road:	Ridgemoor/Site	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	NV5			Date:	4/1/2025
Project Purpose:	Evaluate different intersection control for a new driveway for a Mixed-Use Development of Residential & Industrial				

Existing Data Year:	2025
Project Opening Year:	2030
Project Design Year:	2050
Annual Growth Rate:	2.4%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

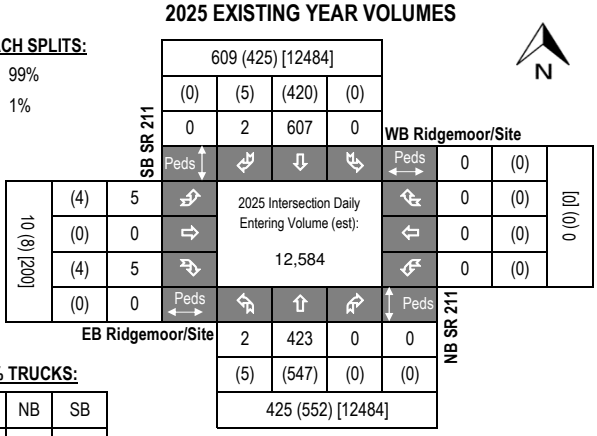
SR 211: 99%

Ridgemoor/Site: 1%

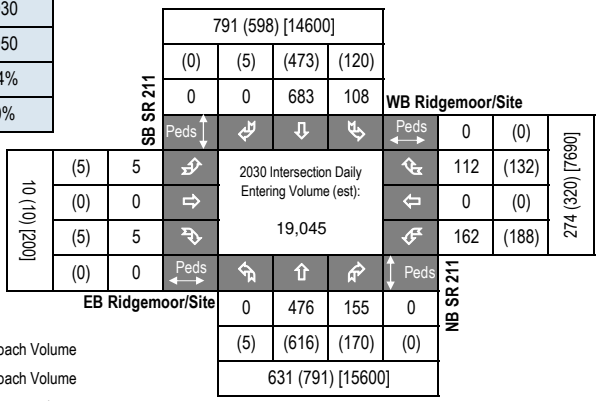
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	5%	5%

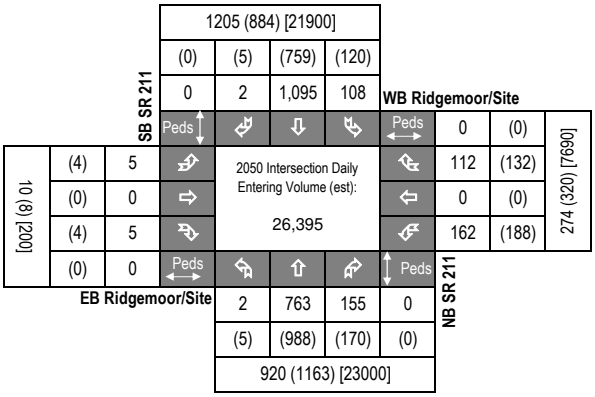
2025 EXISTING YEAR VOLUMES



2030 OPENING YEAR VOLUMES



2050 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Ridgemoor/Site
Existing Control:	New Intersection or Other
Prepared by:	NV5
Date:	4/1/2025

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**No**	**No**	**Yes**	**Yes**	Works with existing conditions, but future conditions propose a median
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Causes too much delay to SR 211
	Mini Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Single Lane Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Multilane Roundabout	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for side street traffic; eliminates U-turns for trucks
	RCUT (stop control)	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Currently proposed by PI 0007233
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Not significantly different from an RCUT
	High-T (unsignalized)	No	No	No	No	No	No	No	Out of scale of the project
	Offset-T Intersections	No	No	No	No	No	No	No	Not applicable
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an Interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for trucks
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Out of scale of the project
	RCUT (signalized)	No	No	No	No	No	No	No	Not a significant improvement over unsignalized R-Cut
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Out of scale of the project
	Continuous Green-T	No	No	No	No	No	No	No	Many driveways on west side of the roadway impacted
	Jughandle	No	No	No	No	No	No	No	Out of scale of the project
	Quadrant Roadway	No	No	No	No	No	No	No	Out of scale of the project
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an Interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an Interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: SR 211 @ Ridgemoor/Site
Existing Intersection Control: New Intersection or Other
Type of Analysis: Conventional Non-Safety Funded Project

District: 1 - Gainesville
County: Hall
Area: Suburb/Transitic

GDOT PI #: N/A
Prepared by: NV5
Date: 4/1/2025

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2030 Opening Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2030 Opening Yr No-Build Peak Hr Intersection V/C	0.00	0.00
2050 Design Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2050 Design Yr No-Build Peak Hr Intersection V/C ratio	0.00	0.00

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Conventional (Minor Stop)	Multilane Roundabout	RCUT (stop control)	Traffic Signal	N/A
Project Cost: (From CostEst Worksheet)	*Additional description here*	*Additional description here*	*Additional description here*	*Add LT bay(s) on major ST*	*Additional description here*
Construction Cost	$0	$1,770,000	$693,000	$283,000	
ROW Cost	$0	$0	$0	$0	
Environmental Cost	$0	$0	$0	$0	
Reimbursable Utility Cost	$0	$22,000	$10,000	$5,000	
Design & Contingency Cost	$0	$683,000	$231,000	$127,000	
Cost Adjustment (justification req'd)	0%	0%	0%	0%	
Total Cost	$0	$2,475,000	$934,000	$415,000	
Traffic Operations:		*User Cost Override*			
Traffic Analysis Software Used	Synchro	Synchro	Synchro	Synchro	
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	
2050 Design Yr Build Intersection Delay	500.0 sec / 500.0 sec	10.1 sec / 10.5 sec	20.0 sec / 30.8 sec	10.4 sec / 11.9 sec	
2050 Design Yr Build Intersection V/C	2.92 / 3.67	0.61 / 0.66	0.56 / 0.73	0.67 / 0.72	
Safety Analysis:					
Predefined CRF: PDO	0%	0%	0%	0%	
Predefined CRF: Fatal/Inj	0%	0%	0%	0%	
Predefined CRF Source:	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	
User Defined CRF: PDO					
User Defined CRF: Fatal/Inj					
User Defined CRF Source (write in if applicable):					
Environmental Impacts:[1]					
Historic District/Property	None	None	None	None	
Archaeology Resources	None	None	None	None	
Graveyard	None	None	None	None	
Stream	None	None	None	None	
Underground Tank/Hazmat	None	None	None	None	
Park Land	None	None	None	None	
EJ Community	None	None	None	None	
Wooded Area	None	None	None	None	
Wetland	None	None	None	None	
Stakeholder Posture:	*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*				
	[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report*				
Local Community Support	Unknown	Unknown	Unknown	Unknown	
GDOT Support	Unknown	Unknown	Unknown	Unknown	
Final ICE Stage 2 Score:	-4.6	3.4	4.5	5.3	
Rank of Control Type Alternatives:	4	3	2	1	
Final Intersection Control Selection:	**3 - Multilane Roundabout**				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary): The development is not expected to warrant a traffic signal until full-build out, so a signal may not be the best solution. A roundabout is considered safer for the expected heavy truck movements that are expected from the industrial portion of the development. It is noted that the developer will likely contribute right-of-way for the roundabout.

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Ridgemoor/Site
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: GDOT
Prepared By: NV5
Date: 4/1/2025
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,484	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2030 Opening Yr Peak Hour Intersection Delay:	7.1 sec	0.7 sec
2030 Opening Yr Peak Hour Intersection V/C:	0.40	0.47
2050 Design Yr Peak Hour Intersection Delay:	10.1 sec	10.5 sec
2050 Design Yr Peak Hour Intersection V/C:	0.61	0.66

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	#DIV/0!
	Head-On	0	0	0	0	0	#DIV/0!
	Rear End	0	0	0	0	0	#DIV/0!
	Sideswipe - same	0	0	0	0	0	#DIV/0!
	Sideswipe - opposite	0	0	0	0	0	#DIV/0!
	Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
	TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A mixed-use development consisting of just over 1.7M sq.ft. of warehousing, 350 townhomes, and 350 apartments is proposed on the east side of SR 211 north of Union Church Road. The addition of heavy trucks wanting to head south from the site towards I-85 presents a safety concern for the area, and a Multilane Roundabout would be the safest option to allow vehicles to move efficiently through the new intersection.

Proposed Intersection Control: Multilane Roundabout

REQUESTED BY: _____ Date: _____

Title: _____

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

CITY OF
GAINESVILLE

WATER RESOURCES

April 4, 2025

Smith, Gilliam, Williams & Miles, P.A.
Attn: Amanda Graham
P.O. Box 1098
Gainesville, GA 30503-1098

Re: Water Availability
Proposed Mixed-Use Development
5401 Old Winder Highway
Parcel: 15039A 000007

Dear Amanda,

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

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway.

Currently, the City has adequate domestic water capacity to serve the proposed residential components of your proposed mixed-use development. The warehouse components of the development will be reviewed upon submittal based on the water demands of each prospective tenant. This letter of water availability does not guarantee or confirm fire flow pressures and/or volumes for fire protection systems related to the proposed warehouses.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

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

May 6, 2025

Cameron Henderson
554 West Main Street, Suite 700
Buford, Georgia 30518

Subject: Sanitary Sewer Letter of Availability
5401 Old Winder Highway
Parcel Id No.: 15039A000007
Braselton, Georgia 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5401 Old Winder Highway, Braselton, Georgia, 30517 for a proposed 700 residential units + light industrial(1,719,640 s.f.) (estimated average daily flow of 162,500 GPD for multi-family residential) at this time. The nearest sanitary sewer main to this address is on the property.

Sanitary sewer capacity allocation is available on a first come, first serve basis: by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable and expires after 12 months Also, if the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800

Sincerely,

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

October 7, 2025 Approved Packet

End

Outlook

5401 Old Winder Highway Residential and Industrial Rezoning Applications - Request to Table

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 2/26/2026 11:05 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (66 KB)
2026.02.26 HCBC Agenda.pdf;

From: Steve Gilliam <sgilliam@sgwmfirm.com>
Sent: Thursday, February 26, 2026 10:22 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Amanda Graham <agraham@sgwmfirm.com>; Cameron Henderson <cameron@atlasgroupga.com> <cameron@atlasgroupga.com>; Mike Phelps <mphelps@bfhcompany.com> <mphelps@bfhcompany.com>
Subject: 5401 Old Winder Highway Residential and Industrial Rezoning Applications - Request to Table

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

Katie,

My client K2P Land Partners, LLC request that items 29 and 30 (5401 Old Winder Highway, Residential and Light-Industrial Applications) on the 02/26/2026 Hall County Board of Commissioners Hearing Agenda, be tabled for 30-days to the March 26, 2026 hearing date. This will allow time for us to address some concerns which have been raised, such as why the dog-bone roundabout was changed by the Department of Transportation, and any other issues or concerns raised by the Planning Staff and the Board of Commissioners. It will also allow time for us to perfect the proposed condition language for both the residential and light-industrial applications.

Since the agenda is so full, this is to also request that the tabling be moved to the top of the Public Hearing to amend Hall County's Zoning Map.

Thank you, and I look forward to seeing you this evening.

Thank you,
Steve Gilliam

SMITH GILLIAM
WILLIAMS & MILES

Steven P. Gilliam, Esq.

Smith, Gilliam, Williams & Miles, P.A.
770-536-3381 office ext. 238
770-531-1481 facsimile
sgilliam@sgwmfirm.com

Mailing:
Post Office Box 1098
Gainesville, Georgia 30503

Office Address:
Suite 300
340 Jesse Jewell Parkway SE
Gainesville, Georgia 30501

NOTICE: This e-mail and any attachments are CONFIDENTIAL and intended only for the use of the individual or entity to whom this e-mail is addressed. The contents may be protected by various legal privileges which include the attorney-client privilege. If you are not the designated recipient, please immediately notify Steven P. Gilliam, Smith, Gilliam, Williams & Miles, P.A. by telephone (770-536-3381) or return e-mail (sgilliam@sgwmfirm.com) and permanently delete this e-mail and any attachments from your Inbox, computer, and files immediately. Your receipt was the product of an inadvertent disclosure or an unintentional violation of the confidentiality and attorney-client privileges which apply. The Sender of this e-mail has not waived and did not intend, directly or indirectly, to waive any privilege, in whole or in part. Please do not disclose the contents of this email or any attachments to anyone; any dissemination, distribution, disclosure, or copying of this e-mail and any attachments is strictly prohibited. All rights for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. No duties are intended or created by this communication. If you have not executed a retainer agreement or fee contract with me or this firm, neither I nor this firm represents you. Thank you for your cooperation.

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 107/2026

SUBJECT: **5401 Old Winder Highway | Amend Conditions of Zoning |** on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) **| Proposed use: Industrial park |** Commission District 1 **| K2P Land Partners, LLC, applicant** *Note: Tabled at the February 26, 2026 Voting Meeting until the March 26, 2026 Voting Meeting.*

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupant s, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/ creek.

Purpose of Request:

5401 Old Winder Highway | Amend Conditions of Zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

History:

Facts and Issues:

Options:

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

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

Approvals:

Submit	Approve	Attorney	Administration
JR	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Memo
Staff Report
Application
Updated Narrative - rec'd 2/19/2026
Narrative
Site Plan
Maps
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Notice Sign
Updated Notice Sign - March 26, 2026
October 7, 2025 Approved Packet
Request to Table to March 26, 2026 (rec'd 2/26/2026)

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government
PLANNING AND ZONING

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

From: Katie Ahmed, Planning & Zoning Administrator

Date: March 6, 2026

Subject: **5401 Old Winder Highway | Amend Conditions of Zoning** | on 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**

Dear Commissioners,

This application was tabled at the February 26, 2026, Board of Commissioners meeting to March 26, 2026, at the applicant's request. Staff has not been provided with any further information or changes.

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... K2P Land Partners, LLC

Request ..... **Special Use** | to amend conditions of zoning

Proposed Use ..... Industrial park

Size ..... 194.10± acres

Zoning ..... Light Industrial (I-1)

Location ..... **5401 Old Winder Highway |** Tax parcel 15039A 000007(pt)

Commission District ..... One

Commission Date ..... February 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the amendment is consistent with the previous approval and improvements to State Route 211 are under the Georgia Department of Transportation jurisdiction.

Record Number..... HZCU25-0062

Staff recommends <u>APPROVAL</u> of the applicant's request subject to the following conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.

3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.

4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.

5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.

6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.

8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.

9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.

11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.

12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the

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

14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

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

18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.

19. No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.

21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.

22. The proposed parkway shall be built to heavy industrial/commercial standards. This

parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Summary Analysis

The applicant is requesting to amend a condition of zoning on a 194.10± acre portion of a tract zoned Light Industrial (I-1) for the development of an industrial park consisting of up to 1,719,640 square feet of light industrial warehouse space with trailer parking and employee parking spaces.

A concurrent request has been submitted to amend the same condition of zoning as related to the remainder of the subject parcel, 84.30± acres, zoned Residential Multi-Family (R-MF) to allow a 700 unit residential development consisting of apartments and townhomes with various amenity features (HZCU25-0061).

On October 7, 2025, the Board of Commissioners approved the rezoning of the subject 194.10± acre tract and the adjacent 84.30± tract subject to the same following 22 conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance of fifty percent (50%} of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run} access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the

subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.

10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel# 15038 000010 at the developer's expense.
19. There shall be no certificates of occupancy issued until the Georgia Department of

Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.

20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP) per the Hall County Unified Development Code.
21. To protect Mulberry Cr eek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

Per the submitted narrative, the applicant requests amendment to Condition 19 as listed above. The entrance to the development was previously proposed approximately midway between Pleasant Hill Lane and Ridgemoor Drive, featuring a Georgia Department of Transportation (GDOT) dog-bone design roundabout providing access to Old Winder Highway (State Route 211). The applicant states that after the zoning approval, the dog-bone roundabout was eliminated by GDOT and the newly proposed GDOT entrance to the development will be located at the intersection with Ridgemoor Drive. All intersection improvements will be designed and constructed to GDOT standards and shall be paid for by the applicant. As the “dog-bone roundabout” is specifically identified in Condition 19, an amendment to conditions is required.

Existing Approved Condition 19

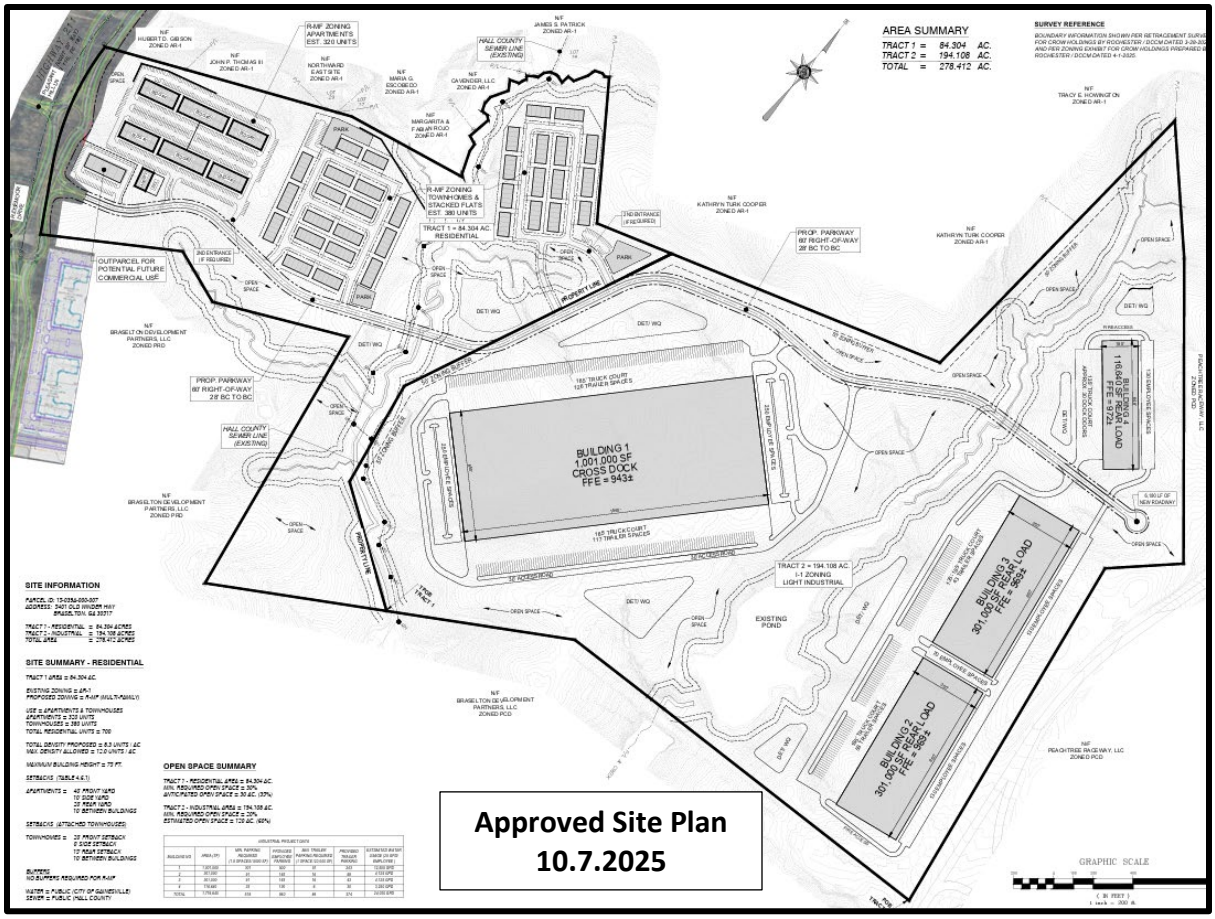
“There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.”

Applicant Proposed Condition 19

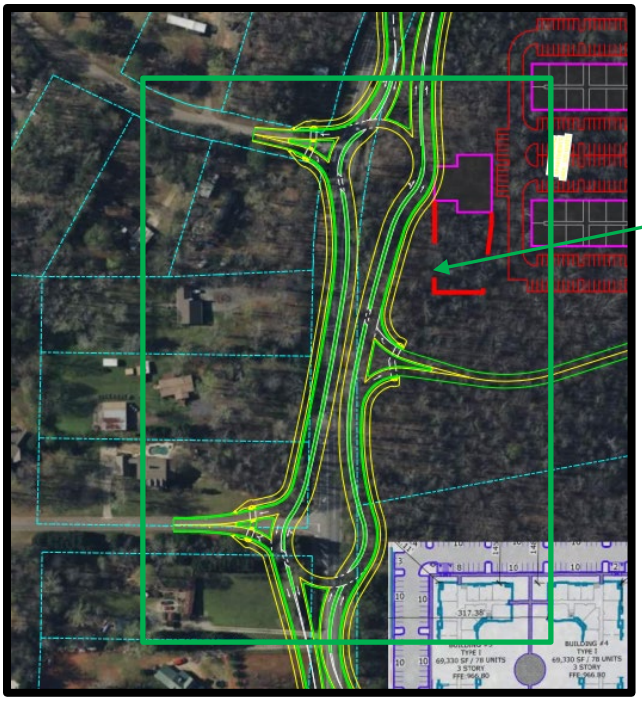
“Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.”

Staff Recommended Revised Condition 19

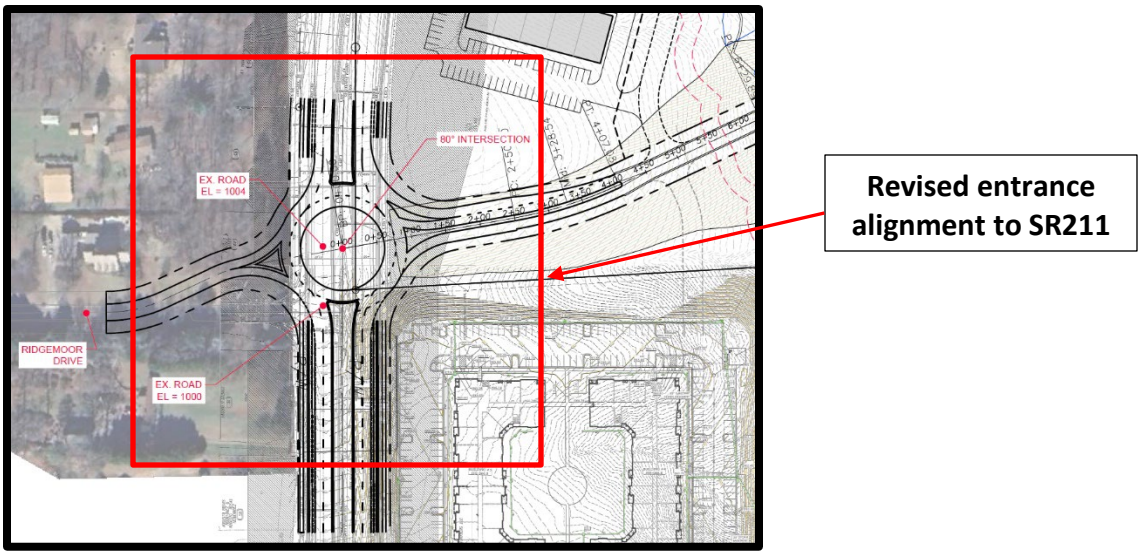
No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor.



Approved Site Plan 10.7.2025



Existing "condition 19" referenced improvements for SR211



Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendment is suitable in view of the use and development of adjacent and nearby property. Additionally, improvements to Old Winder Highway (State Route 211) fall under the jurisdiction of the Georgia Department of Transportation (GDOT).**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed amendment to the development would adversely affect adjacent or nearby property.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, approval from the Board of Commissioners is required to amend conditions of zoning.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service ; **If approved, the proposed amendment is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation was established by previous board action with the original approval of the development. The requested amendment does not alter the approved land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **The current zoning restrictions require the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **The hardship associated with the current zoning is due to the restrictions requiring the developer to meet a condition under GDOT's jurisdiction, which effectively prevents the developer from proceeding with the project unless GDOT completes the associated improvement. Without amendment of this condition, the project cannot take place.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property was rezoned Light Industrial (I-1) on October 7, 2025, and remains undeveloped and forested.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The Georgia Department of Transportation (GDOT) has revised its State Route 211 improvement plans, requiring the developer to adjust their project accordingly.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an approved Light Industrial development, this amendment does not create an isolated district unrelated to surrounding zoning.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **A request to amend the conditions of zoning requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be**

required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

   a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

      A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

   b. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

   c. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **In a traffic study conducted by NV5 update on June 3, 2025, in association with the previously approved rezoning, the following recommendations were provided:**

- **"While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed. Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development."**

Development Support and Constraints

Hall County Environmental Health
In an email dated January 15, 2026, Emily McGahee stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated January 13, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Will need to permit with our office."

Gainesville-Hall Metropolitan Planning Organization
In an email dated January 12, 2026, Joseph Boyd, MPO Director, provided the following comment:

> "This parcel is along State Route 211, which is scheduled to be begin a widening project from two to four lanes in 2029. (GH-025/PI 0007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts."

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

Engineering:
This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wrested vegetation no centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.

Traffic:
Comment being vetted separately with Planning/Zoning and will be provided upon approval.

In an email dated January 14, 2026, Brent Cook, Hall County Engineer, provided an update to these comments recommending the following condition:

> "No certificates of occupancy shall be issued until the SR 211 widening project (PI 0007233. SR 211 from SR 347 to SR 53) is within 12 months of the original contract completion date that will be established upon the Georgia Department of Transportation awarding a construction contract to a contractor."

Utilities

Hall County sewer service area; infrastructure is on-site (12” gravity line)

Hall County Fire Marshal

In an email dated January 15, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, Georgia 30024
Phone [redacted]
Email Address mphelps@bfhcompany.com

Property Owner (Name & Mailing Address)

Kook-Ja Lee, Been Chuan Lee, and Main Di Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097
Phone
Email Address

Proposed Use Light-Industrial Development - Change in Zoning Conditions

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney for Applicant
340 Jesse Jewel Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: **I-1**
Rezone to: I-1 - Change in Zoning Condition
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15039A000007 Acreage 194.108 +/- Acres
Location Address 5401 Old Winder Highway, Braselton GA 30517

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

Sign _____ Date: 12/5/2025

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Kook-Ja Lee, Been Chuan Lee, & Joyce Mei-Jen Chang

Address 4979 Young Arthur Terrace

Peachtree Corners, GA 30097

Phone Number [redacted]

Name of applicant(s) K2P Land Partners, LLC

Address 390 Brogdon Road

Suwanee, GA 30024

Phone Number [redacted] (Reiner Rietig)

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) on behalf of Been Chuan Lee & Joyce Mei-Jen Chang
Attorney-at-Law
#389801

Personally appeared before me
Gregory D Jay
Georgia Bar No. 389801
who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ginger Adams
Notary Public

12-8-2025
Date

Ginger Adams
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 05/07/2028

OPERATING AGREEMENT OF
K2P LAND PARTNERS, LLC

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9 (13) OF SUCH ACT. IN ADDITION, THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSION OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

This operating agreement (this "Agreement") of **K2P LAND PARTNERS, LLC,** a Georgia limited liability company (the "Company"), is entered into as of **March 1, 2022**, by and among **THOMAS M. PHELPS, JR.**, an individual in the State of Georgia**,** and **CLIFFORD KENNEDY**, an individual in the State of Georgia.

Statement of Background

The parties to this Agreement have caused to be formed the Company as a limited liability company under the Georgia Limited Liability Company Act and desire to make this agreement which shall be the "operating agreement" as that term is used in the Georgia Limited Liability Company Act. The parties to this Agreement are to be "members" of the limited liability company as that term is used in the Georgia Limited Liability Company Act and are hereinafter collectively referred to as the "Members".

Statement of Agreement

NOW, THEREFORE, for good and valuable consideration, the parties, intending legally to be bound, agree as follows:

Article I
Defined Terms

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time.

Holder in the current and future periods shall be equal to the net amount of items that would have been allocated to each such Interest Holder if the allocations in Sections 4.3.1, 4.3.2, and 4.3.6 had not occurred.

4.4. *Liquidation and Dissolution.*

4.4.1. If the Company is liquidated, the assets of the Company shall be distributed to the Interest Holders pursuant to the provisions of Section 4.2.3 above.

4.4.2. No Interest Holder shall be obligated to restore a Negative Capital Account.

4.5. *General.*

4.5.1. Except as otherwise provided in this Agreement, the timing and amount of all distributions shall be determined by the Manager.

4.5.2. If any assets of the Company are distributed in kind to the Interest Holders, those assets shall be valued on the basis of their fair market value, and any Interest Holder entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the Manager. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.2 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the distribution of the assets in liquidation pursuant to Section 4.4.

4.5.3. All Profit and Loss shall be allocated, and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders at the time the allocation or distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss, or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.5.4. The Manager is hereby authorized, upon the advice of the Company's tax counsel, to amend this Article IV to comply with the Code and the Regulations promulgated under Code Section 704(b); provided, however, that no amendment shall materially affect the economic interest of the Interest Holder without the Interest Holder's prior written consent.

Article V
Management: Rights, Powers, and Duties

5.1. *Management.*

5.1.1. *Managers.* In accordance with O.C.G.A. Section 14-11-304, the Company shall be managed by one or more managers, referred to herein as the Manager, each of whom may,

but need not, be a Member. The Manager shall be elected by the Members in accordance with their respective Percentages. All decisions not specifically reserved to the Members under the Act or this Agreement shall be delegated to the Manager. Upon execution of this Agreement, and without further action, Thomas M. Phelps, Jr., Clifford Kennedy, and Reiner Rietig shall be elected as the Managers of the Company, to serve until succeeded in accordance with the terms of this Agreement.

5.1.2. *General Powers.* The Managers (and any one of them acting alone) shall have full, exclusive, and complete discretion, power, and authority, subject in all cases to the other provisions of this Agreement and the requirements of applicable law, to manage, control, administer, and operate the business and affairs of the Company for the purposes herein stated, and to make all decisions affecting such business and affairs, including without limitation, for Company purposes, the power to:

5.1.2.1. acquire by purchase, lease, or otherwise, any real or personal property, tangible or intangible;

5.1.2.2. construct, operate, maintain, and improve, and to own, sell, convey, assign, mortgage, or lease any real estate and any personal property;

5.1.2.3. sell, dispose, trade, or exchange Company assets in the ordinary course of the Company's business;

5.1.2.4. enter into agreements and contracts, execute any instrument, checks, drafts, notes and other negotiable instruments, and to give receipts, releases, and discharges;

5.1.2.5. purchase liability and other insurance to protect the Company's properties and business;

5.1.2.6. execute or modify leases with respect to any part or all of the assets of the Company;

5.1.2.7. prepay, in whole or in part, refinance, amend, modify, or extend any mortgages or deeds of trust that may affect any asset of the Company and in connection therewith to execute for and on behalf of the Company any extensions, renewals, or modifications of such mortgages or deeds of trust;

5.1.2.8. execute any and all other instruments and documents that may be necessary or in the opinion of the Managers desirable to carry out the intent and purpose of this Agreement, including, but not limited to, documents whose operation and effect extend beyond the term of the Company;

5.1.2.9. make any and all expenditures that the Managers, in their sole discretion, deem necessary or appropriate in connection with the management of the affairs of the Company and the carrying out of their obligations and responsibilities under this Agreement, including, without limitation, all legal, accounting and other related expenses incurred in connection with the organization and financing and operation of the Company;

5.1.2.10. enter into any kind of activity necessary to, in connection with, or incidental to, the accomplishment of the purposes of the Company;

5.1.2.11. invest and reinvest Company reserves in short-term instruments or money market funds; and

5.1.2.12 undertake any expenditure or become bound by any obligation which has been expressly approved in annual operating budget adopted and approved pursuant to the provisions of Section 5.1.3 below.

5.1.3. *Extraordinary Transactions.*

5.1.3.1. Notwithstanding anything to the contrary in this Agreement, the Manager shall not undertake any of the following without the approval of the Members:

5.1.3.1.1. any Capital Transaction;

5.1.3.1.2. the Company's lending or borrowing more than $25,000.00 on any one occasion or in the aggregate more than $50,000.00 in any one calendar year;

5.1.3.1.3. the admission of additional Members to the Company;

5.1.3.1.4. the Company's engaging in business in any jurisdiction that does not provide for the registration of limited liability companies;

5.1.3.1.5 mortgage, pledge, hypothecate, create a lien or security interest against, or further encumber (or contract for, commit to or suffer or permit any of the foregoing) assets of the Company;

5.1.3.1.6 transfer, sell, convey or assign all or substantially all of the assets of the Company, or any interest therein or any title thereto (or contract for or suffer or permit any of the foregoing), including, without limitation, options to purchase and so called "installment sales contracts," "land contracts," or "contracts for deed");

(j) selling, exchanging, or otherwise transferring or disposing of the Property, to third parties, including without limitation the granting of title encumbrances or leases, except (i) lot sales in the ordinary course of business and in accordance with the Development Budget or any Annual Operating Budget and (ii) grants of utility, roadway and other easements that the Manager reasonably deems necessary or appropriate and in the ordinary course of business;

5.1.3.1.8 do any action in contravention of or in excess of the scope of this Agreement;

5.1.3.1.9 possess property of the Company, or assign rights in specific property of the Company, for other than Company purposes;

5.1.3.1.10 file a voluntary petition or otherwise initiate proceedings (i) to have the Company adjudicated insolvent or, (ii) seeking an order for relief of the Company as debtor under the United States Bankruptcy Code (11 U.S.C. §§ 101 *et seq.*); file any petition seeking any composition, reorganization, readjustment, liquidation, dissolution or similar relief under the present or any future federal bankruptcy laws or any other present or future applicable federal, state or other statute or law relative to bankruptcy, insolvency, or other relief for debtors with respect to the Company; or seek the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Company or of all or any substantial part of the Property, or make any general assignment for the benefit of creditors of the Company, or admit in writing the inability of the Company to pay its debts generally as they become due, or declare or effect a moratorium on the Company's debt or take any action in furtherance of any proscribed action;

5.1.3.1.11 amend this Agreement except as otherwise specifically authorized herein;

5.1.3.1.12 adopt and approve the annual operating budget of the Company;

5.1.3.1.13 enter into any transaction, the value of which exceeds $50,000.00; or

5.1.3.1.14 make any distribution of Cash Flow or Capital Proceeds.

(c) any merger or consolidation of the Company pursuant to Section 14-11-903 of the Act;

(d) the dissolution of the Company;

(e) the execution of any agreement or other arrangement for the furnishing to or by the Company of goods or services or entering into any contract for sale of lots or otherwise with RCP or any Person who is an Affiliate of RCP;

(f) the execution of any leasing, commission, brokerage, listing or other similar contracts which are for more than six (6) months and not terminable on thirty (30) days notice thereafter;

(h) the decision to adjust, settle, compromise or pay any claim, obligation, debt, demand, suit, litigation or judgment against the Company unless (i) the same is fully covered by insurance or (ii) such action does not involve an amount in excess of $2,000 in any particular instance;

(n) Expend funds other than in accordance with the Development Budget or alter or

IN WITNESS WHEREOF, the parties have executed, or caused this Agreement to be executed, under seal, as of the date set forth hereinabove.

THE COMPANY:

K2P LAND PARTNERS, LLC a Georgia limited liability company

By: Thomas M. Phelps, Jr (SEAL)
Thomas M. Phelps, Jr., Manager

By: Clifford Kennedy (SEAL)
Clifford Kennedy, Manager

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March, 1, 2022

THE MEMBERS:

Thomas M. PHelps, Jr
_____(SEAL)
THOMAS M. PHELPS, JR.

Clifford Kennedy
_____(SEAL)
CLIFFORD KENNEDY

This is a signature page to, and may be attached to a master counterpart of, that certain Operating Agreement of K2P LAND PARTNERS, LLC dated as of March 1, 2022

EXHIBIT A
List of Members, Capital and Percentages

Name Address, and Taxpayer I.D. Number	Initial Cash Capital Contribution	Percentages
Thomas M. Phelps, Jr. 390 Brogdon Road Suwanee, Georgia 30024 [redacted]	$100.00	50.00%
Clifford Kennedy 390 Brogdon Road Suwanee, Georgia 30024	$100.00	50.00%

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ Attorney on behalf of Georgia Bar No. 389801 **Date:** 12-8-25

Applicant's/Owner's Name (Printed): Been Charlie & Joyce Mei-Jen Cheng

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 12/11/25

Applicant's/Owner's Name (Printed): Mike Phelps, K2P Land Partners, LLC

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended February 12, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – I-I (Light-Industrial)

PROPOSED ZONING – I-I (Light-Industrial) Change in Condition No. 19

Summary

The accompanying seeks a change in condition 19 on the existing I-I zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and will not be funded by Hall County.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued upon installation and completion of the GDOT-proposed temporary traffic signal at the intersection of the Subject Property and Ridgemoor Drive. This condition shall not prevent Applicant, its successors and assigns, from beginning construction of any improvements on the subject property prior to completion of the roundabout.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

DATE	NO	REVISION

C-2.A

Exhibit "B"

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

1/29/2026
ATTN: Michael Phelps
BBC Investment Group
390 Brogdon Rd
Suwanee, GA 30024

Subject: Access to Property; SR 211, between Ridgemoor Dr and Pleasant Hill Ln, Hall Co.
P.I. No.:0007233

To whom it may concern,

Subject to compliance with all applicable Department of Transportation requirements in effect at the time a permit is requested as well as adherence with any current or future authorizations under Georgia Code 32-6-111, the department will authorize access to the property.This access may include any improvements deemed necessary by the department, up to and including the installation of a temporary traffic signal and will remain in effect until construction of a conventional roundabout for the SR 211 widening project, PI 0007233, is completed

Please contact Jonathan Peevy 678-360-1510 if you have any questions.

Sincerely,

Jonathan Peevy, P.E.
District Traffic Engineer

JP
CC: Jason Dykes, P.E., District Engineer

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended February 3, 2026

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – I-I (Light-Industrial)

PROPOSED ZONING – I-I (Light-Industrial) Change in Condition No. 19

Summary

The accompanying seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive, as shown on Exhibit "A," which was submitted to GDOT on November 24, 2025 and approved as described in the January 29, 2026 GDOT Access Letter attached hereto as Exhibit "B." All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

December 5, 2025

LOCATION – 5401 Old Winder Highway, Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – R-MF (Residential – Multi-Family)

PROPOSED ZONING – R-MF (Residential – Multi-Family) Change in Condition No. 19

Summary

The accompanying application seeks a change in condition 19 on the existing R-MF zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia (the "Subject Property"), which was approved by the Hall County Board of Commissioners on October 7, 2025, with 22 conditions. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes.

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. This replaces the previously GDOT approved dogbone roundabout in the Narrative, dated October 03, 2025. After the zoning approval, the dogbone roundabout was eliminated by GDOT and the newly GDOT proposed entrance to the development will be located at the intersection of the Subject Property and Ridgemoor Drive. All intersection improvements shall be designed and constructed to GDOT standards and shall be paid for by Applicant.

Existing Approved Condition 19

19. There shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dogbone roundabout'.

Proposed Condition 19

19. Certificates of occupancy shall be issued within 12 months of completion of the GDOT mandated improvements located at the intersection of the Subject Property and Ridgemoor Drive, as shown on the attached.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this change of zoning condition 19 be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

[redacted]

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

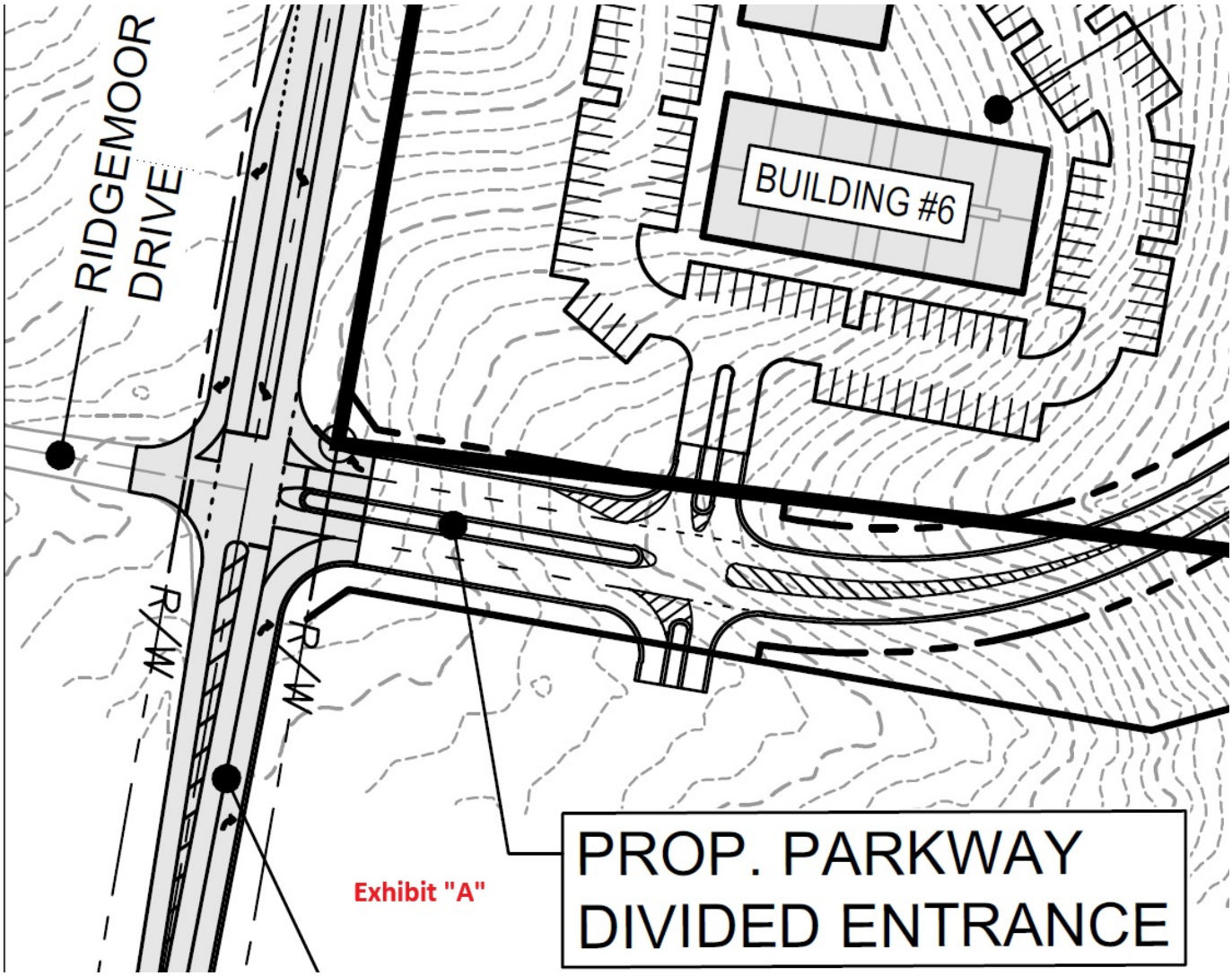

RIDGEMOOR DRIVE
BUILDING #6
R/W
R/W
PROP. PARKWAY
DIVIDED ENTRANCE
Exhibit "A"

Exhibit "A"



HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)

EX. ROAD
EL = 1070

EX. ROAD
EL = 1040

PLEASANT
HILL LN

R/W

P/L

LOT 33

LOT 30

LOT 29

LOT 17

LOT 16

LOT 15

80° INTERSECTION

ROAD EL = 970
CREEK = 908

CREEK = 900

ROAD EL = 878
CREEK = 848

50' ZONING BUFFER

50' ZONING BUFFER

250 EMPLOYEE SPACE

650'

SS

MH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 3-28-25.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

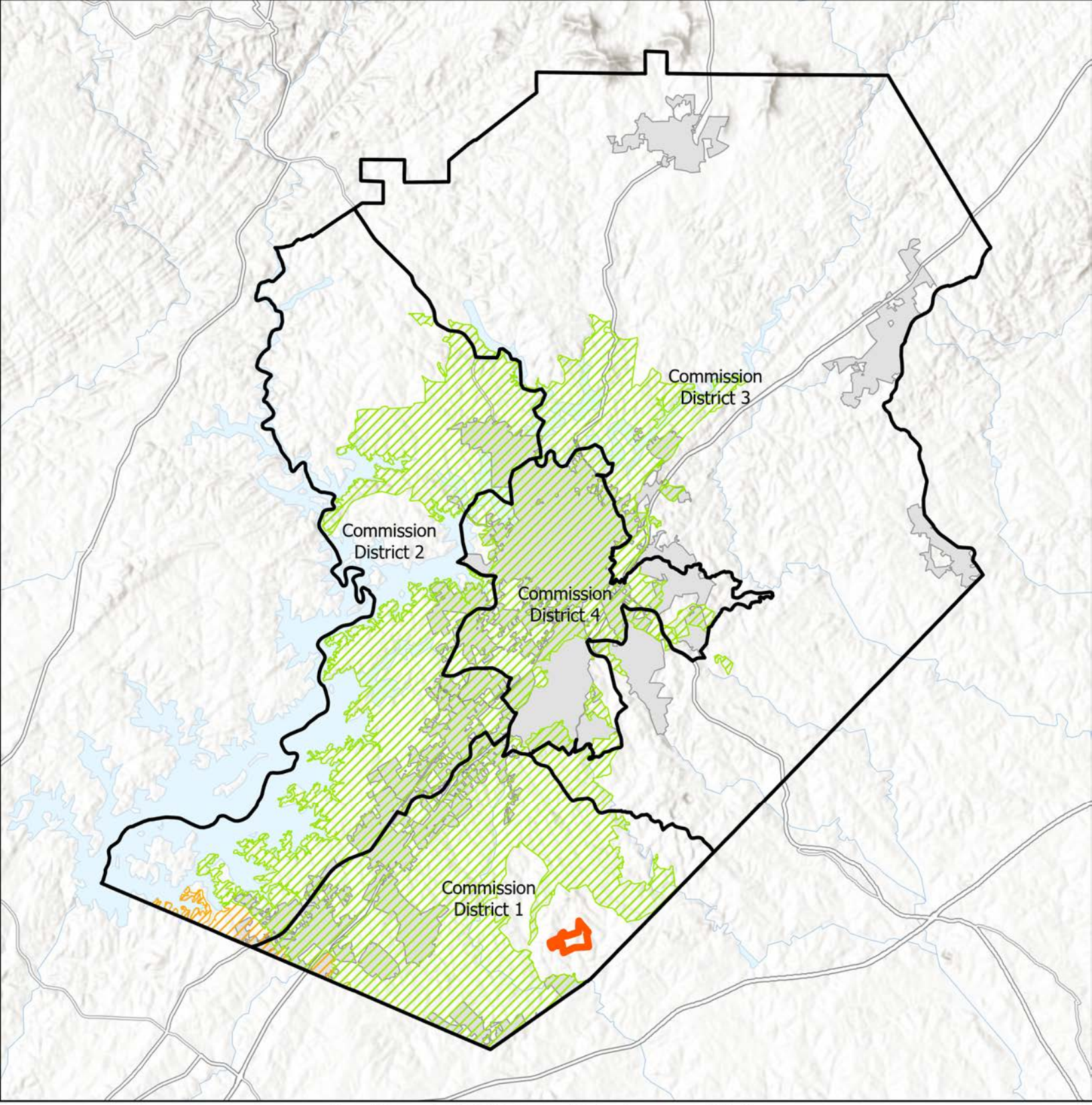
PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

RIDGEMOOR
ALIGNMENT

JOB NUMBER	DATE
25101	11-24-25

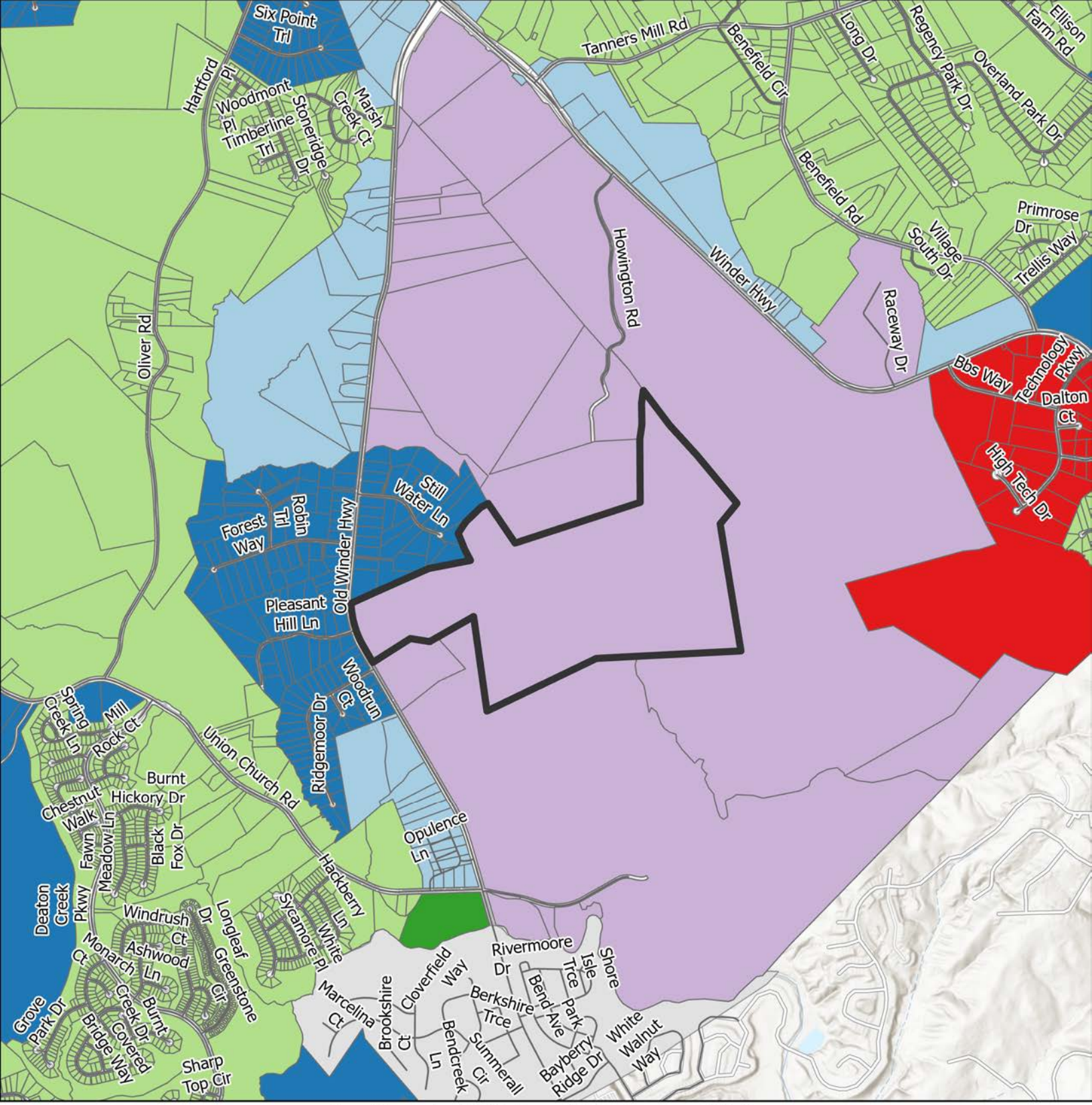
DATE	NO	REVISION

C-2.A



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

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

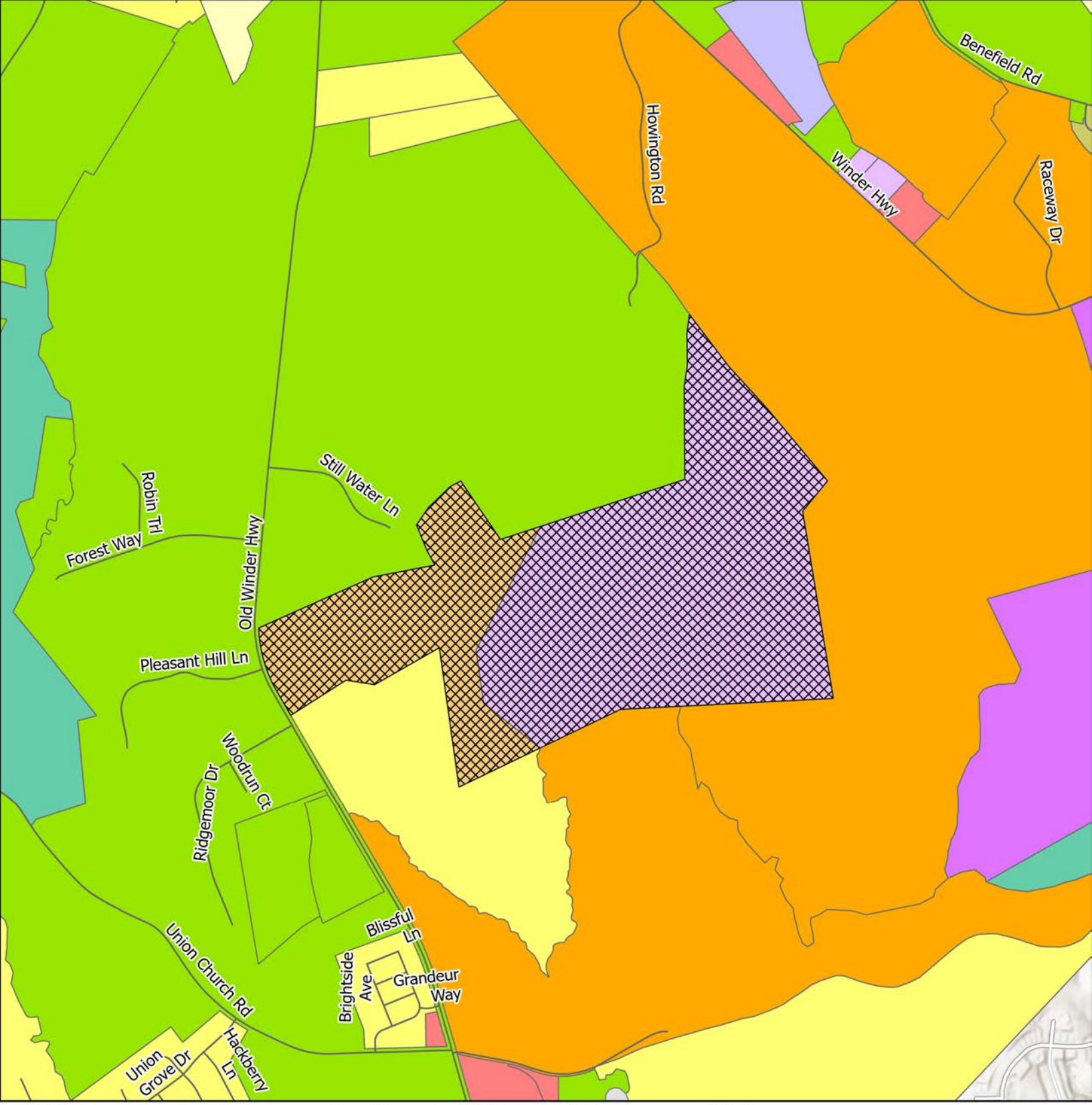


Subject Area
City Limits

FLU

- Business Corridors
- Employment
- Greenspace - Conservation
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

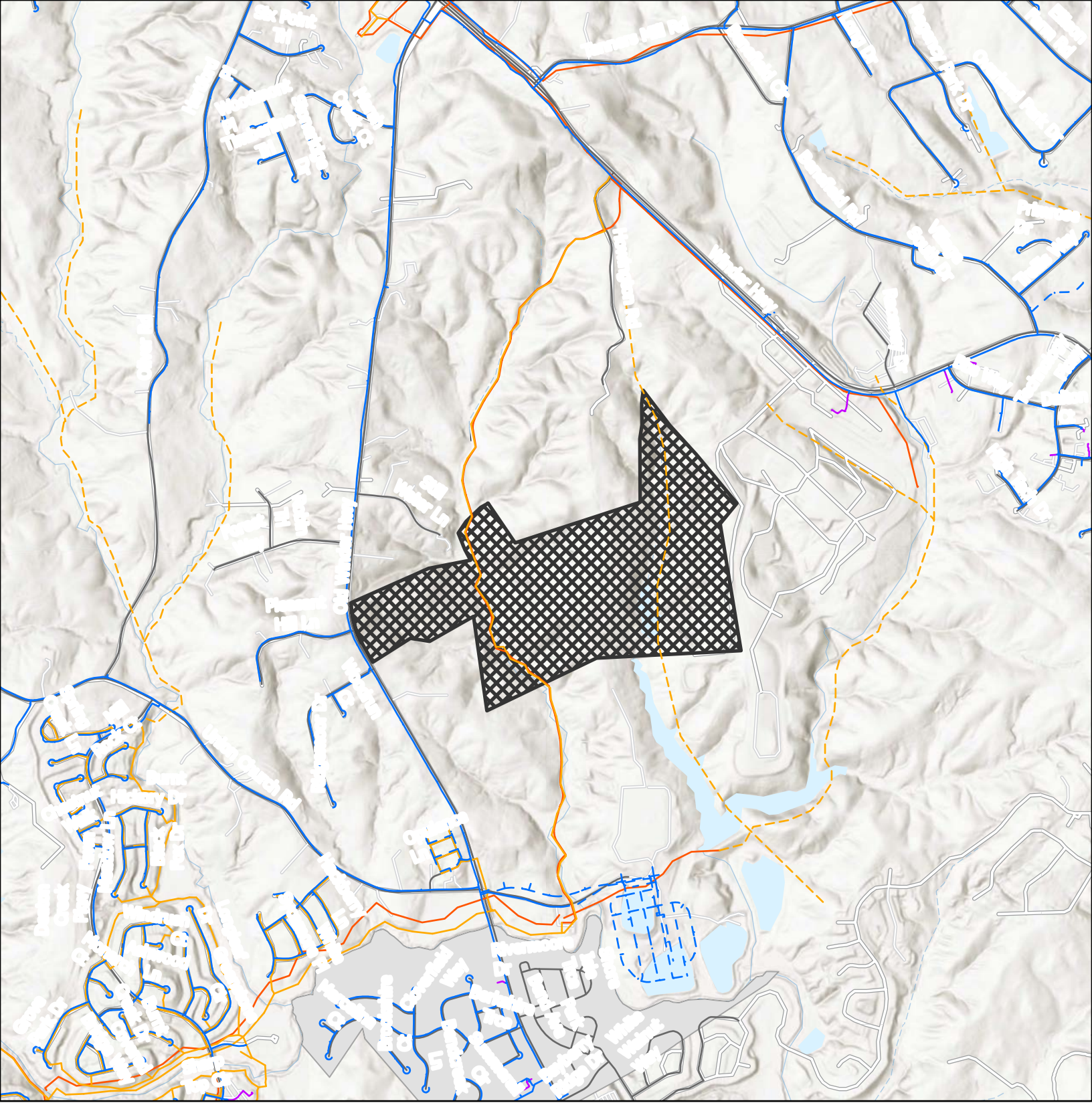


Subject Area
centerline
City Limits

ZONING

AR-1
H-B
I-1
I-2
MHP
MUNI
PCD
PCFD
PID
PRD
R-1
R-MF

Applicant: K2P Land Partners, LLC
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1



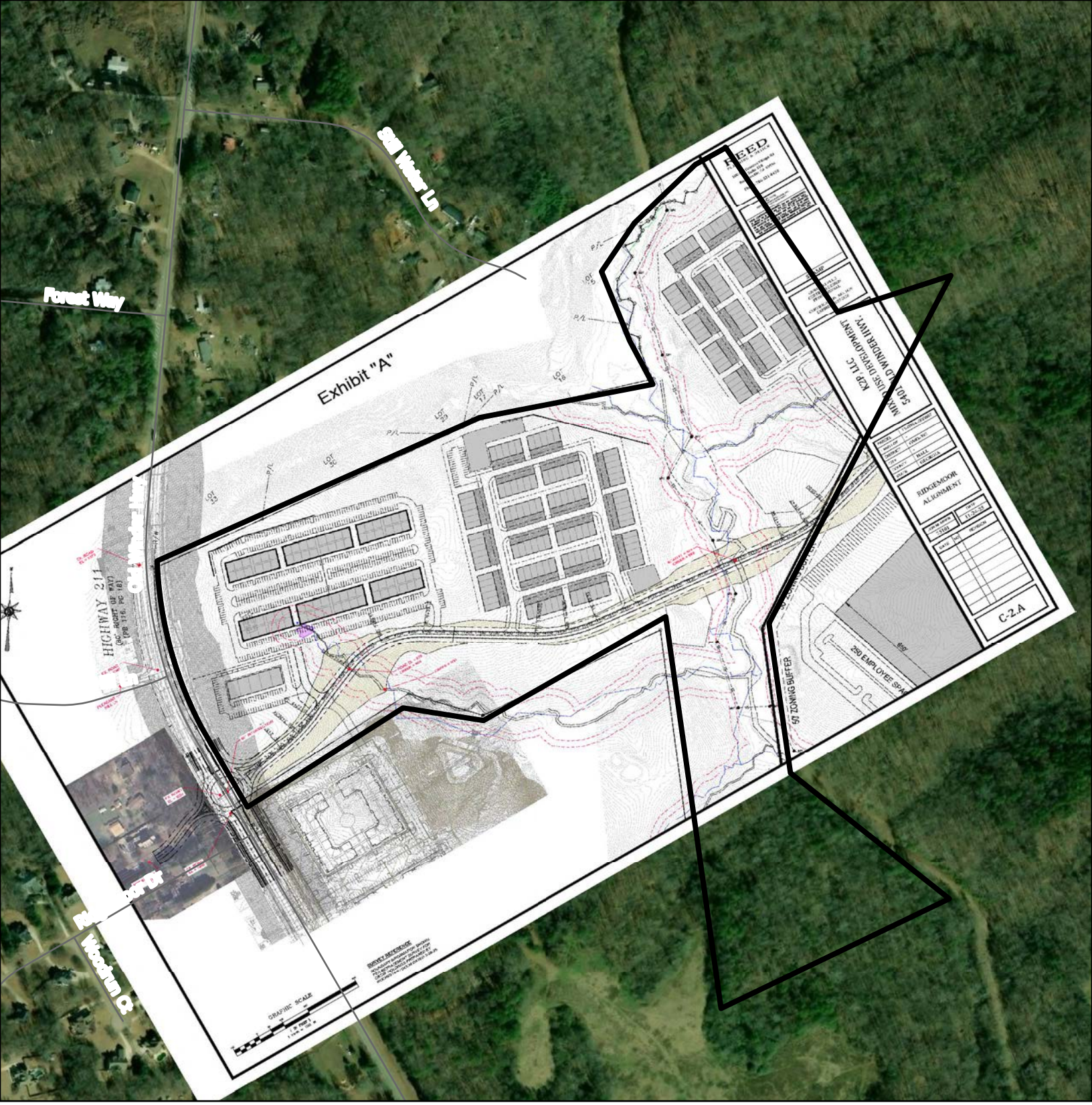


Exhibit "A"
Forest Way
Still Water Ln
HIGHWAY 211
(80' RIGHT OF WAY)
(PB 116, PG 18)
REED
RIDGEMOOR ALIGNMENT
C-2.A
50' ZONING BUFFER
250 EMPLOYEE SPA
GRAPHIC SCALE



Subject Area

Applicant: K2P Land Partners, LLC (I-1)
Tax Parcel #: 15039A000007 (pt)
Location: 5401 Old Winder Highway
Commission District 1

Outlook

HBOC Tentative Agendas 2.26.26 and 3.12.26

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

Date Thu 1/15/2026 9:49 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

February 26, 2026 Agenda:

3608 Joe Chandler Road, Wright: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

7273 Lula Road, Serrano: No comment.

7355 Tribble Gap Road, Stapleton: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

888/890 Gainesville Hwy, USI Holdings: No comment.

4656 Cagle Road, Cook: No comment. Public sewer.

5401 Old Winder Hwy, K2P: No comment. Public sewer.

March 12, 2025 Agenda:

2485 Dawsonville Hwy: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system.

1658/1700 Candler Road, Cherokee Gun Club: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

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

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

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

Outlook

RE: Upcoming Planning Tentative Adgendas

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 1/13/2026 8:26 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

Good Morning Kaitlyn,

Please see the below comments in red. If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

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

Good afternoon,

In preparation for the transition to the Hall County Planning Commission upon its reinstatement, the Tentative Agendas and Maps for the February 26, 2026, and March 12, 2026, Hall County Board of Commissioners meetings are now available for review. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **January 16, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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

Thursday, February 26, 2026

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

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

Off system, no impacts to the state route expected.

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

Residential no impacts expected.

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

Off system, no impacts to the state route expected.

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

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

Will need to permit with our office. Old residential access will need to be removed. Improvements may be needed to existing commercial access.

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

Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements.

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Will need to permit with our office.

Thursday, March 12, 2026

2485 Dawsonville Highway | **Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

Residential no impacts expected.

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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

HALL COUNTY
GEORGIA
We have it all in Hall

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let’s band together to end human trafficking in Georgia.

Outlook

RE: Upcoming Planning Tentative Adgendas

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Mon 1/12/2026 12:46 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, please see the following comments from the MPO:

- **5401 Old Winder Highway, K2P Land Partners** - This parcel is along State Route 211, which is scheduled to begin a widening project from two to four lanes in 2029. (GH-025, PI 007233). The applicant should coordinate with the Georgia Department of Transportation regarding right-of-way impacts.

- **1658 & 1700 Candler Road, Cherokee Gun Club** – This parcel is along State Route 60, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-111B). There is currently no construction year assigned and this is not yet a project in the Georgia Department of Transportation's system, so there are no documents to reference for potential right-of-way impact at this time.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, January 9, 2026 9:47 AM
Subject: Upcoming Planning Tentative Adgendas

Good afternoon,

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

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

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

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

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

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

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

Thursday, March 12, 2026

2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: Friday, January 16, 2026

Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

- **3608 Joe Chandler Road**

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

  - **Engineering**: No Comment
  - **Traffic**: No problems with traffic, access is from a state route so no Hall County involvement with access permits.
  - **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
  - **Traffic**: No traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
  - **Utilities**: Lula sewer service area.

- **888 & 890 Gainesville Highway**

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

  - **Engineering**: No Comment
  - **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
  - **Utilities:** Buford sewer area.

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

- **Engineering**: No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
  - **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
    Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
  - **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

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

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

  - **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on site.
  - **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
  - **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- **2485 Dawsonville Highway | Variance to Section 3.2** | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughandale Circle | Zoned AR-1; Tax Parcel 10085 000054 | **Proposed Use: Accessory building |** Commission District 2 | **Cole Burchardt, applicant**

    - **Engineering**: No Comment
    - **Traffic:** Variance request does not impact traffic or access.
    - **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

  (A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | **Proposed use: Private gun club** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

  (B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | **Proposed use: Outdoor shooting range** | Commission District 4 | **Cherokee Gun Club, Inc., applicant**

    - **Engineering**: No comment
    - **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
    - **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 1/15/2026 2:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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

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

5401 Old Winder Highway | Special Use | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN JANUARY 9, 2026 AND NO LATER THAN JANUARY 25, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, David Loftus **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required HZCU25-00062 & HZCU25-00061

public notice sign was posted on 1-21-2026 **for** 5401 Old Winder Hwy.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: FEB 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE Road, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6959

Outlook

Notice Signs to be updated

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 2/27/2026 2:40 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

4 attachments (9 MB)
IMG_1981.jpeg; IMG_1982.jpeg; IMG_1983.jpeg; IMG_1984.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Friday, February 27, 2026 1:32 PM
To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: Re: Notice Signs to be updated

Good Afternoon,

I'm going to make this as short as possible and by each location.

Tribble Gap Road - Located and updated sign to reflect correct BOC date. I attempted to make it better still showing the same picture wise but is more clear in person.

Athens Hwy - I was unable to locate the sign at this time. This is not the first time this sign has been missing. I am unsure if someone keeps removing the sign or if it gets blown away by passing traffic. I advised Kaitlyn of this already. I do not think I will have time to repost this sign today but I can pick up first thing Monday and repost.

Old Winder Hwy - located both signs and updated both signs to reflect correct BOC date.

Please see pictures attached. If you have any questions or concerns please feel free to reach out.

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: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR AN INDUSTRIAL PARK
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: K2P LAND PARTNERS, LLC
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR A 700-UNIT RESIDENTIAL DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

October 7, 2025 Approved Packet

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

October 9, 2025

K2P Land Partners, LLC
390 Brogdon Road
Suwanee, GA 30024

RE: **Zoning Applications**

To Whom It May Concern:

Please be advised that in its Voting Meeting on October 7, 2025, the Hall County Board of Commissioners voted to approve the following applications with conditions.

5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

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

Conditions:

1. The property shall be developed in accordance with the site plan revised on October 3, 2025, and as described in the amended project narrative dated October 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 320 apartments and 380 total townhomes or stacked flats.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,800 square feet. The minimum heated floor area (HFA) for the stacked flats shall be 1,400 square feet.
4. All townhomes shall provide two-car garages in addition to driveways that can accommodate two cars parked side-by-side. Garages may be front or rear loaded.
5. All stacked flats shall provide a one-car garage per flat, at minimum, in addition to driveways that can accommodate one parked car. Garages may be front or rear loaded.
6. Amenities including playgrounds, outdoor pavilions, picnic areas, pool, pickleball court, and mail kiosks shall be completed prior to the issuance

of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.

7. Model homes shall be limited to one townhome building and one stacked flat building prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificates of occupancy shall be issued to a residence prior to Final Plat recording.
8. Developer is allowed a maximum of one sales office trailer for the townhome/stacked flats portion of the development. This office shall be removed at time of sale of the last unit. One temporary leasing office trailer is permitted for the apartment complex which shall be removed upon issuance of the Certificate of Occupancy for the apartment building containing the permanent leasing office.
9. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
10. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
11. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
12. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
13. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
14. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with the existing and commercial and industrial practices which may take place on adjacent and nearby properties including, but not limited to, noise, odors, dust, the operation of machinery and motor vehicles. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
15. The following statement regarding the potential impacts of the nearby motor raceway shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property

shown on this plat are hereby informed of the impacts associated with the existing motor raceway venue on adjacent and nearby properties including but not limited to noise, odors, dust, the operation of motor vehicles, traffic, crowds, and other effects associated with such venues. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."

16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
17. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
18. Developer shall install a solid wood or chain link fence from Hwy 211 along the property line to the terminus of parcel # 15038 000010 at the developer's expense.
19. here shall be no certificates of occupancy issued until the Georgia Department of Transportation (GDOT) is within 12 months of the completion of the 'dog-bone roundabout'.
20. An environmental study must be completed prior to the issuance of a land disturbance permit (LDP)per the Hall County Unified Development Code.
21. To protect Mulberry Creek, there shall be a three-phase erosion control plan including Best Management Practices (BMP) per the Manual for Erosion and Sediment Control by the Georgia Soil and Water Conservation Commission.
22. The proposed parkway shall be built to heavy industrial/commercial standards. This parkway shall be three (3) lanes down to the fifth (5th) entrance/creek.

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

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Kook-Ja Lee, Been Chuan Lee and Main DI Chang
4979 Young Arthur Terrace
Peachtree Corners, GA 30097

Steven P. Gilliam, Attorney
P.O. Box 1098
Gainesville, GA 30501

SURVEY NOTES

1. THE FIELD DATA DATED 3/25/2025 & 3/26/2025 UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE RELATIVE PRECISION ACCURACY OF LESS THAN 0.09 FEET. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R12i GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION, AND ADJUSTED USING LEAST SQUARES. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE HORIZONTAL DATA FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE).

2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,997,542 FEET.

3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.

4. CENTERLINE OF CREEK AS FIELD LOCATED ON 3/25/25 & 3/26/25 IS THE PROPERTY LINE. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

5. PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0314G, EFFECTIVE DATE DECEMBER 1, 2022.

6. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

7. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

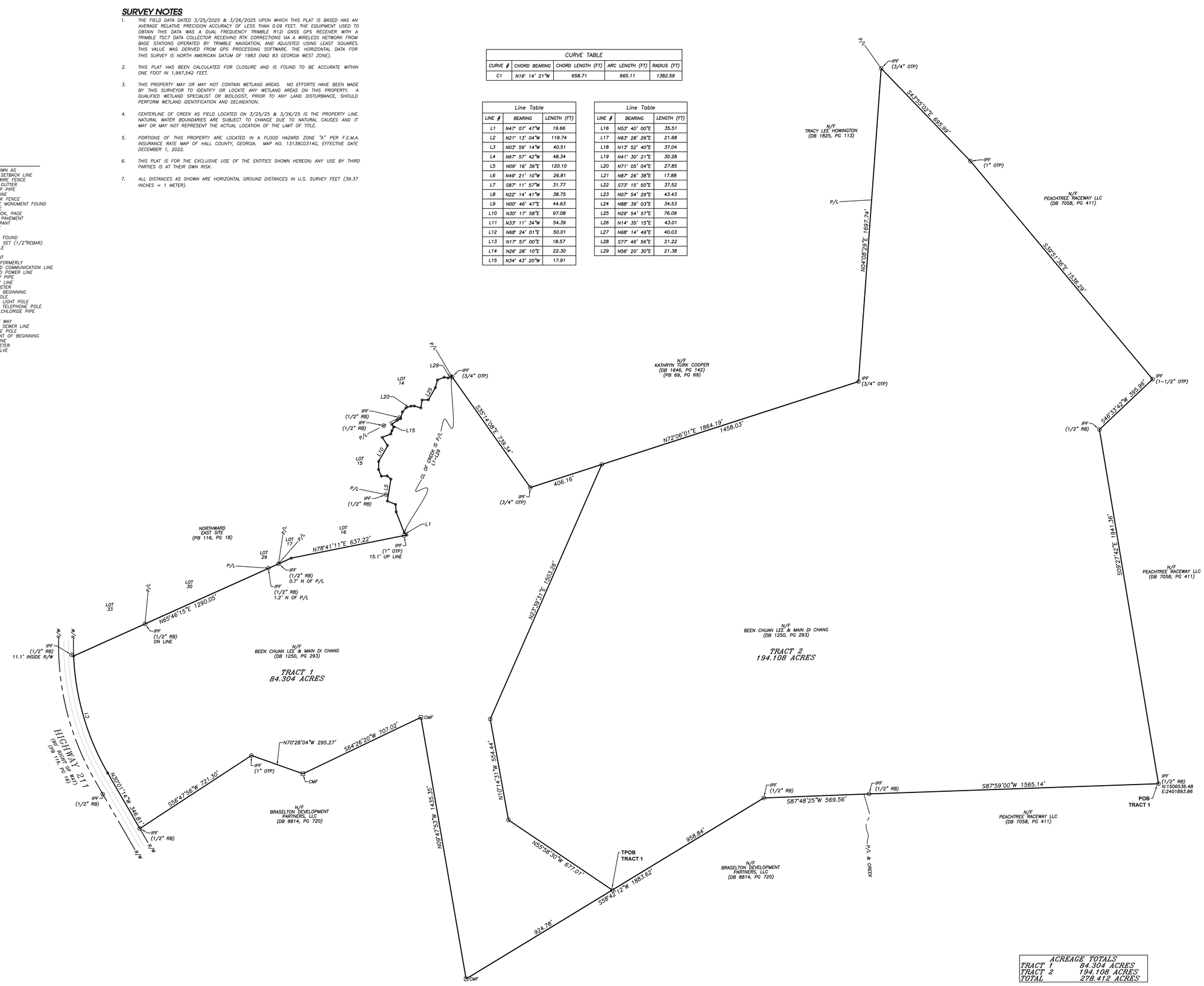
LEGEND

AKA	–	ALSO KNOWN AS
BL	–	BUILDING SETBACK LINE
BWF	–	BARBED WIRE FENCE
C&G	–	CURB & GUTTER
CTP	–	CRIMP TOP PIPE
CL	–	CENTER LINE
CLF	–	CHAIN LINK FENCE
CMF	–	CONCRETE MONUMENT FOUND
CONC	–	CONCRETE
DB,PG	–	DEED BOOK, PAGE
EP	–	EDGE OF PAVEMENT
FH	–	FIRE HYDRANT
GW	–	GUY WIRE
INV	–	INVERT
IPF	–	IRON PIN FOUND
IPS	–	IRON PIN SET (1/2"REBAR)
LP	–	LIGHT POLE
MH	–	MANHOLE
MON	–	MONUMENT
N/F	–	NOW OR FORMERLY
–OC–	–	OVERHEAD COMMUNICATION LINE
–OE–	–	OVERHEAD POWER LINE
OTP	–	OPEN TOP PIPE
P/L	–	PROPERTY LINE
PM	–	POWER METER
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PLP	–	POWER & LIGHT POLE
PTP	–	POWER & TELEPHONE POLE
PVC	–	POLYVINYLCHLORIDE PIPE
RB	–	REBAR
R/W	–	RIGHT OF WAY
–S–	–	SANITARY SEWER LINE
TP	–	TELEPHONE POLE
TPOB	–	TRUE POINT OF BEGINNING
–W–	–	WATER LINE
WM	–	WATER METER
WV	–	WATER VALVE

CURVE TABLE				
CURVE #	CHORD BEARING	CHORD LENGTH (FT)	ARC LENGTH (FT)	RADIUS (FT)
C1	N16° 14' 21"W	658.71	665.11	1382.59

Line Table		
LINE #	BEARING	LENGTH (FT)
L1	N47° 07' 47"W	19.66
L2	N21° 13' 04"W	119.74
L3	N03° 59' 14"W	40.51
L4	N67° 57' 42"W	48.34
L5	N09° 16' 36"E	120.10
L6	N49° 21' 10"W	26.81
L7	S87° 11' 57"W	31.77
L8	N22° 14' 41"W	38.75
L9	N00° 46' 47"E	44.63
L10	N30° 17' 58"E	97.08
L11	N33° 11' 34"W	54.39
L12	N68° 24' 01"E	50.01
L13	N17° 57' 00"E	18.57
L14	N26° 28' 10"E	22.30
L15	N34° 43' 20"W	17.91

Line Table		
LINE #	BEARING	LENGTH (FT)
L16	N53° 40' 00"E	35.51
L17	N63° 28' 26"E	21.68
L18	N13° 52' 40"E	37.04
L19	N41° 30' 21"E	30.28
L20	N71° 05' 04"E	27.85
L21	N87° 26' 38"E	17.88
L22	S73° 15' 50"E	37.52
L23	N07° 54' 29"E	43.43
L24	N88° 39' 03"E	34.53
L25	N29° 54' 57"E	76.09
L26	N14° 35' 15"E	43.01
L27	N68° 14' 49"E	40.03
L28	S77° 46' 56"E	21.22
L29	N56° 20' 30"E	21.38



ACREAGE TOTALS	
TRACT 1	84.304 ACRES
TRACT 2	194.108 ACRES
TOTAL	278.412 ACRES

DECM | Rochester
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | rochester.decm.com

ZONING EXHIBIT FOR

CROW HOLDINGS

LOCATED IN LAND LOT 33 HALL COUNTY, GEORGIA

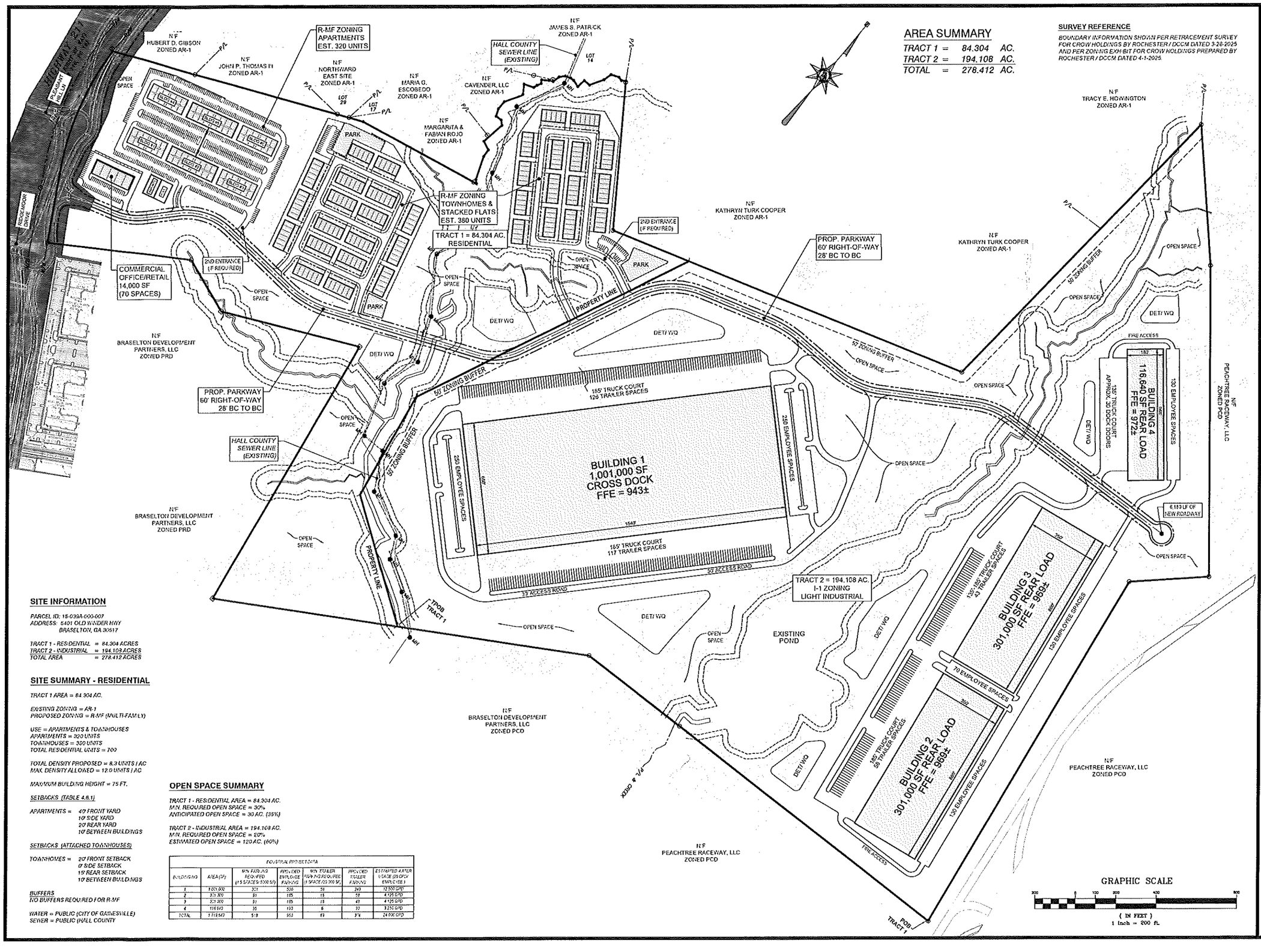
NO.	DATE	REVISIONS DESCRIPTION

GRAPHIC SCALE 0' 100' 200' 400' 600'

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland

SHEET 1 OF 1

DATE: 4/1/25
SCALE: 1" = 200'
JOB NO.: 0195131
DRAWN BY: LJG
DWG NO.: ONELEXHIBIT



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL	*= 84.304 ACRES*
TRACT 2 - INDUSTRIAL	*= 194.108 ACRES*
TOTAL AREA	*= 278.412 ACRES*

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS =
40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES =
20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES / 1,000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE / 2,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD / EMPLOYEE)
1	1,001,000	501	500	51	243	12,500 GPD
2	301,000	91	185	15	59	4,125 GPD
3	301,000	91	185	15	49	4,125 GPD
4	116,640	35	133	6	22	3,250 GPD
TOTAL	1,719,640	518	953	69	374	24,000 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2025 REED PLANNING & DESIGN, INC. ALL RIGHTS RESERVED
THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CHANGED IF ANY SHARES ARE NOT SAID TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY MENTIONED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/29/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE
8-19-2025	4	ADD COMMERCIAL
10-3-2025	5	REVISED ENTRANCE

C-1.0

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 84.304 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)
Braselton, GA 30517

ACERAGE – 84.304 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – R-MF (Residential – Multi-Family)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 84.304+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop a residential community consisting of approximately 320 multi-family units, and a mixture of 380 townhomes and rear-loaded (stacked) townhomes. All multi-family units will be available for rent, and all other units will be available for purchase. The density will be approximately 8.3 units per acre and shall not exceed 12 units per acre in accordance with the R-MF density standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 30 acres of open space (30%).

Site Description

The tract has is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County. Thereafter, all roadways within this development shall be designated as public and shall be maintained by Hall County. Entrance will comply with state DOT comments.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Apartment Project: Approximately 320 units in 6 Multi-Family Buildings
    - The six buildings will be a maximum of 4 stories.
- Single Family Attached Townhomes and Rear-Loaded (stacked) Townhomes
    - Will not exceed 380 units
- Front facades and sides of each townhome and stacked cottage shall be composed of brick, stone, or a combination of the two, excluding gables, which shall be composed of a masonry product.
- Vinyl siding is prohibited.
- The garage door shall constitute no more than 70% of the width of the individual townhome or stacked cottage unit.
- All residential driveways shall measure no less than 22ft from the right of way to the front of the garage door.
- The development shall feature internal sidewalks, no less than 5ft in width, constructed on both sides of all internal streets.
- Final review and approval of building elevations is subject to the Director or Assistant Director of Planning and Development, or their designee.
- Sodded yards (4 sides)
- Speed tables in coordination with Hall County Engineering

Conditions

- There shall be a mandatory Homeowners Association (HOA).
- The amenity area shall include:
    - Apartments - guest parking, outdoor pavilion, picnic area, pool, playground, mail kiosk, and pickleball court. The amenity areas shall be completed at 50% of final build-out.
    - Townhomes - guest parking, outdoor pavilion, picnic area, playground, and mail kiosk. The amenity areas shall be completed at 50% of final build-out.

- The following language shall be placed upon the final plat of the 80-acre R-MF project: "Owners and users of this property are informed of motor raceway venues nearby, and

should expect noise, crowds, and other effects associated with such venues." All conditions of zoning shall be made part of any plats created for the development.

- The development shall be designed so that all state waters and required buffers (50ft and 75ft) do not encroach on any individual townhome or stacked cottage.
- All designated open space within the development shall be commonly held and shall not be individually held by any homeowner.

Parking

All parking shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Townhomes and Rear-Loaded (stacked) Townhomes	2 spaces per dwelling unit plus 1 guest space for every 4 dwelling units
Multi-Family Parking	2 spaces per dwelling unit plus 1 guest space for every 15 dwelling units

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat. Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County Unified Development Code.

Model Home Permits

The development shall be limited to a maximum of one (1) townhome building and one (1) stacked cottage prior to approval and recording of the Final Plat. Model home permits may be issued prior to Final Plat recording provided that hard surface (crusher run) access is provided, and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permit shall be issued prior to Final Plat recording.

Sales and Construction Trailers

Applicant is requesting the ability to install one leasing trailer for apartments, one sales trailer for the townhomes and stacked cottages, and two constructions trailer with associated parking areas in locations to be determined at the time of final plat approval.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

The entry monument signage shall not conflict with the 2025 Hall County Unified Development Code.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-MF master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to R-MF of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

390 Brogdon Road

Suwanee, GA 30024

678-978-6782

cameron@atlaslanddev.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

Project Narrative for

5401 Old Winder Highway – 194.108 +/- Acres

Amended 10-03-2025

LOCATION – 5401 Old Winder Highway (Hwy 211)

Braselton, GA 30517

ACERAGE – 194.108 +/- Acres

APPLICANT – K2P Land Partners, LLC

CURRENT ZONING – AR-1

PROPOSED ZONING – I-I (Light-Industrial)

Summary

The accompanying application seeks a rezoning on the existing AR-1 zoned parcel 15039A000007, on 194.108+/- acres located on 5401 Old Winder Highway in Braselton, Hall County, Georgia. The intent is to develop approximately 1,719,640 SF of light industrial warehouse space. The industrial space shall not exceed 80% of the site coverage in accordance with the I-I standard set forth in the 2025 Hall County, Georgia Unified Development Code. Applicant proposes 120 acres of open space (60%).

Site Description

The tract is located along Georgia State Route 211 (Old Winder Highway). The overall tract is mostly rectangular in shape. Domestic water is provided by the City of Gainesville. Hall County will serve the site for sewer services. There are no known impediments to its successful development for the purposes intended. All roads shall be designed and constructed to Hall County standards and dedicated to Hall County at the expense of the Applicant. Thereafter, all roadways within this development may be designated as public, but the determination as to whether it shall be maintained by Hall County or a property ownership association will be made at a later date. The entrance to the development will be located approximately midway between Pleasant Hill Lane and Ridgemoor Drive, as shown on the "GDOT Dog-bone RAB" attached as Exhibit "B". This replaces the previously submitted roundabout in the Narrative, dated July 16, 2025.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Adjacencies

The property abuts AR-1 and PCD to the North, PCD and PRD to the South, PCD to the East, and State Route 211 is located to the West, along with AR-1 and PCFD zonings.

Architectural Materials & Site Improvements

The builder intends to build:

- Approximately 1,719,640 SF of Light-Industrial warehouse space
    - Building 1: 1,001,000 SF, Cross Dock
        - Two 185' Truck Courts
    - Building 2: 301,000 SF, Rear Load
        - One 185' Truck Court
    - Building 3: 301,000 SF, Rear Load
        - One 135'-185' Truck Court
    - Building 4: 116,640 SF, Rear Load
        - One 135' Truck Court
- Buildings shall not exceed 55ft in height.
- The proposed building designs include tilt-wall concrete, cross docks, rear load docks, and truck courts.
- While the proposed site plan, renderings, elevations, and building designs may be updated and are subject to change, the final design will comply with applicable Unified Development Code Requirements.
- Speed tables in coordination with Hall County Engineering

Parking

Applicant is proposing 344 trailer parking spaces and 890 employee parking spaces around the light-industrial warehouses, as that is the industrial industry standard number of parking spaces for the use and size of the proposed warehouse and is consistent with other modern warehouse products that are being developed today in the northeast Georgia submarket. The site plan is subject to change, but shall comply with the standards set forth in the 2025 Hall County, Georgia Unified Development Code as follows:

Light Industrial	1.5 spaces per 5,000 square feet

Internal Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the light-industrial warehouse development to direct traffic to sales and leasing centers and to identify differing areas. All permanent internal signage must be outside of

any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat. Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along the property frontage of Old Winder Highway. No internal signage shall conflict with the 2025 Hall County UDC.

Entry Monument Signage

Applicant is requesting permission for an entry monument type of sign with a natural stone base with a sign size (monument base and signage) totaling approximately 42 SF. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Ornamental Sculpture
- Landscaping and Irrigation

No entry monument signage shall conflict with the 2025 Hall County UDC.

Traffic Study

A Traffic Study was conducted by NV5 Engineers and Consultants, Inc. 10745 Westside Way, Suite 300, Alpharetta, GA 30009. The following recommendations were made:

- Construction of a multilane roundabout at the proposed site access driveway, initially being developed as a single-lane roundabout until the GDOT project is completed
    - The initial single-lane roundabout will be constructed by the developer.
    - Submitted along with this Amended Project Narrative is a letter from GDOT, dated July 11, 2025, granting commercial driveway access by the Department of Transportation at the Subject Property location.

Access to SR-211

The dog-bone design for the roundabouts on SR-211 on Ridgemoor Drive and Pleasant Hill Lane, as shown on the plans attached as exhibit “B”, shall be constructed as agreed upon by GDOT and Developer, and no Certificates of Occupancy will be released to Developer, its successors, and assigns no earlier than 12-months from estimated completion of the dog-bone roundabout.

Conceptual Master Plan

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the I-I master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth

Amendment to the Constitution of the United States. A refusal to grant the M-U zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this rezoning to I-I of an existing AR-1 zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

K2P Land Partners, LLC

ATTN: Mike Phelps

390 Brogdon Road

Suwanee, GA 30024

404-863-8195

mphelps@bfhcompany.com

Steven P. Gilliam

Smith, Gilliam, Williams and Miles

340 Jesse Jewell Parkway, Suite 300

Gainesville, GA 30501

770-536-3381

sgilliam@sgwmfirm.com

K2P Land Partners, LLC

ATTN: Cameron Henderson

678-978-6782

cameron@atlaslanddev.com

TRAFFIC IMPACT STUDY FOR

SR 211 Mixed-Use Site
Hall County, Georgia

DATE:
June 3, 2025

LOCATION:
Hall County, Georgia

PREPARED FOR:
CHI/Acquisitions, L.P.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
678.795.3600



NV5

nv5.com

Executive Summary

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

TABLE OF CONTENTS

Executive Summary i
A. Introduction 1
B. Existing Conditions 4
B.1. Transportation Facilities 4
B.2. Traffic Counts 4
C. Future Conditions 6
C.1. Background Growth 6
C.2. Planned Roadway Projects 6
C.3. Project Trip Generation 8
C.4. Trip Distribution and Assignment 8
D. Traffic Impact Analyses 15
D.1. 2025 Existing Conditions Analysis 15
D.2. 2030 No-Build Conditions Capacity Analysis 16
D.3. 2030 Build Conditions Capacity Analysis 17
E. Site Driveway Evaluation 18
E.1. GDOT Turn-Lane Evaluations 18
E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations 18
F. Conclusions 19

LIST OF TABLES

Table 1: Trip Generation 8
Table 2: 2025 Existing Conditions Capacity Analysis 15
Table 3: 2030 No-Build Capacity Analysis 16
Table 4: 2030 Build Capacity Analysis 17
Table 5: GDOT Turn Lane Warrants 18

LIST OF FIGURES

Figure 1: Vicinity Map 2
Figure 2: Site Location Aerial 3
Figure 3: 2025 Existing Traffic Volumes 5
Figure 4: 2030 No-Build Traffic Volumes 7
Figure 5: Personal Vehicle Trip Distribution 9
Figure 6: Personal Vehicle Development Trips 10
Figure 7: Truck Trip Distribution 11
Figure 8: Truck Development Trips 12
Figure 9: Total Development Trips 13
Figure 10: 2030 Build Traffic Volumes 14

A. Introduction

A new mixed-use is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive in Hall County, Georgia. The proposed development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. The site is proposed to have a single access-point onto SR 211.

The traffic analyses in this report are for a single phase of construction – full build-out even though the development cycle will likely be divided between industrial and residential. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is fully completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2030:

1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Hall County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

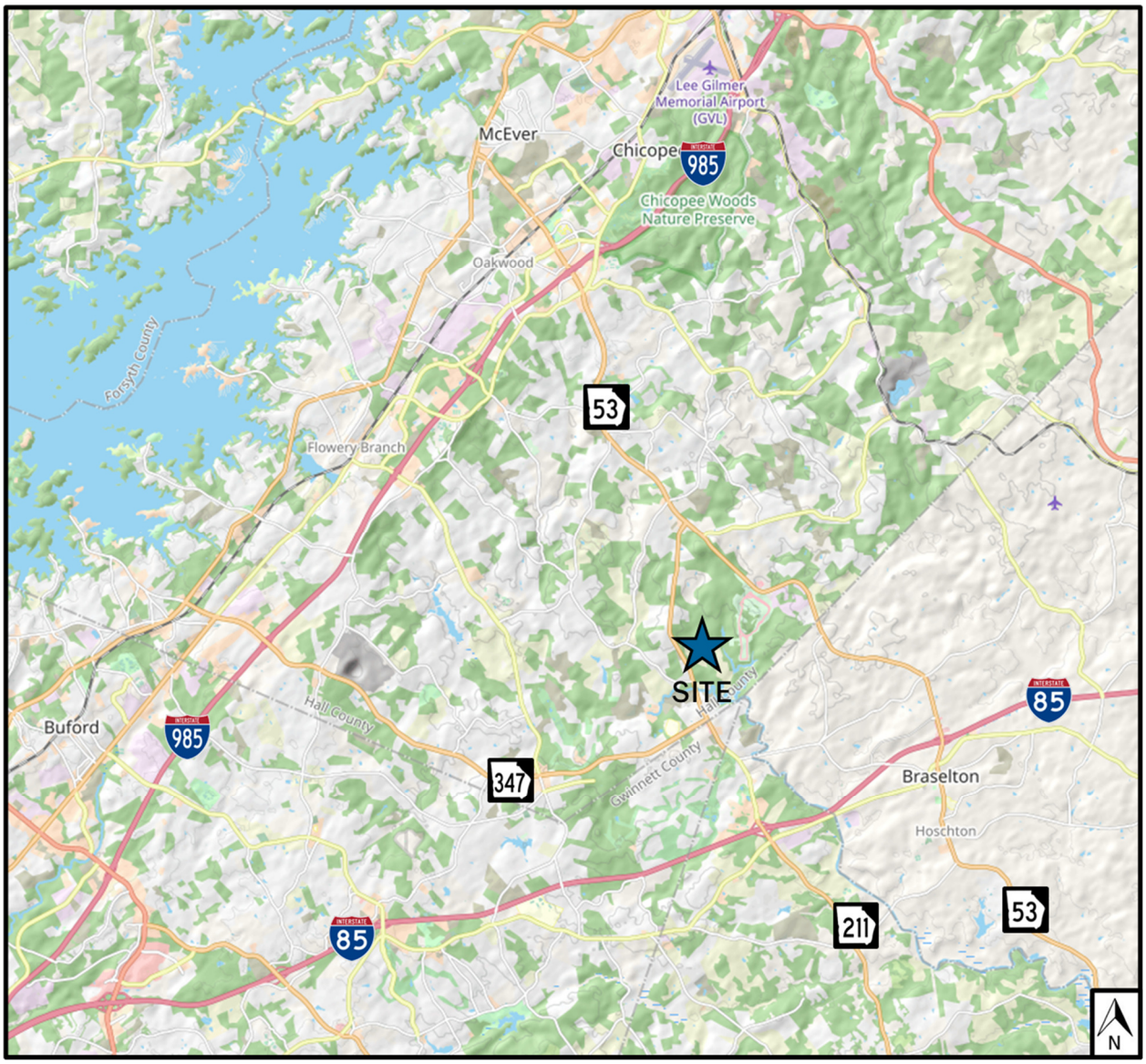
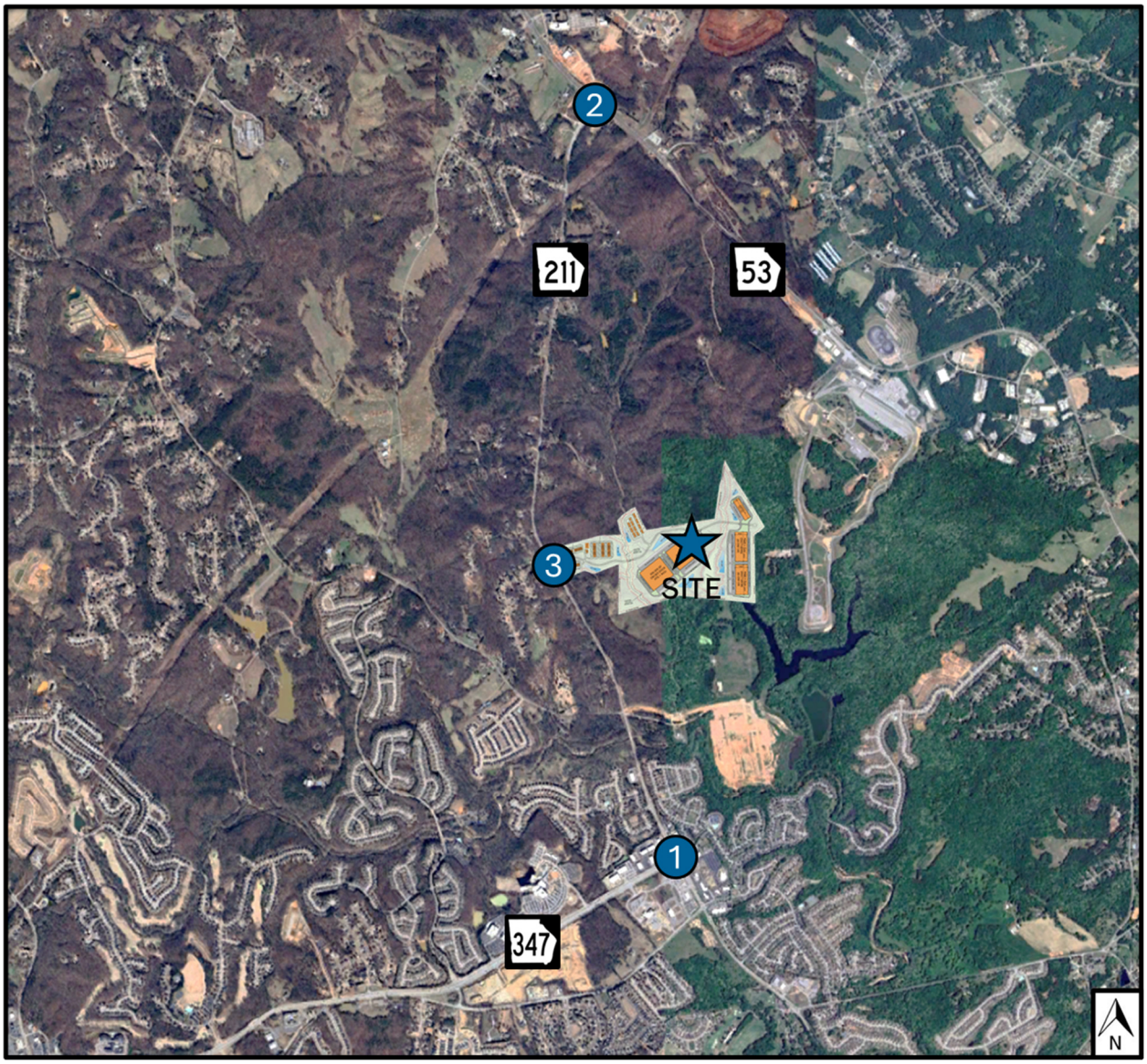


Figure 2: Site Location Aerial



1. SR 211 & SR 53
2. SR 211 & SR 347 / Bayberry Drive
3. SR 211 & Site Driveway / Ridgemoor Drive

B. Existing Conditions

B.1. Transportation Facilities

SR 211 is currently a two-lane, undivided, minor arterial highway that has a north/south orientation for the purposes of this study. SR 211 runs south from its intersection with SR 53 towards Barrow County and I-85. The posted speed limit along SR 211 is 45 miles per hour (MPH) and land uses along the highway are primarily residential in the study area with commercial around its intersection with SR 347 / Bayberry Drive.

SR 53 is a four-lane, divided highway classified as a principal arterial highway west of its intersection with SR 211 and a minor arterial highway east of the intersection as the highway narrows to a two-lane, undivided roadway. SR 53 has an east/west orientation, for the purposes of this study, and runs west towards Oakwood and I-985 and runs east towards Braselton and I-85. The posted speed limit along SR 53 in the study area is 45 MPH. Most of the land is undeveloped along the highway with some small commercial uses in the area as well as a Hall County fire station.

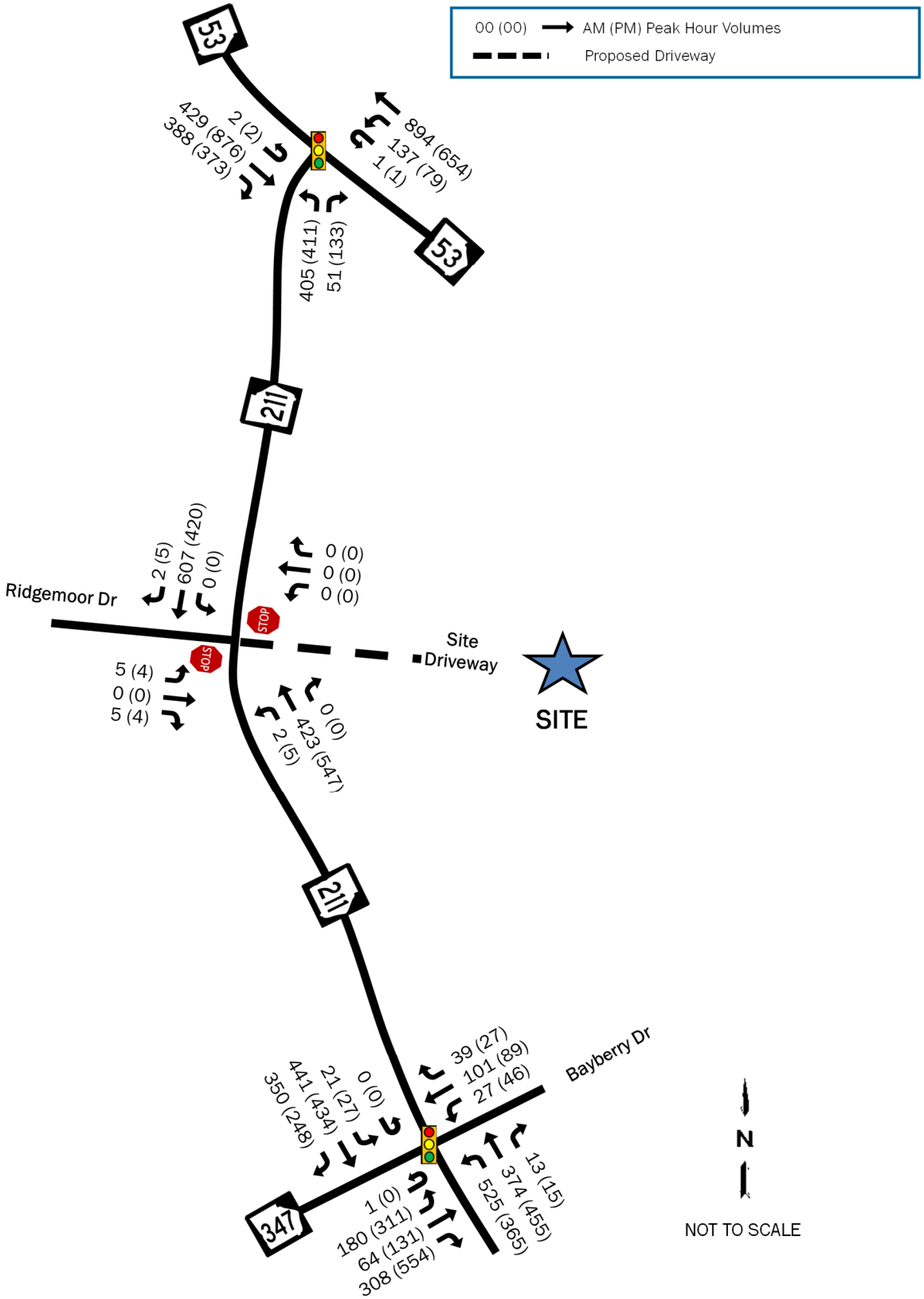
SR 347 (Friendship Road) is a six-lane, divided, minor arterial highway with an east-west orientation for the purposes of this study. SR 347 runs west from its intersection with SR 211 towards Buford and I-985. SR 53 shares an intersection at SR 211 with Bayberry Drive. The posted speed limit along SR 53 is 45 MPH and land uses along the highway are primarily commercial at the study intersection with residential west of the study area.

Bayberry Drive is a four-lane, divided, local roadway that runs east of its intersection with SR 211 into the Mulberry Park residential subdivision. Bayberry Drive also includes three access points for commercial developments located along SR 211. The posted speed limit along Bayberry Drive is 25 MPH.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the study intersections on Tuesday, March 25, 2025. Average daily traffic counts were also collected on SR 211 in front of the proposed site. The average daily weekday traffic along SR 211 is approximately 12,500 vehicles per day near the project site. Counts were collected while schools were in session and are included in Appendix B. The counts collected in 2025 are shown in Figure 3 (2025 Existing Traffic Volumes).

Figure 3: 2025 Existing Traffic Volumes



C. Future Conditions

C.1. Background Growth

The growth rate used in the study area is based upon an analysis of historical traffic counts in study area according to Georgia DOT's Traffic Data Application. The project is expected to be completed in 2030. To account for ambient growth and other developments in the area, the existing traffic counts for this study were grown by a conservative rate of 2.4% per year for five (5) years. The expected volumes are shown in Figure 4, 2030 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

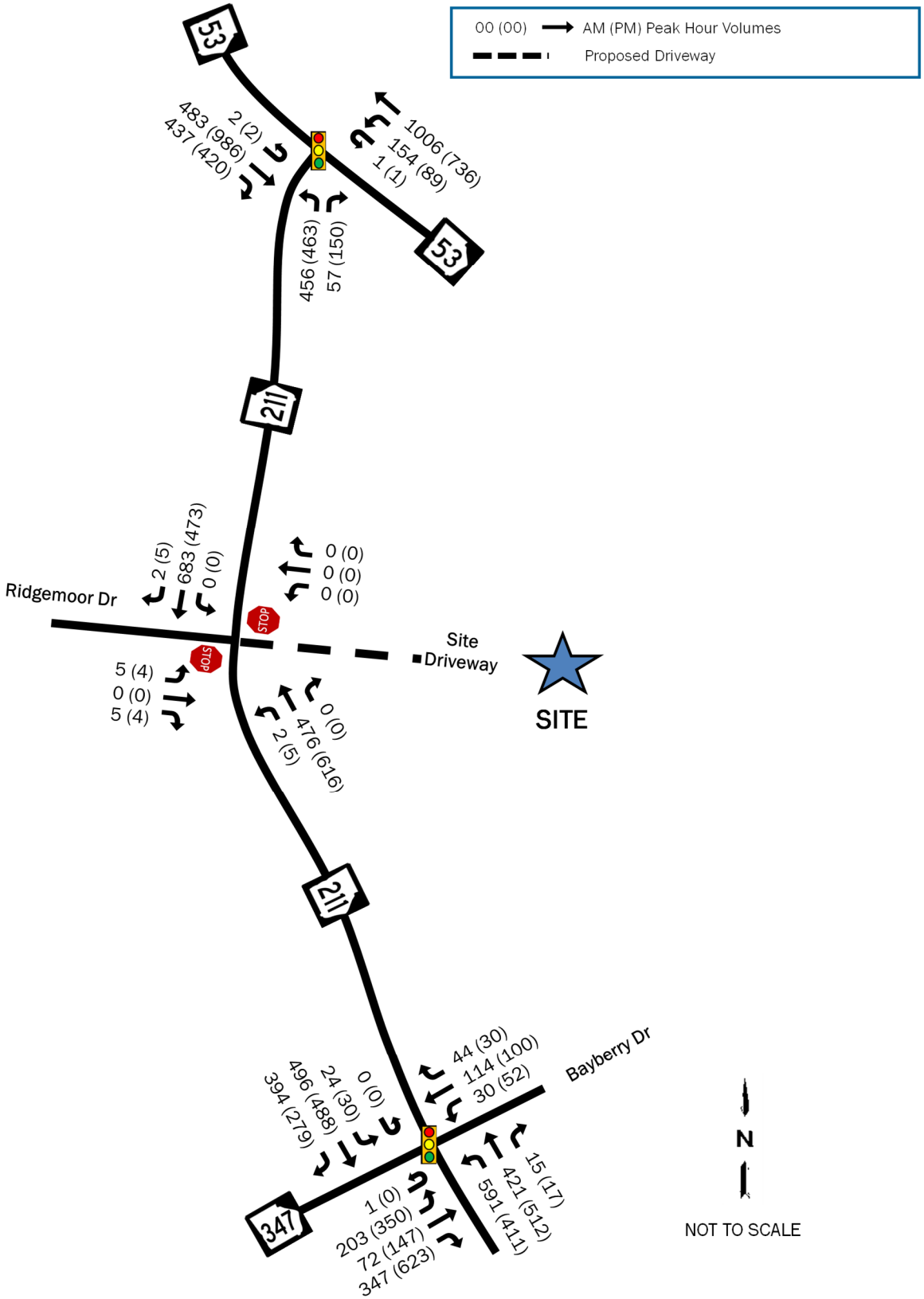
C.2. Planned Roadway Projects

GDOT has two projects planned for SR 211 that are expected to impact the study area and be completed by the end of 2030. The first, PI 0016089, will widen SR 211 from Liberty Church Road to SR 347 / Bayberry Drive from two-lanes to a four-lane, divided highway. This project will add significant capacity improvements to the intersection of SR 211 with SR 347 including an additional eastbound left-turn lane, eastbound right-turn lane, northbound through-lane, northbound right-turn lane, and a westbound right-turn lane. Letting for this project is scheduled for 2025.

The second project, PI 0007233, will continue the widening north to SR 53 creating a series of R-cuts along the highway and a multilane roundabout at the intersection of SR 211 with Union Church Road. This project will add a second southbound through-lane to the intersection of SR 211 with SR 347, but not significantly impact the intersection of SR 211 with SR 53, other than extending the storage bay for northbound right-turns. Construction for this project is expected to be completed by the end of 2030.

The changes from these widening plans are expected to include signal timing improvements, so for the purposes of this study, signal timings for the future (No-build) analysis were optimized and the same timings were used for the future + project traffic (Build) analysis.

Figure 4: 2030 No-Build Traffic Volumes



C.3. Project Trip Generation

Project trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. According to ITE, trips for light industrial developments include both personal vehicles and trucks. Table 1 below shows the breakdown of the trips expected to be generated by the new mixed-use development.

Table 1: Trip Generation

Land Use Code	Variable	Trip Type	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
110 - Light Ind.	1,719,640 SF	Personal Vehicle	1,820	159	37	196	38	143	181
		Truck	936	18	16	34	27	25	52
215 – Townhomes	350 Units	Personal Vehicle	2,616	55	121	176	117	89	206
220 – Apts	350 Units	Personal Vehicle	2,318	31	100	131	108	63	171
Total			**7,690**	**263**	**273**	**537**	**290**	**320**	**610**

The development will generate a total of 537 new vehicle trips (263 entering and 273 exciting) during the AM peak hour, and a total of 610 new vehicle trips (290 entering and 320 exiting) during the PM peak hour.

C.4. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. Traffic counts at the nearest intersection to the north and south of the site suggest that approximately

- 30% of vehicles will travel to/from the northwest along SR 53
- 10% will travel to/from the northeast along SR 53
- 25% will travel to/from the southwest along SR 347
- 35% will travel to/from the south along SR 211.

The detailed personal vehicles trip distribution is shown in Figure 5. The personal vehicles trips generated from the development utilizing the trip distribution is depicted in Figure 6. Truck counts at the intersections suggest a different distribution pattern for heavy vehicles. The counts suggest that:

- 30% of trucks will travel to/from the northwest along SR 53,
- 25% will travel to/from the northeast along SR 53,
- 20% will travel to/from the southwest along SR 347, and
- 25% will travel to/from the south along SR 211.

The truck distribution is shown in Figure 7, and the resulting truck trips are shown in Figure 8. Figure 9 shows the total project trip generation. The No-Build plus project trips (Build Volumes) are depicted in Figure 10.

Figure 5: Personal Vehicle Trip Distribution

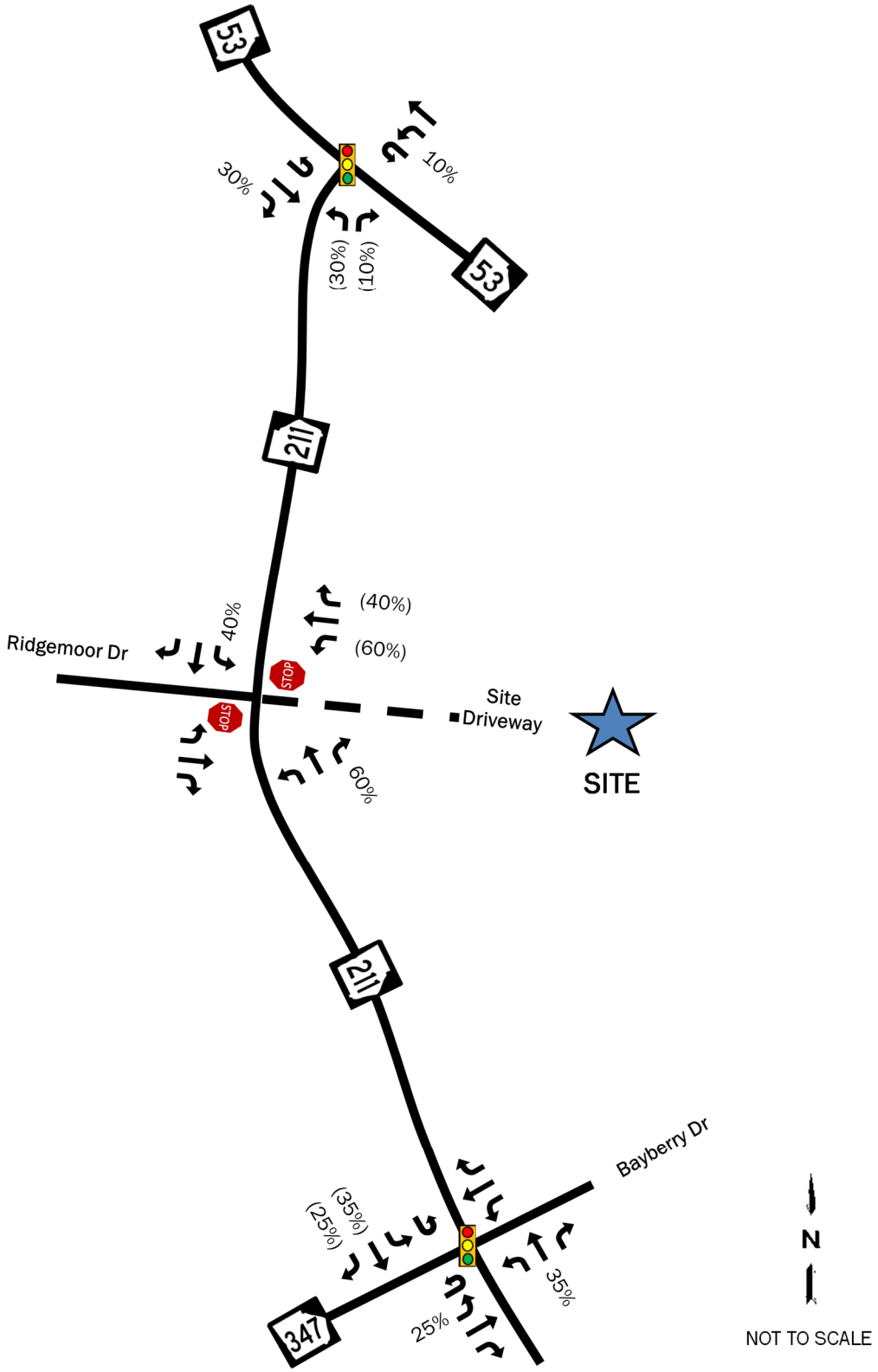


Figure 6: Personal Vehicle Development Trips

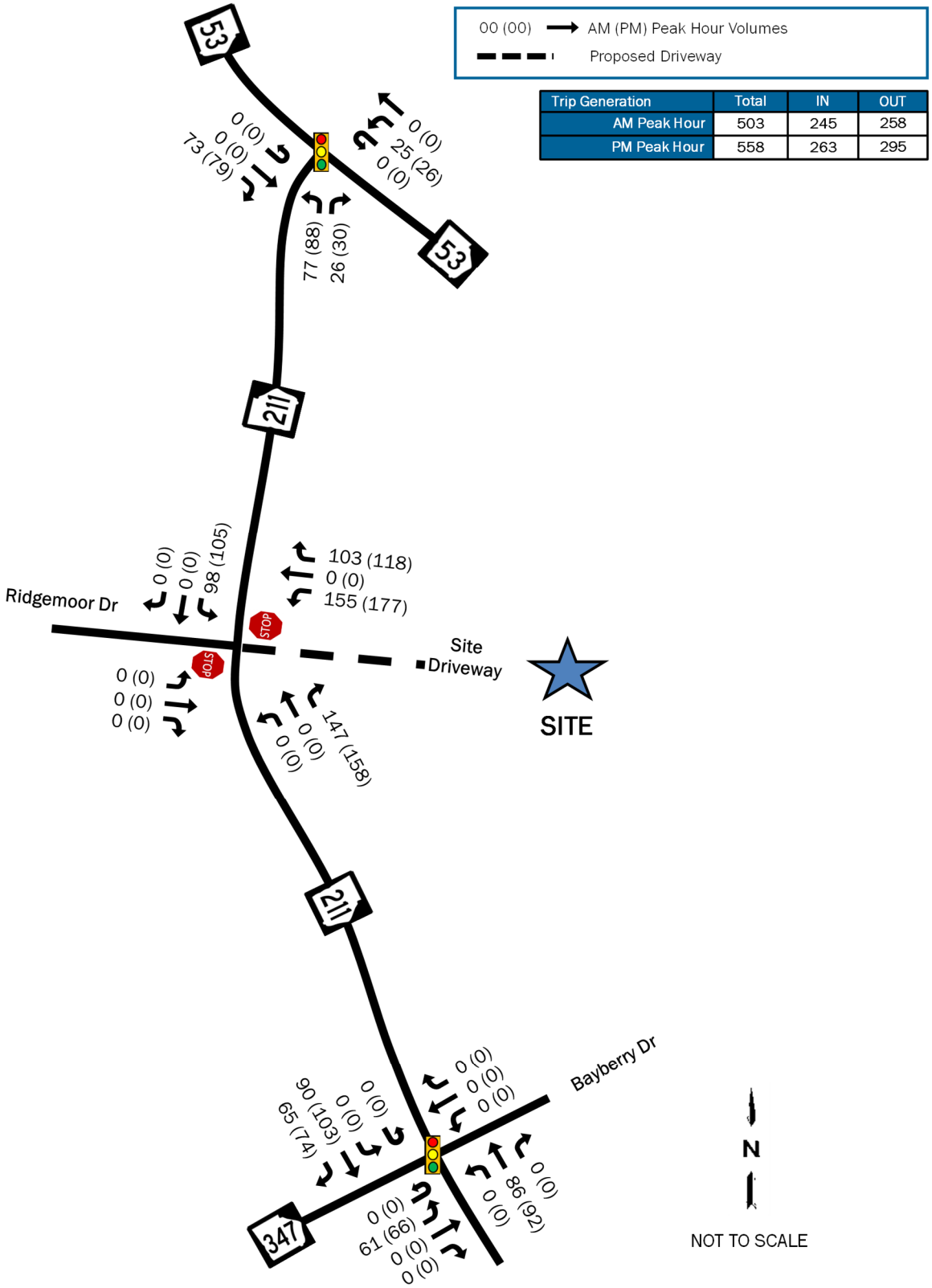


Figure 7: Truck Trip Distribution

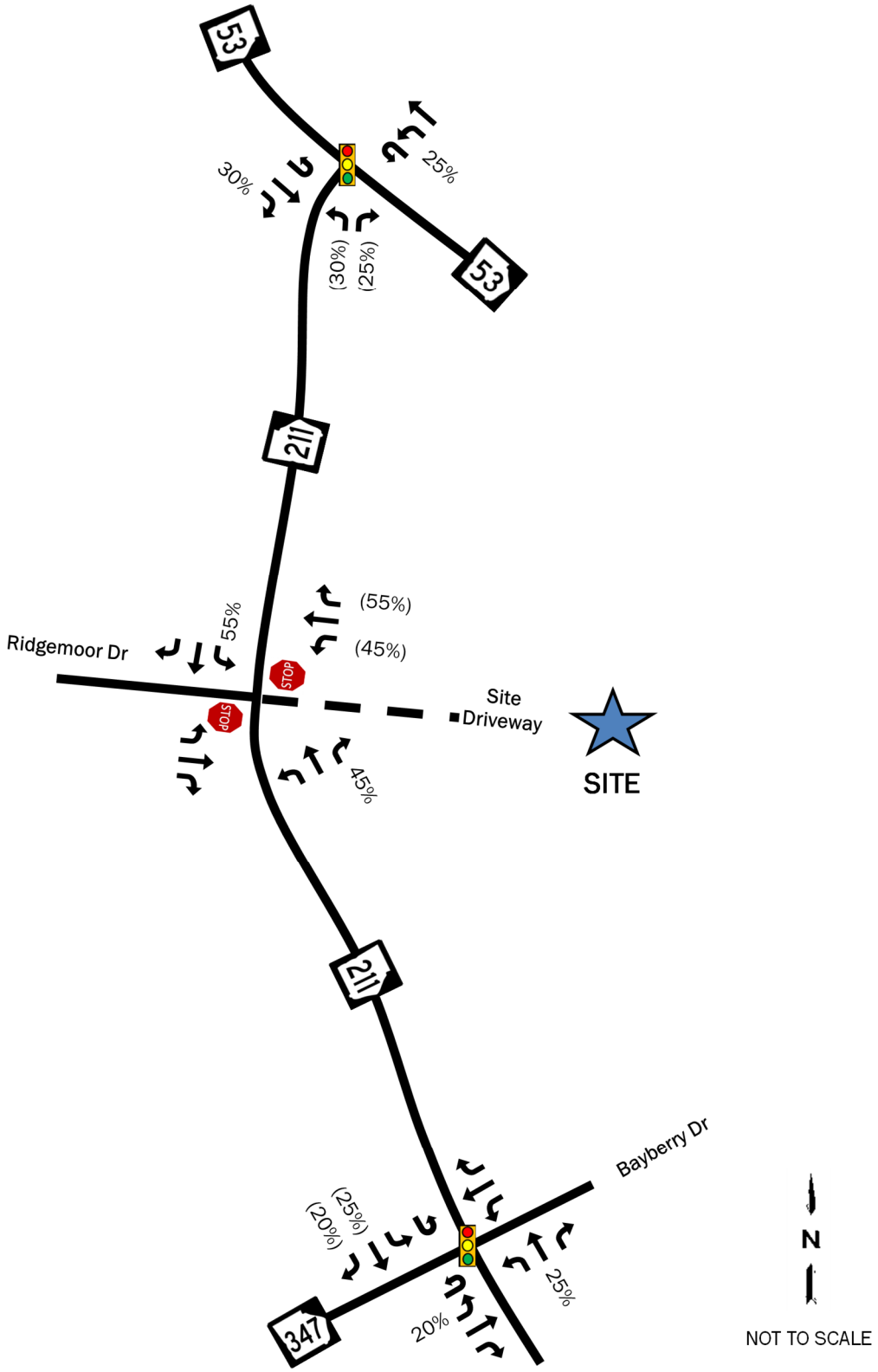


Figure 8: Truck Development Trips

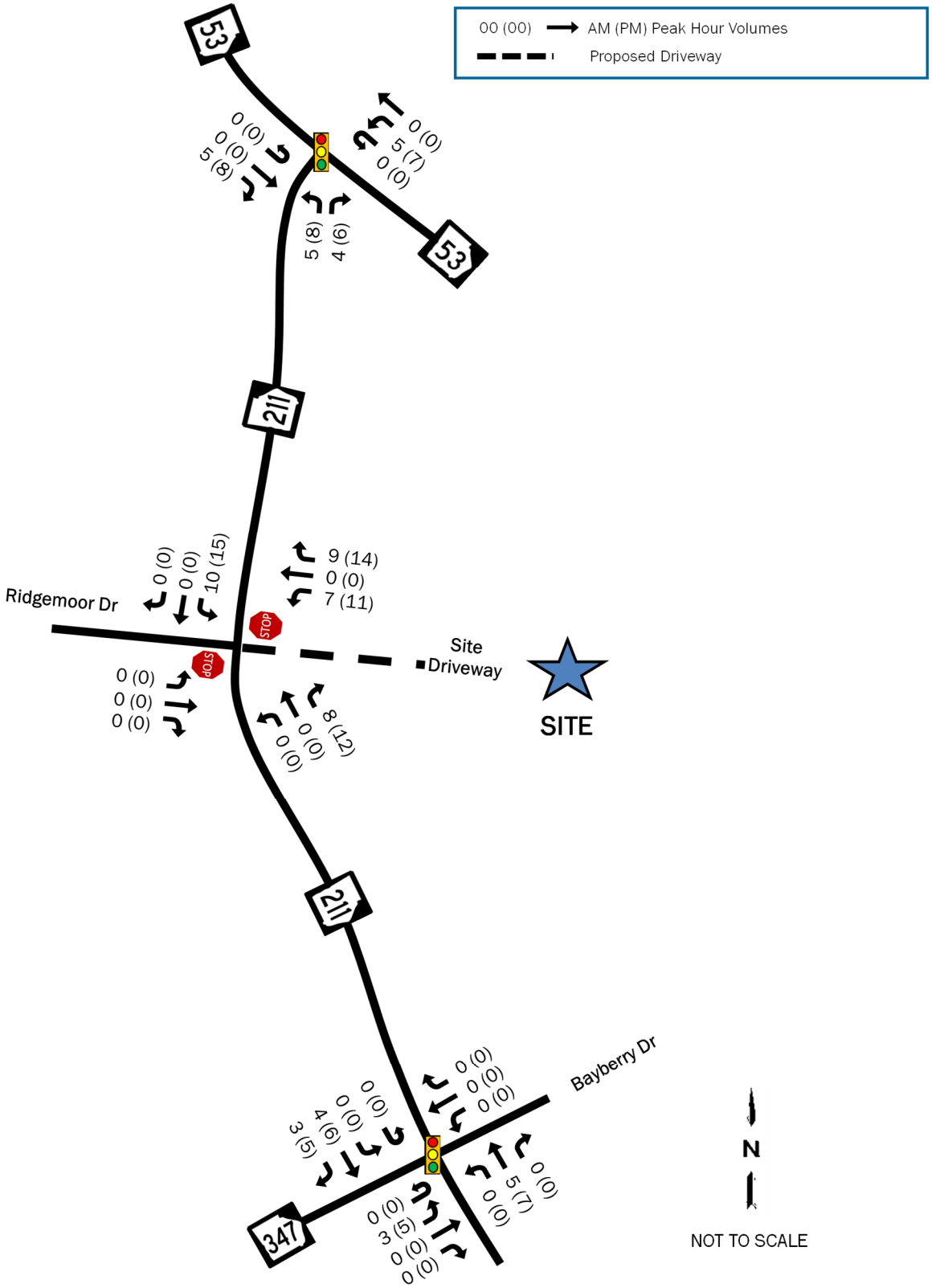


Figure 9: Total Development Trips

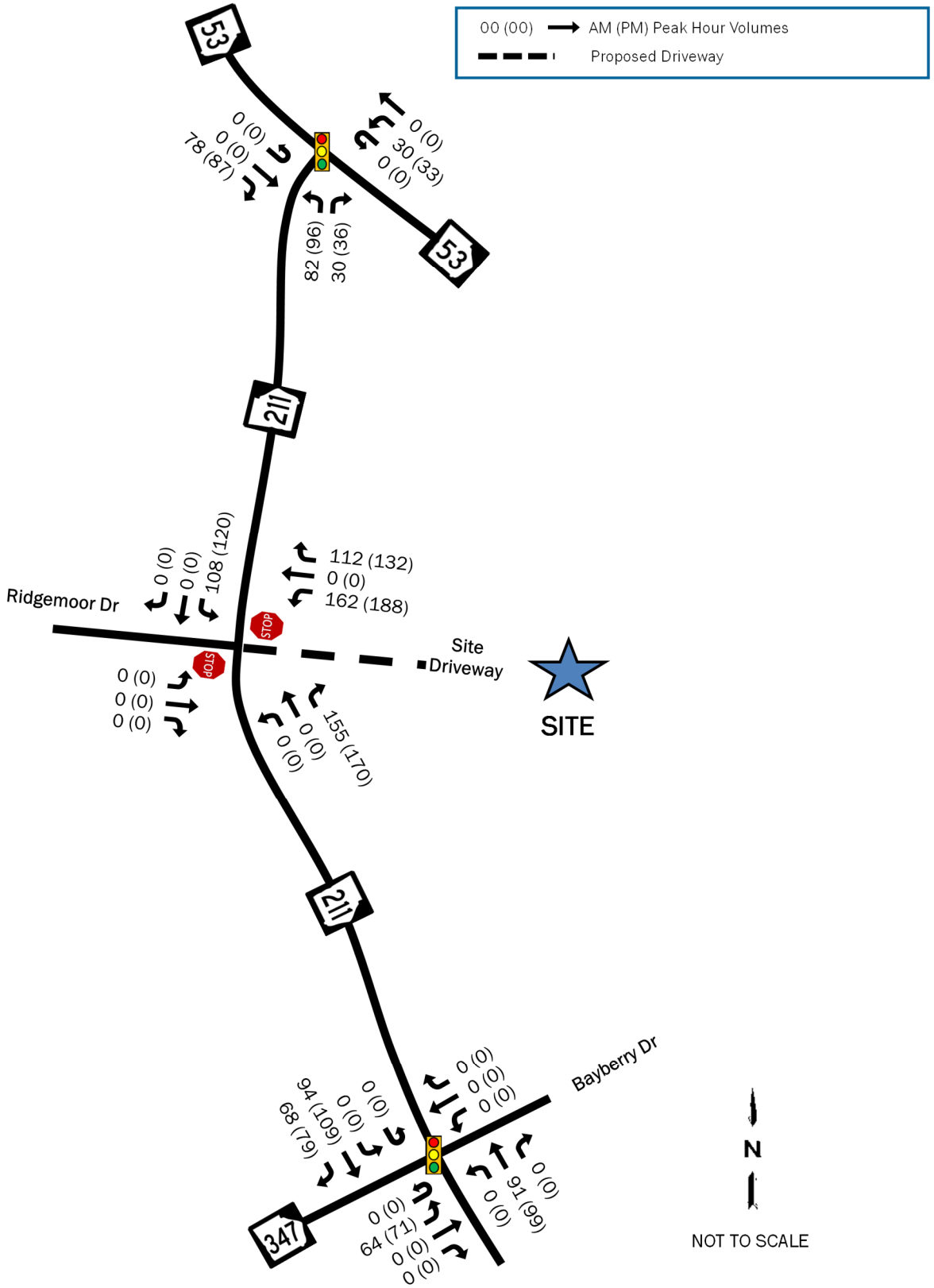
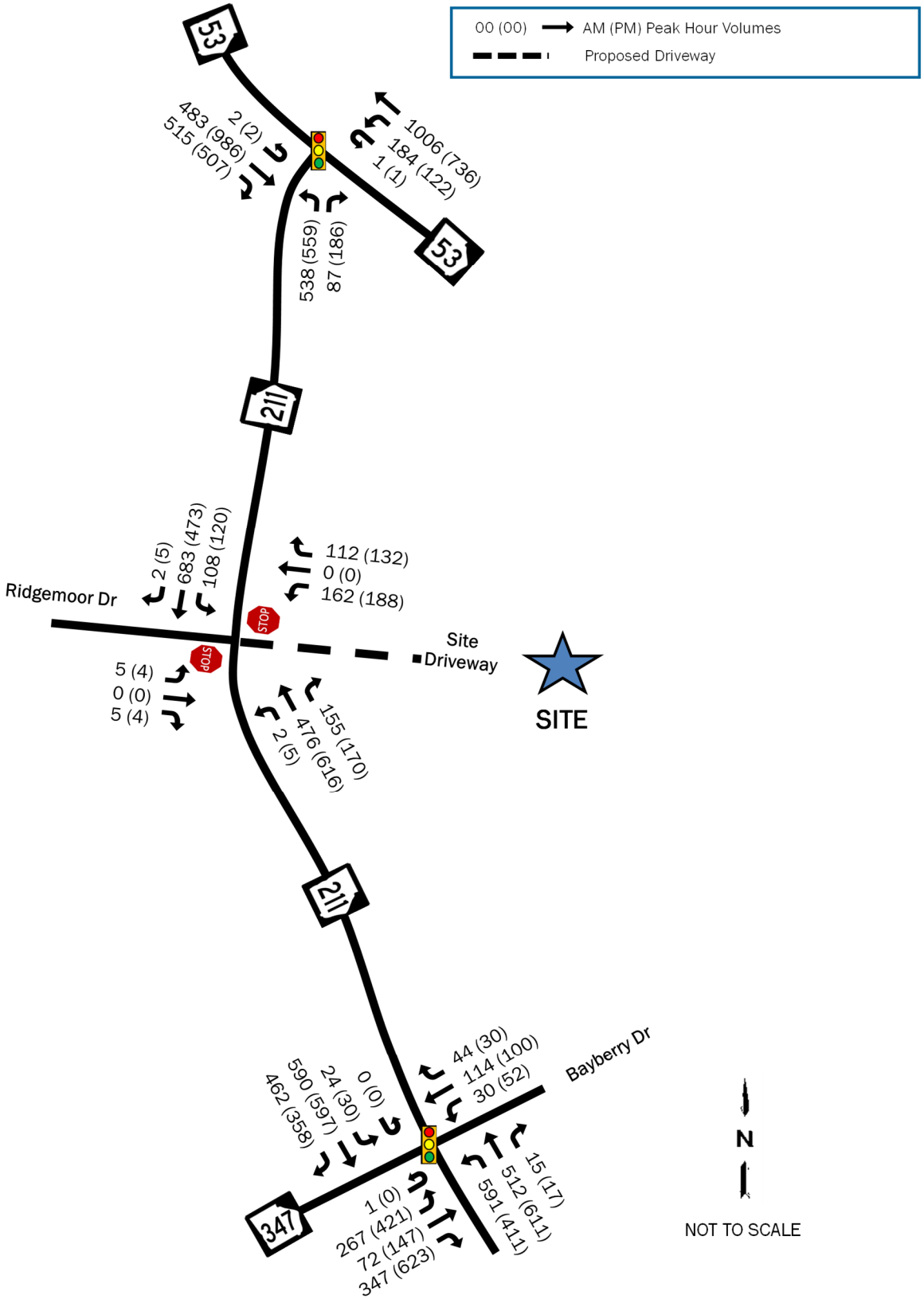


Figure 10: 2030 Build Traffic Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 12. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 7th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C. Singal timing for the intersections SR 211 with SR 53 and with SR 347 / Bayberry Drive were taken from GDOT's Automated Traffic Signal Performance Measures application. Printouts of the timings are included with the Synchro® output reports in Appendix C. Since HCM does not analyze U-turns at signalized intersections, all U-turns were included as left-turns. The eastbound approach at the intersection of SR 211 with SR 53 had few U-turns that could not be accounted for as the intersection is a T-intersection, but there is an exclusive storage lane for these U-turns and the delay to make the U-turn is negligible to the rest of the intersection.

D.1. 2025 Existing Conditions Analysis

The results of the 2025 Existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2025 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**52.6**	**F**	**113.5**
			EB	E	71.0	F	192.5
			WB	F	90.6	F	135.7
			NB	D	42.5	D	45.6
			SB	D	37.4	D	38.6
2	SR 211 & SR 53	Signal	**Overall**	**A**	**8.9**	**A**	**9.3**
			EB	A	6.6	A	6.9
			WB	A	7.3	A	6.9
			NB	B	16.9	B	19.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	20.3	C	18.4
			NBL	A	8.9	A	8.3

As shown in Table 2, the intersection of SR 211 with SR 347 / Bayberry Drive currently experiences heavy delay along the two side-streets, especially during the PM peak period. Much of the delay is due to a high cycle length during the PM peak period of 160 seconds and very little time allocated to the side streets, despite having a high volume of traffic coming from SR 347.

D.2. 2030 No-Build Conditions Capacity Analysis

The results of the 2030 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4. The analysis for 2030 assumes the improvements to SR 211 will be in place.

Table 3: 2030 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**39.8**	**D**	**37.0**
			EB	D	38.3	D	35.6
			WB	E	69.2	E	59.1
			NB	D	44.4	D	37.7
			SB	C	29.5	C	31.9
2	SR 211 & SR 53	Signal	**Overall**	**A**	**9.9**	**B**	**10.7**
			EB	A	7.0	A	7.3
			WB	A	7.8	A	7.5
			NB	C	20.3	C	24.1
3	SR 211 & Ridgemoor Dr	Stop	EB	**C**	23.8	C	21.3
			NBL	A	9.2	A	8.5

As shown in Table 3, the major improvements to SR 211 and the intersection of SR 211 with SR 347 / Bayberry Drive is expected to greatly improve traffic operations at the intersection. The Bayberry Drive approach may still experience slightly high delay due to timings needing to favor the other approaches, but queues for this approach are expected to stay low.

D.3. 2030 Build Conditions Capacity Analysis

The results of the 2030 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 10. As with the no-build analysis, the SR 211 widening is expected to be completed.

Table 4: 2030 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	SR 211 & SR 347 / Bayberry Dr	Signal	**Overall**	**D**	**40.5**	**D**	**37.4**
			EB	D	38.8	D	35.9
			WB	E	69.6	E	59.1
			NB	D	42.6	D	36.7
			SB	D	34.2	C	34.9
2	SR 211 & SR 53	Signal	**Overall**	**B**	**12.1**	**B**	**13.4**
			EB	A	8.4	A	8.7
			WB	A	8.9	B	10.2
			NB	C	24.7	C	27.8
3	SR 211 & Site Driveway	Round-about	**Overall**	**A**	**7.1**	**A**	**8.0**
			EB	A	6.7	A	5.6
			WB	A	9.0	B	12.9
			NB	A	6.2	A	7.3
			SB	A	7.3	A	6.3

As shown in Table 4, the addition of traffic from the proposed mixed-use development is not expected to have a major impact on traffic operations at the nearby intersections. Delay is expected to increase slightly from the no-build volumes, but overall operations are expected to stay the same.

After conducting an Intersection Control Evaluation (See Section E.2) and weighing the industrial character of the site, the best intersection configuration for the proposed access is a multilane roundabout.

E. Site Driveway Evaluation

E.1. GDOT Turn-Lane Evaluations

The need for right and left-turn lanes at the proposed site driveway was analyzed using methodologies from GDOT. GDOT bases the warrants for turn lanes on the speed of the roadway, the average daily traffic along the roadway, and the number of lanes of the roadway. SR 211 is expected to be a four-lane divided roadway by the time the proposed site is completed. The speed limit of SR 211 is 45 MPH, and the average daily traffic is over 10,000 vehicles per day. Table 5 shows the results of the turn lane warrants for the two proposed driveways.

Table 5: GDOT Turn Lane Warrants

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?
3	SR 211 & Ridgemoor Dr/ Site Driveway	SBL	1,608 LT/Day	250 LT/Day	YES
		NBR	2,237 RT/Day	75 RT/Day	YES
		NBL	58 LT/Day	250 LT/Day	No

As shown in Table 6, both a northbound right-turn deceleration lane and a southbound left-turn lane is warranted at the proposed site driveway. **It is noted that the turn lanes will only be applicable if a multilane roundabout is not constructed at the intersection.**

E.2. Driveway Intersection Control Evaluation (ICE) and Other Considerations

The site driveway was analyzed for different intersection types to decide what would be best for the intersection configuration. With the amount of traffic expected from the development, a signal is likely warranted at the proposed access point. A traffic signal ranked first in the ICE analysis; however, the signal is likely only warranted after the site reaches full-build out, so it would not be a likely option as the site is developed over time.

The second ranked option was an R-Cut which is consistent with the current concept for the SR 211 widening plans. While a R-Cut, could work at the site driveway, the site is expected to generate many large trucks throughout the day which would have to make a U-turn to head towards I-85, which could be dangerous and impeded traffic on SR 211.

A multilane roundabout ranked third in the evaluation but performed the best in terms of capacity, while allowing the safest access onto SR 211 for the larger vehicles; thus, a multilane roundabout is recommended at the site driveway. Additionally, it is recommended that the site driveway align with Ridgemoor Drive on the west side of SR 211 to prevent conflicting turns. Ridgemoor Drive is a small, dead-end road that provides access to about 37 single-family homes, so very little traffic is expected from that approach. The ICE worksheets are included in Appendix E.

F. Conclusions

A new mixed-use development is proposed for construction along the east side of SR 211 opposite Ridgemoor Drive. When completed, the development will consist of 1,719,640 square feet of warehousing, 350 townhomes, and 350 apartments. With limited frontage to SR 211, only one (1) access point is proposed onto the highway. The full-buildout of the site is expected by 2030.

Currently, SR 211 is a two-lane undivided roadway. The intersection of SR 211 with SR 347 experiences high delay during the PM peak period with signal timings favoring traffic along SR 211 despite there being several hundred vehicles approaching from SR 347 during that period. This delay is expected to be mitigated with two widening projects that are planned to be completed by the end of 2030. The widening projects will add multiple turn lanes to each approach at the intersection and additional northbound and southbound through lanes to improve traffic flow along SR 211.

The widening of SR 211 and updated signal timings will yield satisfactorily operations during both peak hours even with additional traffic growth in the area. The addition of traffic from the proposed mixed-use site is expected to increase delay only marginally at the two study intersections, allowing them to continue operating similarly to no-build conditions.

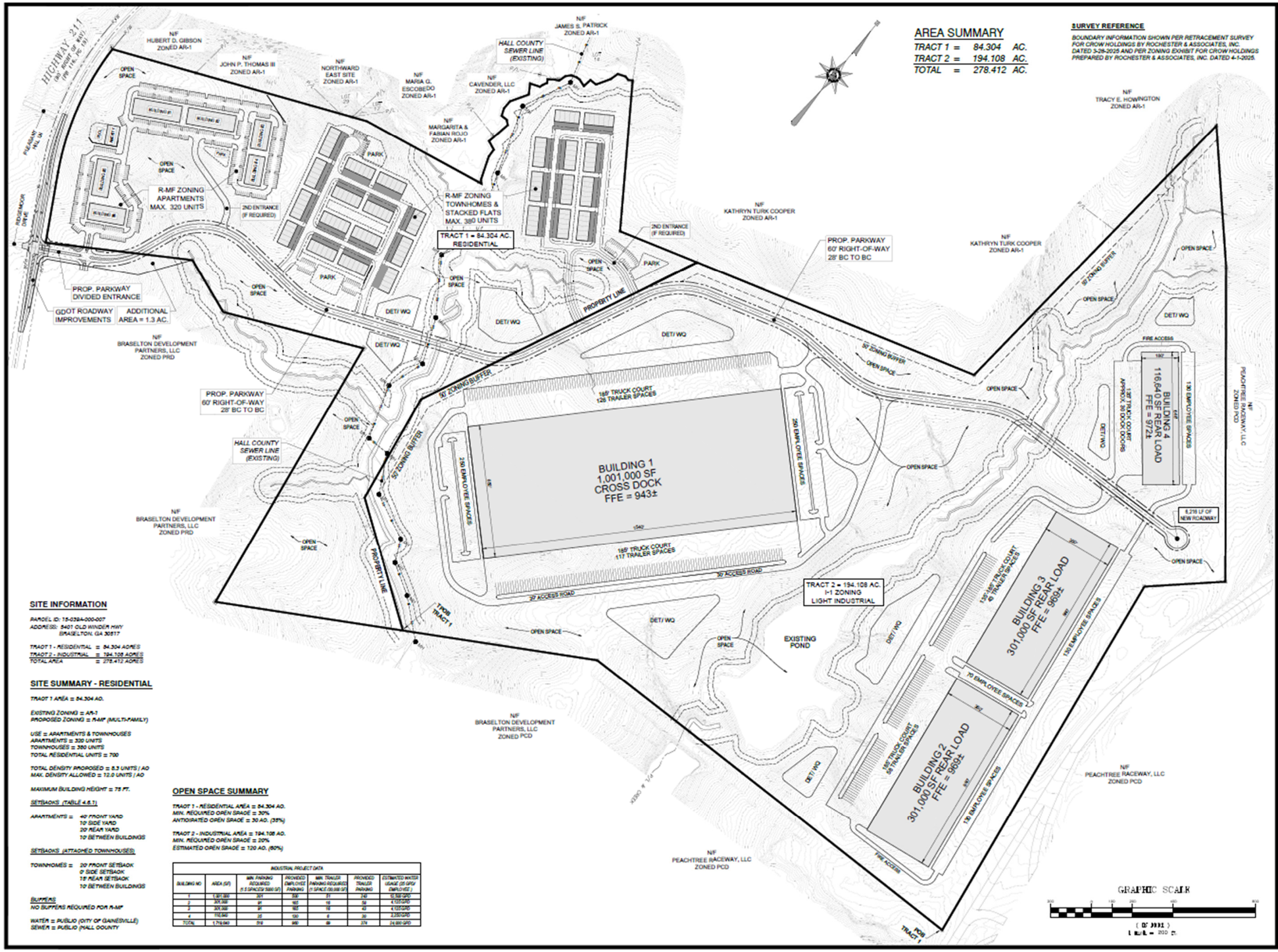
The concept for PI 0007233 (widening of SR 211 from SR 347 to SR 53) shows a network of R-Cuts for the SR 211 corridor between SR 53 and Union Church Road. While the proposed site access would operate satisfactorily as an R-Cut, the addition of 936 heavy trucks per day to the highway from the development present a safety concern for slow-moving, U-turning trucks movement bound for I-85 along SR 211. Instead, a multilane roundabout would operate better at the proposed driveway allowing the large vehicles to safely exit the site while maintaining traffic flow along the highway. Since the widening project is still several years away, the multi-lane roundabout could be initially constructed as a single-lane roundabout until the GDOT project is completed.

Other than improvements at the proposed access to SR 211, no changes to the surrounding intersections are necessary to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOMES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA

BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/ 1000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE /10,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	501	536	51	140	10,700 GPD
2	301,000	91	165	15	58	4,125 GPD
3	301,000	91	165	15	43	4,125 GPD
4	116,640	35	135	6	30	3,375 GPD
TOTAL	1,719,640	518	969	89	374	24,950 GPD

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

(C) 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

DATE	NO	REVISION
4-30-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISE ENTRANCE

C-1.0

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

Prepared by National Data & Surveying Services

SR 211 & Friendship Rd/Bayberry Dr/SR 347

Peak Hour Turning Movement Count

ID: 25-180066-001
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:30 AM - 08:30 AM	7:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	2444	0	2702
TEV	AM	NOON	PM
PHF	0.98		0.97

SR 211 — SOUTHBOUND

AM	350	441	21	0	593	AM
NOON	0	0	0	0	0	NOON
PM	248	434	27	0	793	PM

EASTBOUND — Friendship Rd/Bayberry Dr/SR 347

AM	NOON	PM		
977	0	702		
1	0	0	0	
180	0	311	1	
64	0	131	1	
308	0	554	1	
AM	NOON	PM		

WESTBOUND — Friendship Rd/Bayberry Dr/SR 347

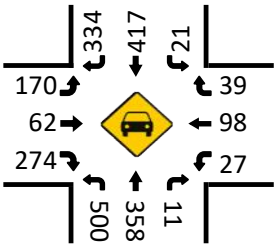
PM	NOON	AM	
27	0	39	0
89	0	101	1
46	0	27	1
0	0	0	0
173	0	98	
PM	NOON	AM	

SR 211 — NORTHBOUND

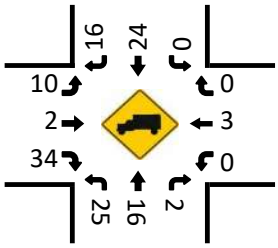
PM	1034	0	365	455	15	PM
NOON	0	0	0	0	0	NOON
AM	776	0	525	374	13	AM

0 2 1 0

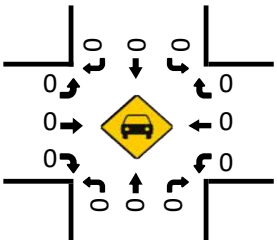
Cars (AM)



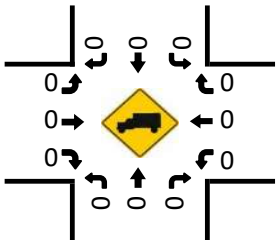
HT (AM)



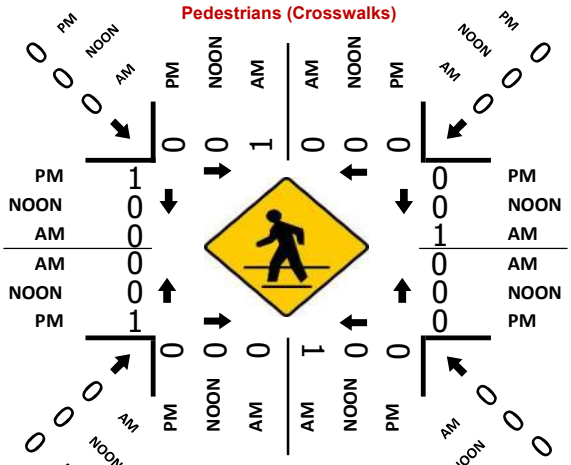
Cars (NOON)



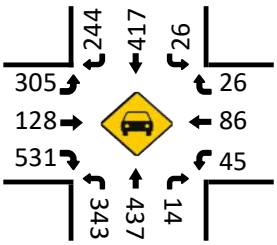
HT (NOON)



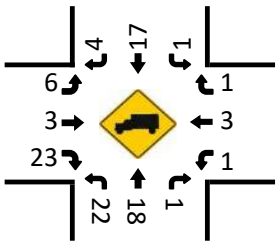
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

SR 211 & SR 53/SR 211

Peak Hour Turning Movement Count

ID: 25-180066-002
City: Braselton

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	7:00 AM - 09:00 AM
NONE	NONE
04:30 PM - 05:30 PM	4:00 PM - 06:00 PM

CONTROL: Signalized

	AM	NOON	PM
TEV	2307	0	2529
PHF	0.92		0.97

SR 211 — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

SR 53/SR 211 — EASTBOUND

AM	NOON	PM	
1301	0	1067	⇦
2	0	2	↰ 1
0	0	0	↱ 0
429	0	876	→ 2
388	0	373	↘ 1
AM	NOON	PM	

SR 53/SR 211 — WESTBOUND

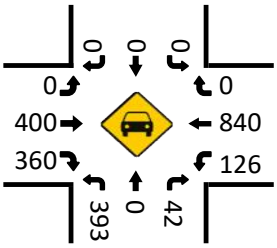
PM	NOON	AM	
0	0	0	↰ 0
654	0	894	← 2
79	0	137	↙ 1
1	0	1	↳ 0
1010	0	481	⇨
PM	NOON	AM	

SR 211 — NORTHBOUND

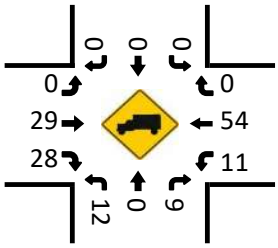
PM	452	0	411	0	133	PM
NOON	0	0	0	0	0	NOON
AM	525	0	405	0	51	AM

0 2 0 1

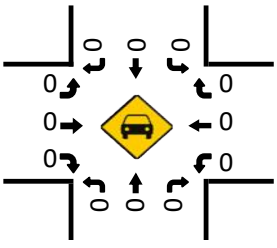
Cars (AM)



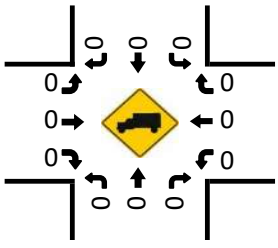
HT (AM)



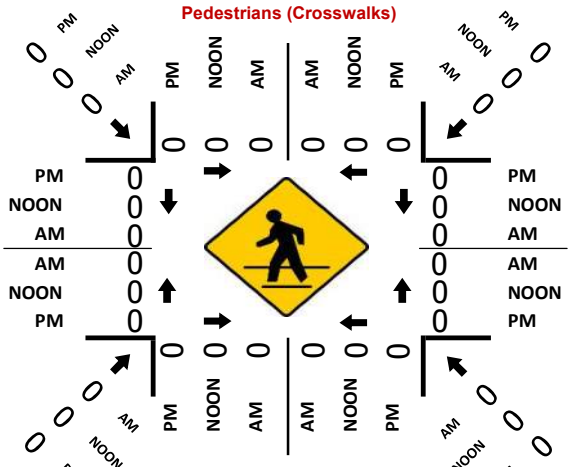
Cars (NOON)



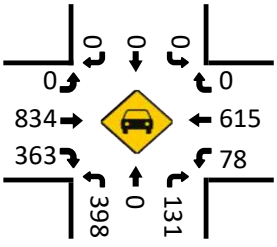
HT (NOON)



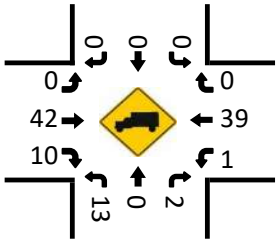
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,114	6,253	0	0	12,367

DAILY TOTALS

15-Minutes Interval

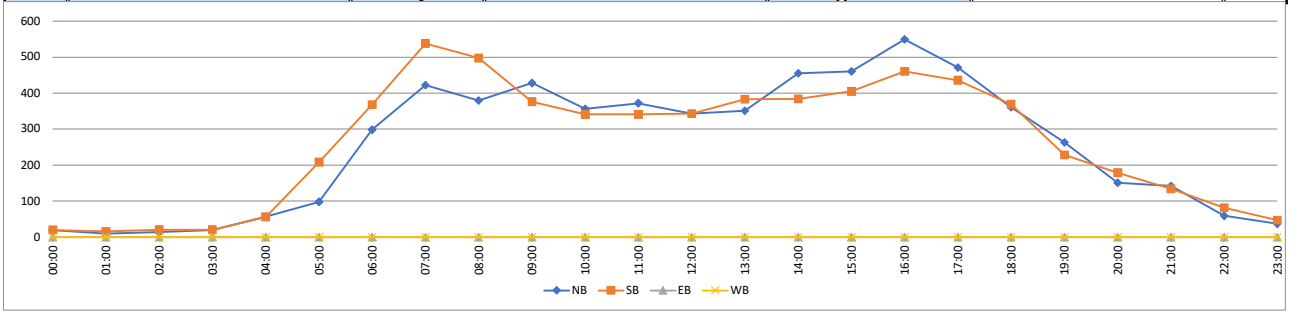
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	10	3			13	12:00	111	83			194
0:15	3	7			10	12:15	85	78			163
0:30	4	3			7	12:30	75	100			175
0:45	2	7			9	12:45	72	82			154
1:00	4	4			8	13:00	86	92			178
1:15	1	3			4	13:15	86	107			193
1:30	2	7			9	13:30	96	84			180
1:45	3	2			5	13:45	83	100			183
2:00	3	4			7	14:00	93	101			194
2:15	2	2			4	14:15	117	98			215
2:30	5	3			8	14:30	122	80			202
2:45	4	12			16	14:45	123	105			228
3:00	4	6			10	15:00	97	82			179
3:15	3	2			5	15:15	117	91			208
3:30	7	8			15	15:30	132	107			239
3:45	5	5			10	15:45	114	125			239
4:00	10	8			18	16:00	127	127			254
4:15	10	7			17	16:15	126	129			255
4:30	19	13			32	16:30	155	92			247
4:45	18	28			46	16:45	141	112			253
5:00	14	25			39	17:00	138	91			229
5:15	24	42			66	17:15	114	125			239
5:30	27	60			87	17:30	113	102			215
5:45	33	81			114	17:45	106	118			224
6:00	57	56			113	18:00	112	94			206
6:15	58	108			166	18:15	86	97			183
6:30	90	112			202	18:30	86	93			179
6:45	93	92			185	18:45	77	85			162
7:00	93	104			197	19:00	69	65			134
7:15	111	112			223	19:15	65	52			117
7:30	117	164			281	19:30	70	50			120
7:45	101	158			259	19:45	59	61			120
8:00	85	152			237	20:00	38	47			85
8:15	96	128			224	20:15	42	50			92
8:30	98	115			213	20:30	36	41			77
8:45	100	102			202	20:45	35	41			76
9:00	117	91			208	21:00	46	36			82
9:15	126	98			224	21:15	38	33			71
9:30	103	104			207	21:30	36	40			76
9:45	82	83			165	21:45	22	25			47
10:00	66	88			154	22:00	16	23			39
10:15	99	82			181	22:15	15	18			33
10:30	98	83			181	22:30	16	30			46
10:45	93	88			181	22:45	12	11			23
11:00	83	81			164	23:00	12	11			23
11:15	96	85			181	23:15	7	18			25
11:30	88	86			174	23:30	11	10			21
11:45	105	89			194	23:45	7	8			15
TOTALS	2472	2803	0	0	5275	TOTALS	3642	3450	0	0	7092
SPLIT %	47%	53%	0%	0%	43%	SPLIT %	51%	49%	0%	0%	57%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	19	20			39
01:00	02:00	10	16			26
02:00	03:00	14	21			35
03:00	04:00	19	21			40
04:00	05:00	57	56			113
05:00	06:00	98	208			306
06:00	07:00	298	368			666
07:00	08:00	422	538			960
08:00	09:00	379	497			876
09:00	10:00	428	376			804
10:00	11:00	356	341			697
11:00	12:00	372	341			713
12:00	13:00	343	343			686
13:00	14:00	351	383			734
14:00	15:00	455	384			839
15:00	16:00	460	405			865
16:00	17:00	549	460			1009
17:00	18:00	471	436			907
18:00	19:00	361	369			730
19:00	20:00	263	228			491
20:00	21:00	151	179			330
21:00	22:00	142	134			276
22:00	23:00	59	82			141
23:00	00:00	37	47			84

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2472	2803			5275
Peak Hour	8:45	7:30			7:30
Peak Volume	446	602			1001
Peak Hour Factor	0.885	0.918			0.891
Peak Period	12:00	to	00:00		
Volume	3642	3450			7092
Peak Hour	16:15	15:30			16:00
Peak Volume	560	488			1009
Peak Hour Factor	0.903	0.946			0.989
Peak Period	07:00	to	09:00		
Volume	801	1035			1836
Peak Hour	7:00	7:30			7:30
Peak Volume	422	602			1001
Peak Hour Factor	0.902	0.918			0.891
Peak Period	16:00	to	18:00		
Volume	1020	896			1916
Peak Hour	16:15	16:00			16:00
Peak Volume	560	460			1009
Peak Hour Factor	0.903	0.891			0.989



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Wednesday
Date: 3/26/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,171	6,344	0	0	12,515

DAILY TOTALS

15-Minutes Interval

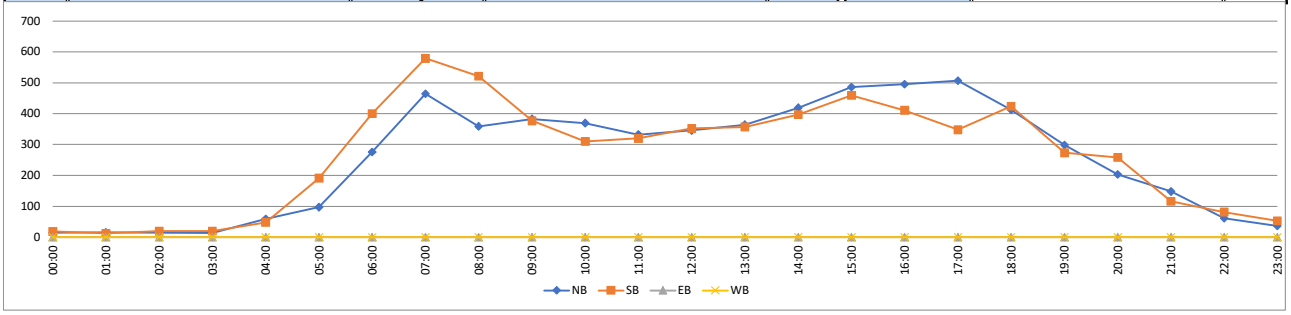
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	5	5			10	12:00	80	78			158
0:15	4	6			10	12:15	83	79			162
0:30	4	3			7	12:30	100	95			195
0:45	1	4			5	12:45	83	100			183
1:00	5	4			9	13:00	83	76			159
1:15	5	3			8	13:15	104	89			193
1:30	4	1			5	13:30	95	94			189
1:45	1	4			5	13:45	82	98			180
2:00	4	6			10	14:00	88	97			185
2:15	5	2			7	14:15	112	101			213
2:30	2	3			5	14:30	123	96			219
2:45	3	8			11	14:45	96	103			199
3:00	3	4			7	15:00	123	100			223
3:15	1	4			5	15:15	109	104			213
3:30	3	6			9	15:30	126	102			228
3:45	6	6			12	15:45	128	153			281
4:00	10	8			18	16:00	115	94			209
4:15	7	9			16	16:15	115	103			218
4:30	24	13			37	16:30	131	124			255
4:45	18	18			36	16:45	134	90			224
5:00	16	28			44	17:00	151	98			249
5:15	20	33			53	17:15	135	88			223
5:30	38	56			94	17:30	125	90			215
5:45	23	74			97	17:45	96	72			168
6:00	45	74			119	18:00	122	117			239
6:15	72	109			181	18:15	98	118			216
6:30	68	111			179	18:30	99	109			208
6:45	91	106			197	18:45	94	80			174
7:00	106	112			218	19:00	97	68			165
7:15	106	138			244	19:15	74	75			149
7:30	139	157			296	19:30	63	59			122
7:45	113	172			285	19:45	64	71			135
8:00	73	160			233	20:00	54	45			99
8:15	84	123			207	20:15	59	90			149
8:30	111	112			223	20:30	39	62			101
8:45	91	126			217	20:45	51	61			112
9:00	88	83			171	21:00	45	29			74
9:15	104	102			206	21:15	35	37			72
9:30	100	91			191	21:30	42	24			66
9:45	91	101			192	21:45	26	26			52
10:00	108	86			194	22:00	20	21			41
10:15	87	72			159	22:15	13	25			38
10:30	96	84			180	22:30	18	17			35
10:45	78	68			146	22:45	10	18			28
11:00	86	78			164	23:00	10	13			23
11:15	78	85			163	23:15	4	21			25
11:30	86	71			157	23:30	15	7			22
11:45	82	86			168	23:45	7	12			19
TOTALS	2395	2815	0	0	5210	TOTALS	3776	3529	0	0	7305
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	14	18			32
01:00	02:00	15	12			27
02:00	03:00	14	19			33
03:00	04:00	13	20			33
04:00	05:00	59	48			107
05:00	06:00	97	191			288
06:00	07:00	276	400			676
07:00	08:00	464	579			1043
08:00	09:00	359	521			880
09:00	10:00	383	377			760
10:00	11:00	369	310			679
11:00	12:00	332	320			652
12:00	13:00	346	352			698
13:00	14:00	364	357			721
14:00	15:00	419	397			816
15:00	16:00	486	459			945
16:00	17:00	495	411			906
17:00	18:00	507	348			855
18:00	19:00	413	424			837
19:00	20:00	298	273			571
20:00	21:00	203	258			461
21:00	22:00	148	116			264
22:00	23:00	61	81			142
23:00	00:00	36	53			89

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2395	2815			5210
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	12:00	to	00:00		
Volume	3776	3529			7305
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			963
Peak Hour Factor	0.912	0.775			0.857
Peak Period	07:00	to	09:00		
Volume	823	1100			1923
Peak Hour	7:00	7:15			7:15
Peak Volume	464	627			1058
Peak Hour Factor	0.835	0.911			0.894
Peak Period	16:00	to	18:00		
Volume	1002	759			1761
Peak Hour	16:30	16:15			16:30
Peak Volume	551	415			951
Peak Hour Factor	0.912	0.837			0.932



Prepared by National Data & Surveying Services

VOLUME

SR 211 Bet Ridgemoor Dr & Pleasant Hill Ln

Day: Tuesday
Date: 3/25/2025

City: Braselton
Project #: 25_180067_001

DAILY TOTALS	NB	SB	EB	WB	Total
	6,166	6,318	0	0	12,484

DAILY TOTALS

15-Minutes Interval

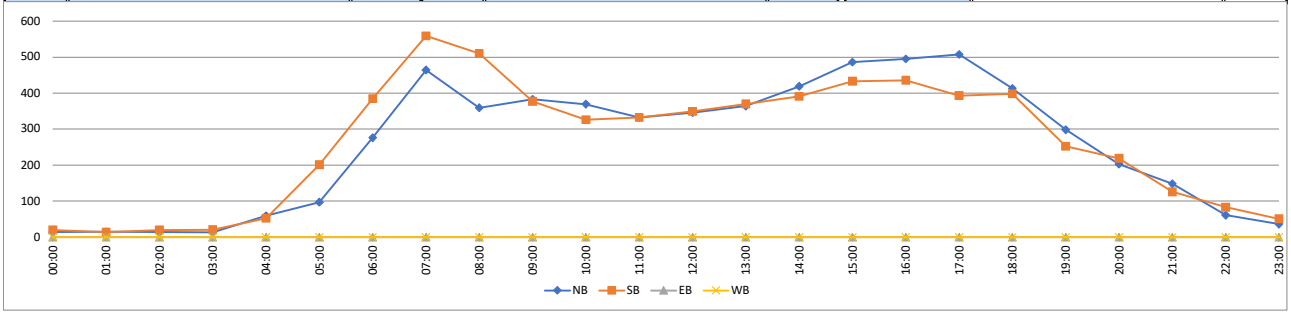
TIME	NB	SB	EB	WB	TOTAL	TIME	NB	SB	EB	WB	TOTAL
0:00	8	4			12	12:00	96	81			177
0:15	4	7			11	12:15	84	79			163
0:30	4	3			7	12:30	88	98			186
0:45	2	6			8	12:45	78	91			169
1:00	5	4			9	13:00	85	84			169
1:15	3	3			6	13:15	95	98			193
1:30	3	4			7	13:30	96	89			185
1:45	2	3			5	13:45	83	99			182
2:00	4	5			9	14:00	91	99			190
2:15	4	2			6	14:15	115	100			215
2:30	4	3			7	14:30	123	88			211
2:45	4	10			14	14:45	110	104			214
3:00	4	5			9	15:00	110	91			201
3:15	2	3			5	15:15	113	98			211
3:30	5	7			12	15:30	129	105			234
3:45	6	6			12	15:45	121	139			260
4:00	10	8			18	16:00	121	111			232
4:15	9	8			17	16:15	121	116			237
4:30	22	13			35	16:30	143	108			251
4:45	18	23			41	16:45	138	101			239
5:00	15	27			42	17:00	145	95			240
5:15	22	38			60	17:15	125	107			232
5:30	33	58			91	17:30	119	96			215
5:45	28	78			106	17:45	101	95			196
6:00	51	65			116	18:00	117	106			223
6:15	65	109			174	18:15	92	108			200
6:30	79	112			191	18:30	93	101			194
6:45	92	99			191	18:45	86	83			169
7:00	100	108			208	19:00	83	67			150
7:15	109	125			234	19:15	70	64			134
7:30	128	161			289	19:30	67	55			122
7:45	107	165			272	19:45	62	66			128
8:00	79	156			235	20:00	46	46			92
8:15	90	126			216	20:15	51	70			121
8:30	105	114			219	20:30	38	52			90
8:45	96	114			210	20:45	43	51			94
9:00	103	87			190	21:00	46	33			79
9:15	115	100			215	21:15	37	35			72
9:30	102	98			200	21:30	39	32			71
9:45	87	92			179	21:45	24	26			50
10:00	87	87			174	22:00	18	22			40
10:15	93	77			170	22:15	14	22			36
10:30	97	84			181	22:30	17	24			41
10:45	86	78			164	22:45	11	15			26
11:00	85	80			165	23:00	11	12			23
11:15	87	85			172	23:15	6	20			26
11:30	87	79			166	23:30	13	9			22
11:45	94	88			182	23:45	7	10			17
TOTALS	2445	2817	0	0	5262	TOTALS	3721	3501	0	0	7222
SPLIT %	46%	54%	0%	0%	42%	SPLIT %	52%	48%	0%	0%	58%

Hourly Intervals

TIME		NB	SB	EB	WB	TOTAL
00:00	01:00	18	20			38
01:00	02:00	13	14			27
02:00	03:00	16	20			36
03:00	04:00	17	21			38
04:00	05:00	59	52			111
05:00	06:00	98	201			299
06:00	07:00	287	385			672
07:00	08:00	444	559			1003
08:00	09:00	370	510			880
09:00	10:00	407	377			784
10:00	11:00	363	326			689
11:00	12:00	353	332			685
12:00	13:00	346	349			695
13:00	14:00	359	370			729
14:00	15:00	439	391			830
15:00	16:00	473	433			906
16:00	17:00	523	436			959
17:00	18:00	490	393			883
18:00	19:00	388	398			786
19:00	20:00	282	252			534
20:00	21:00	178	219			397
21:00	22:00	146	126			272
22:00	23:00	60	83			143
23:00	00:00	37	51			88

STATISTICS

	NB	SB	EB	WB	TOTAL
Peak Period	00:00	to	12:00		
Volume	2445	2817			5262
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	12:00	to	00:00		
Volume	3721	3501			7222
Peak Hour	16:30	15:45			15:45
Peak Volume	551	474			980
Peak Hour Factor	0.950	0.853			0.942
Peak Period	07:00	to	09:00		
Volume	814	1069			1883
Peak Hour	7:00	7:30			7:15
Peak Volume	444	608			1030
Peak Hour Factor	0.867	0.921			0.891
Peak Period	16:00	to	18:00		
Volume	1013	829			1842
Peak Hour	16:30	16:00			16:15
Peak Volume	551	436			967
Peak Hour Factor	0.950	0.940			0.963



0000139_0292 - 139-0292

- SRT 021100 R
County: Hall
Route number: 00005300
LRS section: 1391005300
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1665067600397,

Site Data

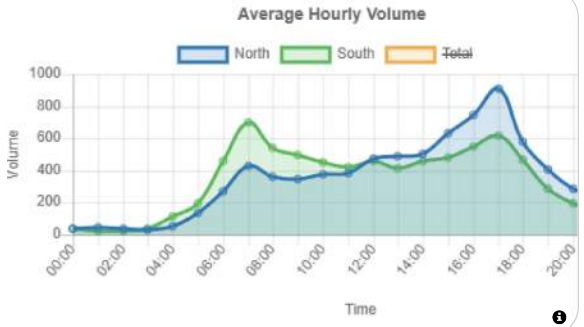


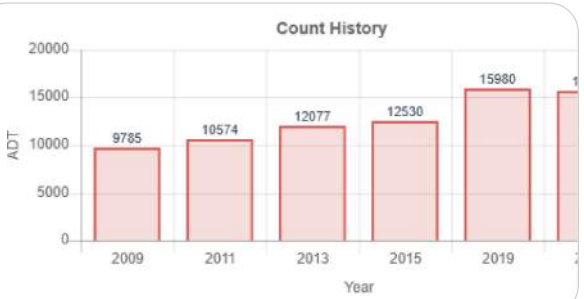
Count History

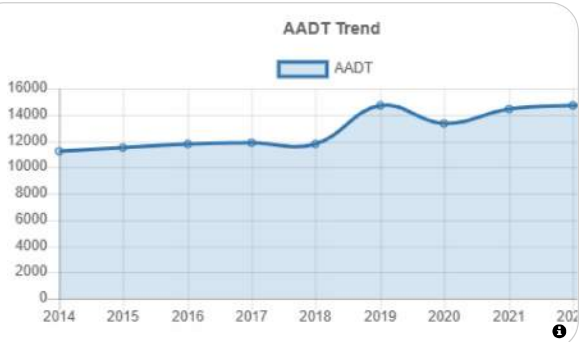
Year	Month	Count type	Duration	Count	ADT
2021	June	Class	48 hours	31,364	15,68
2019	August	Class	48 hours	31,959	15,98
2015	June	Class	48 hours	25,060	12,53
2013	June	Volume	48 hours	24,154	12,07
2011	September	Class	48 hours	21,149	10,57
2009	February	Class	48 hours	19,570	9,78

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual	Estimated	**Estim**
AADT	11,200	11,500	11,800	11,900	11,800	14,700	13,300	14,400	14,700	**14,80**
K-Factor	0.090	0.112	0.112	-	-	0.110	0.110	0.114	0.114	**0.114**
D-Factor	0.600	0.600	0.600	-	-	0.620	0.620	0.590	0.590	**0.590**
Future AADT	-	-	13,700	15,300	20,000	23,200	23,200	23,700	23,500	**24,20**







Vehicle Classification 2021

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.37%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**63.18%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**25.55%**
4. Buses 2- or 3-axle, full length.	**0.53%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.61%**
6. Single-unit trucks 3-axle, single-unit trucks.	**1.22%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.04%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**1.42%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**2.89%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.11%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0.02%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.02%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0.03%**

0000139_0545 - 139-0545

- CRT 130000 L
County: Hall
Route number: 00021100
LRS section: 1391021100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.13548897, -83.83359503

Site Data

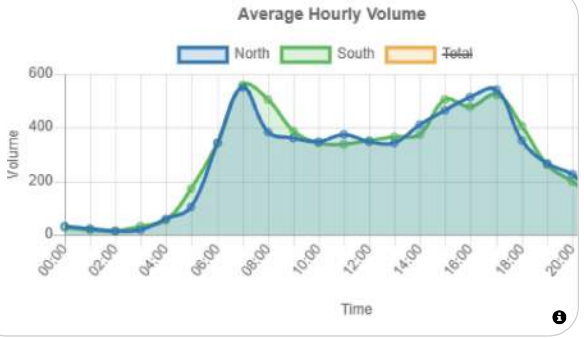


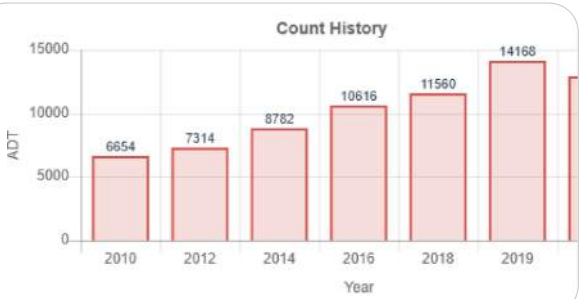
Count History

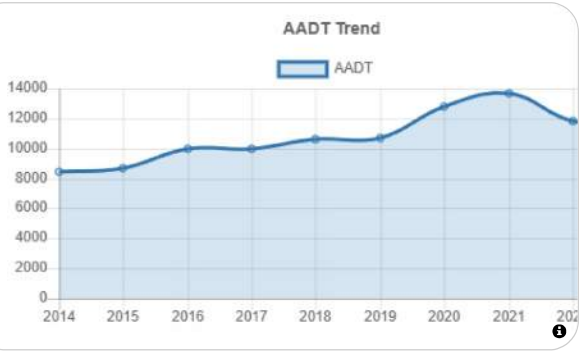
Year	Month	Count type	Duration	Count	ADT
2022	August	Class	48 hours	25,732	12,86
2019	December	Class	48 hours	28,337	14,16
2018	September	Class	48 hours	23,119	11,56
2016	July	Class	48 hours	21,231	10,61
2014	April	Volume	48 hours	17,564	8,782
2012	January	Volume	48 hours	14,627	7,314
2010	January	Class	48 hours	13,309	6,652

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	**Estimat**
AADT	8,420	8,700	9,950	10,000	10,600	10,700	12,800	13,700	11,800	**11,900**
K-Factor	0.099	0.099	0.112	-	0.094	0.094	0.111	0.111	0.095	**0.095**
D-Factor	0.500	0.500	0.600	-	0.550	0.550	0.570	0.570	0.530	**0.530**
Future AADT	-	-	16,400	21,800	20,600	20,300	20,300	23,200	21,700	**19,900**







Vehicle Classification 2022

1. Motorcycles 2 axles, 2 or 3 wheels.	**0.50%**
2. Passenger cars 2 axles. Can have 1- or 2-axle trailers.	**70.27%**
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.	**21.97%**
4. Buses 2- or 3-axle, full length.	**0.56%**
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.	**4.17%**
6. Single-unit trucks 3-axle, single-unit trucks.	**0.83%**
7. Single-unit trucks 4 or more axle, single-unit trucks.	**0.07%**
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.	**0.84%**
9. Single-trailer trucks 5-axle, single-trailer trucks.	**0.72%**
10. Single-trailer trucks 6 or more axle, single-trailer trucks.	**0.07%**
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.	**0%**
12. Multi-trailer trucks 6-axle, multi-trailer trucks.	**0.01%**
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.	**0%**

HISTORICAL TRAFFIC COUNTS
Hall County, Georgia

Location	Counter ID									Forecast		Compounded Growth Rate	
		2015	2016	2017	2018	2019	2020	2021	2022	2025	2027	2025 - 2027	Percent
SR 211 n/o SR 347	139-0545		9,950		10,600		12,800		11,800	13,613	14,388	2.81%	24.37%
SR 53 e/o SR 211	139-0292	11,500				14,700		14,400		17,057	18,114	3.05%	30.68%
SR 53 w/o SR 211	139-0289		21,400		23,100		23,000		24,400	25,645	26,535	1.72%	44.95%
Data Taken From GDOT's Traffic Analysis & Data Application										**56,315**	**59,037**	**2.4%**	**100.00%**

Single-Family Attached Housing (215)

Based upon methodology from ITE's Trip Generation, 11th Edition (2021)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used[1]	In/Out Distribution		Average Rate
		Total	Inbound	Outbound						
Single-Family Attached Housing	37 DU				215	Dwelling Units				
Daily		**232**	116	116			T = 7.62 * X - 50.48	50%	50%	7.20
AM Peak Hour (One Hour from 7-9)		**14**	4	10			T = 0.52 * X - 5.7	31%	69%	0.48
PM Peak Hour (One Hour from 4-6)		**18**	10	8			T = 0.6 * X - 3.93	57%	43%	0.57
Reductions for Pass-By Trips										
Daily		**0**	0	0						
AM Peak Hour		**0**	0	0						
PM Peak Hour		**0**	0	0						
TOTAL PROJECT TRIPS										
Daily		**232**	116	116						
AM Peak Hour		**14**	4	10						
PM Peak Hour		**18**	10	8						

Note:

[1] Where: T = Trips; X = Density by Variable

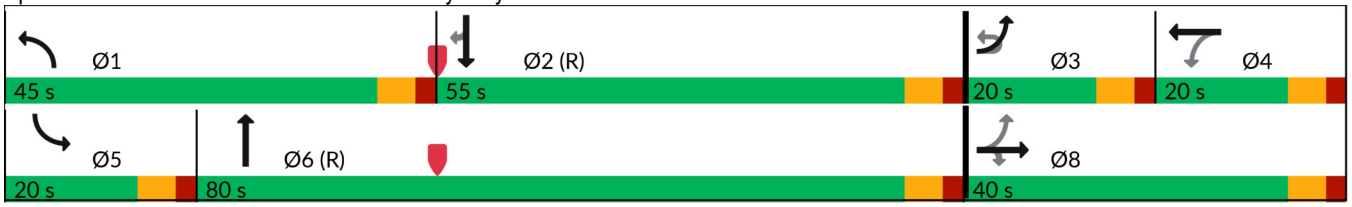
APPENDIX C:

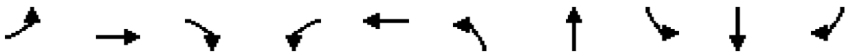
SYNCHRO REPORTS

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Future Volume (vph)	1	180	64	308	27	101	525	374	21	441	350
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		33.4	33.4	33.4	13.5	13.5	30.5	86.0	7.3	58.2	58.2
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.22	0.61	0.05	0.42	0.42
v/c Ratio		0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
LOS		E	D	A	E	F	E	B	E	D	A
Approach Delay (s/veh)			33.6			88.7		42.6		25.6	
Approach LOS			C			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.85	
Intersection Signal Delay (s/veh): 38.2	Intersection LOS: D
Intersection Capacity Utilization 75.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

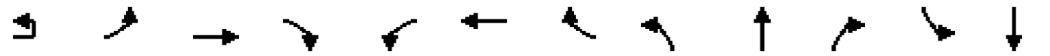




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	192	68	328	30	154	597	440	23	479	380
v/c Ratio	0.82	0.15	0.55	0.23	0.85	0.82	0.40	0.24	0.64	0.45
Control Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	73.8	43.0	8.1	62.9	93.7	62.0	16.3	69.3	38.6	6.5
Queue Length 50th (ft)	150	49	0	26	130	269	214	21	345	21
Queue Length 95th (ft)	#236	92	82	60	#252	309	297	51	515	105
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	234	448	601	135	188	929	1113	180	752	838
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.82	0.15	0.55	0.22	0.82	0.64	0.40	0.13	0.64	0.45

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Future Volume (veh/h)	1	180	64	308	27	101	39	525	374	13	21	441
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		191	68	328	30	111	43	597	425	0	23	479
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		241	451	357	152	127	49	673	1126		31	784
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.20	0.61	0.00	0.02	0.43
Sat Flow, veh/h		1725	1856	1472	1004	1273	493	3374	1841	0	1810	1826
Grp Volume(v), veh/h		191	68	328	30	0	154	597	425	0	23	479
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	1004	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Cycle Q Clear(g_c), s		13.7	4.0	30.4	3.9	0.0	12.0	24.1	16.3	0.0	1.8	28.4
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		241	451	357	152	0	177	673	1126		31	784
V/C Ratio(X)		0.79	0.15	0.92	0.20	0.00	0.87	0.89	0.38		0.75	0.61
Avail Cap(c_a), veh/h		241	451	357	152	0	177	940	1126		181	784
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		49.4	41.7	51.6	58.4	0.0	62.1	54.5	13.7	0.0	68.5	30.9
Incr Delay (d2), s/veh		16.5	0.2	27.9	0.6	0.0	34.6	7.8	1.0	0.0	30.4	3.5
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		6.9	1.8	13.7	1.0	0.0	7.2	10.7	6.7	0.0	1.1	12.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		65.9	41.8	79.5	59.1	0.0	96.7	62.3	14.7	0.0	98.9	34.5
LnGrp LOS		E	D	E	E		F	E	B		F	C
Approach Vol, veh/h			587			184			1022			502
Approach Delay, s/veh			70.7			90.6			42.5			37.4
Approach LOS			E			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	33.9	66.1	20.0	20.0	8.4	91.6		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	26.1	30.4	15.7	14.0	3.8	18.3		32.4				
Green Ext Time (p_c), s	1.8	2.6	0.0	0.0	0.0	2.6		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	52.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

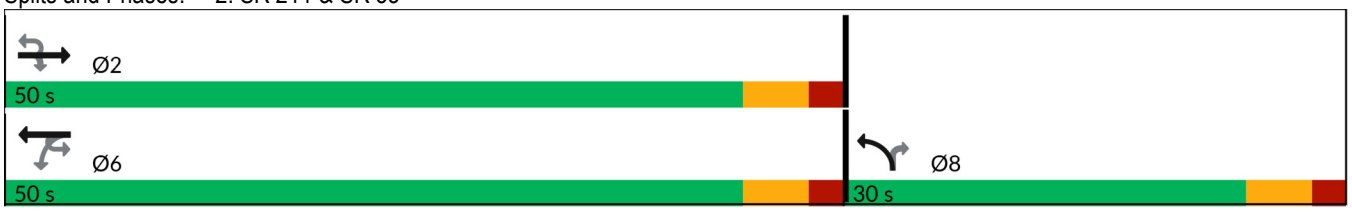


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	350
Future Volume (veh/h)	350
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	429	388	1	137	894	405	51
Future Volume (vph)	2	429	388	1	137	894	405	51
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	20.3	20.3	20.3		20.3	20.3	11.4	11.4
Actuated g/C Ratio	0.46	0.46	0.46		0.46	0.46	0.26	0.26
v/c Ratio	0.01	0.33	0.49		0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9		11.5	10.6	17.1	6.5
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		5.7				10.8	15.9	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 44.2	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 9.8	Intersection LOS: A
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	505	456	144	931	435	55
v/c Ratio	0.01	0.33	0.49	0.38	0.59	0.50	0.14
Control Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	8.2	2.9	11.5	10.6	17.1	6.5
Queue Length 50th (ft)	0	37	0	21	80	46	0
Queue Length 95th (ft)	3	68	29	61	147	101	22
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	469	3147	1438	765	3177	1920	797
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.16	0.32	0.19	0.29	0.23	0.07

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	429	388	1	137	894	405	51
Future Volume (veh/h)	2	429	388	1	137	894	405	51
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		505	456		143	931	435	55
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1796	801		413	1811	678	274
Arrive On Green		0.53	0.53		0.53	0.53	0.20	0.20
Sat Flow, veh/h		3503	1522		557	3532	3428	1384
Grp Volume(v), veh/h		505	456		143	931	435	55
Grp Sat Flow(s),veh/h/ln		1706	1522		557	1721	1714	1384
Q Serve(g_s), s		3.6	8.8		8.4	7.6	5.1	1.4
Cycle Q Clear(g_c), s		3.6	8.8		11.9	7.6	5.1	1.4
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1796	801		413	1811	678	274
V/C Ratio(X)		0.28	0.57		0.35	0.51	0.64	0.20
Avail Cap(c_a), veh/h		3454	1541		683	3483	1893	764
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.7	7.0		9.0	6.7	16.0	14.6
Incr Delay (d2), s/veh		0.1	0.6		0.5	0.2	1.0	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		0.7	1.5		0.7	1.4	1.6	0.4
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		5.8	7.6		9.5	6.9	17.0	14.9
LnGrp LOS		A	A		A	A	B	B
Approach Vol, veh/h		961				1074	490	
Approach Delay, s/veh		6.7				7.3	16.8	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	28.9					28.9		14.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	10.8					13.9		7.1
Green Ext Time (p_c), s	5.2					8.9		1.6

Intersection Summary	
HCM 7th Control Delay, s/veh	8.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Future Vol, veh/h	5	0	5	0	0	0	2	423	0	0	607	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	510	0	0	660	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1174	1174	660	1174	1176	510	662	0	0	510	0	0
Stage 1	660	660	-	514	514	-	-	-	-	-	-	-
Stage 2	514	514	-	660	662	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	169	192	463	167	191	552	927	-	-	1020	-	-
Stage 1	452	460	-	540	535	-	-	-	-	-	-	-
Stage 2	543	535	-	449	459	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	168	191	463	165	191	552	927	-	-	1020	-	-
Mov Cap-2 Maneuver	168	191	-	165	191	-	-	-	-	-	-	-
Stage 1	452	460	-	538	534	-	-	-	-	-	-	-
Stage 2	542	534	-	444	459	-	-	-	-	-	-	-

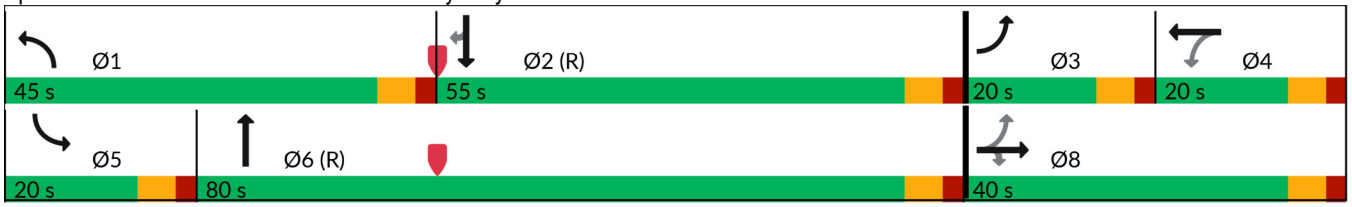
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	20.26	0	0.04	0
HCM LOS	C	A		

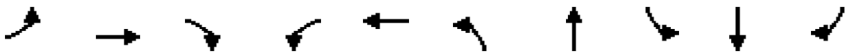
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	8	-	-	247	-	-	1020	-	-
HCM Lane V/C Ratio	0.002	-	-	0.044	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.9	0	-	20.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	311	131	554	46	89	365	455	27	434	248
Future Volume (vph)	311	131	554	46	89	365	455	27	434	248
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.8	32.8	32.8	12.8	12.8	22.8	86.3	7.8	66.4	66.4
Actuated g/C Ratio	0.23	0.23	0.23	0.09	0.09	0.16	0.62	0.06	0.47	0.47
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
LOS	F	D	B	E	F	E	B	E	C	A
Approach Delay (s/veh)		80.5			79.9		38.7		22.5	
Approach LOS		F			E		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 80	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.33	
Intersection Signal Delay (s/veh): 51.9	Intersection LOS: D
Intersection Capacity Utilization 76.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



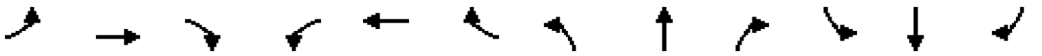


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	331	139	589	51	128	415	534	29	472	270
v/c Ratio	1.33	0.32	0.77	0.44	0.75	0.76	0.48	0.29	0.55	0.31
Control Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	214.8	46.4	13.1	72.2	82.9	65.4	17.9	70.1	30.4	3.6
Queue Length 50th (ft)	~306	104	28	44	106	188	281	26	305	0
Queue Length 95th (ft)	#501	167	176	90	#193	230	386	60	449	53
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	248	448	769	126	187	929	1117	180	858	871
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.33	0.31	0.77	0.40	0.68	0.45	0.48	0.16	0.55	0.31

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Future Volume (veh/h)	311	131	554	46	89	27	365	455	15	27	434	248
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	331	139	589	51	98	30	415	517	0	29	472	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	261	451	357	125	136	42	486	1119		37	885	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.14	0.61	0.00	0.02	0.48	0.00
Sat Flow, veh/h	1725	1856	1472	738	1363	417	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	331	139	589	51	0	128	415	517	0	29	472	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	738	0	1780	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Cycle Q Clear(g_c), s	14.0	8.6	34.0	9.3	0.0	9.8	16.8	21.4	0.0	2.2	25.2	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	261	451	357	125	0	178	486	1119		37	885	
V/C Ratio(X)	1.27	0.31	1.65	0.41	0.00	0.72	0.85	0.46		0.78	0.53	
Avail Cap(c_a), veh/h	261	451	357	125	0	178	940	1119		181	885	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.5	43.4	53.0	60.9	0.0	61.1	58.5	15.0	0.0	68.2	25.1	0.0
Incr Delay (d2), s/veh	147.5	0.4	303.7	2.1	0.0	13.1	4.4	1.4	0.0	28.8	2.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.2	3.9	42.4	1.8	0.0	5.1	7.3	8.8	0.0	1.3	11.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	202.0	43.8	356.7	63.0	0.0	74.2	62.9	16.3	0.0	97.0	27.4	0.0
LnGrp LOS	F	D	F	E		E	E	B		F	C	
Approach Vol, veh/h		1059			179			932			501	
Approach Delay, s/veh		267.3			71.0			37.0			31.4	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	26.2	73.8	20.0	20.0	8.9	91.1		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	18.8	27.2	16.0	11.8	4.2	23.4		36.0				
Green Ext Time (p_c), s	1.4	2.6	0.0	0.2	0.0	3.3		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	129.6
HCM 7th LOS	F

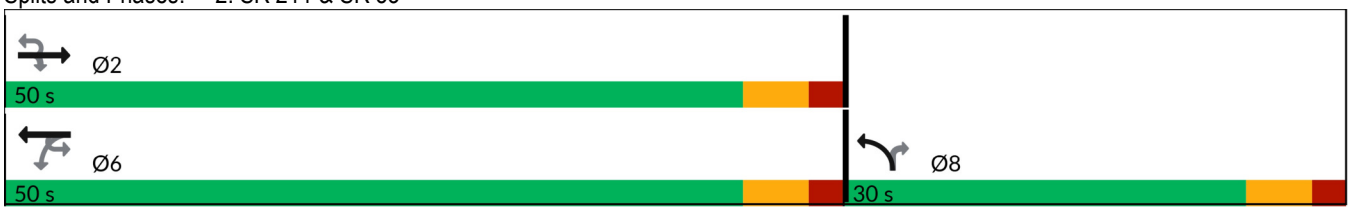
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	876	373	1	79	654	411	133
Future Volume (vph)	2	876	373	1	79	654	411	133
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.3	26.3	26.3		26.3	26.3	12.7	12.7
Actuated g/C Ratio	0.51	0.51	0.51		0.51	0.51	0.25	0.25
v/c Ratio	0.01	0.60	0.45		0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5		15.2	8.5	20.9	11.7
LOS	A	B	A		B	A	C	B
Approach Delay (s/veh)		8.2				9.2	18.6	
Approach LOS		A				A	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 51.7	
Natural Cycle: 55	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.60	
Intersection Signal Delay (s/veh): 10.6	Intersection LOS: B
Intersection Capacity Utilization 55.4%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1031	439	83	681	442	143
v/c Ratio	0.01	0.60	0.45	0.41	0.39	0.53	0.35
Control Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.5	10.6	2.5	15.2	8.5	20.9	11.7
Queue Length 50th (ft)	0	97	0	13	55	56	12
Queue Length 95th (ft)	3	172	27	52	111	129	62
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	633	2876	1351	343	2903	1674	720
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.36	0.32	0.24	0.23	0.26	0.20

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	876	373	1	79	654	411	133
Future Volume (veh/h)	2	876	373	1	79	654	411	133
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1031	439		82	681	442	143
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1902	848		273	1918	677	273
Arrive On Green		0.56	0.56		0.56	0.56	0.20	0.20
Sat Flow, veh/h		3503	1522		343	3532	3428	1384
Grp Volume(v), veh/h		1031	439		82	681	442	143
Grp Sat Flow(s),veh/h/ln		1706	1522		343	1721	1714	1384
Q Serve(g_s), s		9.4	8.8		9.7	5.3	5.8	4.5
Cycle Q Clear(g_c), s		9.4	8.8		19.1	5.3	5.8	4.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1902	848		273	1918	677	273
V/C Ratio(X)		0.54	0.52		0.30	0.36	0.65	0.52
Avail Cap(c_a), veh/h		3069	1369		390	3095	1682	679
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.9	6.7		12.9	6.0	18.1	17.6
Incr Delay (d2), s/veh		0.2	0.5		0.6	0.1	1.1	1.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.9	1.6		0.6	1.1	2.0	1.3
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.1	7.2		13.5	6.1	19.2	19.1
LnGrp LOS		A	A		B	A	B	B
Approach Vol, veh/h		1470				763	585	
Approach Delay, s/veh		7.1				6.9	19.2	
Approach LOS		A				A	B	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	33.3					33.3		15.7
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	11.4					21.1		7.8
Green Ext Time (p_c), s	10.3					6.1		1.9

Intersection Summary	
HCM 7th Control Delay, s/veh	9.6
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Future Vol, veh/h	4	0	4	0	0	0	5	547	0	0	420	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	659	0	0	457	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1126	1126	457	1126	1132	659	462	0	0	659	0	0
Stage 1	457	457	-	670	670	-	-	-	-	-	-	-
Stage 2	670	670	-	457	462	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	182	205	604	180	203	453	1099	-	-	897	-	-
Stage 1	584	568	-	443	455	-	-	-	-	-	-	-
Stage 2	447	455	-	580	565	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	180	203	604	178	202	453	1099	-	-	897	-	-
Mov Cap-2 Maneuver	180	203	-	178	202	-	-	-	-	-	-	-
Stage 1	584	568	-	440	452	-	-	-	-	-	-	-
Stage 2	443	452	-	576	565	-	-	-	-	-	-	-

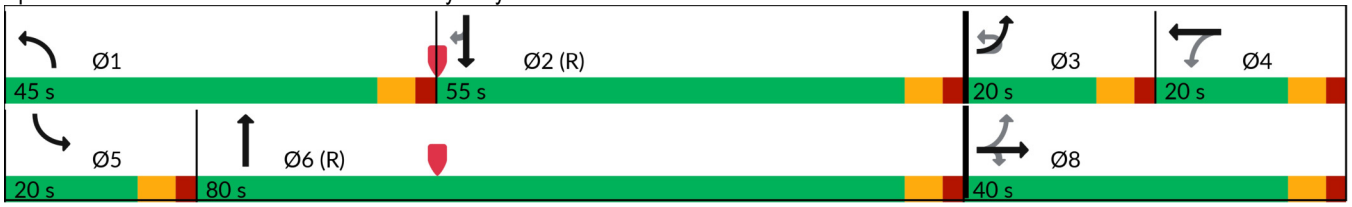
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	18.37	0	0.07	0
HCM LOS	C	A		

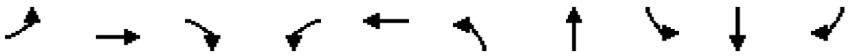
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	15	-	-	278	-	-	897	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.3	0	-	18.4	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations											
Traffic Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Future Volume (vph)	1	203	72	347	30	114	591	421	24	496	394
Turn Type	custom	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases		3	8			4	1	6	5	2	
Permitted Phases	3	8		8	4						2
Detector Phase	3	3	8	8	4	4	1	6	5	2	2
Switch Phase											
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)		34.0	34.0	34.0	14.0	14.0	33.2	85.2	7.5	54.8	54.8
Actuated g/C Ratio		0.24	0.24	0.24	0.10	0.10	0.24	0.61	0.05	0.39	0.39
v/c Ratio		0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
LOS		F	D	A	E	F	E	B	E	D	B
Approach Delay (s/veh)			42.0			98.7		43.0		31.7	
Approach LOS			D			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.96	
Intersection Signal Delay (s/veh): 42.9	Intersection LOS: D
Intersection Capacity Utilization 82.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

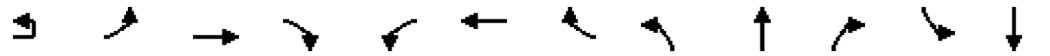




Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	217	77	369	33	173	672	495	26	539	428
v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.85	0.45	0.27	0.76	0.54
Control Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	99.0	43.2	8.1	63.3	105.5	61.9	17.5	69.8	46.1	11.3
Queue Length 50th (ft)	173	56	0	28	149	303	252	23	424	64
Queue Length 95th (ft)	#312	101	88	64	#296	346	346	55	#649	181
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	225	448	632	134	188	929	1103	180	708	797
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.96	0.17	0.58	0.25	0.92	0.72	0.45	0.14	0.76	0.54

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Future Volume (veh/h)	1	203	72	347	30	114	44	591	421	15	24	496
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		216	77	369	33	125	48	672	478	0	26	539
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		227	451	357	147	128	49	747	1123		33	744
Arrive On Green		0.10	0.24	0.24	0.10	0.10	0.10	0.22	0.61	0.00	0.02	0.41
Sat Flow, veh/h		1725	1856	1472	959	1277	490	3374	1841	0	1810	1826
Grp Volume(v), veh/h		216	77	369	33	0	173	672	478	0	26	539
Grp Sat Flow(s),veh/h/ln		1725	1856	1472	959	0	1767	1687	1841	0	1810	1826
Q Serve(g_s), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Cycle Q Clear(g_c), s		14.0	4.6	34.0	4.5	0.0	13.7	27.1	19.1	0.0	2.0	34.8
Prop In Lane		1.00		1.00	1.00		0.28	1.00		0.00	1.00	
Lane Grp Cap(c), veh/h		227	451	357	147	0	177	747	1123		33	744
V/C Ratio(X)		0.95	0.17	1.03	0.22	0.00	0.98	0.90	0.43		0.79	0.72
Avail Cap(c_a), veh/h		227	451	357	147	0	177	940	1123		181	744
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.6	41.9	53.0	58.7	0.0	62.9	53.0	14.4	0.0	68.4	34.9
Incr Delay (d2), s/veh		46.6	0.2	56.1	0.8	0.0	61.3	9.9	1.2	0.0	32.4	6.1
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		9.6	2.1	17.8	1.1	0.0	9.2	12.2	7.9	0.0	1.2	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		98.2	42.0	109.1	59.5	0.0	124.1	62.9	15.5	0.0	100.9	41.0
LnGrp LOS		F	D	F	E		F	E	B		F	D
Approach Vol, veh/h			662			206			1150			565
Approach Delay, s/veh			97.8			113.8			43.2			43.7
Approach LOS			F			F			D			D

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	63.0	20.0	20.0	8.6	91.4		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	36.8	16.0	15.7	4.0	21.1		36.0				
Green Ext Time (p_c), s	1.9	2.5	0.0	0.0	0.0	3.0		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	62.9
HCM 7th LOS	E

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

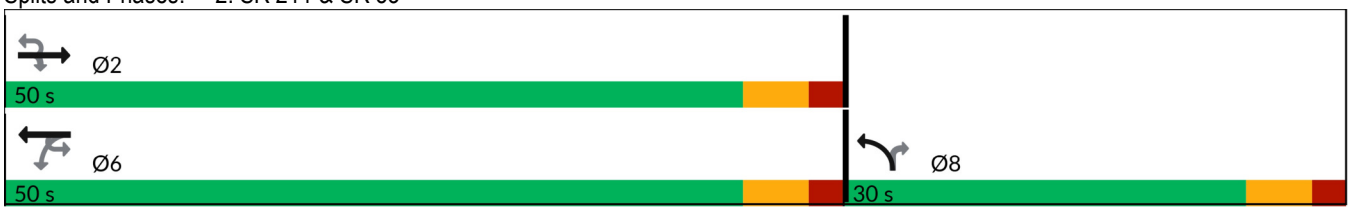


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	394
Future Volume (veh/h)	394
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	0
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	
Arrive On Green	0.00
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	0
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	0.0
Cycle Q Clear(g_c), s	0.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	
V/C Ratio(X)	
Avail Cap(c_a), veh/h	
HCM Platoon Ratio	1.00
Upstream Filter(I)	0.00
Uniform Delay (d), s/veh	0.0
Incr Delay (d2), s/veh	0.0
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	0.0
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	0.0
LnGrp LOS	
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	437	1	154	1006	456	57
Future Volume (vph)	2	483	437	1	154	1006	456	57
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	24.1	24.1	24.1		24.1	24.1	13.1	13.1
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.26	0.26
v/c Ratio	0.01	0.35	0.52		0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0		13.0	11.6	19.5	6.6
LOS	A	A	A		B	B	B	A
Approach Delay (s/veh)		6.0				11.8	18.1	
Approach LOS		A				B	B	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 49.8	
Natural Cycle: 50	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.64	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 60.0%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	514	161	1048	490	61
v/c Ratio	0.01	0.35	0.52	0.43	0.64	0.55	0.15
Control Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.5	8.7	3.0	13.0	11.6	19.5	6.6
Queue Length 50th (ft)	0	46	0	26	102	60	0
Queue Length 95th (ft)	3	86	30	79	195	130	25
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	357	2940	1381	673	2968	1725	724
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.19	0.37	0.24	0.35	0.28	0.08

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	437	1	154	1006	456	57
Future Volume (veh/h)	2	483	437	1	154	1006	456	57
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	514		160	1048	490	61
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		1928	860		376	1944	700	283
Arrive On Green		0.57	0.57		0.57	0.57	0.20	0.20
Sat Flow, veh/h		3503	1522		497	3532	3428	1384
Grp Volume(v), veh/h		568	514		160	1048	490	61
Grp Sat Flow(s),veh/h/ln		1706	1522		497	1721	1714	1384
Q Serve(g_s), s		4.5	11.5		12.9	9.9	6.9	1.9
Cycle Q Clear(g_c), s		4.5	11.5		17.4	9.9	6.9	1.9
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1928	860		376	1944	700	283
V/C Ratio(X)		0.29	0.60		0.43	0.54	0.70	0.22
Avail Cap(c_a), veh/h		2888	1288		516	2912	1583	639
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.9	7.4		10.4	7.1	19.2	17.2
Incr Delay (d2), s/veh		0.1	0.7		0.8	0.2	1.3	0.4
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.0	2.3		1.0	2.1	2.4	0.5
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.0	8.1		11.2	7.3	20.5	17.6
LnGrp LOS		A	A		B	A	C	B
Approach Vol, veh/h		1082				1208	551	
Approach Delay, s/veh		7.0				7.8	20.2	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	35.4					35.4		16.6
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	13.5					19.4		8.9
Green Ext Time (p_c), s	6.0					10.0		1.7

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Future Vol, veh/h	5	0	5	0	0	0	2	476	0	0	683	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	5	0	5	0	0	0	2	573	0	0	742	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1320	1320	742	1320	1322	573	745	0	0	573	0	0
Stage 1	742	742	-	578	578	-	-	-	-	-	-	-
Stage 2	578	578	-	742	745	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	134	157	415	132	156	507	863	-	-	966	-	-
Stage 1	407	422	-	498	501	-	-	-	-	-	-	-
Stage 2	501	501	-	404	421	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	133	156	415	130	156	507	863	-	-	966	-	-
Mov Cap-2 Maneuver	133	156	-	130	156	-	-	-	-	-	-	-
Stage 1	407	422	-	496	499	-	-	-	-	-	-	-
Stage 2	500	499	-	399	421	-	-	-	-	-	-	-

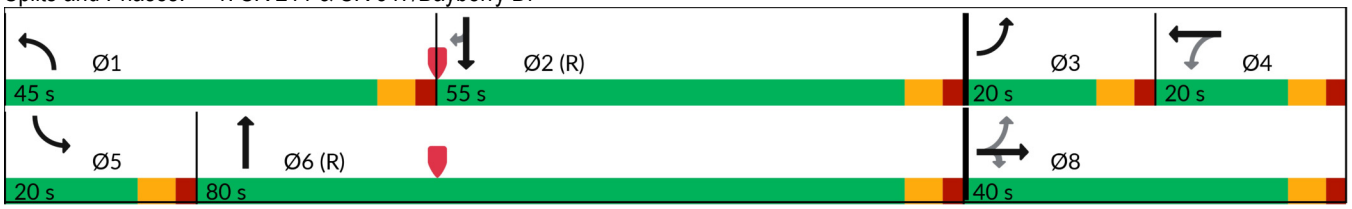
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	23.85	0	0.03	0
HCM LOS	C	A		

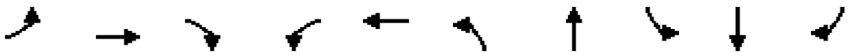
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	7	-	-	202	-	-	966	-	-
HCM Lane V/C Ratio	0.003	-	-	0.054	-	-	-	-	-
HCM Ctrl Dly (s/v)	9.2	0	-	23.8	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	-	0	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	350	147	623	52	100	411	512	30	488	279
Future Volume (vph)	350	147	623	52	100	411	512	30	488	279
Turn Type	pm+pt	NA	Perm	Perm	NA	Prot	NA	Prot	NA	Perm
Protected Phases	3	8			4	1	6	5	2	
Permitted Phases	8		8	4						2
Detector Phase	3	8	8	4	4	1	6	5	2	2
Switch Phase										
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	40.0	20.0	20.0	45.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	28.6%	14.3%	14.3%	32.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lead	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	None	C-Max	C-Max
Act Effct Green (s)	33.3	33.3	33.3	13.3	13.3	25.0	85.5	8.0	63.7	63.7
Actuated g/C Ratio	0.24	0.24	0.24	0.10	0.10	0.18	0.61	0.06	0.46	0.46
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
LOS	F	D	C	E	F	E	B	E	D	A
Approach Delay (s/veh)		113.3			84.5		39.3		25.5	
Approach LOS		F			F		D		C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 90	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 1.54	
Intersection Signal Delay (s/veh): 64.9	Intersection LOS: E
Intersection Capacity Utilization 83.9%	ICU Level of Service E
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr



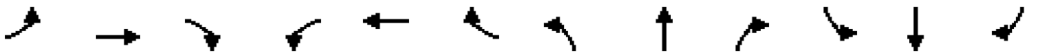


Lane Group	EBL	EBT	EBR	WBL	WBT	NBL	NBT	SBL	SBT	SBR
Lane Group Flow (vph)	372	156	663	57	143	467	601	33	530	303
v/c Ratio	1.54	0.36	0.89	0.48	0.80	0.79	0.54	0.32	0.64	0.35
Control Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	297.8	46.9	25.5	73.8	88.8	64.6	19.6	70.7	35.0	3.8
Queue Length 50th (ft)	~400	118	132	50	121	211	336	29	369	0
Queue Length 95th (ft)	#603	186	#394	99	#230	253	457	65	541	57
Internal Link Dist (ft)		1881			827		1407		3359	
Turn Bay Length (ft)						400		255		460
Base Capacity (vph)	241	448	753	125	187	929	1108	180	824	865
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.54	0.35	0.88	0.46	0.76	0.50	0.54	0.18	0.64	0.35

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Future Volume (veh/h)	350	147	623	52	100	30	411	512	17	30	488	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	372	156	663	57	110	33	467	582	0	33	530	0
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	250	451	357	119	137	41	540	1114		43	855	
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.61	0.00	0.02	0.47	0.00
Sat Flow, veh/h	1725	1856	1472	678	1370	411	3374	1841	0	1810	1826	1547
Grp Volume(v), veh/h	372	156	663	57	0	143	467	582	0	33	530	0
Grp Sat Flow(s),veh/h/ln	1725	1856	1472	678	0	1782	1687	1841	0	1810	1826	1547
Q Serve(g_s), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Cycle Q Clear(g_c), s	14.0	9.7	34.0	11.6	0.0	11.0	18.9	25.6	0.0	2.5	30.4	0.0
Prop In Lane	1.00		1.00	1.00		0.23	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	250	451	357	119	0	178	540	1114		43	855	
V/C Ratio(X)	1.49	0.35	1.85	0.48	0.00	0.80	0.86	0.52		0.77	0.62	
Avail Cap(c_a), veh/h	250	451	357	119	0	178	940	1114		181	855	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	54.0	43.8	53.0	61.9	0.0	61.6	57.3	16.0	0.0	68.0	27.9	0.0
Incr Delay (d2), s/veh	240.3	0.5	395.2	2.9	0.0	22.6	4.3	1.8	0.0	25.1	3.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	18.8	4.5	51.5	2.1	0.0	6.1	8.2	10.6	0.0	1.5	13.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	294.2	44.3	448.2	64.9	0.0	84.3	61.6	17.7	0.0	93.0	31.2	0.0
LnGrp LOS	F	D	F	E		F	E	B		F	C	
Approach Vol, veh/h		1191			200			1049			563	
Approach Delay, s/veh		347.2			78.7			37.3			34.9	
Approach LOS		F			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.6	20.0	20.0	9.3	90.7		40.0				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	32.4	16.0	13.6	4.5	27.6		36.0				
Green Ext Time (p_c), s	1.5	2.8	0.0	0.1	0.0	3.9		0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	162.5
HCM 7th LOS	F

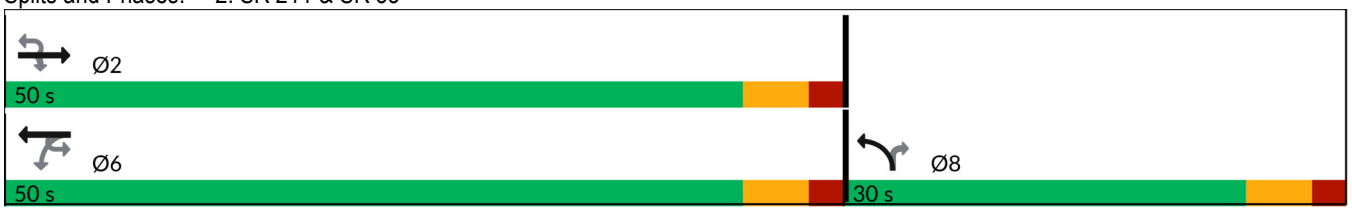
Notes

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	420	1	89	736	463	150
Future Volume (vph)	2	986	420	1	89	736	463	150
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	30.9	30.9	30.9		30.9	30.9	14.6	14.6
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.25	0.25
v/c Ratio	0.01	0.65	0.48		0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6		24.0	9.1	23.5	16.8
LOS	A	B	A		C	A	C	B
Approach Delay (s/veh)		9.0				10.7	21.9	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 58.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.65	
Intersection Signal Delay (s/veh): 12.1	Intersection LOS: B
Intersection Capacity Utilization 60.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	494	94	767	498	161
v/c Ratio	0.01	0.65	0.48	0.55	0.42	0.59	0.41
Control Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	11.7	2.6	24.0	9.1	23.5	16.8
Queue Length 50th (ft)	0	129	0	18	72	77	27
Queue Length 95th (ft)	3	214	29	80	135	150	87
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	860
Base Capacity (vph)	503	2621	1282	251	2646	1484	634
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.44	0.39	0.37	0.29	0.34	0.25

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	420	1	89	736	463	150
Future Volume (veh/h)	2	986	420	1	89	736	463	150
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	494		93	767	498	161
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2067	922		232	2085	688	278
Arrive On Green		0.61	0.61		0.61	0.61	0.20	0.20
Sat Flow, veh/h		3503	1522		287	3532	3428	1384
Grp Volume(v), veh/h		1160	494		93	767	498	161
Grp Sat Flow(s),veh/h/ln		1706	1522		287	1721	1714	1384
Q Serve(g_s), s		12.6	11.7		17.7	7.0	8.4	6.5
Cycle Q Clear(g_c), s		12.6	11.7		30.3	7.0	8.4	6.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2067	922		232	2085	688	278
V/C Ratio(X)		0.56	0.54		0.40	0.37	0.72	0.58
Avail Cap(c_a), veh/h		2424	1081		262	2444	1328	536
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		7.3	7.1		16.3	6.2	23.2	22.4
Incr Delay (d2), s/veh		0.2	0.5		1.1	0.1	1.5	1.9
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.9	2.5		1.0	1.6	3.1	2.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		7.5	7.6		17.5	6.3	24.6	24.3
LnGrp LOS		A	A		B	A	C	C
Approach Vol, veh/h		1654				860	659	
Approach Delay, s/veh		7.6				7.5	24.6	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.5					43.5		18.4
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	14.6					32.3		10.4
Green Ext Time (p_c), s	11.8					5.2		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Future Vol, veh/h	4	0	4	0	0	0	5	616	0	0	473	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	200
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	83	83	92	92	92
Heavy Vehicles, %	2	2	2	4	2	8	2	5	5	9	6	2
Mvmt Flow	4	0	4	0	0	0	5	742	0	0	514	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1267	1267	514	1267	1273	742	520	0	0	742	0	0
Stage 1	514	514	-	753	753	-	-	-	-	-	-	-
Stage 2	753	753	-	514	520	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.14	6.52	6.28	4.12	-	-	4.19	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.14	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.536	4.018	3.372	2.218	-	-	2.281	-	-
Pot Cap-1 Maneuver	146	169	560	144	167	406	1047	-	-	834	-	-
Stage 1	543	535	-	399	417	-	-	-	-	-	-	-
Stage 2	402	417	-	540	532	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	144	167	560	142	166	406	1047	-	-	834	-	-
Mov Cap-2 Maneuver	144	167	-	142	166	-	-	-	-	-	-	-
Stage 1	543	535	-	395	414	-	-	-	-	-	-	-
Stage 2	398	414	-	535	532	-	-	-	-	-	-	-

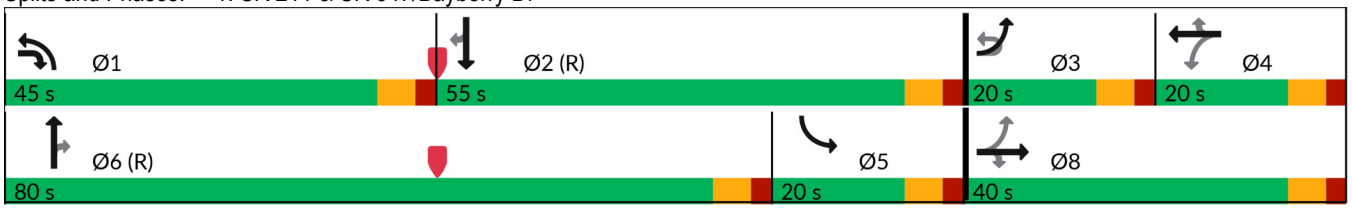
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.3	0	0.06	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	13	-	-	229	-	-	834	-	-
HCM Lane V/C Ratio	0.005	-	-	0.038	-	-	-	-	-
HCM Ctrl Dly (s/v)	8.5	0	-	21.3	0	0	0	-	-
HCM Lane LOS	A	A	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	-	0	-	-

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (vph)	1	267	72	347	30	114	44	591	512	15	24	590
Turn Type	custom	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases		3	8	1		4		1	6		5	2
Permitted Phases	3	8		8	4		4			6		
Detector Phase	3	3	8	1	4	4	4	1	6	6	5	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0
Total Split (%)	14.3%	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max
Act Effct Green (s)		32.4	32.4	72.2	12.9	12.9	12.9	33.7	83.6	83.6	10.8	55.8
Actuated g/C Ratio		0.23	0.23	0.52	0.09	0.09	0.09	0.24	0.60	0.60	0.08	0.40
v/c Ratio		0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47
Control Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7
LOS		D	D	A	E	F	A	E	B	A	E	C
Approach Delay (s/veh)			29.1			63.2			39.1			27.7
Approach LOS			C			E			D			C

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 74.8%	ICU Level of Service D
Analysis Period (min) 15	

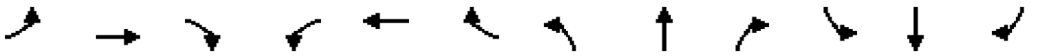
Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr





Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	462
Future Volume (vph)	462
Turn Type	Perm
Protected Phases	
Permitted Phases	2
Detector Phase	2
Switch Phase	
Minimum Initial (s)	4.0
Minimum Split (s)	10.0
Total Split (s)	55.0
Total Split (%)	39.3%
Yellow Time (s)	4.0
All-Red Time (s)	2.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.0
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	C-Max
Act Effct Green (s)	55.8
Actuated g/C Ratio	0.40
v/c Ratio	0.64
Control Delay (s/veh)	18.3
Queue Delay	0.0
Total Delay (s/veh)	18.3
LOS	B
Approach Delay (s/veh)	
Approach LOS	

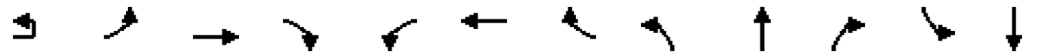
Intersection Summary



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	285	77	369	33	125	48	672	582	17	26	641	502
v/c Ratio	0.60	0.18	0.26	0.27	0.74	0.16	0.84	0.28	0.02	0.19	0.47	0.64
Control Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	50.5	43.7	9.6	64.3	86.7	1.2	60.2	15.7	0.1	61.7	33.7	18.3
Queue Length 50th (ft)	111	56	51	28	112	0	300	153	0	22	231	153
Queue Length 95th (ft)	155	101	77	64	#196	0	346	188	0	54	306	301
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	484	448	1491	134	184	309	929	2072	885	180	1371	790
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.59	0.17	0.25	0.25	0.68	0.16	0.72	0.28	0.02	0.14	0.47	0.64

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Future Volume (veh/h)	1	267	72	347	30	114	44	591	512	15	24	590
Initial Q (Qb), veh		0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach			No			No			No			No
Adj Sat Flow, veh/h/ln		1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826
Adj Flow Rate, veh/h		284	77	369	33	125	48	672	582	0	26	641
Peak Hour Factor		0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92
Percent Heavy Veh, %		6	3	11	0	3	0	5	4	15	0	5
Cap, veh/h		443	401	1133	130	153	132	747	1849		230	1507
Arrive On Green		0.09	0.22	0.22	0.08	0.08	0.08	0.22	0.53	0.00	0.13	0.43
Sat Flow, veh/h		3346	1856	2591	959	1856	1610	3374	3497	1422	1810	3469
Grp Volume(v), veh/h		284	77	369	33	125	48	672	582	0	26	641
Grp Sat Flow(s),veh/h/ln		1673	1856	1295	959	1856	1610	1687	1749	1422	1810	1735
Q Serve(g_s), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Cycle Q Clear(g_c), s		10.6	4.8	13.1	4.6	9.3	3.0	27.1	13.2	0.0	1.8	18.0
Prop In Lane		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h		443	401	1133	130	153	132	747	1849		230	1507
V/C Ratio(X)		0.64	0.19	0.33	0.25	0.82	0.36	0.90	0.31		0.11	0.43
Avail Cap(c_a), veh/h		474	451	1203	147	186	161	940	1849		230	1507
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh		51.0	44.9	25.9	61.1	63.2	35.9	53.0	18.7	0.0	54.1	27.5
Incr Delay (d2), s/veh		2.7	0.2	0.2	1.0	20.7	1.7	9.9	0.4	0.0	0.2	0.9
Initial Q Delay(d3), s/veh		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		4.5	2.2	4.0	1.2	5.3	1.6	12.2	5.3	0.0	0.8	7.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh		53.7	45.1	26.0	62.1	83.9	37.5	62.9	19.1	0.0	54.3	28.4
LnGrp LOS		D	D	C	E	F	D	E	B		D	C
Approach Vol, veh/h			730			206			1254			1169
Approach Delay, s/veh			38.8			69.6			42.6			34.2
Approach LOS			D			E			D			C

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	37.0	66.8	18.7	17.5	23.8	80.0		36.2				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	29.1	40.0	12.6	11.3	3.8	15.2		15.1				
Green Ext Time (p_c), s	1.9	3.9	0.1	0.2	0.0	4.0		1.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	40.5
HCM 7th LOS	D

Notes

User approved ignoring U-Turning movement.

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

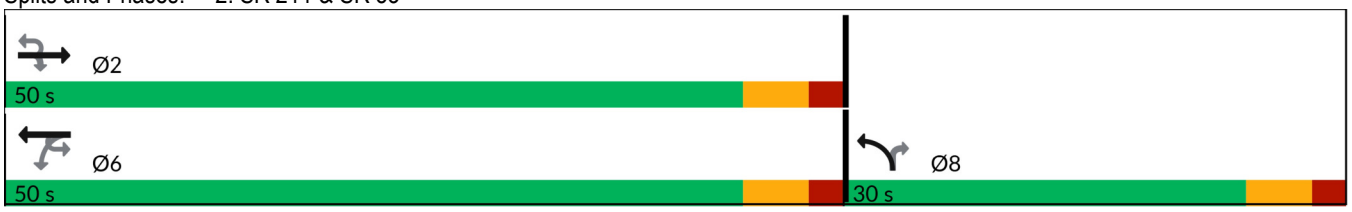


Movement	SBR
Lane Configurations	
Traffic Volume (veh/h)	462
Future Volume (veh/h)	462
Initial Q (Qb), veh	0
Lane Width Adj.	1.00
Ped-Bike Adj(A_pbT)	1.00
Parking Bus, Adj	1.00
Work Zone On Approach	
Adj Sat Flow, veh/h/ln	1826
Adj Flow Rate, veh/h	502
Peak Hour Factor	0.92
Percent Heavy Veh, %	5
Cap, veh/h	672
Arrive On Green	0.43
Sat Flow, veh/h	1547
Grp Volume(v), veh/h	502
Grp Sat Flow(s),veh/h/ln	1547
Q Serve(g_s), s	38.0
Cycle Q Clear(g_c), s	38.0
Prop In Lane	1.00
Lane Grp Cap(c), veh/h	672
V/C Ratio(X)	0.75
Avail Cap(c_a), veh/h	672
HCM Platoon Ratio	1.00
Upstream Filter(I)	1.00
Uniform Delay (d), s/veh	33.2
Incr Delay (d2), s/veh	7.4
Initial Q Delay(d3), s/veh	0.0
%ile BackOfQ(50%),veh/ln	15.1
Unsig. Movement Delay, s/veh	
LnGrp Delay(d), s/veh	40.6
LnGrp LOS	D
Approach Vol, veh/h	
Approach Delay, s/veh	
Approach LOS	
Timer - Assigned Phs	

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	483	515	1	184	1006	538	87
Future Volume (vph)	2	483	515	1	184	1006	538	87
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	26.2	26.2	26.2		26.2	26.2	15.2	15.2
Actuated g/C Ratio	0.48	0.48	0.48		0.48	0.48	0.28	0.28
v/c Ratio	0.01	0.35	0.58		0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4		15.9	12.5	21.2	6.2
LOS	A	A	A		B	B	C	A
Approach Delay (s/veh)		6.3				13.0	19.1	
Approach LOS		A				B	B	

Intersection Summary		
Cycle Length: 80		
Actuated Cycle Length: 54.2		
Natural Cycle: 55		
Control Type: Actuated-Uncoordinated		
Maximum v/c Ratio: 0.64		
Intersection Signal Delay (s/veh): 11.8	Intersection LOS: B	
Intersection Capacity Utilization 62.3%	ICU Level of Service B	
Analysis Period (min) 15		

Splits and Phases: 2: SR 211 & SR 53



Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	568	606	193	1048	578	94
v/c Ratio	0.01	0.35	0.58	0.52	0.64	0.61	0.21
Control Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	9.4	3.4	15.9	12.5	21.2	6.2
Queue Length 50th (ft)	0	50	0	36	111	76	0
Queue Length 95th (ft)	3	97	32	109	219	171	32
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	330	2794	1353	640	2821	1607	696
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.01	0.20	0.45	0.30	0.37	0.36	0.14

Intersection Summary

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	483	515	1	184	1006	538	87
Future Volume (veh/h)	2	483	515	1	184	1006	538	87
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		568	606		192	1048	578	94
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2020	901		345	2036	755	305
Arrive On Green		0.59	0.59		0.59	0.59	0.22	0.22
Sat Flow, veh/h		3503	1522		455	3532	3428	1384
Grp Volume(v), veh/h		568	606		192	1048	578	94
Grp Sat Flow(s),veh/h/ln		1706	1522		455	1721	1714	1384
Q Serve(g_s), s		5.2	17.2		22.8	11.4	10.1	3.6
Cycle Q Clear(g_c), s		5.2	17.2		28.0	11.4	10.1	3.6
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2020	901		345	2036	755	305
V/C Ratio(X)		0.28	0.67		0.56	0.51	0.77	0.31
Avail Cap(c_a), veh/h		2351	1049		389	2370	1288	520
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.4	8.8		13.2	7.7	23.4	20.8
Incr Delay (d2), s/veh		0.1	1.4		1.4	0.2	1.7	0.6
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		1.3	4.0		1.8	2.8	3.8	1.1
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		6.5	10.2		14.7	7.9	25.0	21.4
LnGrp LOS		A	B		B	A	C	C
Approach Vol, veh/h		1174				1240	672	
Approach Delay, s/veh		8.4				8.9	24.5	
Approach LOS		A				A	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	43.8					43.8		20.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	19.2					30.0		12.1
Green Ext Time (p_c), s	6.3					7.8		2.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	7.1
Intersection LOS	A

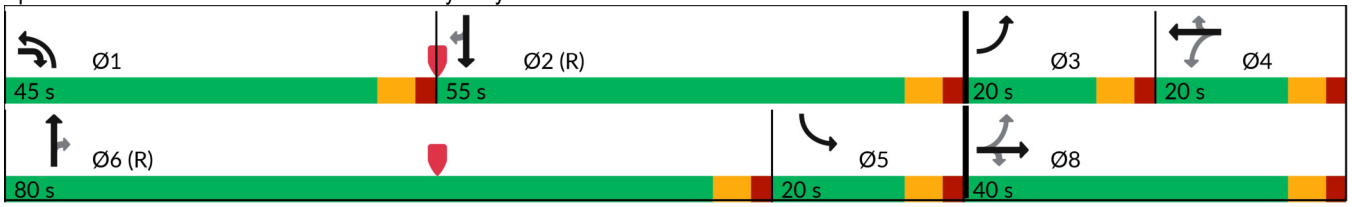
Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	10	298	762	861
Demand Flow Rate, veh/h	10	315	800	917
Vehicles Circulating, veh/h	1098	609	133	185
Vehicles Exiting, veh/h	4	324	975	739
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	6.7	9.0	6.2	7.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	10	315	376	424	431	486
Cap Entry Lane, veh/h	558	846	1194	1268	1139	1213
Entry HV Adj Factor	1.000	0.946	0.953	0.953	0.939	0.939
Flow Entry, veh/h	10	298	358	404	405	457
Cap Entry, veh/h	558	801	1138	1209	1070	1140
V/C Ratio	0.018	0.372	0.315	0.334	0.379	0.401
Control Delay, s/veh	6.7	9.0	6.2	6.1	7.3	7.3
LOS	A	A	A	A	A	A
95th %tile Queue, veh	0	2	1	1	2	2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (vph)	421	147	623	52	100	30	411	611	17	30	597	358
Turn Type	pm+pt	NA	pm+ov	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8	1		4		1	6		5	2	
Permitted Phases	8		8	4		4			6			2
Detector Phase	3	8	1	4	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Total Split (s)	20.0	40.0	45.0	20.0	20.0	20.0	45.0	80.0	80.0	20.0	55.0	55.0
Total Split (%)	14.3%	28.6%	32.1%	14.3%	14.3%	14.3%	32.1%	57.1%	57.1%	14.3%	39.3%	39.3%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag	Lead		Lead	Lag	Lag	Lag	Lead	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	32.3	32.3	64.8	12.3	12.3	12.3	26.5	83.7	83.7	10.9	63.2	63.2
Actuated g/C Ratio	0.23	0.23	0.46	0.09	0.09	0.09	0.19	0.60	0.60	0.08	0.45	0.45
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
LOS	E	D	C	E	F	A	E	B	A	E	C	A
Approach Delay (s/veh)		41.2			67.5			33.6			21.1	
Approach LOS		D			E			C			C	

Intersection Summary	
Cycle Length: 140	
Actuated Cycle Length: 140	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.90	
Intersection Signal Delay (s/veh): 34.4	Intersection LOS: C
Intersection Capacity Utilization 65.5%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 1: SR 211 & SR 347/Bayberry Dr

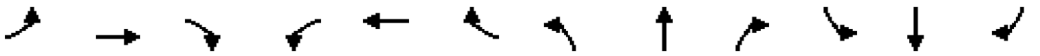




Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	448	156	663	57	110	33	467	694	19	33	649	389
v/c Ratio	0.90	0.37	0.52	0.52	0.68	0.11	0.74	0.33	0.02	0.24	0.42	0.44
Control Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	69.9	47.6	20.2	77.4	82.3	0.8	60.7	16.4	0.1	63.0	28.1	5.8
Queue Length 50th (ft)	186	119	174	50	98	0	208	188	0	28	211	20
Queue Length 95th (ft)	#269	186	211	99	163	0	247	229	0	64	290	99
Internal Link Dist (ft)		1881			827			1407			3359	
Turn Bay Length (ft)	360		390			100	610		330	590		405
Base Capacity (vph)	500	448	1488	125	184	309	929	2074	886	180	1552	886
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.90	0.35	0.45	0.46	0.60	0.11	0.50	0.33	0.02	0.18	0.42	0.44

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Future Volume (veh/h)	421	147	623	52	100	30	411	611	17	30	597	358
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1856	1737	1900	1856	1900	1826	1841	1678	1900	1826	1826
Adj Flow Rate, veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Peak Hour Factor	0.94	0.94	0.94	0.91	0.91	0.91	0.88	0.88	0.88	0.92	0.92	0.92
Percent Heavy Veh, %	6	3	11	0	3	0	5	4	15	0	5	5
Cap, veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
Arrive On Green	0.10	0.24	0.24	0.10	0.10	0.10	0.16	0.53	0.00	0.10	0.47	0.47
Sat Flow, veh/h	3346	1856	2591	678	1856	1610	3374	3497	1422	1810	3469	1547
Grp Volume(v), veh/h	448	156	663	57	110	33	467	694	0	33	649	389
Grp Sat Flow(s),veh/h/ln	1673	1856	1295	678	1856	1610	1687	1749	1422	1810	1735	1547
Q Serve(g_s), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Cycle Q Clear(g_c), s	14.0	9.8	28.9	11.6	8.0	2.1	18.9	16.3	0.0	2.3	17.0	24.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	532	446	1037	117	181	157	540	1849		186	1634	729
V/C Ratio(X)	0.84	0.35	0.64	0.49	0.61	0.21	0.86	0.38		0.18	0.40	0.53
Avail Cap(c_a), veh/h	532	451	1044	119	186	161	940	1849		186	1634	729
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.5	44.1	33.8	62.3	60.6	36.5	57.3	19.4	0.0	57.4	24.1	26.2
Incr Delay (d2), s/veh	11.6	0.5	1.3	3.1	5.4	0.7	4.3	0.6	0.0	0.5	0.7	2.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	4.5	9.0	2.1	4.1	1.1	8.2	6.5	0.0	1.1	7.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	64.1	44.6	35.1	65.3	66.1	37.1	61.6	20.0	0.0	57.9	24.8	29.0
LnGrp LOS	E	D	D	E	E	D	E	B		E	C	C
Approach Vol, veh/h		1267			200			1161			1071	
Approach Delay, s/veh		46.5			61.1			36.7			27.3	
Approach LOS		D			E			D			C	

Timer - Assigned Phs	1	2	3	4	5	6		8				
Phs Duration (G+Y+Rc), s	28.4	71.9	20.0	19.6	20.4	80.0		39.6				
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	39.0	49.0	14.0	14.0	14.0	74.0		34.0				
Max Q Clear Time (g_c+I1), s	20.9	26.9	16.0	13.6	4.3	18.3		30.9				
Green Ext Time (p_c), s	1.5	5.6	0.0	0.0	0.0	5.0		1.2				

Intersection Summary	
HCM 7th Control Delay, s/veh	38.7
HCM 7th LOS	D

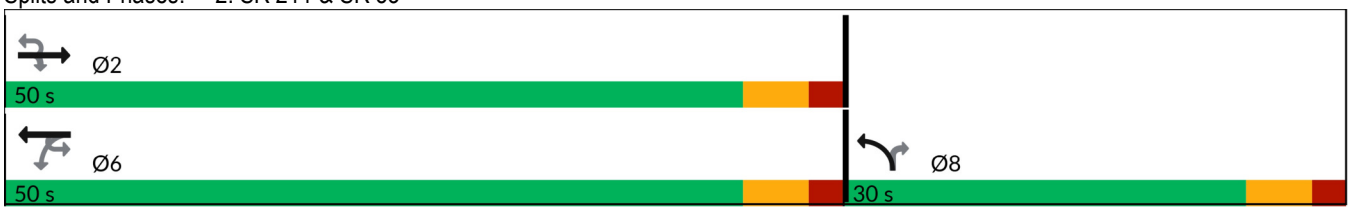
Notes

Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (vph)	2	986	507	1	122	736	559	186
Future Volume (vph)	2	986	507	1	122	736	559	186
Turn Type	Perm	NA	Perm	Perm	Perm	NA	Prot	Perm
Protected Phases		2				6	8	
Permitted Phases	2		2	6	6			8
Detector Phase	2	2	2	6	6	6	8	8
Switch Phase								
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	24.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	50.0	50.0	50.0	50.0	50.0	50.0	30.0	30.0
Total Split (%)	62.5%	62.5%	62.5%	62.5%	62.5%	62.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0		6.0	6.0	6.0	6.0
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	Min	Min	Min	Min	Min	Min	None	None
Act Effct Green (s)	34.4	34.4	34.4		34.4	34.4	17.4	17.4
Actuated g/C Ratio	0.53	0.53	0.53		0.53	0.53	0.27	0.27
v/c Ratio	0.01	0.64	0.55		0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0		45.1	10.0	25.9	19.4
LOS	A	B	A		D	A	C	B
Approach Delay (s/veh)		9.5				15.0	24.3	
Approach LOS		A				B	C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 64.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 14.3	Intersection LOS: B
Intersection Capacity Utilization 65.0%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 2: SR 211 & SR 53





Lane Group	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Group Flow (vph)	2	1160	596	128	767	601	200
v/c Ratio	0.01	0.64	0.55	0.76	0.42	0.66	0.48
Control Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	8.0	12.8	3.0	45.1	10.0	25.9	19.4
Queue Length 50th (ft)	0	160	0	37	90	118	47
Queue Length 95th (ft)	3	234	32	#149	147	182	112
Internal Link Dist (ft)		2207			2068	4517	
Turn Bay Length (ft)	290		180	190		260	
Base Capacity (vph)	456	2418	1250	227	2441	1343	580
Starvation Cap Reductn	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0
Reduced v/c Ratio	0.00	0.48	0.48	0.56	0.31	0.45	0.34

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBU	EBT	EBR	WBU	WBL	WBT	NBL	NBR
Lane Configurations								
Traffic Volume (veh/h)	2	986	507	1	122	736	559	186
Future Volume (veh/h)	2	986	507	1	122	736	559	186
Initial Q (Qb), veh		0	0		0	0	0	0
Lane Width Adj.		1.00	1.00		1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)			1.00		1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00		1.00	1.00	1.00	1.00
Work Zone On Approach		No				No	No	
Adj Sat Flow, veh/h/ln		1796	1796		1781	1811	1856	1633
Adj Flow Rate, veh/h		1160	596		127	767	601	200
Peak Hour Factor		0.85	0.85		0.96	0.96	0.93	0.93
Percent Heavy Veh, %		7	7		8	6	3	18
Cap, veh/h		2082	929		206	2099	766	309
Arrive On Green		0.61	0.61		0.61	0.61	0.22	0.22
Sat Flow, veh/h		3503	1522		260	3532	3428	1384
Grp Volume(v), veh/h		1160	596		127	767	601	200
Grp Sat Flow(s),veh/h/ln		1706	1522		260	1721	1714	1384
Q Serve(g_s), s		14.5	18.1		29.5	8.1	11.9	9.5
Cycle Q Clear(g_c), s		14.5	18.1		44.0	8.1	11.9	9.5
Prop In Lane			1.00		1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2082	929		206	2099	766	309
V/C Ratio(X)		0.56	0.64		0.62	0.37	0.78	0.65
Avail Cap(c_a), veh/h		2082	929		206	2099	1141	461
HCM Platoon Ratio		1.00	1.00		1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00		1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		8.3	9.0		23.7	7.1	26.4	25.4
Incr Delay (d2), s/veh		0.3	1.5		5.4	0.1	2.2	2.3
Initial Q Delay(d3), s/veh		0.0	0.0		0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		3.8	4.6		2.4	2.1	4.6	3.0
Unsig. Movement Delay, s/veh								
LnGrp Delay(d), s/veh		8.6	10.5		29.1	7.2	28.5	27.7
LnGrp LOS		A	B		C	A	C	C
Approach Vol, veh/h		1756				894	801	
Approach Delay, s/veh		9.3				10.3	28.3	
Approach LOS		A				B	C	

Timer - Assigned Phs	2					6		8
Phs Duration (G+Y+Rc), s	50.0					50.0		22.1
Change Period (Y+Rc), s	6.0					6.0		6.0
Max Green Setting (Gmax), s	44.0					44.0		24.0
Max Q Clear Time (g_c+I1), s	20.1					46.0		13.9
Green Ext Time (p_c), s	11.4					0.0		2.2

Intersection Summary	
HCM 7th Control Delay, s/veh	14.0
HCM 7th LOS	B

Notes
User approved ignoring U-Turning movement.

Intersection	
Intersection Delay, s/veh	8.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	2	2
Conflicting Circle Lanes	2	2	2	2
Adj Approach Flow, veh/h	8	347	952	649
Demand Flow Rate, veh/h	8	366	999	692
Vehicles Circulating, veh/h	899	788	146	217
Vehicles Exiting, veh/h	10	357	761	937
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	5.6	12.9	7.3	6.3
Approach LOS	A	B	A	A

Lane	Left	Left	Left	Right	Left	Right
Designated Moves	LTR	L	LT	TR	LT	TR
Assumed Moves	LTR	L	LT	TR	LT	TR
RT Channelized						
Lane Util	1.000	1.000	0.470	0.530	0.470	0.530
Follow-Up Headway, s	2.535	2.535	2.667	2.535	2.667	2.535
Critical Headway, s	4.328	4.328	4.645	4.328	4.645	4.328
A (Intercept)	1420	1420	1350	1420	1350	1420
B (Slope)	8.501e-4	8.501e-4	9.199e-4	8.501e-4	9.199e-4	8.501e-4
Entry Flow, veh/h	8	366	470	529	325	367
Cap Entry Lane, veh/h	661	727	1180	1254	1106	1181
Entry HV Adj Factor	1.000	0.948	0.952	0.954	0.939	0.937
Flow Entry, veh/h	8	347	447	505	305	344
Cap Entry, veh/h	661	689	1123	1196	1038	1107
V/C Ratio	0.012	0.504	0.398	0.422	0.294	0.311
Control Delay, s/veh	5.6	12.9	7.3	7.3	6.4	6.3
LOS	A	B	A	A	A	A
95th %tile Queue, veh	0	3	2	2	1	1

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

ID	Intersection	Movement / Turn Lane	Turn Volume	GDOT Criteria	GDOT Criteria met?	Personal Vehicle Distribution	Truck Distribution	Volume	Threshold
3	SR 211 & Site Driveway	SBL	1608 LT/Day	250 LT/Day	YES	40%	55%	1,608	250
		NBR	2237 RT/Day	75 RT/Day	YES	60%	45%	2,237	75
		NBR	58 LT/Day	250 LT/Day	NO	50%	0%	58	250

		TOTAL	IN	OUT
Personal Vehicles	**Daily**	**6,754**	**3,377**	**3,377**
	AM Peak Hour	503	245	258
	PM Peak Hour	558	263	295
Trucks	**Daily**	**936**	**468**	**468**
	AM Peak Hour	34	18	16
	PM Peak Hour	52	27	25

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6000	>=6000	<10000	>=10000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

Condition 1

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

APPENDIX E:

INTERSECTION CONTROL EVALUATION (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.3| Revised 11/13/2023

GDOT PI#:	N/A	Request By:	GDOT		
County:	Hall	GDOT District: 1 - Gainesville			
Major Road:	SR 211	Road Class:	Minor Arterial	Speed Limit:	45 mph
Crossing Road:	Ridgemoor/Site	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	New Intersection or Other			Project ID:	N/A
Prepared By:	NV5			Date:	4/1/2025
Project Purpose:	Evaluate different intersection control for a new driveway for a Mixed-Use Development of Residential & Industrial				

Existing Data Year:	2025
Project Opening Year:	2030
Project Design Year:	2050
Annual Growth Rate:	2.4%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

APPROACH SPLITS:

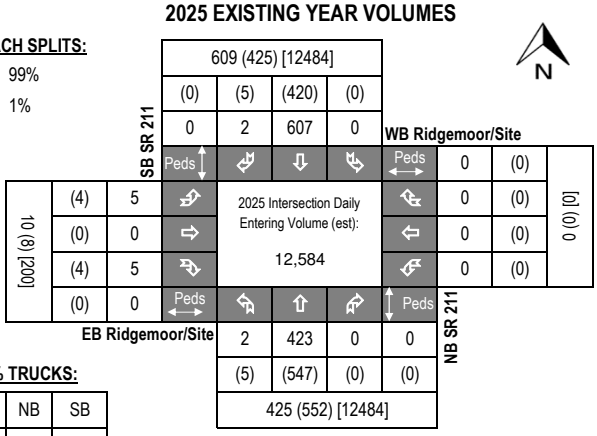
SR 211: 99%

Ridgemoor/Site: 1%

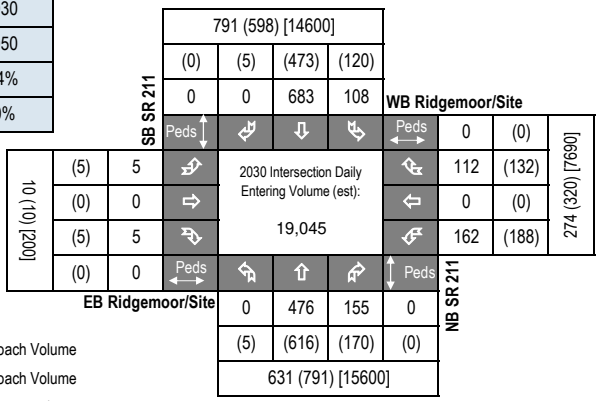
PEAK HR % TRUCKS:

EB	WB	NB	SB
1%	1%	5%	5%

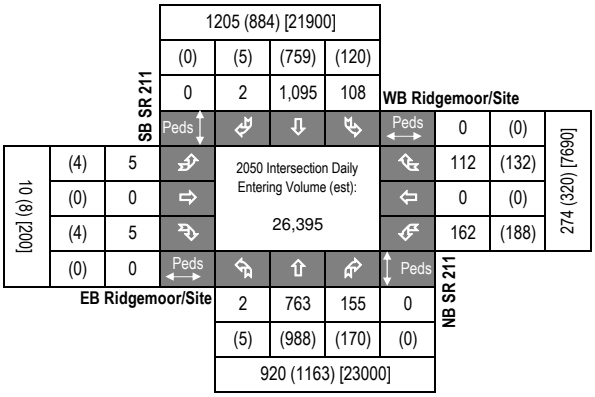
2025 EXISTING YEAR VOLUMES



2030 OPENING YEAR VOLUMES



2050 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

GDOT PI #	N/A
Project Location:	SR 211 @ Ridgemoor/Site
Existing Control:	New Intersection or Other
Prepared by:	NV5
Date:	4/1/2025

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	**Yes**	**No**	**No**	**No**	**No**	**Yes**	**Yes**	Works with existing conditions, but future conditions propose a median
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Causes too much delay to SR 211
	Mini Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Single Lane Roundabout	No	No	No	No	No	No	No	Not applicable to the widened highway
	Multilane Roundabout	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for side street traffic; eliminates U-turns for trucks
	RCUT (stop control)	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Currently proposed by PI 0007233
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Not significantly different from an RCUT
	High-T (unsignalized)	No	No	No	No	No	No	No	Out of scale of the project
	Offset-T Intersections	No	No	No	No	No	No	No	Not applicable
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an Interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other unsignalized (provide description):	No	No	No	No	No	No	No	
Signalized Intersections	Traffic Signal	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**	Safest for trucks
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Out of scale of the project
	RCUT (signalized)	No	No	No	No	No	No	No	Not a significant improvement over unsignalized R-Cut
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Out of scale of the project
	Continuous Green-T	No	No	No	No	No	No	No	Many driveways on west side of the roadway impacted
	Jughandle	No	No	No	No	No	No	No	Out of scale of the project
	Quadrant Roadway	No	No	No	No	No	No	No	Out of scale of the project
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an Interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an Interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an Interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	
	Other Signalized (provide description):	No	No	No	No	No	No	No	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT ICE STAGE 2: ALTERNATIVE SELECTION DECISION RECORD

ICE Version 2.3| Revised 11/13/2023

Project Location: SR 211 @ Ridgemoor/Site
Existing Intersection Control: New Intersection or Other
Type of Analysis: Conventional Non-Safety Funded Project

District: 1 - Gainesville
County: Hall
Area: Suburb/Transitic

GDOT PI #: N/A
Prepared by: NV5
Date: 4/1/2025

Opening / Design Year Traffic Operations

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Measure of Effectiveness	Intersection Delay	
Traffic Analysis Software Used	Synchro	
Analysis Time Period	AM Peak Hr	PM Peak Hr
2030 Opening Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2030 Opening Yr No-Build Peak Hr Intersection V/C	0.00	0.00
2050 Design Yr No-Build Peak Hr Intersection Delay	0.0 sec	0.0 sec
2050 Design Yr No-Build Peak Hr Intersection V/C ratio	0.00	0.00

Complete Streets Warrants Met?

- ☐ PEDESTRIANS
- ☐ BICYCLES
- ☐ TRANSIT

Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

Crash Type

* Number of crashes resulting in injuries / fatalities, not number of persons

Alternatives Analysis:

	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Proposed Control Type/Improvement:	Conventional (Minor Stop)	Multilane Roundabout	RCUT (stop control)	Traffic Signal	N/A
Project Cost: (From CostEst Worksheet)	*Additional description here*	*Additional description here*	*Additional description here*	*Add LT bay(s) on major ST*	*Additional description here*
Construction Cost	$0	$1,770,000	$693,000	$283,000	
ROW Cost	$0	$0	$0	$0	
Environmental Cost	$0	$0	$0	$0	
Reimbursable Utility Cost	$0	$22,000	$10,000	$5,000	
Design & Contingency Cost	$0	$683,000	$231,000	$127,000	
Cost Adjustment (justification req'd)	0%	0%	0%	0%	
Total Cost	$0	$2,475,000	$934,000	$415,000	
Traffic Operations:		*User Cost Override*			
Traffic Analysis Software Used	Synchro	Synchro	Synchro	Synchro	
Analysis Period	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	AM Peak Hr / PM Peak Hr	
2050 Design Yr Build Intersection Delay	500.0 sec / 500.0 sec	10.1 sec / 10.5 sec	20.0 sec / 30.8 sec	10.4 sec / 11.9 sec	
2050 Design Yr Build Intersection V/C	2.92 / 3.67	0.61 / 0.66	0.56 / 0.73	0.67 / 0.72	
Safety Analysis:					
Predefined CRF: PDO	0%	0%	0%	0%	
Predefined CRF: Fatal/Inj	0%	0%	0%	0%	
Predefined CRF Source:	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	CRF unavailable; provide user defined CRF below	
User Defined CRF: PDO					
User Defined CRF: Fatal/Inj					
User Defined CRF Source (write in if applicable):					
Environmental Impacts:[1]					
Historic District/Property	None	None	None	None	
Archaeology Resources	None	None	None	None	
Graveyard	None	None	None	None	
Stream	None	None	None	None	
Underground Tank/Hazmat	None	None	None	None	
Park Land	None	None	None	None	
EJ Community	None	None	None	None	
Wooded Area	None	None	None	None	
Wetland	None	None	None	None	
Stakeholder Posture:	*Note: If environmental impact is significant (**RED**), provide justification impact won't jeopardize project delivery using "Env" worksheet*				
	[1] *Environmental impacts are only preliminary estimates; detailed environmental impact documentation will be included with project concept report*				
Local Community Support	Unknown	Unknown	Unknown	Unknown	
GDOT Support	Unknown	Unknown	Unknown	Unknown	
Final ICE Stage 2 Score:	-4.6	3.4	4.5	5.3	
Rank of Control Type Alternatives:	4	3	2	1	
Final Intersection Control Selection:	**3 - Multilane Roundabout**				

Note: Stage 2 score is not given (shown as "-") if signal or AWS is selected as control type but respective warrants are not met

Provide additional comments and/or explain any unique analysis inputs, or results (as necessary): The development is not expected to warrant a traffic signal until full-build out, so a signal may not be the best solution. A roundabout is considered safer for the expected heavy truck movements that are expected from the industrial portion of the development. It is noted that the developer will likely contribute right-of-way for the roundabout.

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.3| Revised 11/13/2023

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 211 @ Ridgemoor/Site
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): N/A
Requested By: GDOT
Prepared By: NV5
Date: 4/1/2025
Waiver Request Type: Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	Meets Signal Warrants	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	12,484	
Existing Minor Street Avg Daily Traffic (ADT):	0	
Analysis Period:	AM Peak	PM Peak
2030 Opening Yr Peak Hour Intersection Delay:	7.1 sec	0.7 sec
2030 Opening Yr Peak Hour Intersection V/C:	0.40	0.47
2050 Design Yr Peak Hour Intersection Delay:	10.1 sec	10.5 sec
2050 Design Yr Peak Hour Intersection V/C:	0.61	0.66

Crash Data (Required):[3]

Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity K*	A*	B*	C*	O	Years: 5
	Angle	0	0	0	0	0	#DIV/0!
	Head-On	0	0	0	0	0	#DIV/0!
	Rear End	0	0	0	0	0	#DIV/0!
	Sideswipe - same	0	0	0	0	0	#DIV/0!
	Sideswipe - opposite	0	0	0	0	0	#DIV/0!
	Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
	TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A mixed-use development consisting of just over 1.7M sq.ft. of warehousing, 350 townhomes, and 350 apartments is proposed on the east side of SR 211 north of Union Church Road. The addition of heavy trucks wanting to head south from the site towards I-85 presents a safety concern for the area, and a Multilane Roundabout would be the safest option to allow vehicles to move efficiently through the new intersection.

Proposed Intersection Control: Multilane Roundabout

REQUESTED BY: _____ Date: _____

Title: _____

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

CITY OF
GAINESVILLE

WATER RESOURCES

April 4, 2025

Smith, Gilliam, Williams & Miles, P.A.
Attn: Amanda Graham
P.O. Box 1098
Gainesville, GA 30503-1098

Re: Water Availability
Proposed Mixed-Use Development
5401 Old Winder Highway
Parcel: 15039A 000007

Dear Amanda,

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

The City of Gainesville owns and operates an existing 12-inch ductile iron water main in the right-of-way of Old Winder Highway.

Currently, the City has adequate domestic water capacity to serve the proposed residential components of your proposed mixed-use development. The warehouse components of the development will be reviewed upon submittal based on the water demands of each prospective tenant. This letter of water availability does not guarantee or confirm fire flow pressures and/or volumes for fire protection systems related to the proposed warehouses.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Division Manager
Chris Thornhill, Project Manager

Hall County Government
PUBLIC WORKS AND UTILITIES

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

BILL NASH, P.E.
Director

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

May 6, 2025

Cameron Henderson
554 West Main Street, Suite 700
Buford, Georgia 30518

Subject: Sanitary Sewer Letter of Availability
5401 Old Winder Highway
Parcel Id No.: 15039A000007
Braselton, Georgia 30517

Dear Cameron Henderson,

In response to your request, this letter will serve as confirmation that Hall County has sufficient volume to serve 5401 Old Winder Highway, Braselton, Georgia, 30517 for a proposed 700 residential units + light industrial(1,719,640 s.f.) (estimated average daily flow of 162,500 GPD for multi-family residential) at this time. The nearest sanitary sewer main to this address is on the property.

Sanitary sewer capacity allocation is available on a first come, first serve basis: by purchasing the sewer taps. As such, this "availability" letter does not guarantee capacity. Additionally, this letter is non-transferable and expires after 12 months Also, if the project design changes, this letter is void and a new "availability" letter must be obtained.

If you have any questions or need more information, please call the Hall County Public Works and Utilities Department at 770-531-6800

Sincerely,

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

October 7, 2025 Approved Packet

End

Outlook

5401 Old Winder Highway Residential and Industrial Rezoning Applications - Request to Table

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 2/26/2026 11:05 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (66 KB)
2026.02.26 HCBC Agenda.pdf;

From: Steve Gilliam <sgilliam@sgwmfirm.com>
Sent: Thursday, February 26, 2026 10:22 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Amanda Graham <agraham@sgwmfirm.com>; Cameron Henderson <cameron@atlasgroupga.com> <cameron@atlasgroupga.com>; Mike Phelps <mphelps@bfhcompany.com> <mphelps@bfhcompany.com>
Subject: 5401 Old Winder Highway Residential and Industrial Rezoning Applications - Request to Table

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

Katie,

My client K2P Land Partners, LLC request that items 29 and 30 (5401 Old Winder Highway, Residential and Light-Industrial Applications) on the 02/26/2026 Hall County Board of Commissioners Hearing Agenda, be tabled for 30-days to the March 26, 2026 hearing date. This will allow time for us to address some concerns which have been raised, such as why the dog-bone roundabout was changed by the Department of Transportation, and any other issues or concerns raised by the Planning Staff and the Board of Commissioners. It will also allow time for us to perfect the proposed condition language for both the residential and light-industrial applications.

Since the agenda is so full, this is to also request that the tabling be moved to the top of the Public Hearing to amend Hall County's Zoning Map.

Thank you, and I look forward to seeing you this evening.

Thank you,
Steve Gilliam

SMITH GILLIAM
WILLIAMS & MILES

Steven P. Gilliam, Esq.

Smith, Gilliam, Williams & Miles, P.A.
770-536-3381 office ext. 238
770-531-1481 facsimile
sgilliam@sgwmfirm.com

Mailing:
Post Office Box 1098
Gainesville, Georgia 30503

Office Address:
Suite 300
340 Jesse Jewell Parkway SE
Gainesville, Georgia 30501

NOTICE: This e-mail and any attachments are CONFIDENTIAL and intended only for the use of the individual or entity to whom this e-mail is addressed. The contents may be protected by various legal privileges which include the attorney-client privilege. If you are not the designated recipient, please immediately notify Steven P. Gilliam, Smith, Gilliam, Williams & Miles, P.A. by telephone (770-536-3381) or return e-mail (sgilliam@sgwmfirm.com) and permanently delete this e-mail and any attachments from your Inbox, computer, and files immediately. Your receipt was the product of an inadvertent disclosure or an unintentional violation of the confidentiality and attorney-client privileges which apply. The Sender of this e-mail has not waived and did not intend, directly or indirectly, to waive any privilege, in whole or in part. Please do not disclose the contents of this email or any attachments to anyone; any dissemination, distribution, disclosure, or copying of this e-mail and any attachments is strictly prohibited. All rights for violations of the confidentiality and privileges applicable to this email and any attachments are expressly reserved. No duties are intended or created by this communication. If you have not executed a retainer agreement or fee contract with me or this firm, neither I nor this firm represents you. Thank you for your cooperation.

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 110/2026

SUBJECT: **5908 & 5912 Atlanta Highway | Amend Conditions of Zoning |** on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 **| Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 **| Bill Stark Properties, Inc., applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **APPROVAL** of the applicants request subject to the following conditions:

1. The property shall be developed in accordance with the site plan revised on September 10, 2025, and as described in the amended project narrative dated December 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a max of 159 storage units as shown in Exhibit D. The development is further permitted to incorporate canopy parking and an area of enclosed parking units located at the rear of the development, as shown in Exhibits B and E and shall be consistent with GCOD standards.
3. No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.
4. No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.
5. There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.
6. No 18-wheel vehicles shall be parked on-site.
7. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.
8. The Gateway Corridors Overlay District standards shall be applied to the entire development.
9. A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.
10. All conditions of zoning shall be made a part of any plats created for the property.
11. The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be placed all the way around the property abutting the subdivision.
12. No variances or development exceptions are granted as part of this request that are not explicitly granted by the Board and specified in the conditions herein.

Purpose of Request:

5908 & 5912 Atlanta Highway | Amend Conditions of Zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage |** Commission District 1 | **Bill Stark Properties, Inc., applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Withdrawal Request from Attorney for Applicant
Withdrawal Request from Applicant
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Rendering
Deed
Historical Board of Commissioners' Approval
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comments
Notice Sign

SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

March 10, 2026

Via e-mail to kahmed@hallcounty.org

Katie Ahmed, Planning and Zoning Administrator

2875 Browns Bridge Road

Gainesville, Georgia 30504

Re: 5912 and 5908 Atlanta Highway; Conditional Use Application HZCU25-0065; Bill Stark Properties, Inc.

Dear Katie,

I represent Applicant Bill Stark Properties, Inc., and I am writing to formally withdraw the Conditional Use Application HZCU25-0065 (hereinafter, "the Application") for the property located at 5908 and 5912 Atlanta Highway, Flowery Branch, Georgia 30542.

The property is under contract, and the prospective buyer needs additional time for it to complete its due diligence. In light of this, the Applicant and I believe that it is appropriate to withdraw the Application.

We appreciate the time and consideration that you and the Hall County Planning Staff have given to this matter.

With cordial regards, I remain,

Sincerely,

Steven P. Gilliam
Attorney for Applicant

Cc: Bill Stark Properties, Inc.

Street Address:
Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Bill Stark Properties, Inc.
P.O. Box 927
Flowery Branch, Georgia 30542
Phone 678-960-3333
Email Address [redacted]

Property Owner (Name & Mailing Address)

Bill Stark Properties, Inc.
P.O. Box 927
Flowery Branch, Georgia 30542
Phone 678-960-3333
Email Address [redacted]

Proposed Use Special Use to amend the conditions to allow covered (canopy) and enclosed parking units

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney
340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

X Owner
] Option to Purchase
] Area Resident
] Other

Requested Action

Type of Request:
⊓ SU ⊓ CUP
Fee:$450.00
Receipt #: _____
Check #: _____

Zoning: PCD - Planned Commercial Development
Acreage 6.34 +/- acres

Tax Parcel Number 08133 003001 and 08133 003016
Location Address 5912 and 5908 Atlanta Highway, Flowery Branch, Georgia 30542

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

Print Steven P. Gilliam, Attorney for Applicant Date: December 31, 2025
Sign _____ Date: December 31, 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 William B Stark Date: 3/18/26

Staff Use Only

Application Date: _____ Taken by: _____
Tentative Planning Commission Date: _____ Tentative County Commission Date: _____
County Commission District: _____

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Bill Stark Properties, Inc.

Request ..... **Special Use** | to amend conditions of zoning

Proposed Use ..... Covered and enclosed boat and RV storage

Size ..... 6.34± acres

Zoning ..... Planned Commercial District (PCD)

Location ..... **5908 & 5912 Atlanta Highway|** Tax parcel 08133 003016, 003001

Commission District ..... One

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the amendment is consistent with the previous approval

Record Number..... HZCU25-0065

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

1. The property shall be developed in accordance with the site plan revised on September 10, 2025, and as described in the amended project narrative dated December 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. The development shall be limited to a max of 159 storage units as shown in Exhibit D. The development is further permitted to incorporate canopy parking and an area of enclosed parking units located at the rear of the development, as shown in Exhibits B and E and shall be consistent with GCOD standards.

3. No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.

4. No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.

5. There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.

6. No 18-wheel vehicles shall be parked on-site.

7. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.

8. The Gateway Corridors Overlay District standards shall be applied to the entire development.

9. A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.

10. All conditions of zoning shall be made a part of any plats created for the property.

11. The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be placed all the way around the property abutting the subdivision.

12. No variances or development exceptions are granted as part of this request that are not explicitly granted by the Board and specified in the conditions herein

---

Summary Analysis

The applicant is requesting to amend conditions of zoning on a 6.34± acre tract zoned Planned Commercial District (PCD) for the development of outdoor boat and RV storage. Specifically, the applicant requests covered and enclosed parking units where open storage only was previously approved. The property is located within the Gateway Corridor Overlay District (GCOD).

On October 25, 2018, the Board of Commissioners approved the rezoning of the subject 6.34± acre tract from Agricultural Residential (AR-III) to Planned Commercial Development (PCD) with the following 11 conditions:

1. Development shall be generally consistent with the submitted site plan and narrative, modified for compliance with County regulations at time of development permit application.
2. The development shall be limited to a max of 200 storage units.
3. No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.
4. No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.
5. There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.
6. No 18-wheel vehicles shall be parked on-site.
7. Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.
8. The Gateway Corridors Overlay District standards shall be applied to the entire development
9. A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.
10. All conditions of zoning shall be made a part of any plats created for the property.
11. The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be

placed all the way around the property abutting the subdivision.

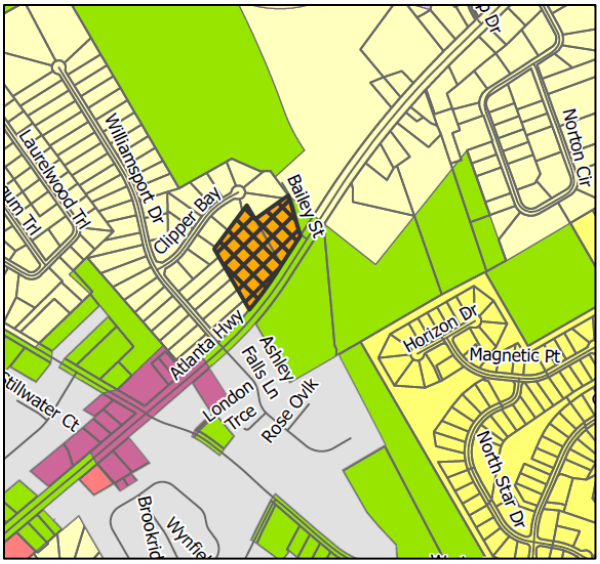
The surrounding properties are zoned and developed as outlined below:

North: Residential 1 (R-1) – Single-family residences

East: Residential 1 (R-1) – Single-family residences &
Agricultural Residential 1 (AR-1) – Single-family residences

South: Agricultural Residential 1 (AR-1) – Single-family residences &
City of Buford R-100 Single Family Residential–Single-family residences

West: Residential 1 (R-1) – Single-family residences



On June 13, 2022, a Land Disturbance Permit (HDV2022-00021) was issued to allow the property to be used as a borrow pit. Per the submitted narrative, the applicant requests to amend conditions of the previous rezoning to allow covered and enclosed storage units where only open storage was approved for outside boat and RV storage. The property is within the Gateway Corridor Overlay District (GCOD), and the narrative along with submitted site plan demonstrates consistency with GCOD standards, as identified in Exhibit C and the table below. The applicant states there will be no office or bathroom facilities, therefore no domestic water or septic system is required.

Per the submitted site plan, a total of 159 storage spaces are proposed, 29 enclosed spaces and the remainder covered spaces as shown in Exhibit D below. The revised site plan reflects a reduction in the overall unit count from 200 open spaces as shown in Exhibit C.

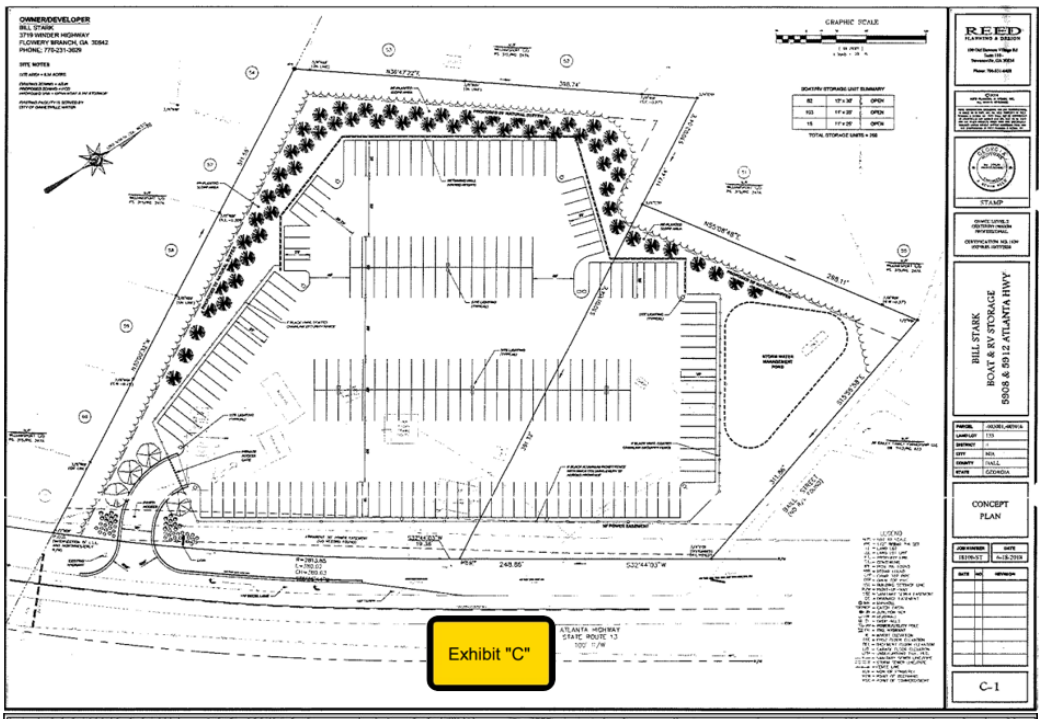
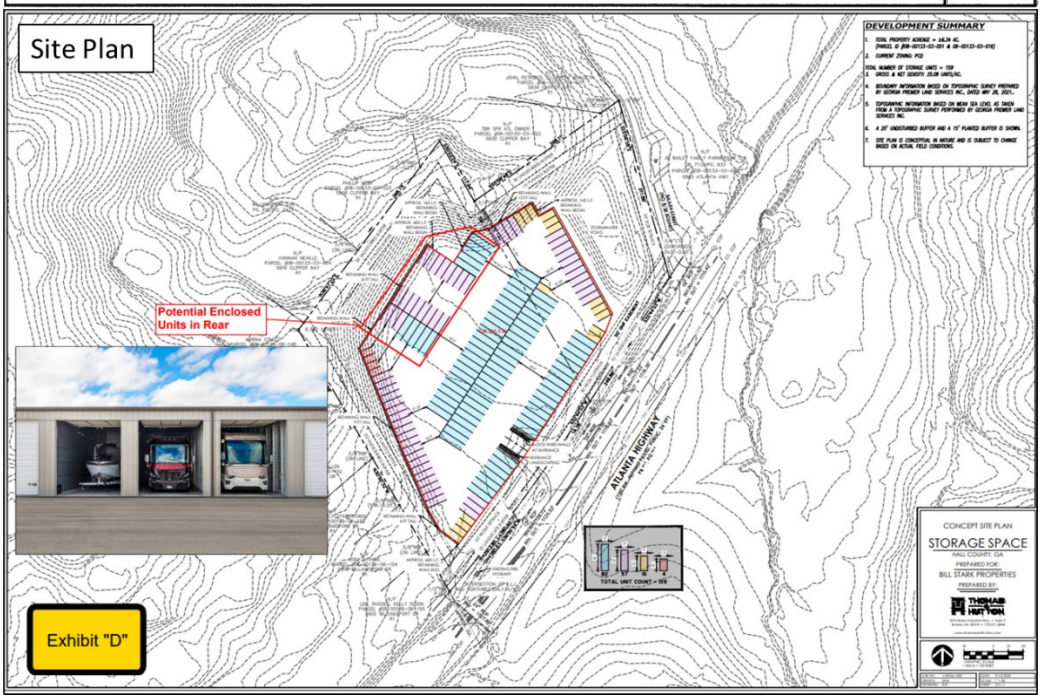
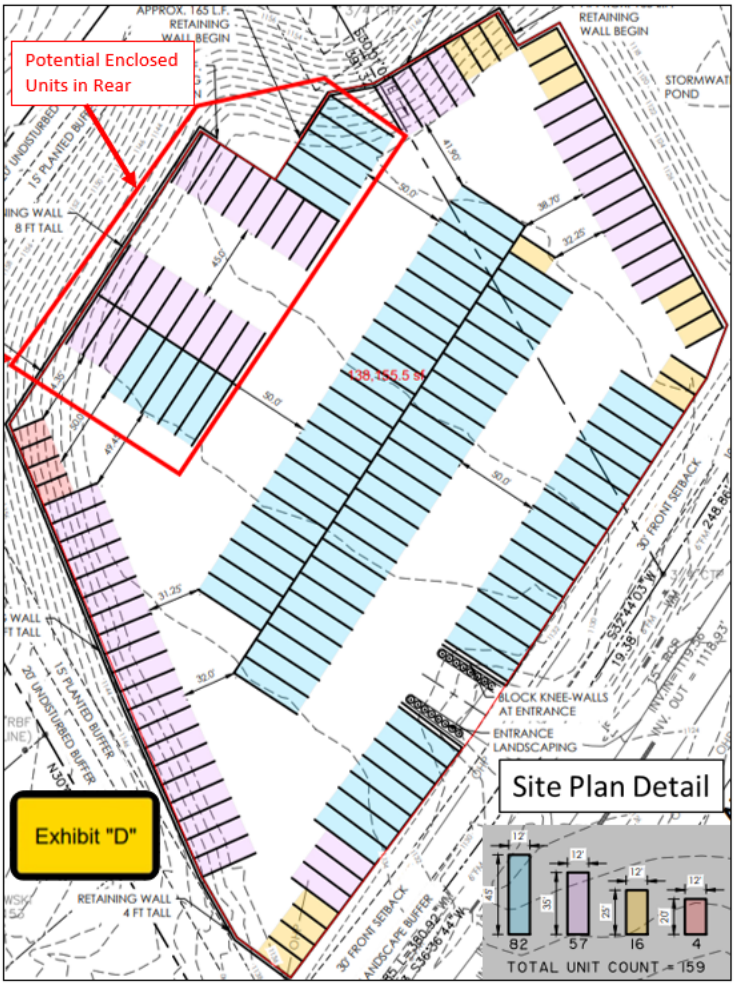
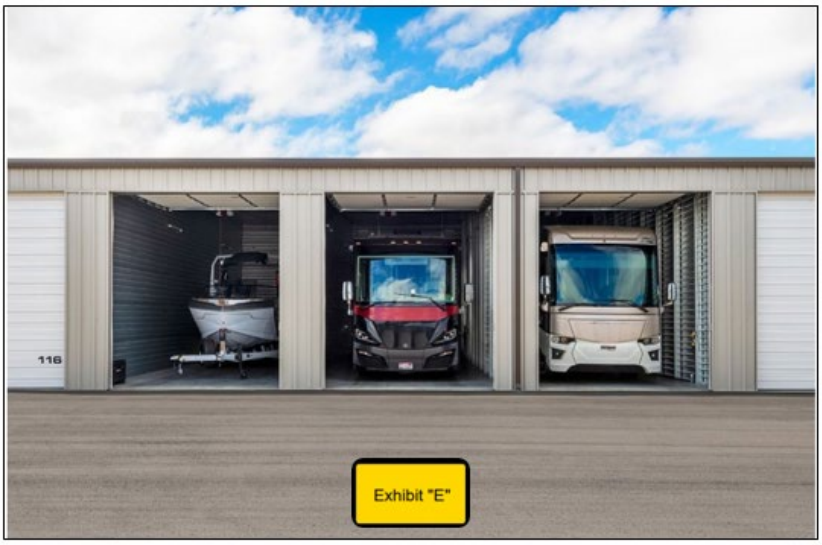


Exhibit "C"
BILL STARK
BOAT & RV STORAGE
5908 & 5912 ATLANTA HWY
CONCEPT PLAN
C-1


Site Plan
Potential Enclosed Units in Rear
Exhibit "D"
DEVELOPMENT SUMMARY
CONCEPT SITE PLAN
STORAGE SPACE
HALL COUNTY, GA
PREPARED FOR:
BILL STARK PROPERTIES


Potential Enclosed Units in Rear
Exhibit "D"
Site Plan Detail
APPROX. 165 L.F. RETAINING WALL BEGIN
RETAINING WALL BEGIN
STORMWAT POND
15' PLANTED BUFFER
20' UNDISTURBED BUFFER
RETAINING WALL 8 FT TALL
RETAINING WALL 4 FT TALL
30' FRONT SETBACK
BLOCK KNEE-WALLS AT ENTRANCE
ENTRANCE LANDSCAPING
82
57
16
4
TOTAL UNIT COUNT = 159





The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	The submitted site plan identified a minimum of 35-foot buffers along the perimeter; 20 feet undisturbed, 15 feet planted.	Where a commercial zoning district abuts property zoned for residential or agricultural use, the width must be at least 25 feet.	Complies
6.2.5.C.2.d – Parking Lot Design - Surface	Paved with asphalt	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies

6.2.6.B.3 – Architectural Standards	The narrative states that all GCOD standards will be met; however, the submitted renderings include metal siding proposed for enclosed units at the rear of the property	Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.	Shall comply
6.2.6.A.4 – Architectural Standards	Standing seam metal roofing;	Materials for pitched roofs are limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.	Complies
6.2.7 – Signs	Monument style sign complying with Hall County standards	Signage shall comply with GCOD standards.	Shall comply

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed amendment to add canopies and enclosed storage for boat and RV storage is suitable in view of the use and development of adjacent and nearby property.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed amendment to the development would adversely affect adjacent or nearby property.**

c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned; however, approval from the Board of Commissioners is required to amend conditions of zoning.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the proposed amendment is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation was established by previous Board action with the original approval of the development. The requested amendment does not alter the approved land use.**

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 was rezoned Planned Commercial District (PCD) on October 25, 2018, and remains undeveloped.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **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; **As the request is to amend zoning conditions of an approved Planned Commercial development, this amendment does not create an isolated district unrelated to surrounding zoning.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed amendment is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **A request to amend the conditions of zoning requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request to amend conditions could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

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

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated, "No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review."

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes."

Hall County Public Works and Utilities
In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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

Traffic:
The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.

Utilities
Flowery Branch SA
No infrastructure in vicinity

Hall County Fire Marshal
In an email dated February 12, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If the special use request is approved the site development plan may require modifications during the development review process to meet fire code."

Hall County Business License
In an email dated March 6, 2026, Brandi Smith, Business License Director, stated "This location will need a business license."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Bill Stark Properties, Inc.
P.O. Box 927
Flowery Branch, Georgia 30542
Phone 678-960-3333
Email Address [redacted]

Property Owner (Name & Mailing Address)

Bill Stark Properties, Inc.
P.O. Box 927
Flowery Branch, Georgia 30542
Phone 678-960-3333
Email Address [redacted]

Proposed Use Special Use to amend the conditions to allow covered (canopy) and enclosed parking units

Contact Person (Name & Mailing Address)

Steven P. Gilliam, Attorney
340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501
Phone 770-536-3381
Email Address sgilliam@sgwmfirm.com

Status of Applicant

X Owner
☐ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Type of Request:
☐ SU ☐ CUP
Fee:$450.00
Receipt #:
Check #:

Zoning: PCD - Planned Commercial Development
Acreage 6.34 +/- acres

Tax Parcel Number 08133 003001 and 08133 003016
Location Address 5912 and 5908 Atlanta Highway, Flowery Branch, Georgia 30542

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

Print Steven P. Gilliam, Attorney for Applicant Date: December 31, 2025
Sign _____ Date: December 31, 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: _____

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**BILL STARK PROPERTIES, INC.**	Control Number:	**J505478**
Business Type:	**Domestic Profit Corporation**	Business Status:	**Active/Owes Current Year AR**
Business Purpose:	**NONE**		
Principal Office Address:	**3719 Winder Hwy, Suite 100, Flowery Branch, GA, 30542, USA**	Date of Formation / Registration Date:	**4/9/1985**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**Stark, William B**
Physical Address:	**5074 Bristol Industrial Way , Suite B Buford, GA 30518, Buford, GA, 30518, USA**
County:	**Hall**

OFFICER INFORMATION

Name	Title	Business Address
WILLIAM B STARK, JR	CFO	5074 BRISTOL INDUSTRIAL WAY, BUFORD, GA, 30518, USA
WILLIAM B STARK, JR	CEO	5106B BRISTOL INDUSTRIAL WAY, S300, BUFORD, GA, 30518, USA
WILLIAM B. STARK, JR.	Secretary	5074 BRISTOL INDUSTRIAL WAY, BUFORD, GA, 30518, USA

Back

Filing History Name History

Return to Business Search

© 2015 PCC Technology Group. All Rights Reserved. Version 6.2.19

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Bill Stark Properties, Inc.

Address 3719 Winder Highway, Suite 100

Flowery Branch, Georgia 30542

Phone Number 678-960-3333

Name of applicant(s) Bill Stark Properties, Inc.

Address 3719 Winder Highway, Suite 100

Flowery Branch, Georgia 30542

Phone Number 678-960-3333

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) William B Stark

Personally appeared before me

Amanda Graham

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

Amanda Graham
Notary Public

AMANDA GRAHAM NOTARY PUBLIC HALL COUNTY, GA Exp. August 15, 2026

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: William B Stark Jr. **Date:** 12/19/2025

Applicant's/Owner's Name (Printed): William B Stark Jr.

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not N/A

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:** December 30, 2025

Applicant's/Owner's Name (Printed): Steven P. Gilliam, Attorney for Applicant

Project Narrative for

5912 & 5908 Atlanta Highway – Special Use Application

December 31, 2025

LOCATION – 5912 & 5908 Atlanta Highway, Flowery Branch, Georgia 30542

APPLICANT – Bill Stark Properties, Inc.

CURRENT ZONING – PCD, Planned Commercial Development

ACRES – 6.34 +/- Acres

SUMMARY

The accompanying Application seeks a Special Use to amend the conditions that were approved on October 25, 2018, attached as Exhibit "A", to add an additional use to allow covered parking units ("Canopy Parking") and enclosed parking units ("Enclosed Parking Units"). The intent is to improve the property and the previously approved PCD for outside boat and RV camper storage. The proposed use is consistent with the Hall County Comprehensive Plan appropriate for Hall County's Planned Commercial Development (PCD) and the Gateway Corridor District.

SITE DESCRIPTION

As stated in the Narrative that was approved by the Hall County Board of Commissioners on October 25, 2018, the entire property boundary will be fenced with 6ft black aluminum fencing, and the entry will be by an access code gate for users only. There will be no office or bathroom facilities. No water or waste disposal is necessary.

The road frontage along Atlanta Highway will have decorative brick or rock columns with black aluminum or wrought iron fencing between the columns. Shrubs will be planted along the frontage behind the fencing to provide a screen from Atlanta Highway. A 25ft undisturbed buffer will be along the sides and rear of the property lines, along with evergreen trees, such as magnolia or cypress will be planted.

A brick or stone monument sign that meets the Hall County standards will be installed at the entry. The sign will be lit, and overhead, no-spill lighting will be installed in the parking area of the storage facility.

Applicant proposes to amend the conditions to allow Canopy Parking and an area of enclosed parking units at the rear of the development. Enclosed Parking Units and Canopy Parking will significantly improve the parking lot both aesthetically and practically. The canopies will better protect the boats and RVs stored there by shielding them from sun, rain, and hail, reducing long-term weather damage and wear. The use of the canopies will allow the property to look uniform and improve the overall appearance and functionality of the parking lot while extending the lifespan of the stored vehicles. See Canopy Parking Rendering attached as Exhibit

“B.” The Canopies will be constructed with standing seam roofing with steel columns. The area of Enclosed Parking Units shall not exceed 20% of the 200 previously approved units. See rendering attached as Exhibit "E."

Condition number 2 on Exhibit “A”, states that the “development shall be limited to a maximum of 200 storage units.” The original 200 units were shown on the originally approved Site Plan, attached as Exhibit “C.” The new Site Plan, attached as Exhibit “D”, shows a total of 159 units (Canopy Parking and Enclosed Parking Units).

CONCEPTUAL MASTER PLAN

The development shall be controlled by the Conceptual Master Site Plan (the “Plan”) attached as Exhibit “D.” The Plan is considered conceptual in nature, and as such, may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of the Canopies and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Applicant so long as such modifications do not change the land use or reduce any established exterior buffers or setbacks.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County require the Applicant to raise Federal and State constitutional objections during the Special Use Application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the Hall County Development Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Hall County Development Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of

Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the Hall County Board of Commissioners to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the Hall County Board of Commissioners without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the Special Use request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the Hall County Board of Commissioners to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant / Owner reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government’s exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this requested Special Use to amend the conditions of zoning to allow Canopy Parking to be granted as requested by the Applicant. If there are any questions about this request, you may contact:

CONTACT

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501
770-536-3381
sgilliam@sgwmfirm.com

APPLICANT

Bill Stark
Bill Stark Properties, Inc.
P.O. Box 927
Flowery Branch, Georgia 30542
678-960-3333
[redacted]

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±6.34 AC.
   (PARCEL ID #08-00133-03-001 & 08-00133-03-016)
2. CURRENT ZONING: PCD

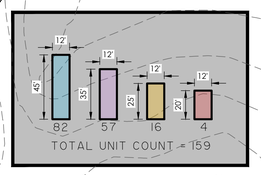
TOTAL NUMBER OF STORAGE UNITS = 159

3. GROSS & NET DENSITY: 25.08 UNITS/AC.
4. BOUNDARY INFORMATION BASED ON TOPOGRAPHIC SURVEY PREPARED BY GEORGIA PREMIER LAND SERVICES INC., DATED MAY 28, 2021..
5. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY GEORGIA PREMIER LAND SERVICES INC.
6. A 20' UNDISTURBED BUFFER AND A 15' PLANTED BUFFER IS SHOWN.
7. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

Potential Enclosed Units in Rear



Exhibit "D"



CONCEPT SITE PLAN

STORAGE SPACE

HALL COUNTY, GA

PREPARED FOR:

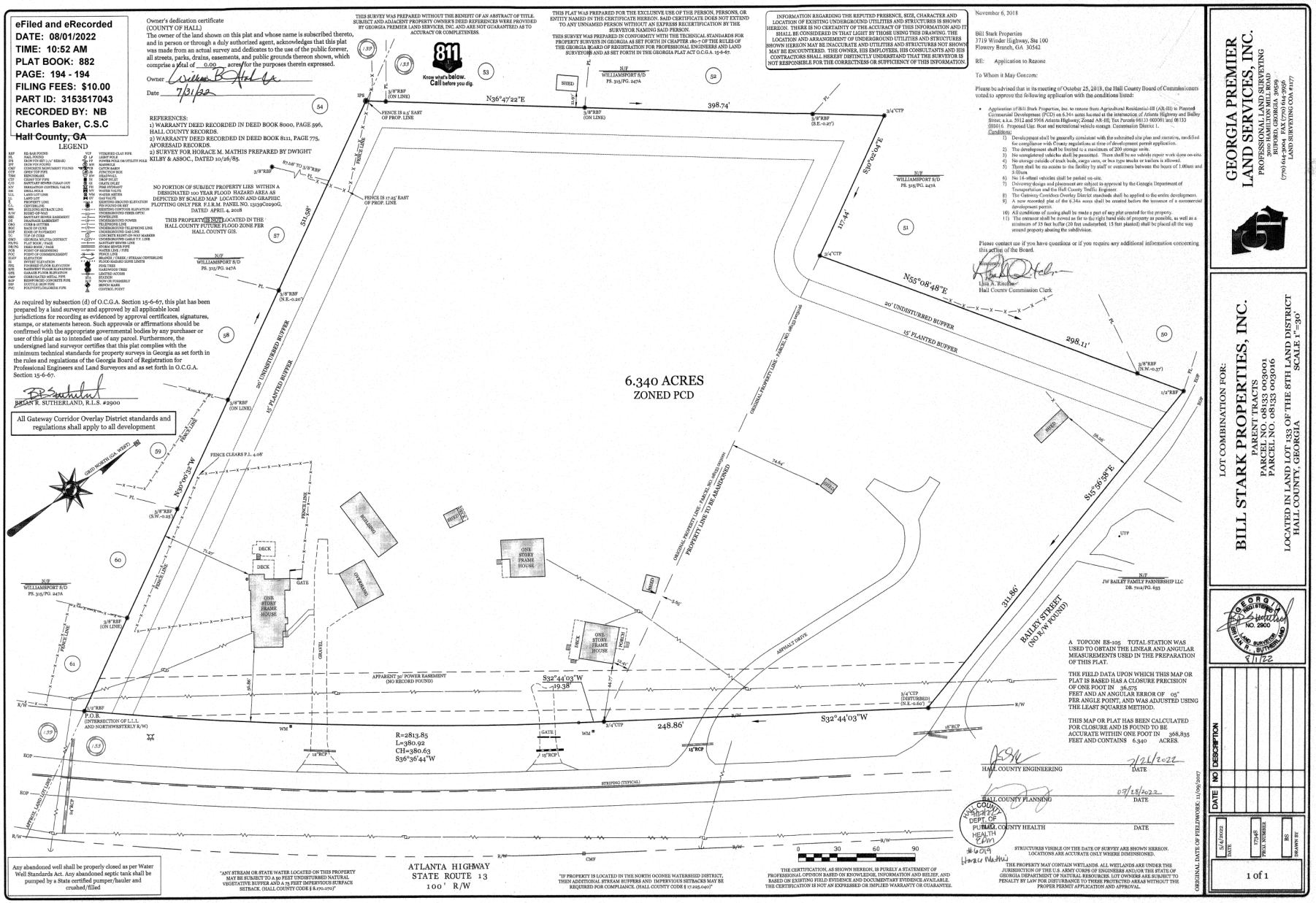
BILL STARK PROPERTIES

PREPARED BY:

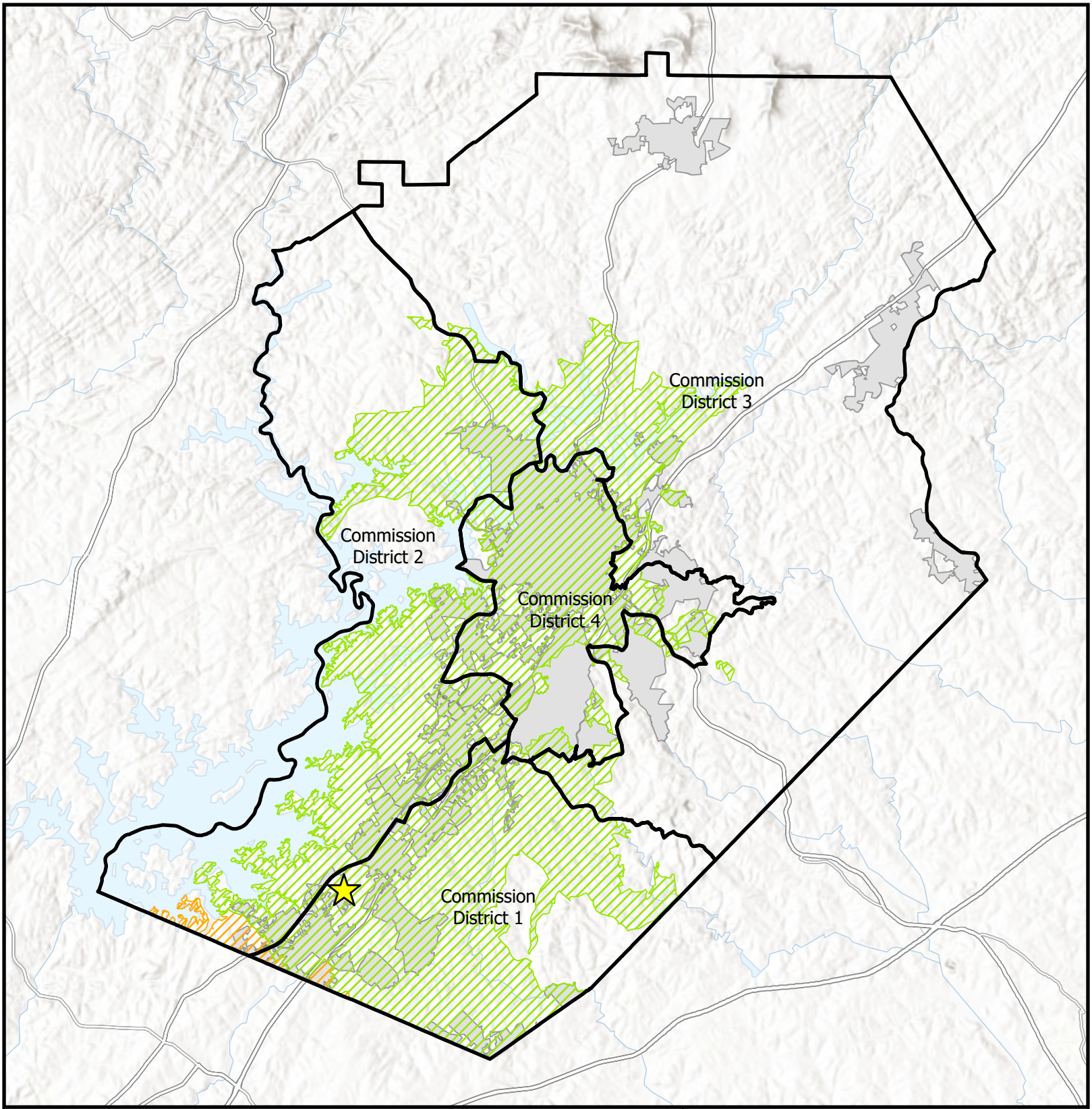
THOMAS & HUTTON
5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770.271.2868
www.thomasandhutton.com

GRAPHIC SCALE: 1 INCH = 50 FEET (50 0 25 50)

JOB NO:	J-30034.1000
DRAWN:	SWH
REVIEWED:	RJP
DATE:	9/10/2025
SCALE:	1" = 50'
SHEET:	CS-1.1



https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2715724&key1=882&key2=194&county=69&countyname=HALL&userid=891638&appid=28



Subject Area Location

Subject Area

Commision Districts

City Limits

Urbanized Zone Areas

Atlanta, GA

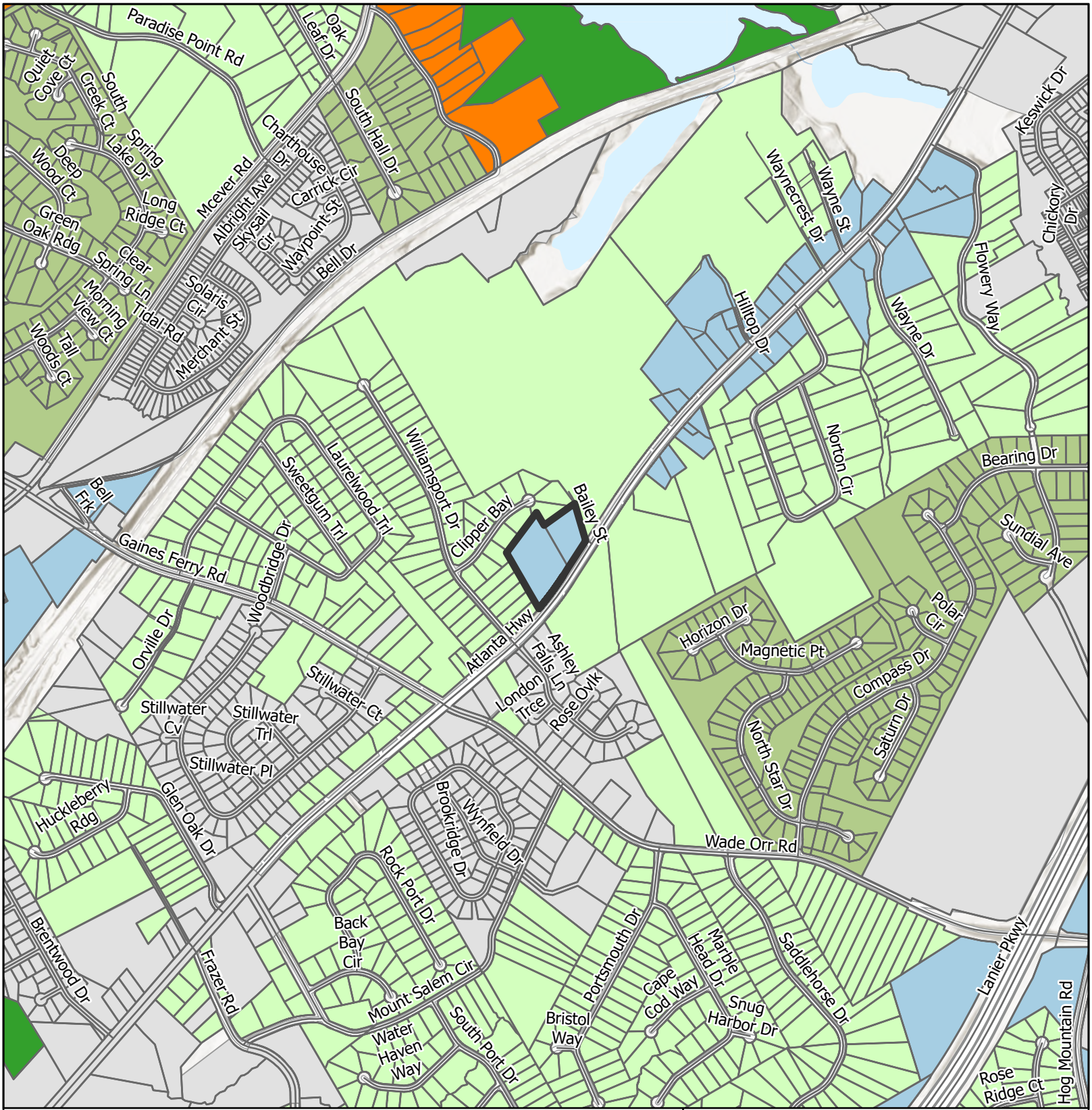
Gainesville, GA

Applicant: Bill Stark Properties, Inc.
Tax Parcel #: 08133 003016, 003001
Location: 5908 & 5912 Atlanta Highway
Commission District 1

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

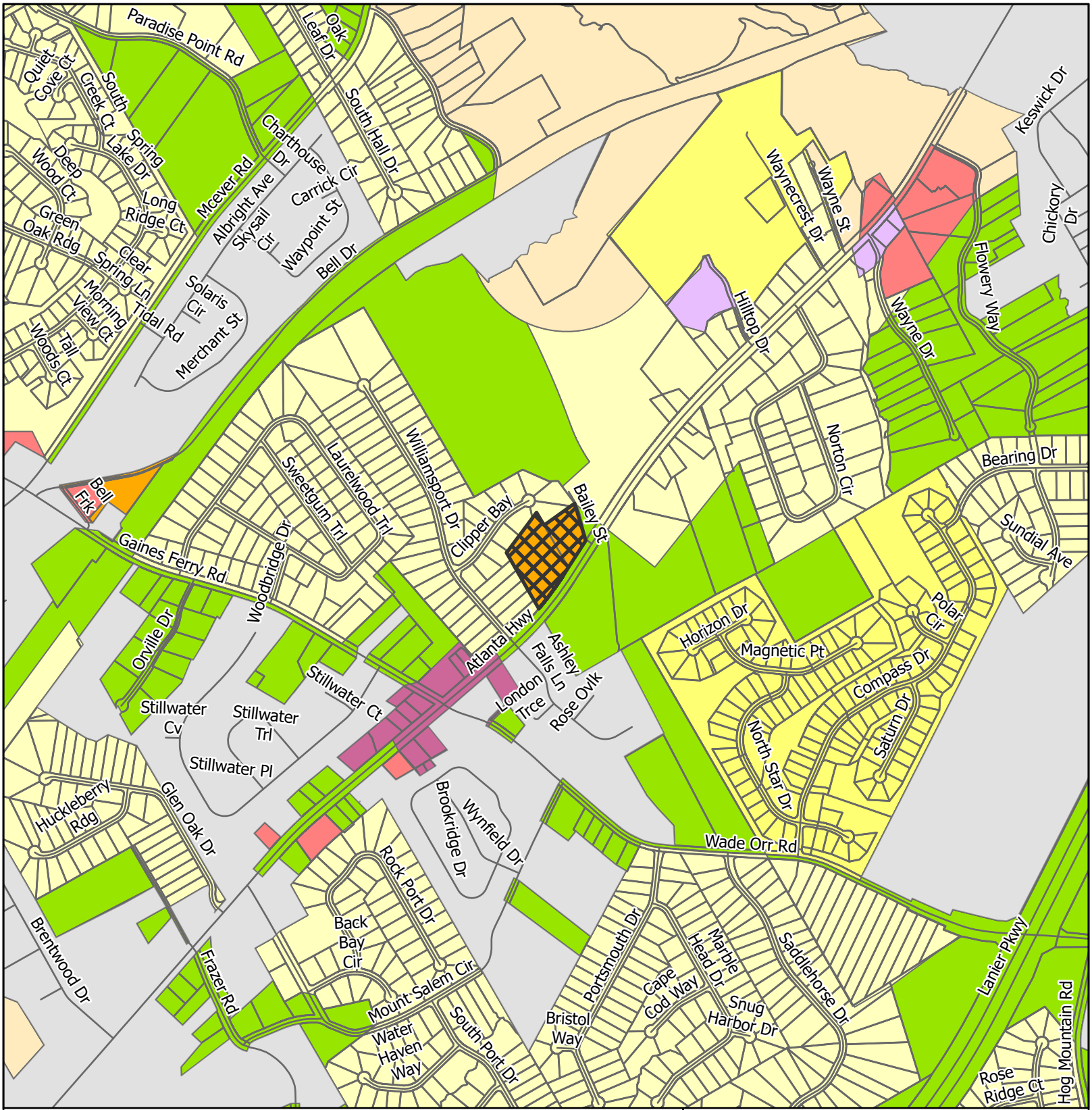
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Bill Stark Properties, Inc.
Tax Parcel #: 08133 003016, 003001
Location: 5908 & 5912 Atlanta Highway
Commission District 1

Future Land Use Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 2/20/2026



Subject Area
City Limits

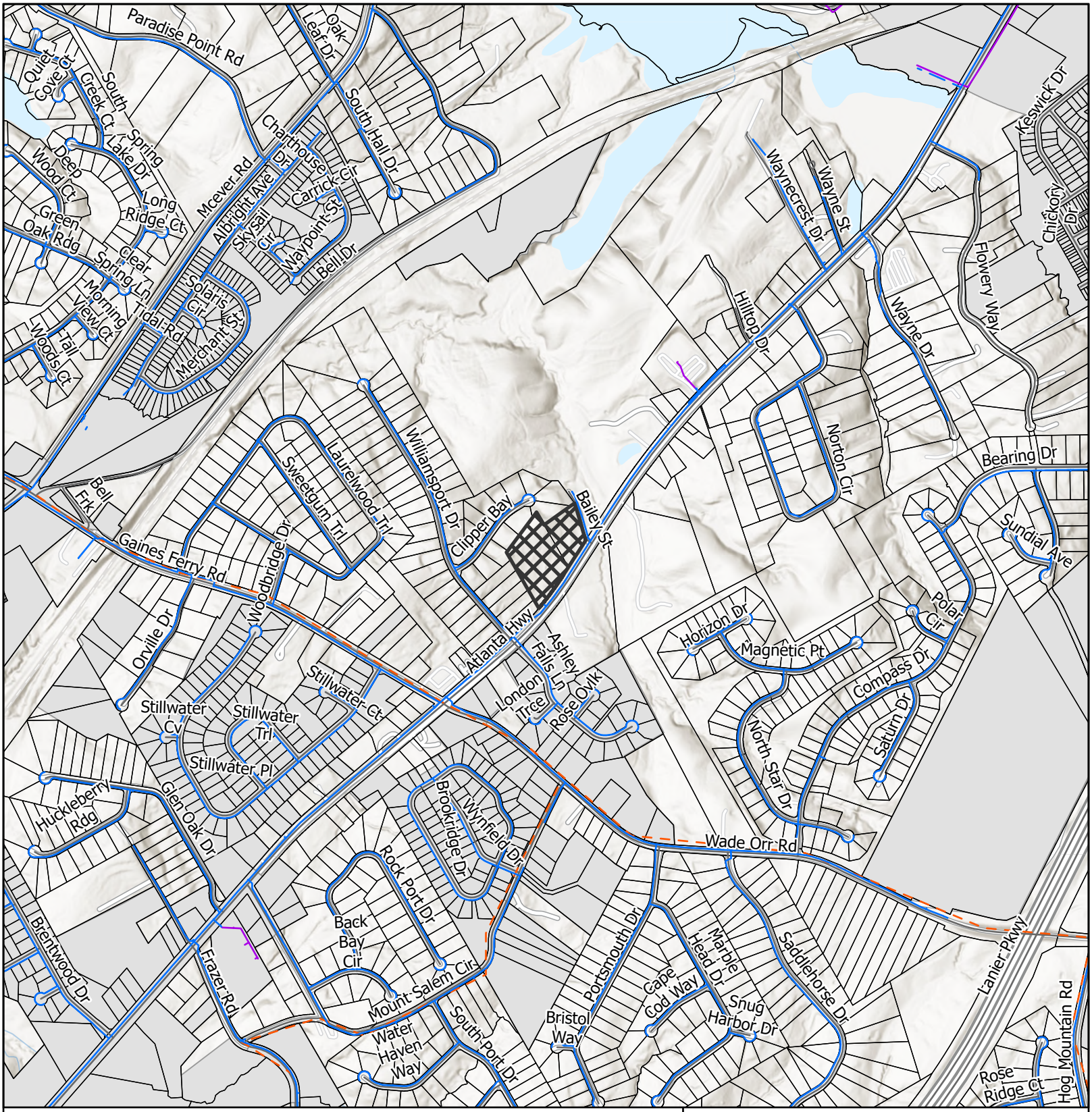
Zoning
- A
- AR-1
- H-B
- HB
- I-1
- INST
- M-1
- MUNI
- PCD
- PRD
- PUD
- R-1
- R-2
- R-3
- S-S
- TND
- V-C

Applicant: Bill Stark Properties, Inc.
Tax Parcel #: 08133 003016, 003001
Location: 5908 & 5912 Atlanta Highway
Commission District 1

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

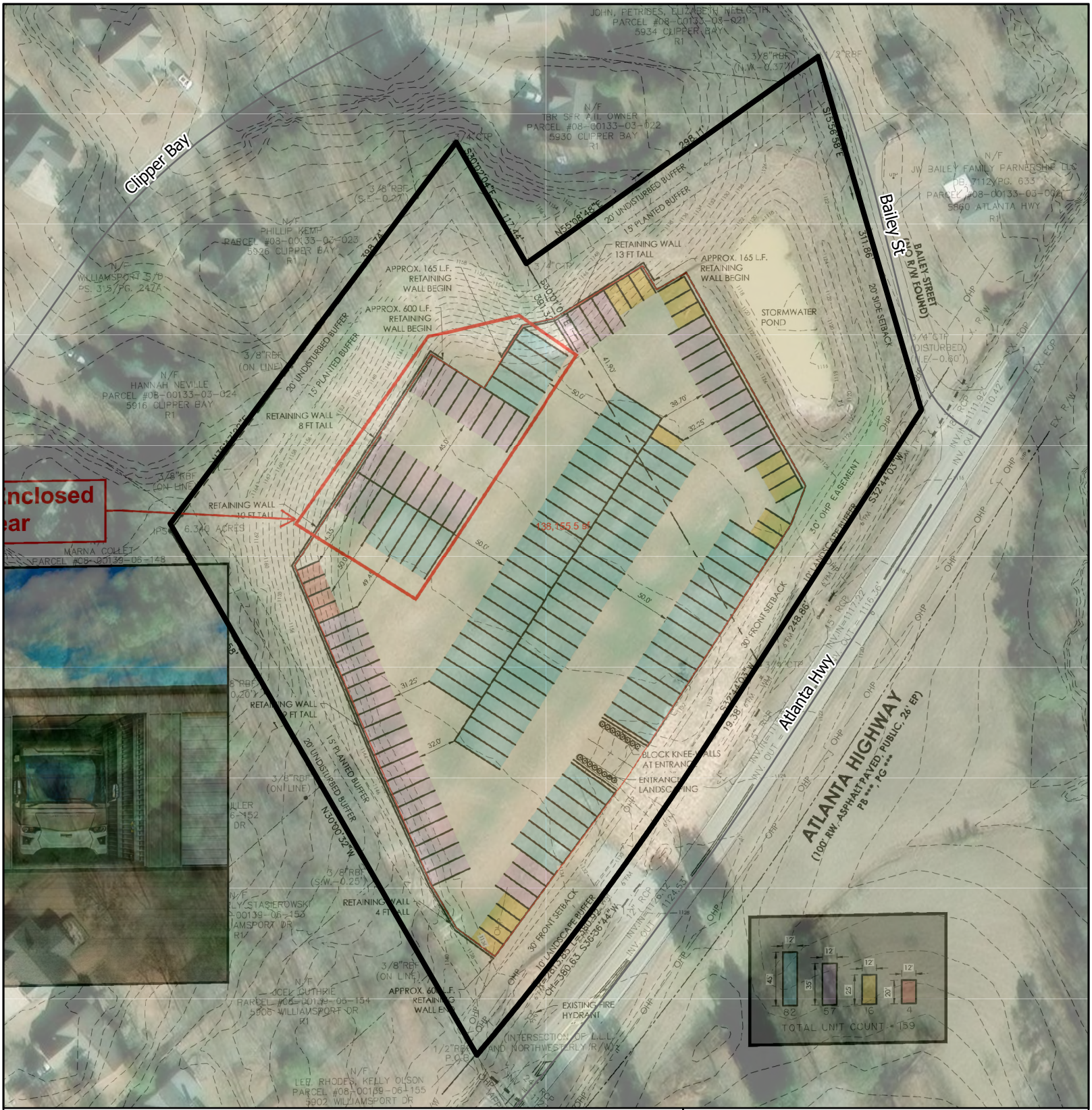
- Private of Other System
- Waterline
- Preliminary Waterline
- County Propsed Forcemain
- Subject Area
- City Limits

Applicant: Bill Stark Properties, Inc.
Tax Parcel #: 08133 003016, 003001
Location: 5908 & 5912 Atlanta Highway
Commission District 1

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Bill Stark Properties, Inc.
Tax Parcel #: 08133 003016, 003001
Location: 5908 & 5912 Atlanta Highway
Commission District 1

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026


Exhibit "B"



Exhibit "E"

Parcel No. 08133 003016

eFiled and eRecorded
DATE: 09/13/2023
TIME: 2:00 PM
DEED BOOK: 9367
PAGE: 525 - 526
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 3758271351
PT61: 069-2023-006336
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:

SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503
SPG

LIMITED WARRANTY DEED

(NO TITLE EXAMINATION PERFORMED)

THIS INDENTURE is made this 13 day of September, 2023, between

WILLIAM B. STARK, JR., (hereinafter referred to as "Grantor") and **BILL STARK PROPERTIES, INC.,** (hereinafter referred to as "Grantee")

(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.)

WITNESSETH

GRANTOR, in consideration of the sum of –LOVE AND AFFECTION-- and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 133 of the 8th District of Hall County, Georgia containing 2.00 acres according to a plat of survey for Stark Development Corporation dated January 15, 1993, last revised July 15, 1993 prepared by Patton-Patton, Inc., Registered Land Surveyor, certified by Owen Patton, G.R.L.S. No. 1324 and being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at an axle found at the corner common to Land Lots 132, 133, 139 and 140 and run thence along the Land Lot line common to Land Lots 133 and 139 South 30 degrees 28 minutes 52 seconds East a distance of 1749.71 feet to a point marked by an iron pin found; leaving said Land Lot line, run thence North 60 degrees 17 minutes 03 seconds East a distance of 440.79 feet to a point marked by a crimped top pin set at head of ditch; run thence South 66 degrees 16 minutes 19 seconds East a distance of 229.85 feet to a point marked by a crimped top pin set; run thence North 87 degrees 40 minutes 59 seconds East a distance of 70.95 feet to a point marked by a crimped top pin set at a 32" poplar; run thence South 36 degrees 52 minutes 14 seconds East a distance of 222.11 feet to a point marked by a crimped top pin set; which pint marks THE TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OF BEGINNING THUS ESTABLISHED, run thence South 54 degrees 50 minutes 31 seconds West a distance of 298.08 feet to a point; run thence South 30 degrees 15 minutes 54 seconds East a distance of 391.36 feet to a point marked by a crimped top pin set on the northwesterly right of way line of State Route No. 13 (a/k/a Atlanta Highway); run thence along side right of way line North 32 degrees 27 minutes 42 seconds East a distance of 249.23 feet to a point marked by a crimped top pin set; leaving said right of way line, run thence North 16 degrees 15 minutes 38 West a distance of 311.85 feet to a point marked by a crimped top pin set, which point marks THE TRUE PLACE OR POINT OF BEGINNING.

This being the same property as conveyed in Warranty Deed from 4-Joy, LLC to William B. Stark, Jr., dated July 2, 2018, filed and recorded July 2, 2018 in Deed Book 8111, Page 775-776, Hall County, Georgia records.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND 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 person owning, holding or claiming by, through or under Grantor only.

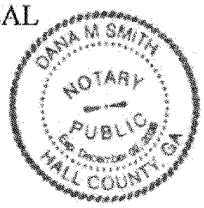
EXECUTED under seal as of the date above.

Signed, sealed and delivered in
the presence of:

Unofficial Witness

William B. Stark, Jr. (SEAL)

Notary Public
NOTARY SEAL



BK8000PG596

FILED
HALL CO., GA.

17 NOV 20 AM 9:07

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY NB

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid $ 275.00

Date 11/20/17

Charles Baker
Superior Court Clerk

By NB

PT61 069-2017-008339

17-1046
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **November 13th, 2017**, between **LINDA T. SEXTON**, of the County of Jackson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **BILL STARK PROPERTIES, INC.**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Land Lot 133 of the 8th Land District, Hall County, Georgia, consisting of 4.32 acres, more or less, as shown on a plat of survey for Horace M. Mathis by Dwight Kilby & Associates, dated October 26, 1985, and being more particularly described as follows:

BEGINNING at an iron pin on the western right-of-way of U.S. Highway #23 (State Route #13) (100 foot right-of-way) at said right-of-way's intersection with the original line dividing Land Lots 133 and 139 (said point is North 29°08'17" West, a distance of 600 feet, from the corner common to Land Lots 133, 134, 138 & 139); thence running North 29°08'17" West, a distance of 511.94 feet, to an iron pin; thence running North 37°41'18" East, a distance of 398.40 feet, to an iron pin; thence running South 29°11'15" East, a distance of 508.70 feet, to an iron pin on the western right-of-way of U.S. Highway #23; thence running South 34°10'51" West along said right-of-way, a distance of 100.0 feet, to an iron pin; thence running South 37°27'02" West along said right-of-way, a distance of 150.31 feet, to an iron pin; thence running South 39°13'06" West along said right-of-way, a distance of 150.0 feet, to an iron pin, the place or point of beginning.

FYI: Tax Map Reference No. 08133 003001

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

Linda T. Sexton (Seal)
LINDA T. SEXTON

Notary Public

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 30, 2018

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=70858102&key1=8000&key2=596&county=69&countyname=HALL&userid=891638&appid=4 1/1

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503

t: 770.535.8288 | f: 770.531.3972

CHAIRMAN
Richard P. Higgins

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

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Lisa Johnsa

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

November 6, 2018

Bill Stark Properties
3719 Winder Highway, Ste 100
Flowery Branch, GA 30542

RE: Application to Rezone

To Whom it May Concern:

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

- Application of Bill Stark Properties, Inc. to rezone from Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) on 6.34± acres located at the intersection of Atlanta Highway and Bailey Street; a.k.a. 5912 and 5908 Atlanta Highway; Zoned AR-III; Tax Parcels 08133 003001 and 08133 003016. Proposed Use: Boat and recreational vehicle storage. Commission District 1.
  Conditions:
  1) Development shall be generally consistent with the submitted site plan and narrative, modified for compliance with County regulations at time of development permit application.
  2) The development shall be limited to a maximum of 200 storage units.
  3) No unregistered vehicles shall be permitted. There shall be no vehicle repair work done on-site.
  4) No storage outside of truck beds, cargo vans, or box type trucks or trailers is allowed.
  5) There shall be no access to the facility by staff or customers between the hours of 1:00am and 5:00am.
  6) No 18-wheel vehicles shall be parked on-site.
  7) Driveway design and placement are subject to approval by the Georgia Department of Transportation and the Hall County Traffic Engineer.
  8) The Gateway Corridors Overlay District standards shall be applied to the entire development.
  9) A new recorded plat of the 6.34± acres shall be created before the issuance of a commercial development permit.
  10) All conditions of zoning shall be made a part of any plat created for the property.
  11) The entrance shall be moved as far to the right hand side of property as possible, as well as a minimum of 35 feet buffer (20 feet undisturbed; 15 feet planted) shall be placed all the way around property abuting the subdivision.

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

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director

Exhibit "A"

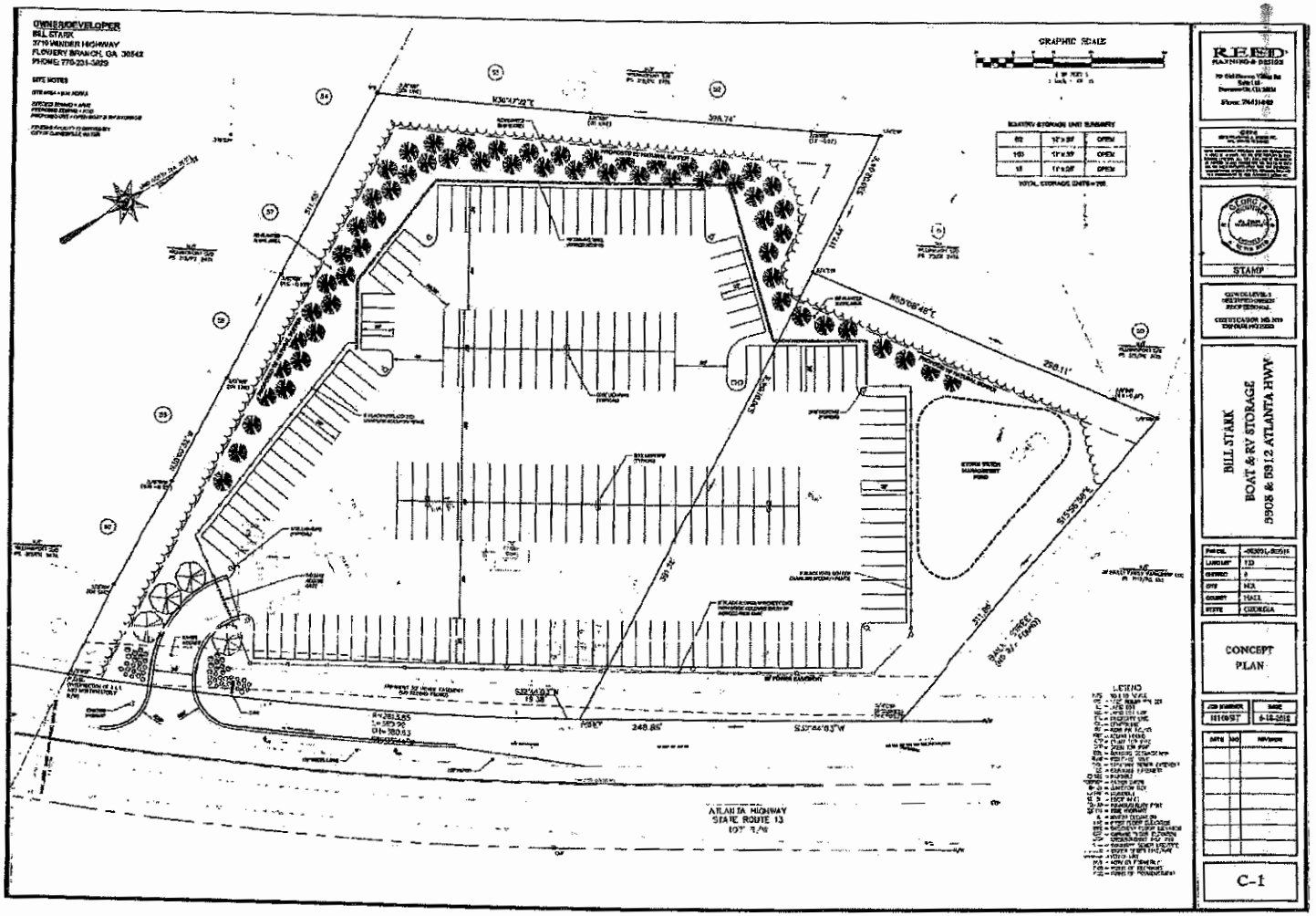

OWNER/DEVELOPER
BILL STARK
3719 WANDER HIGHWAY
FLOWERY BRANCH, GA 30542
PHONE: 770-231-3829
GRAPHIC SCALE
ATLANTA HIGHWAY
STATE ROUTE 13
BILL STARK
BOAT & RV STORAGE
5908 & 5912 ATLANTA HWY
CONCEPT
PLAN
C-1

Exhibit "C"

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 2/12/2026 3:49 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026,

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Fire Comment: If the special use request is approved the site development plan may require modifications during the development review process to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:37 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see business license comments below in red. 😊

Brandi Smith
Business License Director
Hall County Community Development and Infrastructure
t. 770-531-6815 | www.hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Business License, have been temporarily relocated to the Hall County Government Center Temporary Annex, located at 2829 Browns Bridge Road.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 6, 2026 11:31 AM
To: Brandi Smith (Business License) <bsmith@hallcounty.org>
Subject: Fw: March 26, 2026, Tentative Agenda Planning Items

These need to be done by EOD Monday to meet our HCAM deadline.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

This location will need a business license.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

This location will need a business license.

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

This location will need a business license.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

- **13 Liberty Street | Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

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

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, William B Stark Jr. **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/25/26 **for** 5908 & 5912 Atlanta Highway.

Please Print Name

Date

(Name application filed as)

Signature William B Stark Jr

(The original document is required)


Frank N. Simpson, CCIM SIOR
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: BILL STARK PROPERTIES, INC.
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR COVERED AND ENCLOSED BOAT AND RV STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 2026
Time: 6:00 P.M
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: BILL STARK PROPERTIES, INC.
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR COVERED AND ENCLOSED BOAT AND RV STORAGE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 116/2026

SUBJECT: **4189 Holly Springs Road | Special use |** for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 **| Proposed Use: 3-lot subdivision |** Commission District 3 **| Edgar & Paola Torres, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **APPROVAL** of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated January 20, 2026, and narrative dated January 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4189 Holly Springs Road | Special use | for a minor subdivision | 24.71± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision |** Commission District 3 | **Edgar & Paola Torres, 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
Water Availability
Level 3 Soil Test
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Edgar & Paola Torres

Request ..... **Special Use** |for a minor subdivision

Proposed Use ..... 3-lot subdivision

Size ..... 24.33± acres

Zoning ..... Residential 1 (R-1)

Location ..... **4189 Holly Springs Road |** Tax Parcel 15002 000002

Commission District ..... Three

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

Record Number HZCU26-0003

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated January 20, 2026, and narrative dated January 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

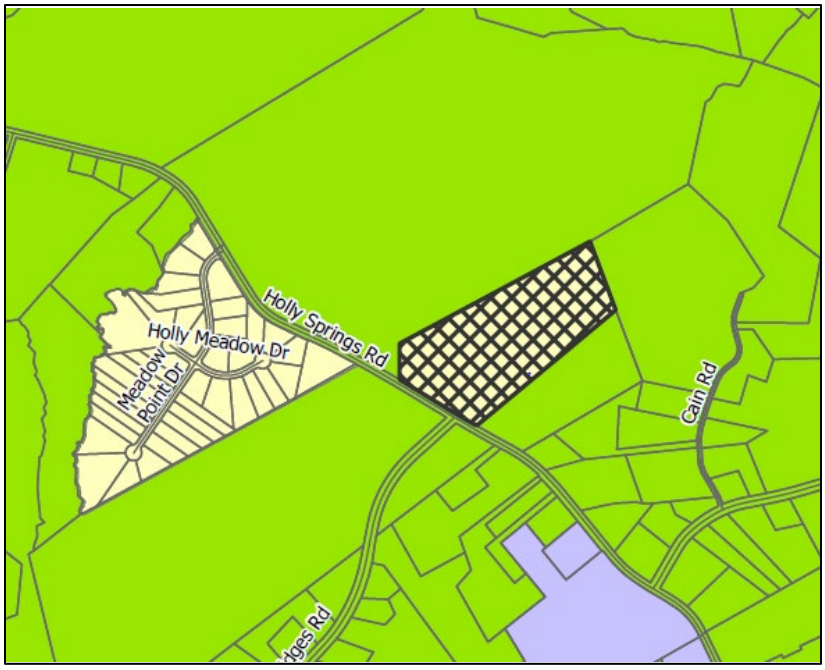
Summary Analysis

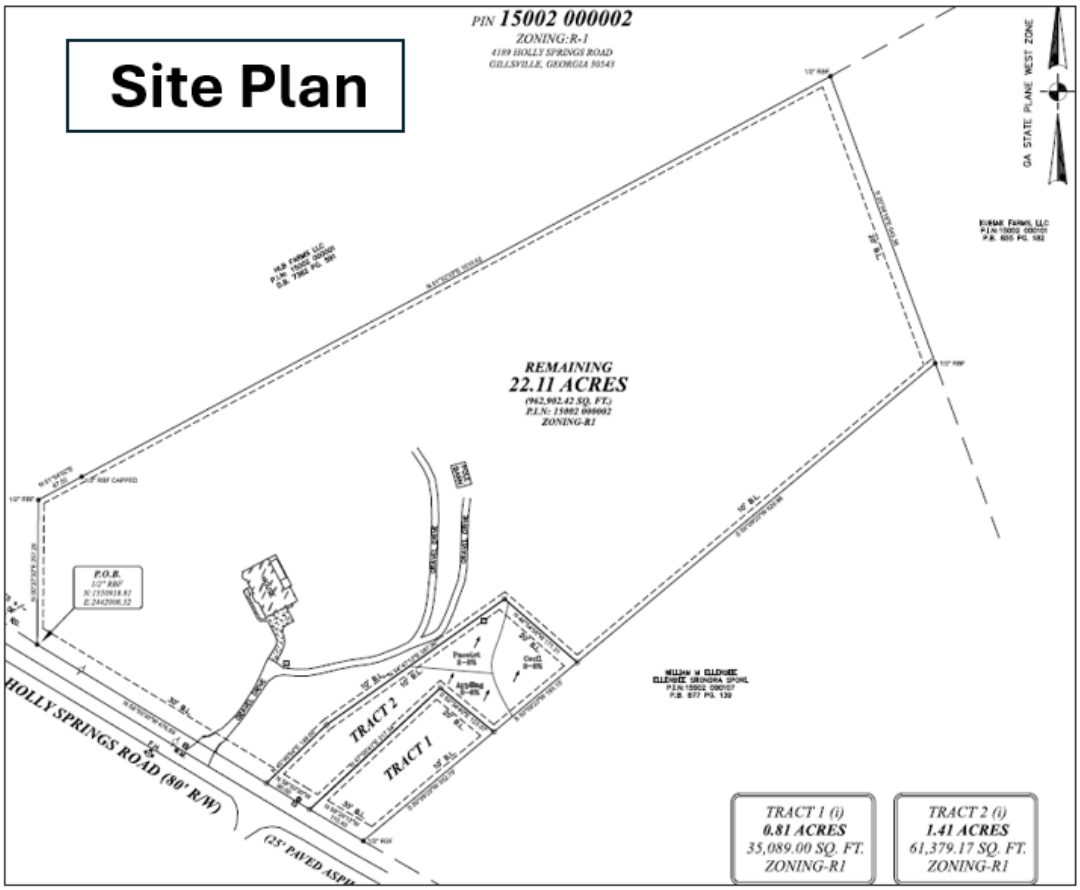
The applicant is requesting a Special Use for a 3-lot subdivision on a 24.33± acre tract, zoned Residential 1(R-1). The subject property is currently developed with a single-family residence and a pole barn.

The subject property was originally a portion of a 36.31± acre tract that was approved on May 23, 2019, by the Board of Commissioners to be rezoned from Residential 1 (R-1) to Agricultural Residential-IV (AR-IV) and Residential 1 (R-1) for a 2-lot subdivision subject to the following conditions:

1. Any further subdivision of the R-1 zoned parcel shall require Board of Commissioner approval.
2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
3. All conditions of zoning shall be made part of any new plats recorded for the property.

The surrounding properties are zoned Agricultural Residential (AR-1) and developed with single family residences and agricultural uses.





Per the submitted narrative, the applicant is proposing a 3-lot subdivision for the construction of a single family residence on Tracts 1 and 2. Per the submitted site plan, Tracts 1 and 2 and the remaining parent parcel meet the minimum lot size of 35,000 square feet for parcels served by septic, as well as, minimum road frontage of 90 feet for properties fronting a collector road.

Water service is provided by the City of Gainesville Department of Water Resources as confirmed in an email dated February 4, 2026. Sanitary sewer services will be provided by an on-site septic system.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use is suitable in view of the use and development of adjacent and nearby properties along Holly Springs Road as there are other single family residential uses in the surrounding area.**

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 use is consistent with the zoning and residential nature of the surrounding properties.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with a 5,085 square foot detached single-family residence constructed in 2020 and a 600 square foot pole barn constructed in 2025.**

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; **On May 23, 2019, the Board of Commissioners approved a 2-lot subdivision with a condition that stated any further subdivision of the Residential 1 (R-1) zoned portion would require Board of Commissioner approval.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This special use would not create an isolated district unrelated to the surrounding zoning districts.**

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, the proposed 3-lot subdivision 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; **A special use for a minor subdivision in Residential 1 (R-1) zoning requires approval by the Board of Commissioners.**

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 use; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County

Commission may evaluate the application based on the most intense possible land use permitted in the proposed district**. The proposal meets the requirement.**

c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request**

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

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025."

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Will need a residential driveway permit from the area office."

Hall County Public Works and Utilities
In a memorandum dated February 26, 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.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:
An access permit from G-DOT is required before an LDP is issued.

Utilities
Hall County SA
No infrastructure in the vicinity.

Hall County Fire Marshal
In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Edgar Torres, 2651 Glendale, dr
Paola M. Torres, 2651 Glendale dr.
gainesville, GA 30507

Phone [redacted]

Email Addre[redacted]

Property Owner (Name & Mailing Address)
Wilfredo Quinteros, 4189 Holly
Springs rd, GA 30543 (gillesville)

Phone [redacted]

Email Address [redacted]

Proposed Use Residential Home Divide Parcel into 3 lots.

Contact Person (Name & Mailing Address)
Wilfredo Quinteros, 4189 Holly Springs rd
GA, 30543.
Edgar Torres, 2651 Glendale dr. gainesville GA 30507

Phone 678-414-5403

Email Address [redacted]

Tax Parcel Number 15002 000002

Location Address 4189 Holly Springs rd, Gillesville, GA 30543

Status of Applicant		**Requested Action**	
]	Owner	Type of Request:	
X	Option to Purchase	☐ SU	☐ CUP
]	Area Resident	Fee:$	
]	Other	Receipt #:	
Zoning:		Check #:	
Acreage			

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

Print Edgar Torres Date: 01/11/2026

Sign [signature] Date: 01/11/2026

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Wilfredo Quinteros, 4189 Holly Springs

Address rd. gillesville, GA 30543

Phone Number [redacted]

Name of applicant(s) Edgar Torres & Giselle Torres

Address 26051 Glendale dr. gainesville, GA 30507

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me

Kaitlyn Elliott

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

Notary Public

Date 1/12/26

K ELLIOTT
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 15, 2028

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 01-11-26

Applicant's/Owner's Name (Printed): Withrow Dunlap

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 01/11/26

Applicant's/Owner's Name (Printed): Edgar Torres

01/11/26

to whom it may concern,

my husband, edgar torres and i have full intentions to build our forever home on tract 2. we would love to be closer to family and live next door to my parents. we have decided to build on tract 2 because tract 1 does not meet the requirements 90 to 100 ft. from the road. we have spent our hard earned money on both tracts and would love to see if we could push tract 1 50 feet from the road. pushing the tracts back would not be ideal as the land starts to go down.

-paola g. torres

-Edgar Torres

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

MINOR SUBDIVISION SURVEY OF:

PIN 15002 000002

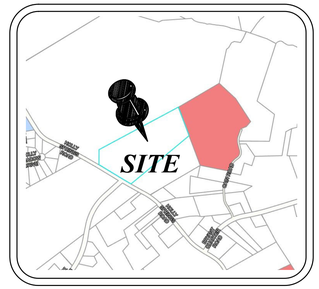
ZONING:R-1

4189 HOLLY SPRINGS ROAD
GILLSVILLE, GEORGIA 30543

LEGEND

IPS=IRON PIN SET
RBF=REBAR FOUND
CRF=CAPPED REBAR FOUND
OTF=OPEN TOP PIPE FOUND
N/F=NOW OR FORMERLY
P/L=PROPERTY LINE
R/W=RIGHT-OF-WAY
DB=DEED BOOK
PB=PLAT BOOK
PG=PAGE
●=DENOTES IRON PIN FOUND
○=DENOTES IRON PIN SET
=BENCHMARK
=POWER POLE
=LIGHT POLE
M=WATER METER
T=TELEPHONE BOX
=FIRE HYDRANT
=WATER VALVE
=NEW P/L
=P/L TO BE ABANDONED

GA STATE PLANE WEST ZONE
GRID NORTH (NAD83)



VICINITY MAP
(NOT TO SCALE)

HLB FARMS LLC
P.I.N: 15002 000001
D.B. 7382 PG. 591

KUBIAK FARMS, LLC
P.I.N: 15002 000101
P.B. 855 PG. 182

WILLIAM M ELLERBEE
ELLERBEE SHONDRA SPORL
P.I.N: 15002 000107
P.B. 877 PG. 139

N 61°52'33"E 1510.62'

S 20°04'18"E 543.36'

20' B.L.

1/2" RBF

N 61°54'02"E 87.52'

1/2" RBF CAPPED

1/2" RBF

N 00°27'32"E 257.25'

1.25 MILES +/- TO R/W OF LEBANON CH. RD.

P.O.B.
1/2" RBF
N:1550918.81
E:2442006.32

HOUSE

POLE BARN

GRAVEL DRIVE

GRAVEL DRIVE

10' B.L.

N 54°47'12"E 387.90'

N 48°54'58"W 171.31'

20' B.L.

Pacolet 2-6%

Cecil 2-6%

Appling 2-6%

REMAINING
22.11 ACRES
(962,902.42 SQ. FT.)
P.I.N: 15002 000002
ZONING-R1

TRACT 2

TRACT 1

10' B.L.

S 50°09'23"W 829.86'

S 50°09'23"W 193.15'

S 50°09'23"W 302.70'

N 65°45'54"E 149.05'

N 47°08'41"E 317.34'

S 50°34'40"E 123.07'

20' B.L.

10' B.L.

N 55°50'30"W 90.00'

N 59°29'13"W 110.40'

30' B.L.

N 58°50'30"W 476.69'

F.H.

W.M.

HOLLY SPRINGS ROAD (80' R/W)

(25' PAVED ASPHALT)

1/2" RBF

TRACT 1 (i)
0.81 ACRES
35,089.00 SQ. FT.
ZONING-R1

TRACT 2 (i)
1.41 ACRES
61,379.17 SQ. FT.
ZONING-R1

TOTAL AREA SURVEYED: 24.32 ACRES / 1,059,382.06 SQ. FT.

REFERENCES

1. OUR SURVEY FOR WILLIAM & SHONDRA ELLERBEE RECORDED IN PLAT BOOK 877 PAGE 139.

SURVEY NOTES

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +-0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS06 TOTAL STATION.
6. FIELD WORK COMPLETED ON AUGUST 22, 2025.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.
8. BUILDING SETBACKS FOR R-1 ZONING ARE 30' FRONT YARD, 10' SIDE YARD, AND 20' REAR YARD.

ENGINEERING PLAT NOTES:

1. 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).
2. IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)
3. THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0225G, HALL COUNTY GEORGIA, DATED 12/1/2022.
4. THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5. 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)
6. ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
7. ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

SURVEYOR'S CERTIFICATION

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

09-26-2025
DATE:

ANTHONY GARMON
GA R.L.S #3230

GARMON
LAND SURVEYING
1920 Railroad Street Statham Ga 30666
678-726-7582
garmonsurveying@gmail.com

COUNTY: HALL		CITY: GILLSVILLE	
LL:	DISTRICT:		G.M.D: 268
PLAT DATE: 09/26/2025		DRAWN BY: JW	
JOB NO. 2025-22		REVIEWED BY: AG	
DRAWING NAME: 4189 HOLLY SPRINGS RD			

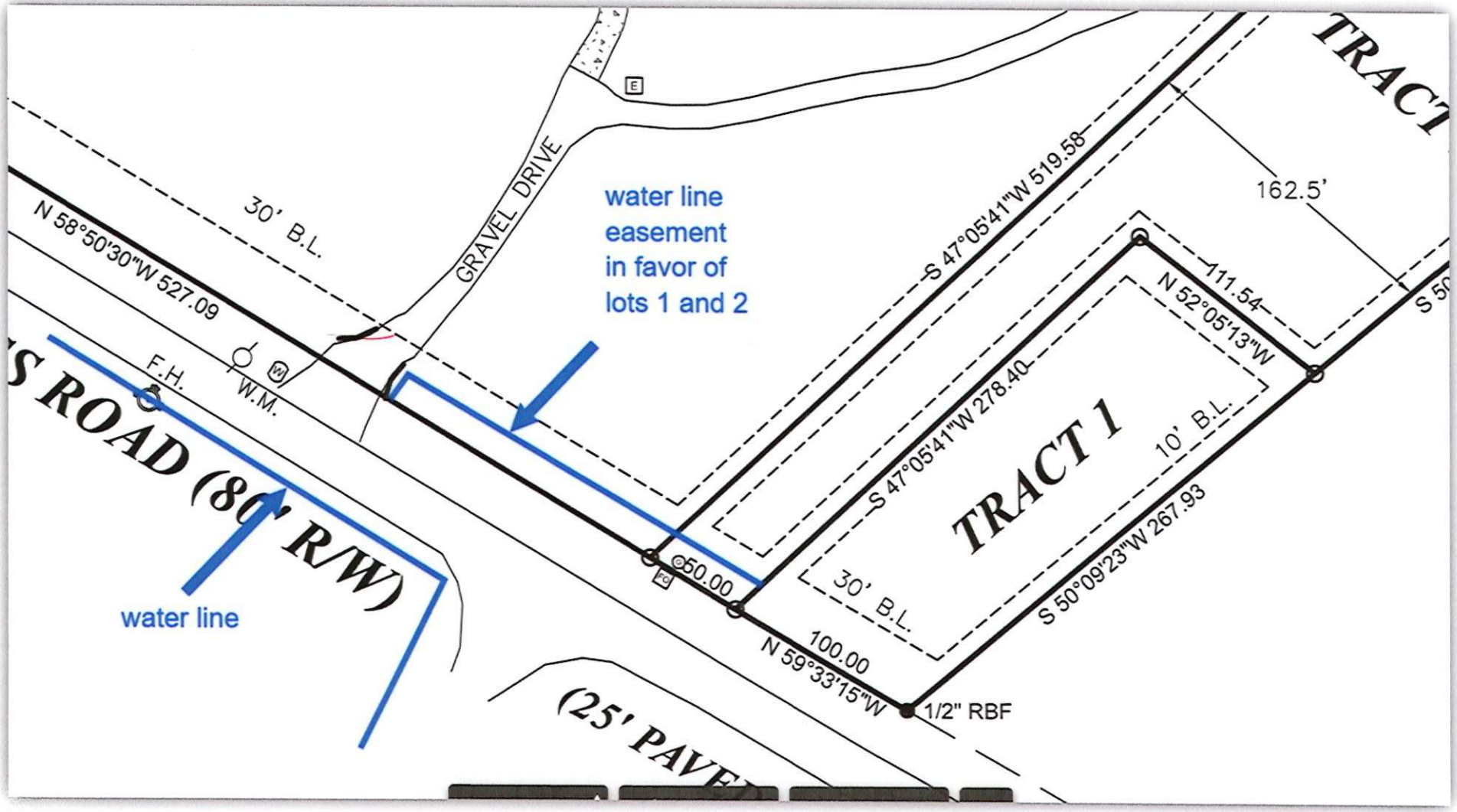
REVISION #	DATE:	DESCRIPTION:
1	1/20/2026	REFORMAT TRACT 1 & 2

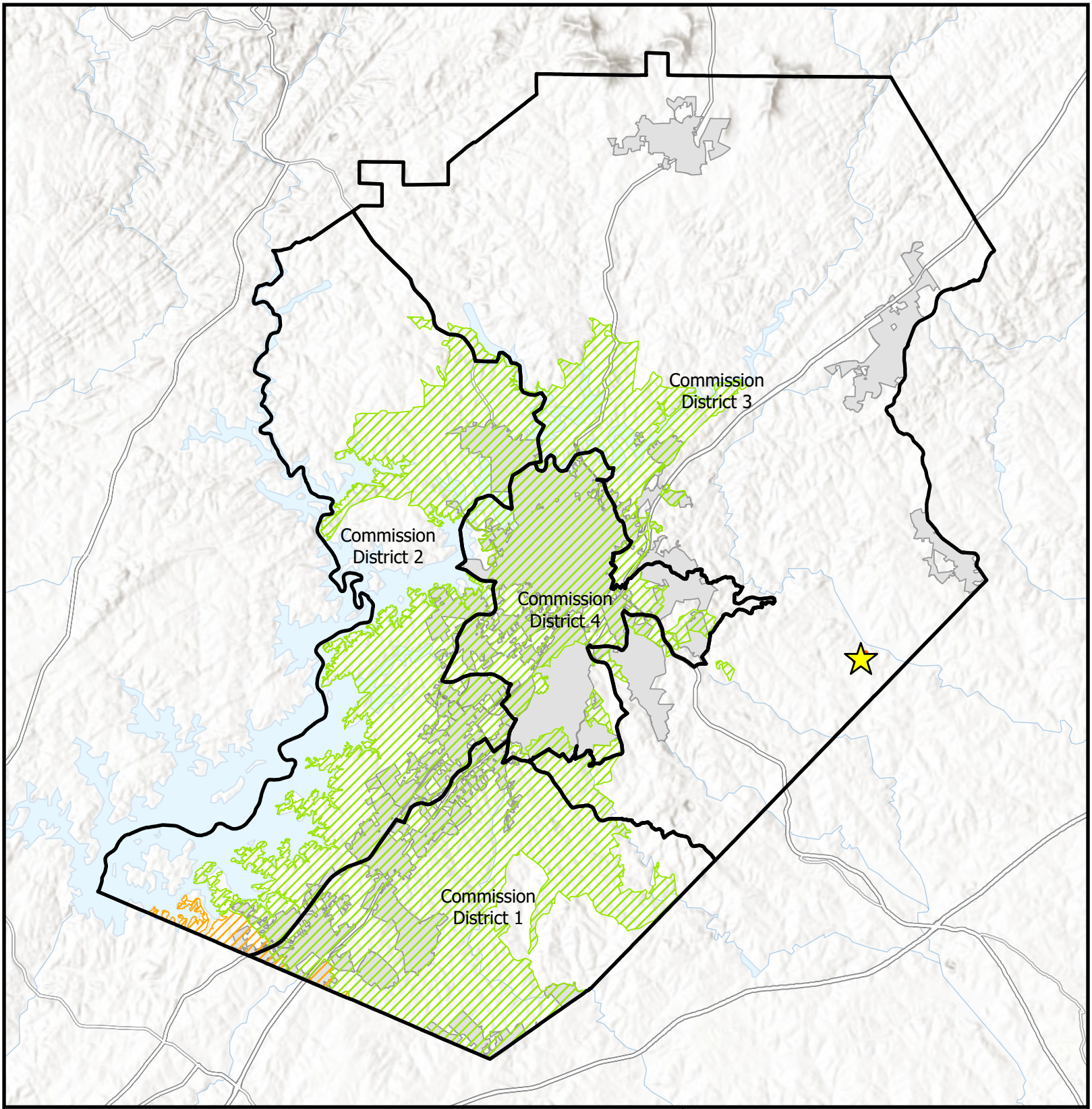
MINOR SUBDIVISION PLAT
FOR:
WILFREDO QUINTEROS

GEORGIA811
www.Georgia811.com
KNOW WHATS BELOW
CALL BEFORE YOU DIG

0 80 160 240
GRAPHIC SCALE: 1"=80'

GEORGIA REGISTERED No. 3230 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON


water line
easement
in favor of
lots 1 and 2
water line
GRAVEL DRIVE
30' B.L.
N 58°50'30"W 527.09
F.H.
W.M.
S ROAD (80' R/W)
(25' PAVE
S 47°05'41"W 519.58
162.5'
111.54
N 52°05'13"W
S 47°05'41"W 278.40
TRACT 1
10' B.L.
30' B.L.
S 50°09'23"W 267.93
@50.00
100.00
N 59°33'15"W
1/2" RBF
TRACT



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

Applicant: Edgar & Paola Torres
Tax Parcel #: 15002 000002
Location: 4189 Holly Springs Road
Commission District 3

Overview Map

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

Date Prepared:
2/20/2026



Subject Area
City Limits

Future Land Use Zones

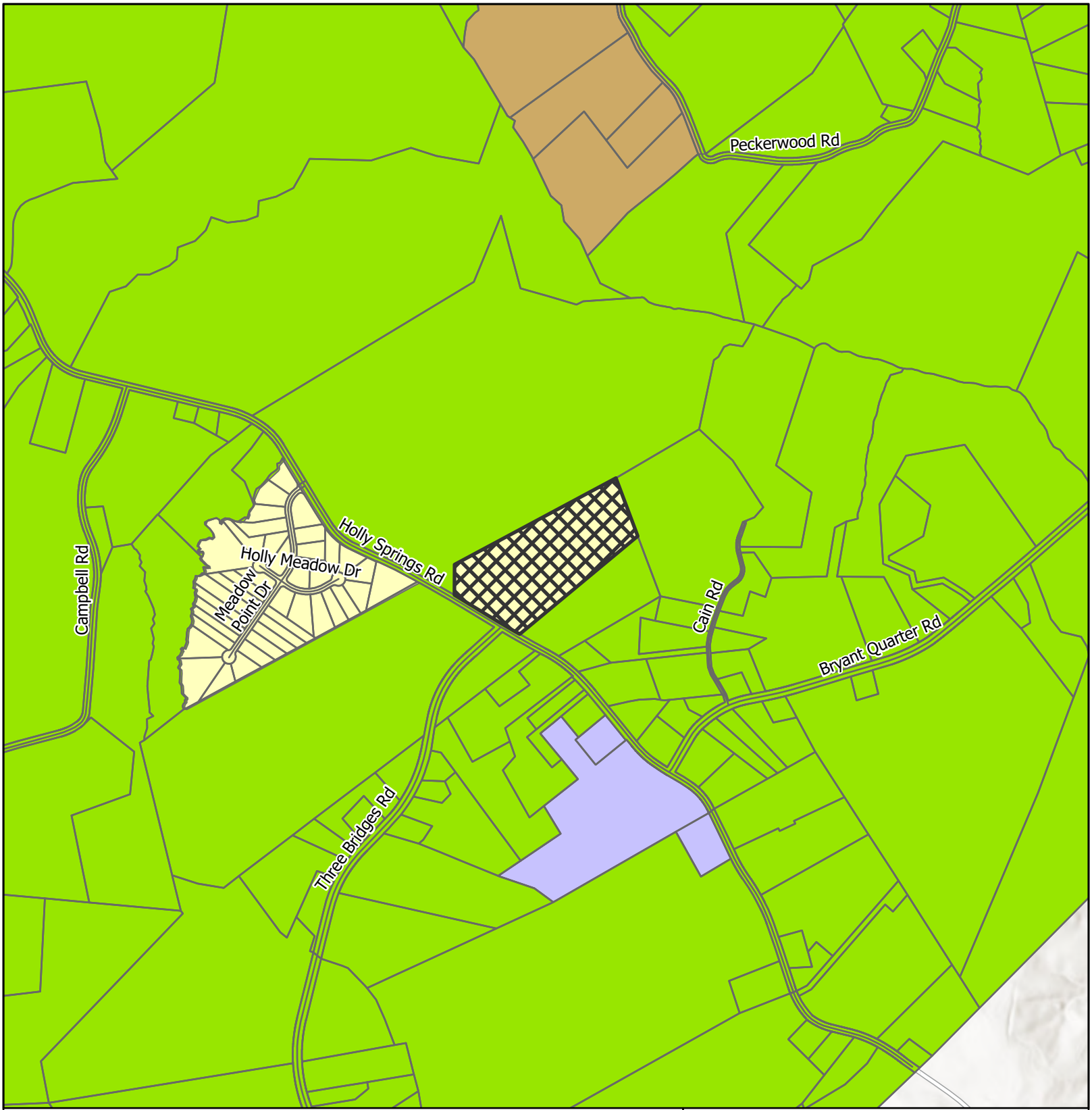
- Greenspace - Conservation
- Greenspace - Parks
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density

Applicant: Edgar & Paola Torres
Tax Parcel #: 15002 000002
Location: 4189 Holly Springs Road
Commission District 3

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

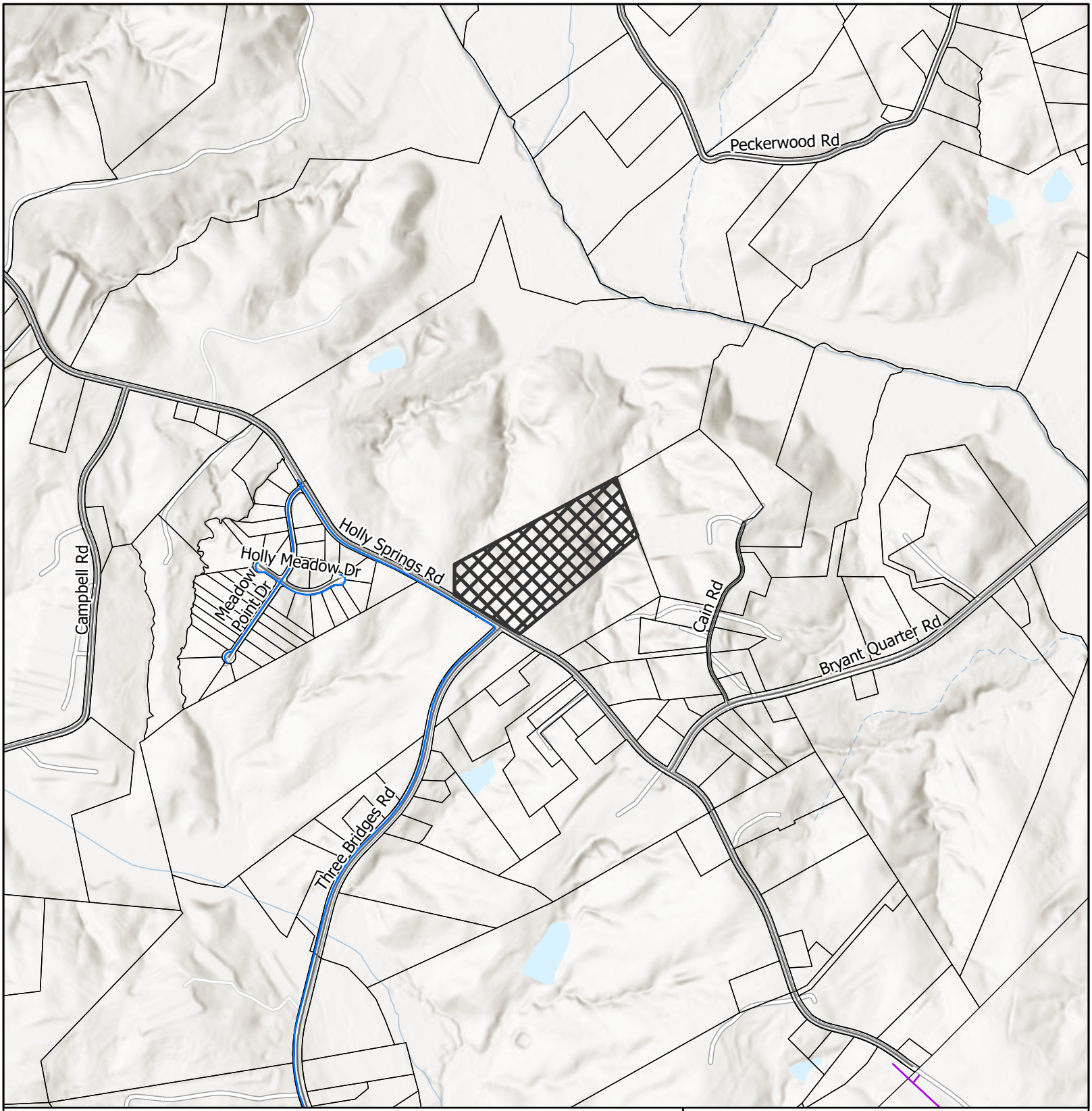
Zoning
AR-1
PID
R-1
R-1-L

Applicant: Edgar & Paola Torres
Tax Parcel #: 15002 000002
Location: 4189 Holly Springs Road
Commission District 3

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

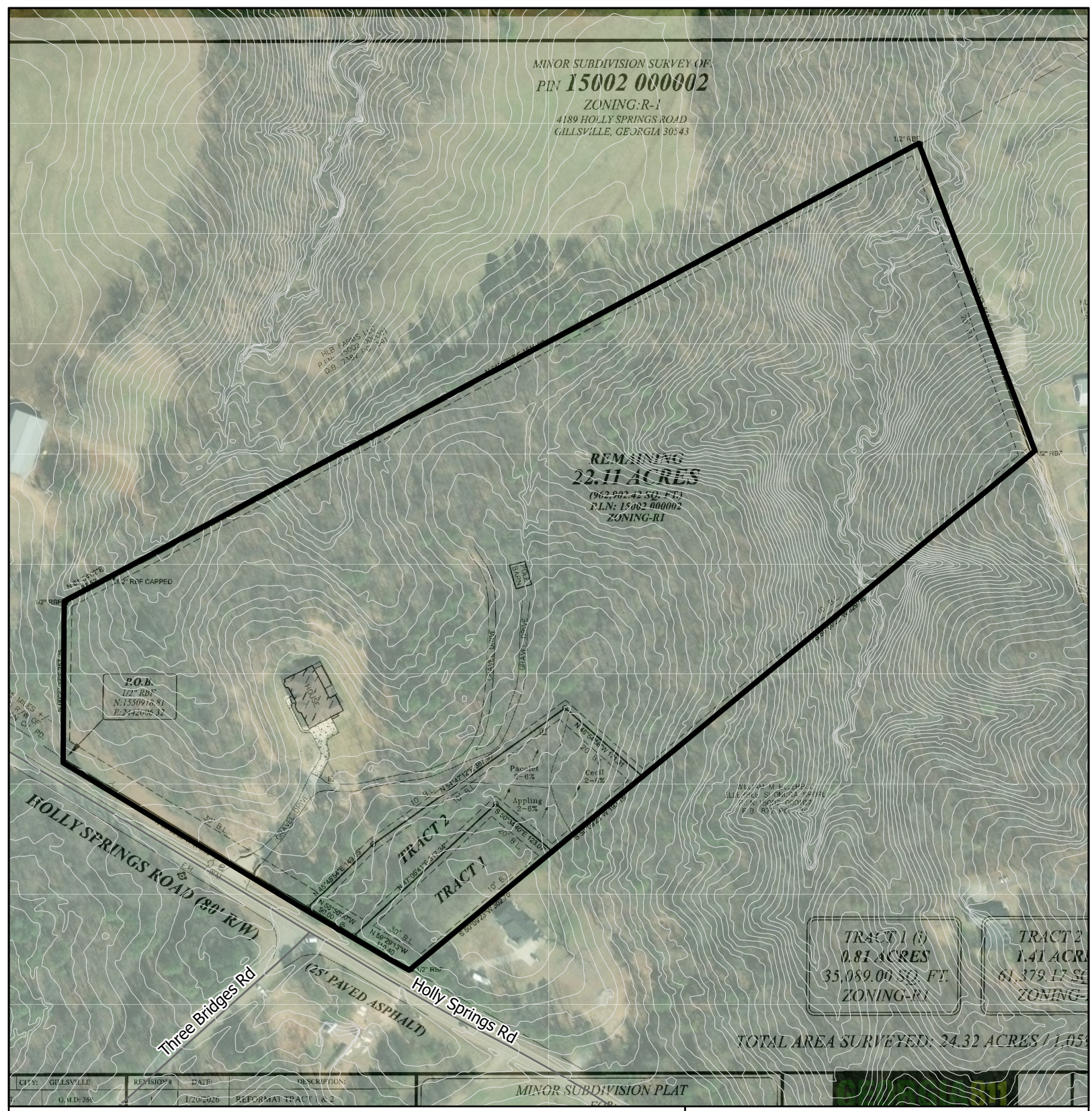
- Private of Other System
- Waterline
- Subject Area
- City Limits

Applicant: Edgar & Paola Torres
Tax Parcel #: 15002 000002
Location: 4189 Holly Springs Road
Commission District 3

Utilities Map

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

Date Prepared:
2/20/2026



Subject Area

Applicant: Edgar & Paola Torres
Tax Parcel #: 15002 000002
Location: 4189 Holly Springs Road
Commission District 3

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026

Outlook

Re: Edgar Torres

From Brittany Passmore (Planning) <bawalker@hallcounty.org>
Date Wed 2/4/2026 5:13 PM
To Nick Swafford <NSwafford@gainesvillega.gov>

Awesome, thank you!

Brittany Passmore
Planner
Hall County Government
O: 770-297-5543
bpassmore@hallcounty.org
Please note, as of January 20, Community Development and Infrastructure departments, including Planning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

HALL COUNTY
GEORGIA
We have it all in Hall

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

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Wednesday, February 4, 2026 4:54 PM
To: Brittany Passmore (Planning) <bawalker@hallcounty.org>
Subject: RE: Edgar Torres

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.

Gotcha, he failed to mention that part. Yes, I'm fine with two additional meters.

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | 770.538.2452
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Brittany Passmore (Planning) <bawalker@hallcounty.org>
Sent: Wednesday, February 4, 2026 4:52 PM
To: Nick Swafford <NSwafford@gainesvillega.gov>
Subject: [EXTERNAL] Re: Edgar Torres

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

Nick,

Thank you for confirming. He is proposing a total of 3 lots. One has the existing residence. Are you good with 2 additional meters total?

Regards,

Brittany Passmore
Planner
Hall County Government
O: 770-297-5543
bpassmore@hallcounty.org
Please note, as of January 20, Community Development and Infrastructure departments, including Planning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

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

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

From: Nick Swafford <NSwafford@gainesvillega.gov>
Sent: Wednesday, February 4, 2026 4:42 PM
To: Brittany Passmore (Planning) <bawalker@hallcounty.org>
Subject: Edgar Torres

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

Hi Brittany,

I spoke with Mr. Torres and he stated he was asked to provide confirmation of water service for an future tract of land subdivided from 4189 Holly Springs Road. I can confirm there is water available on Holly Springs to allow a new meter to be installed for his proposed home. Please let me know if you need anything further.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | **770.538.2452**
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

November 19, 2025

Edgar Torres
4189 Holly Springs Road
Gillsville, Georgia 30543
[redacted]

Subject: **Level 3 Soil Report**
Parcel ID: 15002 000002
4189 Holly Springs Road
Gillsville, Hall County, Georgia 30543

Dear Mr. Torres,

Mill Creek Environmental (MCE) is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.

A soil survey was conducted at the subject property on September 12, 2025. MCE returned to the property to conduct an additional soil survey on October 7, 2025. The soils were classified as belonging to the Appling, Pacolet, and Cecil Soil Series. The Appling, Pacolet and Cecil Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions, or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,
Mill Creek Environmental

Dustin Reliford
Project Biologist

Roger White, PG
Senior Project Manager

4055 Highway 53 East • Dawsonville, GA 30534
706-579-1607 PHONE • 1-706-265-4916 FAX • www.millcreekenvironmental.com

LEVEL 3 SOIL REPORT

COUNTY: Hall **DATE:** September 12, 2025 & October 07, 2025
CONTACT: Edgar Torres
SITE LOCATION ADDRESS: Parcel ID: 15002 000002; 4189 Holly Springs Road, Gillsville, Georgia 30543
PHONE NUMBER: [redacted]
SCALE: 1"= 100'

SOIL PROPERTIES

SOIL SERIES [2] *(SEE SUITABILITY CODES)*	SLOPE [1] *(RANGES OF SOIL TYPE)*	BEDROCK/ REFUSAL LAYER [1] *(INCHES BGS)*	DEPTH TO [1] SEASONAL HIGH H_2O TABLE *(INCHES BGS)*	ABSORPTION RATE [3][4] AT RECOMMENDED TRENCH DEPTH *(MIN/INCH)*	RECOMMENDED [1][3] TRENCH DEPTH *(INCHES BGS)*	SUITABILITY [4] CODE
	(Verified)	*(Verified)*	*(Verified)*	*(Predicted)*	*(Verified)*	
Appling Soil Series	2-6%	>72	>72	55	26-38	*A*
Pacolet Soil Series	2-6%	>72	>72	55	26-38	*A*
Cecil Soil Series	2-6%	>72	>72	55	26-38	*A*

1 Based on field observations.
2 Based on USDA NRCS descriptions.
3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
4 Based on Soil Classifier interpretation of site conditions and soil classification.
5 BGS = Below Ground Surface

COUNTY: Hall **DATE:** September 12, 2025 & October 07, 2025
CONTACT: Edgar Torres
SITE LOCATION ADDRESS: Parcel ID: 15002 000002; 4189 Holly Springs Road, Gillsville, Georgia 30543
PHONE NUMBER: [redacted]
SCALE: 1"= 100'

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

SUITABILITY CODE A: THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

Miscellaneous Notes:
All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental does not issue permits for, install, maintain, or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier: _____

ROGER L. WHITE
No. 933
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST

Roger White, PG
Georgia Professional Geologist # 933

Roger White, PG
DPH Certified Soil Classifier
Georgia Professional Geologist #933

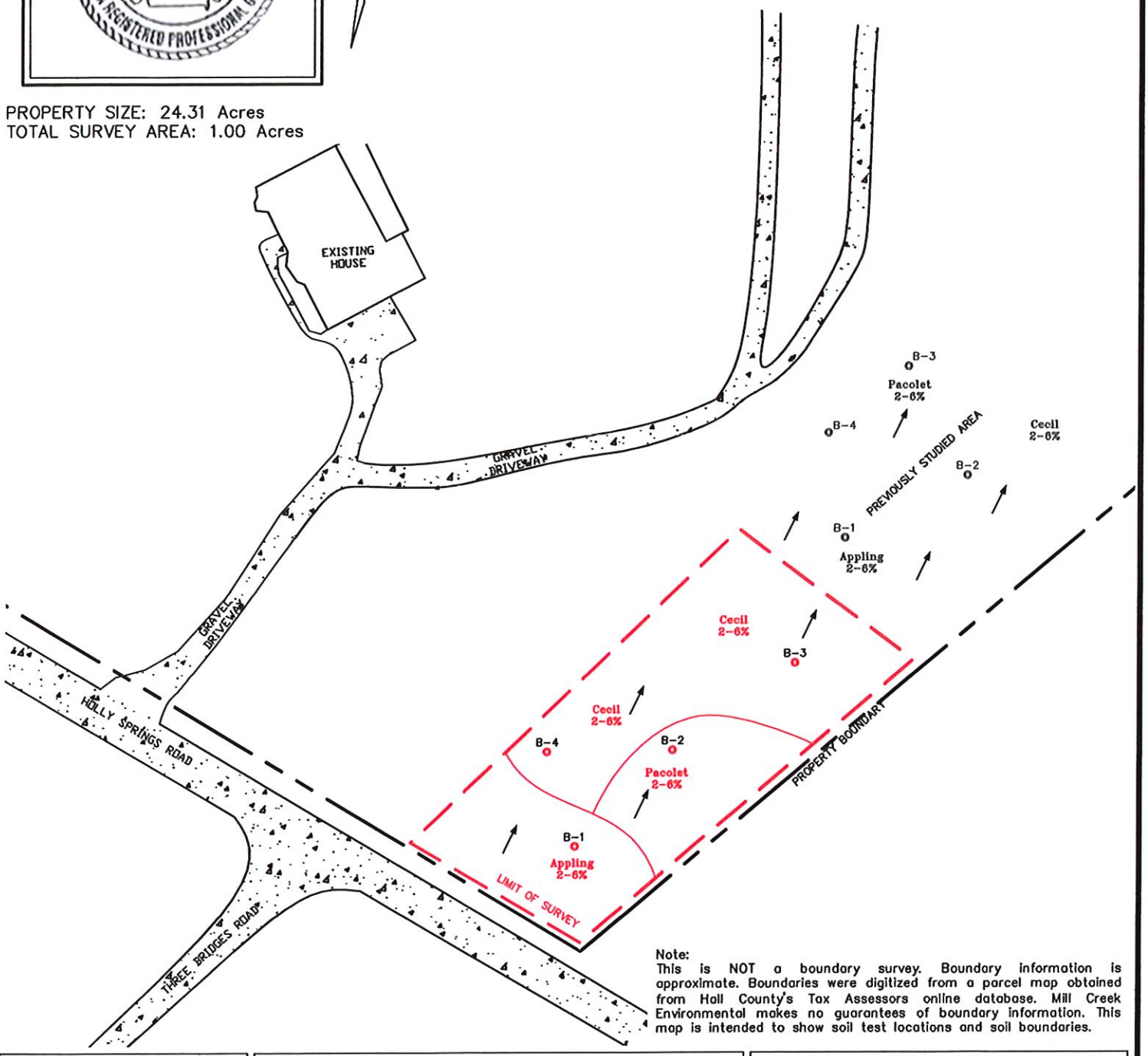
ROGER L. WHITE
No. 933
GEORGIA REGISTERED PROFESSIONAL GEOLOGIST

GRAPHIC SCALE
0 100 200
(IN FEET)

N

LEGEND
B-1 SOIL BORING
DIRECTION OF SLOPE
SOIL BOUNDARY
LIMIT OF SOIL SURVEY
PROPERTY BOUNDARY

PROPERTY SIZE: 24.31 Acres
TOTAL SURVEY AREA: 1.00 Acres



Note:
This is NOT a boundary survey. Boundary information is approximate. Boundaries were digitized from a parcel map obtained from Hall County's Tax Assessors online database. Mill Creek Environmental makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.

MILL CREEK ENVIRONMENTAL

LEVEL 3 SOIL SURVEY

Edgar Torres
Parcel ID: 15002 000002
4189 Holly Springs Road
Gillsville, Hall County, GA 30543
SA-25483-2 10/07/2025

MILL CREEK
ENVIRONMENTAL
4055 Highway 53 East
Dawsonville, Georgia 30534
706-579-1607

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	**CONTACT NAME:** Jenia Lucas
PointeNorth Insurance Group, LLC	**PHONE (A/C, No, Ext):** (770) 858-7540 **FAX (A/C, No):** (770) 858-7545
PO Box 724728	**E-MAIL ADDRESS:** jenia.lucas@pninsurance.com
Atlanta GA 31139	
INSURED	**INSURER(S) AFFORDING COVERAGE** / **NAIC #**
Mill Creek Environmental Services, LLC	**INSURER A:** Nautilus Insurance Company — 17370
4055 Highway 53 E	**INSURER B:** Central Mutual — 20230
Dawsonville GA 30534	**INSURER C:** Accident Fund Insurance Company of America — 10166
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 25/26 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] GL- Pollution Liability [X] GL- Professional Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			ECP2045908-10	01/26/2025	01/26/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Professional/Pollution	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			8931815-10	01/26/2025	01/26/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) GL-Hired Nonowned	$ 2,000,000 $ $ $ $ 2,000,000
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			8931814 10 (Auto/WC only)	01/26/2025	01/26/2026	EACH OCCURRENCE AGGREGATE 	$ 1,000,000 $ 1,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		AF WCP100122151 01	01/26/2025	01/26/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FOR INFORMATIONAL PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

William H Shealy

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 2/25/2026 1:11 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Thursday March 26,

4189 Holly Springs Road | Special use | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Edgar Torres **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/13/26 (Date) **for** Edgar Torres (Name application filed as).

Signature Edgar Torres
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: EDGAR & PAOLA TORRES
REQUEST: SPECIAL USE FOR A MINOR SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 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 Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 115/2026

SUBJECT: **2567 Athens Highway | Special Use |** to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 **| Proposed use: Vehicle Repair, Major |** Commission District 3 **| Gerardo Vargas, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

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 4, 2026, and the project narrative dated January 16, 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. All repair activity must occur within a building or within a screened area behind the primary building.
4. Any future development or modifications shall be subject to the standards of the Gateway Corridor Overlay District. No variances are granted from these standards, other than those shown on the submitted site plan.
5. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 337 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major |** Commission District 3 **| Gerardo Vargas, 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
Deed
Environmental Health Comment
GDOT Comment
Public Works Comments
Fire Comment
Notice Sign
GDOT Concept Review

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Gerardo Vargas

Request ..... **Special Use** | Vehicle Repair, Major

Proposed Use ..... Vehicle Repair, Major

Size ..... 4.17± acres

Zoning ..... Light Industrial (I-1)

Location ..... **2567 Athens Highway |** Tax Parcel 15023 000022

Commission District ..... Three

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use aligns with the intent of the zoning district, future land use designation, and is compatible with surrounding commercial and residential land uses.

Record Number(s) HZCU26-0004

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 4, 2026, and the project narrative dated January 16, 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. All repair activity must occur within a building or within a screened area behind the primary building.
4. Any future development or modifications shall be subject to the standards of the Gateway Corridor Overlay District. No variances are granted from these standards, other than those shown on the submitted site plan.
5. All conditions of zoning shall be made part of any plats created for the property.

Summary Analysis

The applicant is requesting approval of a Special Use to allow Vehicle Repair, Major, specifically auto body and automotive repair, on a 4.17± acre tract zoned Light Industrial (I-1) within the Gateway Corridor Overlay District (GCOD).

According to Tax Assessor records, the property is currently developed with the following structures:

- 15,396 square foot warehouse building constructed in 1969.
- 2,616 square foot office building constructed in 1979.
- 3,460 square foot shop building built in 1969
- 4,750 square foot pole shed constructed in 1970.

The property was rezoned from Agricultural Residential III (AR-III) and Agricultural Residential IV (AR-IV) to Light Industrial (I-1) on July 30, 2000, (ZON2000-00007) to allow a general contracting business subject to the following condition:

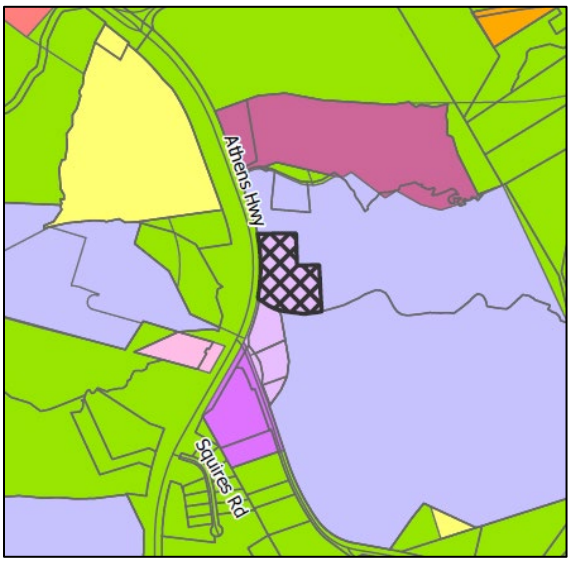
1. The following uses are prohibited: Adult entertainment, hotels, junkyards and service stations.

Previous businesses at this location include:

- Busker Communications (HBUS-001824): 8/20/2008 - present
  - Technology design and installation provider
- M&M Ventures (BUS-0025933): 4/01/2006 - 1/2/2008
  - Property management
- All Points Logistics, Inc. (BUS-0022458): 8/01/2002 - 2006
  - Warehousing, distribution & transportation

The surrounding properties are zoned and developed as follows:

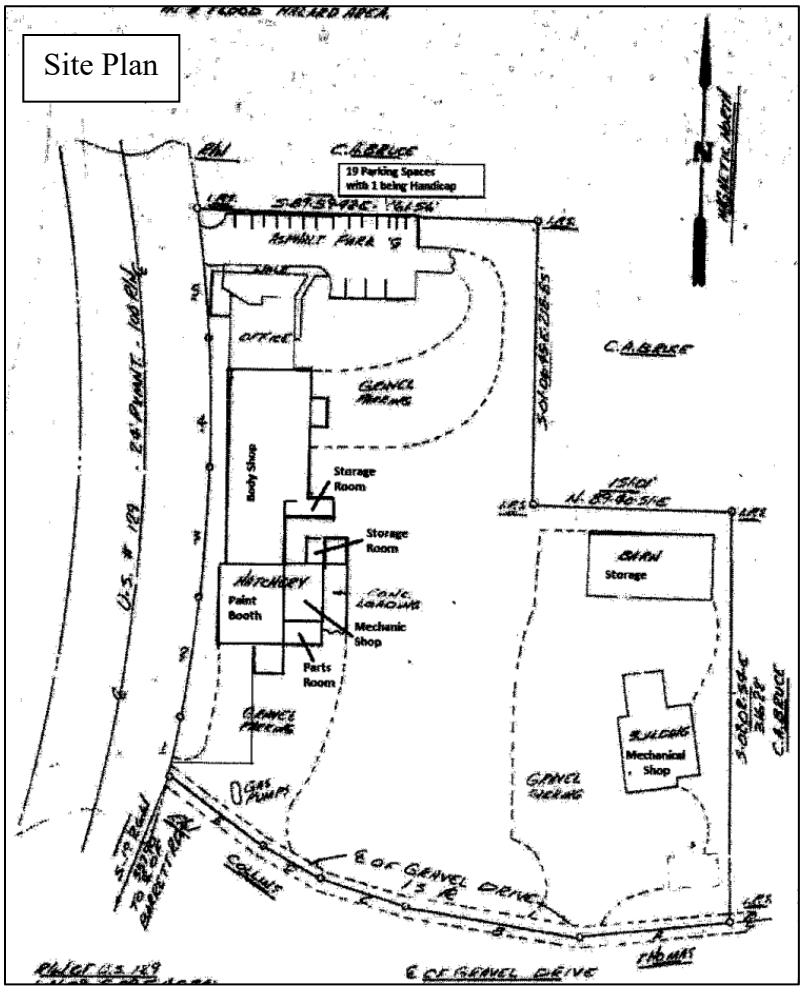
North: Planned Industrial Development (PID): Undeveloped
East: Planned Industrial Development (PID): Undeveloped
South: Planned Industrial Development (PID): Undeveloped & Light Industrial (I-1): Former wrecker service
West: Agricultural Residential (AR-1): Undeveloped



Per the submitted narrative, the applicant proposes to operate an auto body and automotive repair business. The stated hours of operation are Monday through Friday from 8:00 a.m. to 7:00 p.m., and Saturday from 9:00 a.m. to 4:00 p.m. All repair activities will be conducted within the building. Vehicles that have been repaired, as well as those awaiting service may be stored behind the building.

Per the submitted site plan, the primary site entrance is located at the north end of the property. Employee and customer parking is located on the north side of the building on a paved surface. A secondary access point is located at the south end of the property, providing access to the buildings at the rear of the property. The southern access drive and the parking area to the rear of the main building are surfaced with gravel.

Water service is provided by the City of Gainesville. Sanitary sewer services are provided by an on-site septic system.



The development standards for the project are identified in the table below and compared to the GCOD requirements (Section 6.2). Note that Section 6.2.3.C of the UDC provides exceptions to GCOD compliance. Specifically, the provisions of Section 6.2.3.C.3 do not apply to "rezonings and developments that were approved by the Board of Commissioners prior to March 22, 2007, except for those approvals with specific reference to the GCOD."

GCOD Analysis

Standard	Proposed Work	Required/Note	Compliance
6.2.5.A.– Transitional buffers	No buffers proposed	Transitional buffers are not required, there are no adjacent residential properties.	Complies
6.2.5.B.1 & 2 – Additional Landscape and Screening	Landscape improvements along the road frontage	10 foot frontage landscape strip – not required by 6.2.3.C.3	Complies
6.2.5.C.1 – Parking Lot Design - Required # of Parking Spaces as required by Section 8.1	Parking spaces are provided in multiple areas.	Square footage of various uses within the building not provided.	Unknown. Shall comply with standards; ample room to meet requirement.
6.2.5.C.2 – All parking must be paved with asphalt, concrete or pervious materials and located to the side or rear of the principal building.	Employee and customer parking is located on the north side of the building on a paved surface. Existing gravel parking and drive aisles to remain on the east and south sides of the building.	All parking areas must be paved with asphalt, concrete or pervious materials.	Exempt from current standards as no addition or change to more than 75% of the floor area of the existing permitted structure is proposed (Sec. 6.2.3.C.2)
6.2.5.D – Outdoor lighting	Not specified	All outdoor lighting must be the semi-cutoff type.	Shall comply
6.2.6 - Architectural Standards	No changes to existing buildings proposed		Any future improvements to the buildings shall comply with GCOD standards.
6.2.7 – Signs	Wall and monument sign to comply with UDC		Shall comply

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan future land use designation of "Employment or Business Nodes and Corridors"

Employment: 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.

Business: Many of the county's major roadways have strong connections to infrastructure, employment, and housing, making them desirable for larger scale commercial development. New

development along these major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site designs should use the Quality Development Principals

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use is suitable in view of the use and development of adjacent and nearby properties as the use is permitted within the Light Industrial zoning district subject to the standards of the Gateway Corridor Overlay District**

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 as the properties to the north, east and south are also zoned for industrial 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, vehicle repair, major requires Special Use approval by the Board of Commissioners as the property is located within the Gateway Corridor Overlay District (GCOD).**

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 use is consistent with the Business or Employment Nodes & Corridors future land use designation, the Light Industrial zoning district and industrial nature of the surrounding properties.**

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, as other light industrial uses have occupied the property.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with three commercial buildings, constructed in 1969 & 1979.**

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 that would support grounds for disapproval.**

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 February 18, 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 February 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed"

Hall County Public Works and Utilities
In a memorandum from dated February 26, 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:
An access permit from G-DOT will be required before an LDP is issued.

Utilities:
Hall County/Gainesville First come first served area
No sewer in vicinity
Pond Fork future phase in long term plan. (Developer funded)

Hall County Fire Marshal
In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated:

1. "International Fire Code Section 102.3- A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the International Fire Code, International Building Code, and NFPA 101 Life Safety. If approved alterations, additions, changes to the structure and floor plan will require plans to be completed by a registered design professional and submitted for review and approval by the Hall County Fire Marshal's Office before permits for construction are issued. One area in particular that will require permitting is the paint booth which will have to meet all the applicable International Fire Code requirements of section 2404.3.3 Spray Booths."

2. "International Fire Code Section 105.3.3 Occupancy Prohibited Before Approval – If approved the building shall not be occupied prior to the fire code official conducting associated inspections indicating the applicable provisions of the fire code have been met."

Hall County Business License
In an email dated March 6, 2026, Brandi Smith, Business License Director, stated "This location will need a business license."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Gerardo Vargas
5016 Arthur Ave
Oakwood, GA 30566

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

Busker Enterprises, LLC
3395 White Sulphur Rd
Gainesville, GA 30501

Phone 770-417-1604

Email Address

Proposed Use Collision Center

Contact Person (Name & Mailing Address)

Same

Phone

Email Address

Status of Applicant

- ☐ Owner
- ☑ Option to Purchase
- ☐ Area Resident
- ☐ Other

Requested Action

Type of Request:
☐ SU ☑ CUP

Fee:$

Receipt #:

Check #:

Zoning: LI

Acreage 4.17

Tax Parcel Number 15-0[illegible]23-00022

Location Address 2567 Athens Hwy. Gainesville, GA 30507

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

Print Gerardo Vargas Date:

Sign Gerardo Vargas Date: 11-15-26

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Busker Enterprises, LLC

Address 2547 Athens Hwy
Gainesville, GA 30507

Phone Number 770-417-1604

Name of applicant(s) Gerardo Vargas Naranjo

Address 5016 Arthur Ave
Oakwood, GA 30566

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Personally appeared before me
Bobby Busker

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

Diana Lynn Kern
Notary Public

12-18-2025
Date

Diana Lynn Kern
NOTARY PUBLIC
WHITE COUNTY, GEORGIA
My Commission Expires 05/28/2029

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: P.O BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not__X_

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 1/16/26

Applicant's/Owner's Name (Printed): Bobby Busker

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Gerardo Vargas **Date:** 1-15-26

Applicant's/Owner's Name (Printed): Gerardo Vargas

RECEIVED
January 16, 2026
Planning & Zoning Department

Narrative Report
Request for Conditional Use
Hall County, Georgia

Gerardo Vargas (the "applicant") respectfully submits this narrative report to the Hall County Board of Commissioners in support of an application for a conditional use approval. This application and proposed use are located on U.S. 129 also known as Athens Hwy. Parcel 15-00023-00-022 and is currently zoned LI. The proposed use of this property is automobile body repair and mechanical shop.

The subject property is located at 2567 Athens Hwy. Gainesville, Georgia 30507. Our operating hours will be Monday – Friday 8:00am – 7:00pm and Saturdays 9:00am – 4pm. The property comprises approximately 4.17 acres. There are existing parking spaces in front of the building for customers and employees as well as on the side of the building. There are also ample spaces in the back of the building for repaired vehicles and vehicles waiting for repair. Most vehicles will be kept inside the building however some may be stored outside. The existing buildings screen the area where vehicles will be stored.

Appropriate measures will be taken to comply with all county regulations, including landscaping, parking, signage, and operational standards. The applicant is committed to working with Hall County staff to ensure full compliance and to address any concerns raised during the review process.

- **Utilities:** Adequate infrastructure exists to support the proposed use, including water, septic tank, and electricity.
- **Environmental:** The project will comply with all environmental regulations, including stormwater management, erosion control, and preservation of natural features where feasible.
- **Signage:** Our plans are to have signage that will be tastefully placed (on the building) to ensure visibility for customers.
  Regarding roadside signage, the applicant proposes to defer the installation of any freestanding signs along U.S. 129/Athens Hwy until further consultation with county officials has taken place.
- **Changing Conditions:** The area surrounding the subject property has experienced significant changes, including new developments, infrastructure improvements,

and shifts in population density, which warrant reconsideration for a conditional use request.

- **Landscaping:** All landscaping will comply with the frontage landscaping requirements of the GCOD. Landscaping along the Athens Highway frontage will be maintained in accordance with applicable regulations. Supplemental decorative landscaping will be installed along the front of the building and prominent corners of the site to enhance the overall visual character of the property.
- **Variance:** Requests to the GCOD standards requiring asphalt surfaces. Customer parking is paved and request remainder of driveways to remain gravel.

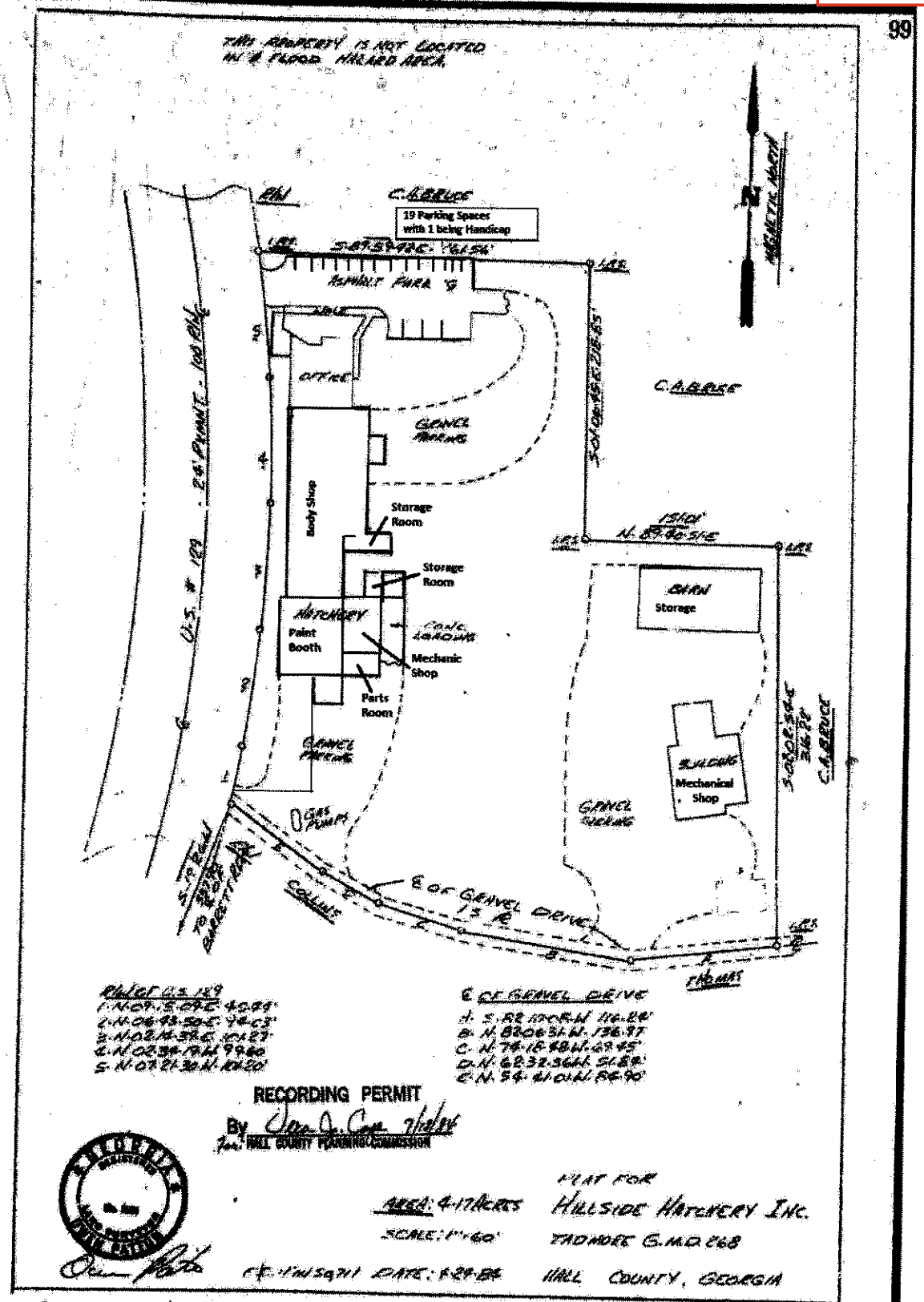
The applicant respectfully requests approval of this application and is prepared to provide any additional information needed during the review process.

For further information or questions regarding this application, please contact Gerardo Vargas at (678)989-7468.

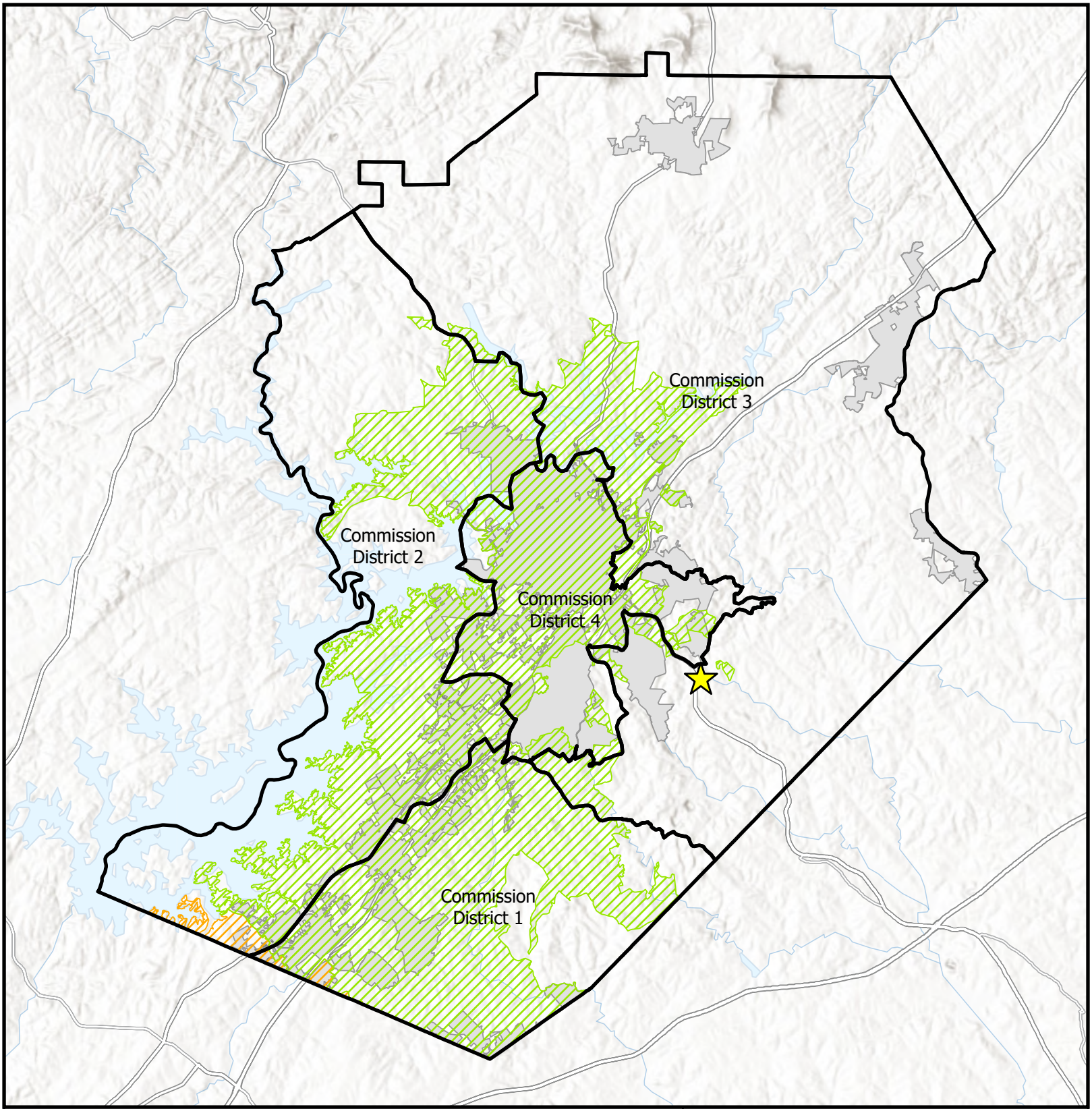
Sincerely,

Gerardo Vargas
CEO
Bulldawg Collision

RECEIVED
February 4, 2026
Planning & Zoning Department



Recorded July 18, 1984 M. Dudley Dalton, Clerk



Subject Area Location
Subject Area
Commision Districts
City Limits

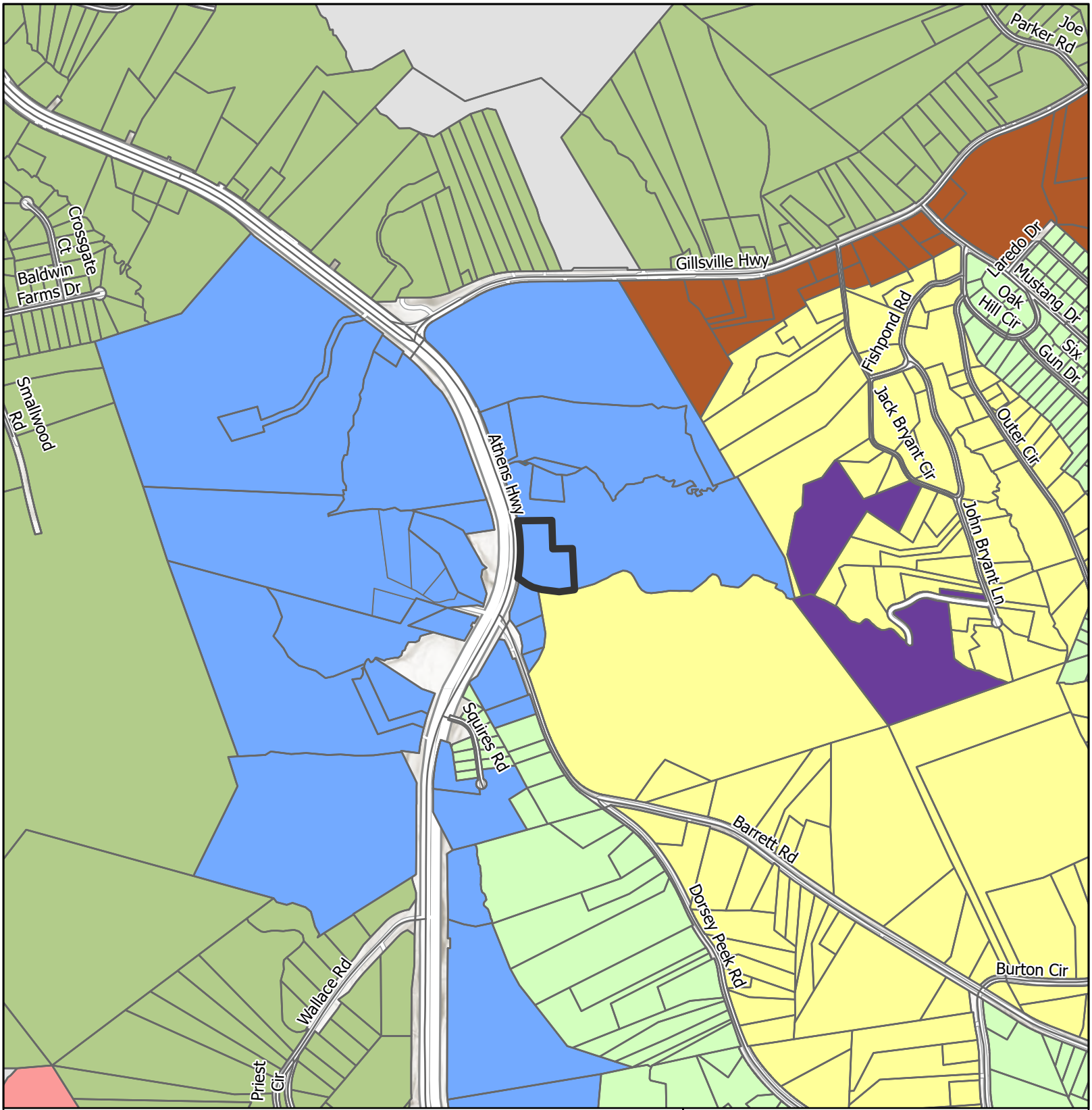
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Gerardo Vargas
Tax Parcel #: 15023 000022
Location: 2567 Athens Highway
Commission District 3

Overview Map

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

Date Prepared:
2/20/2026



Subject Area
City Limits

Future Land Use Zones

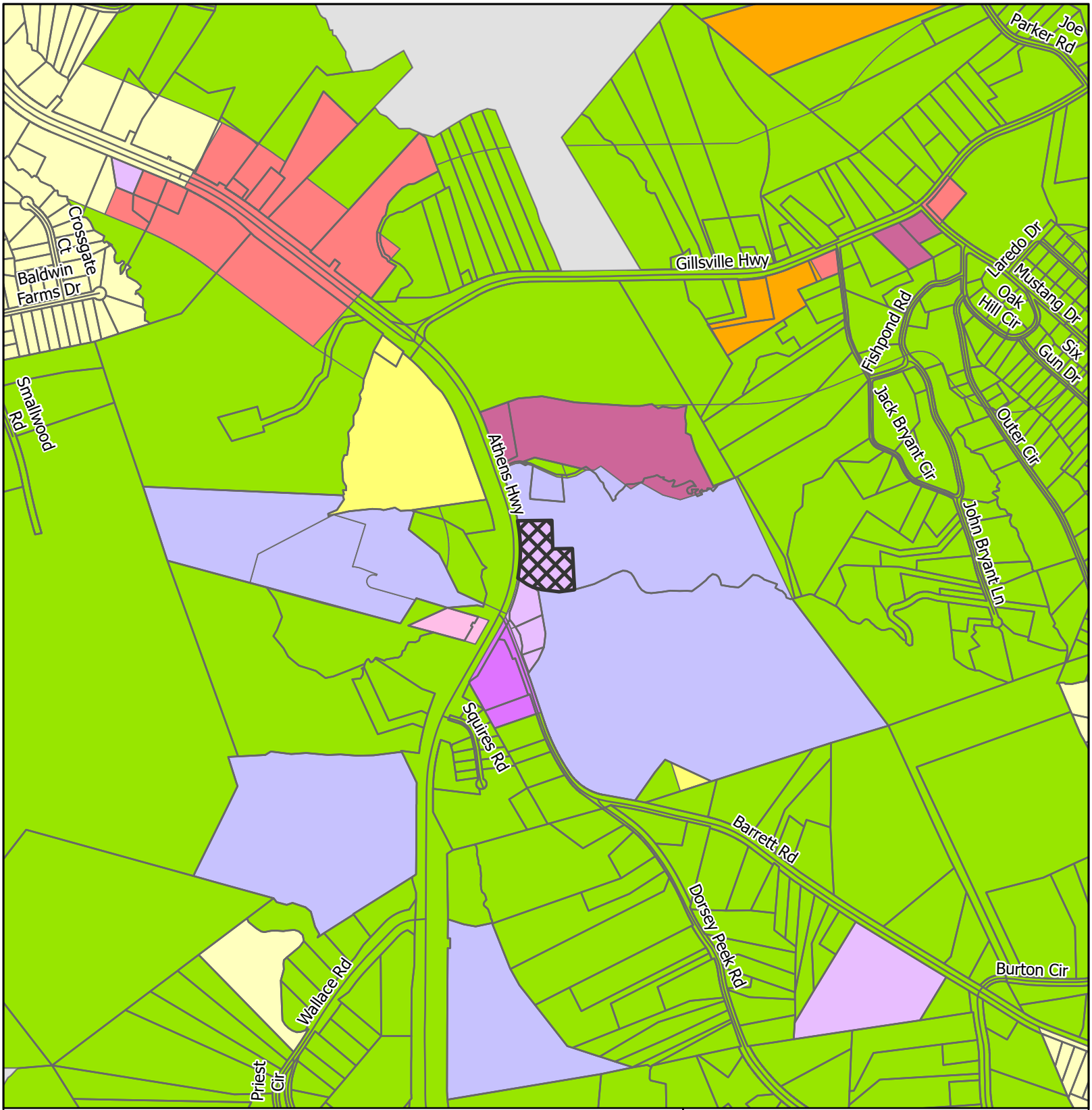
- Employment
- Employment or Business Corridors
- Greenspace - Parks
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Gerardo Vargas
Tax Parcel #: 15023 000022
Location: 2567 Athens Highway
Commission District 3

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

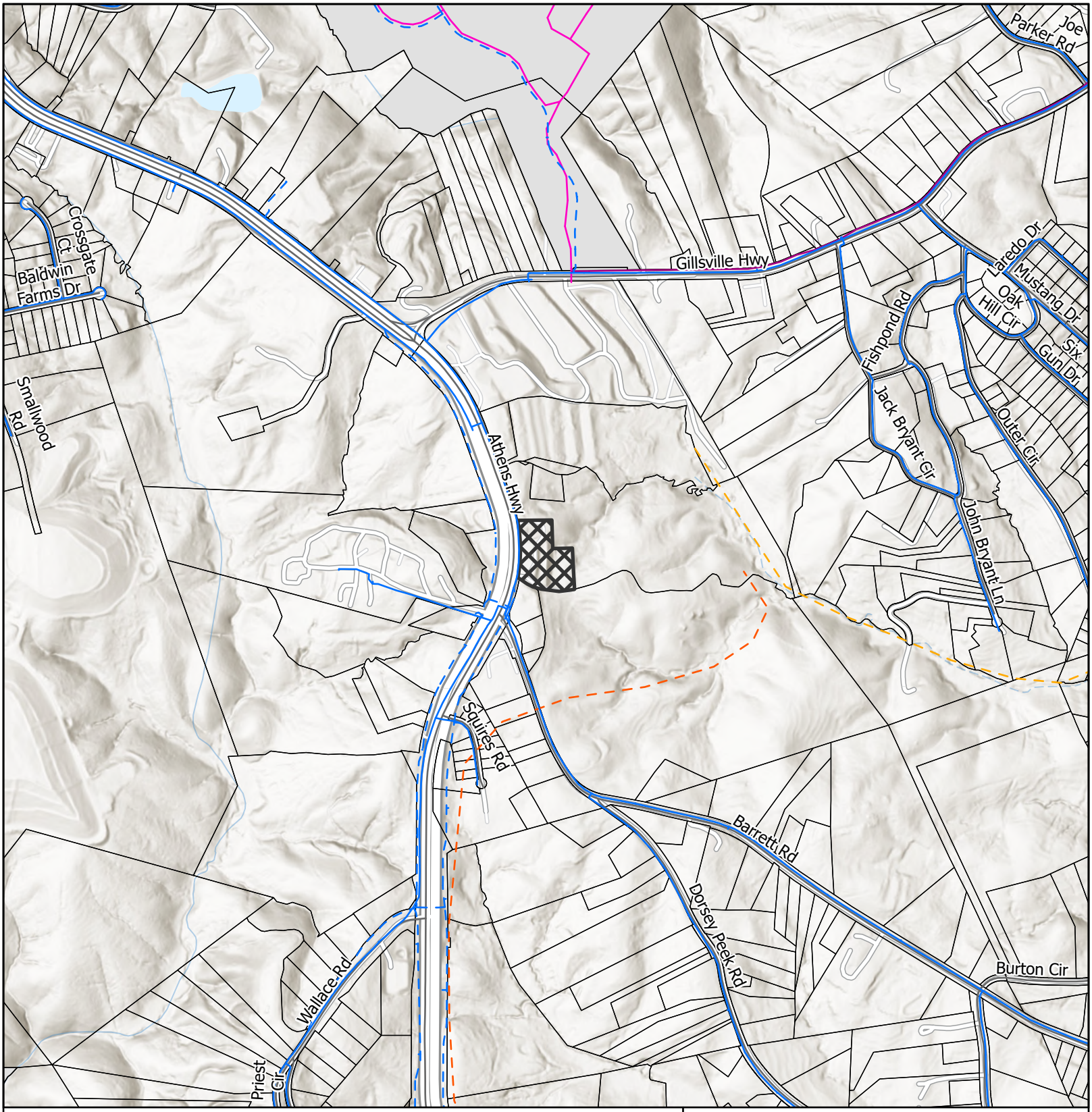
Zoning
- AR-1
- H-B
- I-1
- I-2
- O-I
- PCD
- PID
- PRD
- PUD
- R-1
- S-S

Applicant: Gerardo Vargas
Tax Parcel #: 15023 000022
Location: 2567 Athens Highway
Commission District 3

Zoning Map

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

Date Prepared:
2/20/2026



LAYER

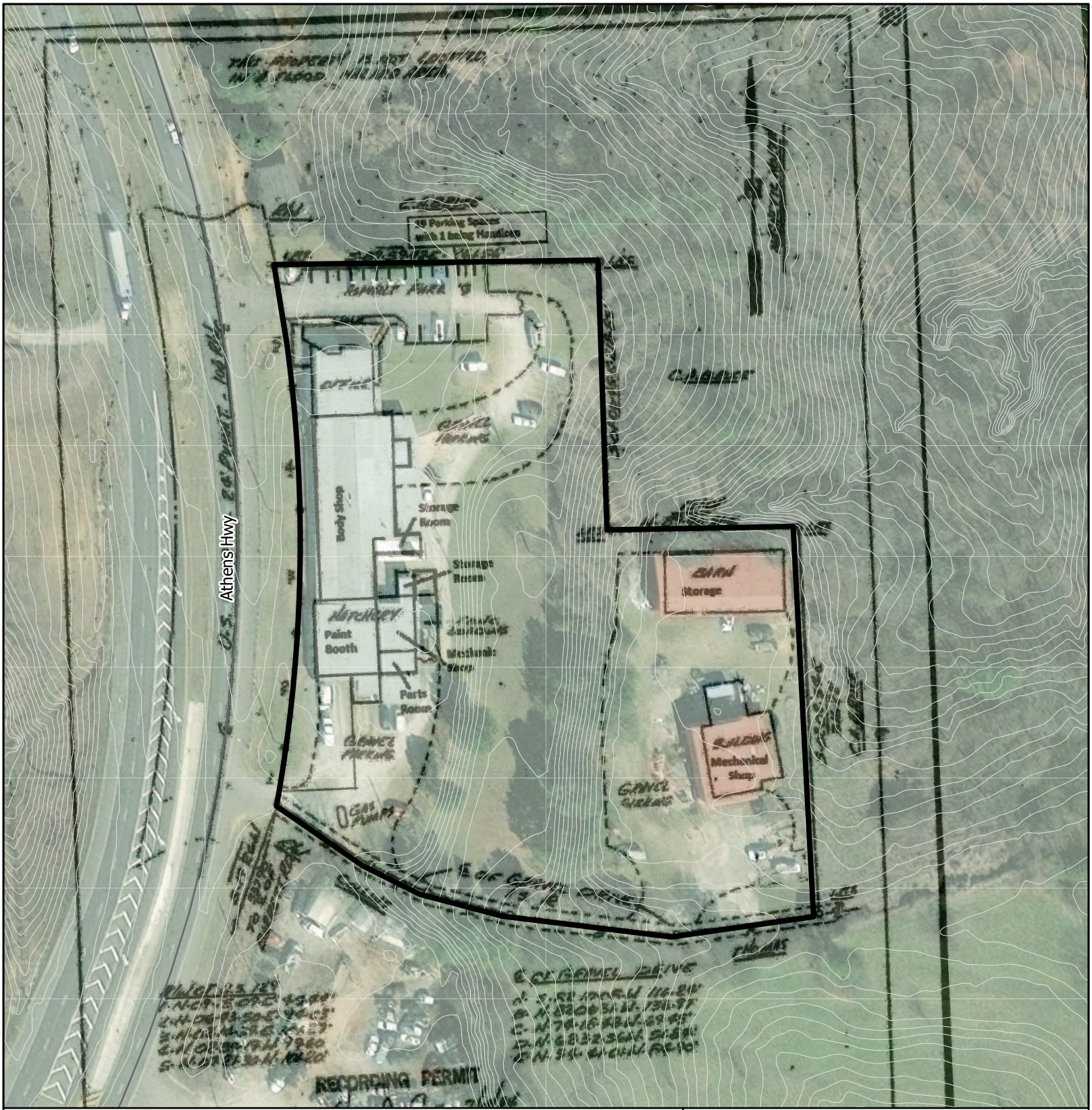
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- County Proposed Sewerline
- County Propsed Forcemain
- Subject Area
- City Limits

Applicant: Gerardo Vargas
Tax Parcel #: 15023 000022
Location: 2567 Athens Highway
Commission District 3

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Gerardo Vargas
Tax Parcel #: 15023 000022
Location: 2567 Athens Highway
Commission District 3

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026

06401
00181

000181

After Recording Return To:
FAVE
BUCKLEY KING, L.P.A.
2160 Morningside Drive, Suite 200
Buford, GA 30518

File No.: BUF08-0111

022205

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 6401
AND RECORDED IN BOOK
PAGE (S) 181-182 THIS 22
DAY OF Aug 20 08 AT 12:06 pm
DWIGHT S. WOOD, CLERK BY SB

For Official Use By Clerk's Office Only

STATE OF GEORGIA)
COUNTY OF HALL)

WARRANTY DEED

THIS INDENTURE, made this 20th day of August, 2008, between

M & M Business Ventures, Inc., a Georgia corporation

of the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and

Busker Enterprises, LLC, a Georgia limited liability company

of the State of GEORGIA, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT: Grantor, for and in consideration of the sum of TEN DOLLARS ($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, 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, to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
Commission Expires:

M. L. TRIPP
NOTARY PUBLIC
Hall County, Georgia
My Commission Expires
January 5 2011

M & M Business Ventures, Inc., a Georgia corporation

BY:
C. Sam McGee
President

ATTEST:
Deborah J. McGee
Secretary

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 750.00
Date 8-22-08
DWIGHT S. WOOD
Clerk Superior Court
By SB
69 2008 005093

000182

EXHIBIT "A"

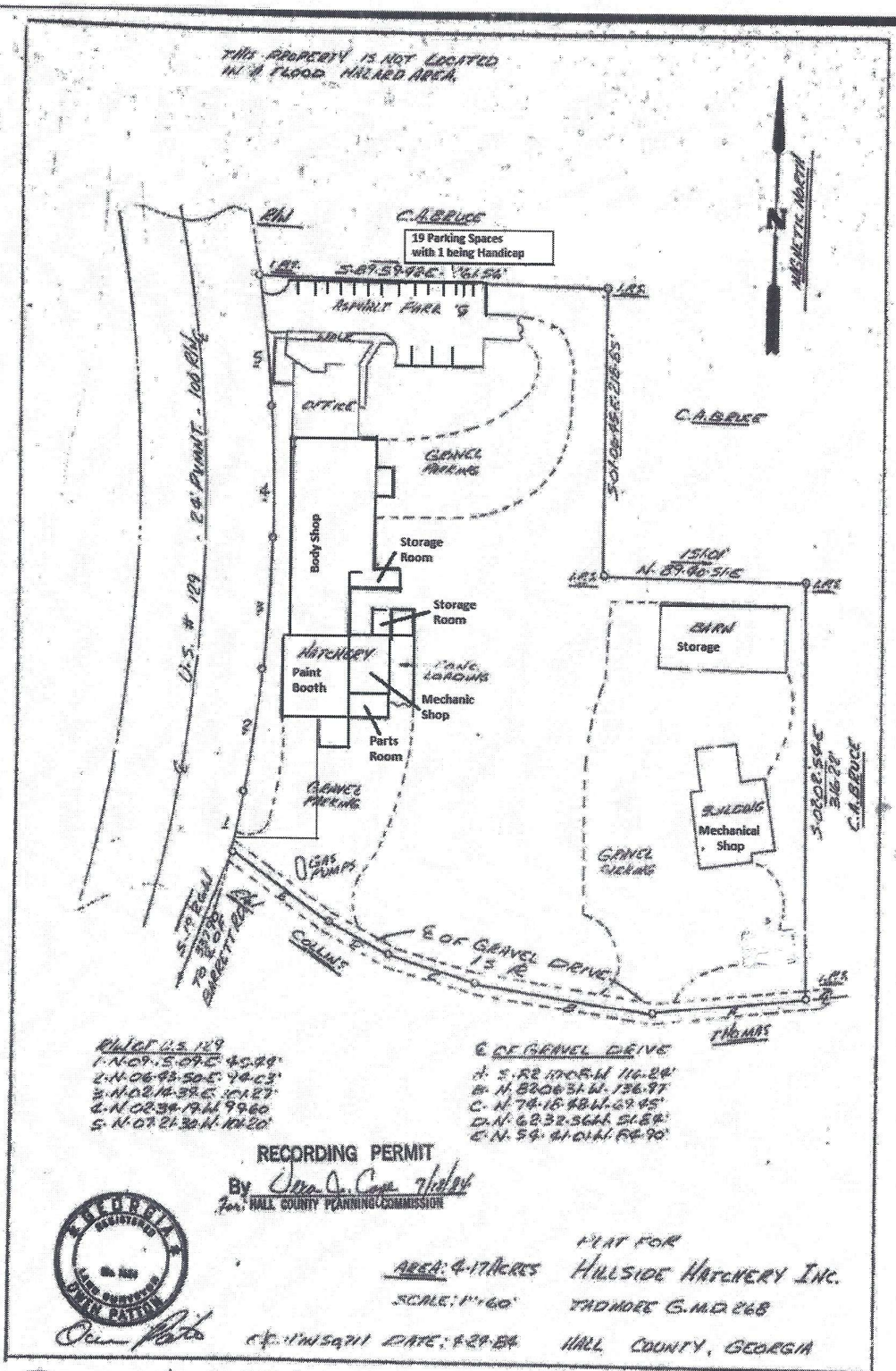
Legal Description

File Number: BUF08-0111

All that tract or parcel of land lying and being in the Tadmore District, GMD 268, Hall County, Georgia, being all that property shown on a survey for "Mar-Jac Farms, Inc." dated July 3, 1996, prepared by Patton-Patton, Inc., Georgia Registered Land Surveyors, being shown to contain 4.17 acres according to said survey and being more fully described as follows:

BEGINNING at an iron pin located on the eastern right of way of U.S. Highway #129, (a/k/a Athens Highway) having a 100 foot right of way, said iron pin being located North 28 degrees 12 minutes 45 seconds East 305.05 feet from the centerline intersection of U.S. Highway #129 and Barrett Road; thence from said beginning iron pin running along the eastern right of way of U.S. Highway #129 the following courses and distances: North 09 degrees 15 minutes 09 seconds East 45.44 feet; North 06 degrees 43 minutes 50 seconds East 94.03 feet: North 02 degrees 14 minutes 39 seconds East 101.27 feet; North 02 degrees 34 minutes 19 seconds West 99.60 feet; North 07 degrees 21 minutes 30 seconds West 101.20 feet to a crimped top pin found; thence leaving said right of way and running South 89 degrees 59 minutes 42 seconds East 261.56 feet to crimped top pin found; thence running South 01 degree 06 minutes 45 seconds East 218.85 feet to a crimped top pin found; thence running North 89 degrees 40 minutes 51 seconds East 151.01 feet to a rebar pin found; thence running South 02 degrees 03 minutes 33 seconds East 316.16 feet to a crimped top pin found being located in the centerline of a gravel drive; thence running along the centerline of the gravel drive the following courses and distances: South 82 degrees 08 minutes 26 seconds West 116.32 feet; North 82 degrees 06 minutes 31 seconds West 136.97 feet: North 74 degrees 18 minutes 48 seconds West 69.45 feet; North 62 degrees 32 minutes 56 seconds West 51.84 feet; North 54 degrees 41 minutes 01 seconds West 84.90 feet to the beginning iron pin.

This being the same property described in a Warranty Deed from Hillside Hatchery, Inc. to Hall Hatchery, dated July 20, 1984, recorded in Deed Book 847, pages 333-334, Hall County, Georgia Deed Records.



Recorded July 18, 1984 H. Dradey Watson, Clerk

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 2/25/2026 1:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Thursday, March 26
2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
Hall County Fire Marshal Comments:

1. **International Fire Code Section 102.3- A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of the International Fire Code, International Building Code, and NFPA 101 Life Safety. If approved alterations, additions, changes to the structure and floor plan will require plans to be completed by a registered design professional and submitted for review and approval by the Hall County Fire Marshal's Office before permits for construction are issued. One area in particular that will require permitting is the paint booth which will have to meet all the applicable International Fire Code requirements of section 2404.3.3 Spray Booths.**

2. **International Fire Code Section 105.3.3 Occupancy Prohibited Before Approval – If approved the building shall not be occupied prior to the fire code official conducting associated inspections indicating the applicable provisions of the fire code have been met.**

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

HALL COUNTY HIGHLANDS ISLANDS FIRE RESCUE

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than 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 11TH AND NO LATER THAN MARCH 1ST.

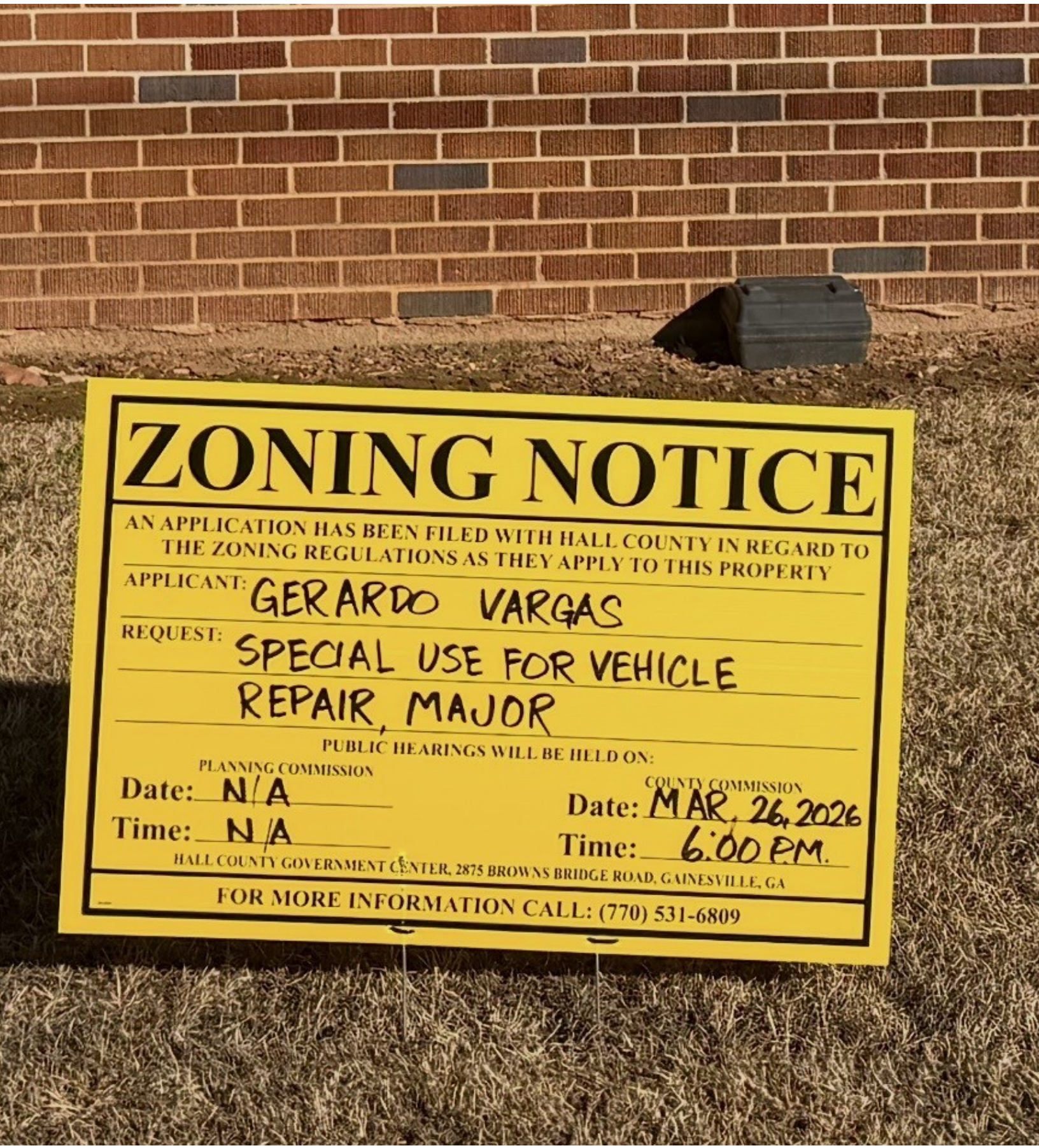
THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Hernando Vargas (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/16/26 (Date) **for** Vargas Capital Group (Name application filed as)

Signature Hernando Vargas (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: GERARDO VARGAS
REQUEST: SPECIAL USE FOR VEHICLE REPAIR, MAJOR
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: GERARDO VARGAS
REQUEST: SPECIAL USE FOR VEHICLE REPAIR, MAJOR
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR. 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Date: 3-11-26

Concept reviewed in general.
This review does not relieve the applicant of any responsibility for conformity with the Driveway and Encroachment Manual and DOT Standards and Details.

GDOT
Georgia Department of Transportation
District 1 Traffic Operations
By: CH

Due to stated low volume of 10-15 vehicles per day by the property owner.
Right turn lanes are not warranted based on volume.



Verify stopping sight distance and intersection sight distance

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 111/2026

SUBJECT: **3172 Heritage Crossing Drive | Conditional Use |** for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 **| Proposed use: Rural business |** Commission District 1 **| Donald W. Loose, Jr., applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

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 January 6, 2026, and the project narrative dated February 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No on-street parking related to the rural business shall be permitted.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3172 Heritage Crossing Drive | Conditional Use | for a rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 **| Proposed use: Rural business |** Commission District 1 **| Donald W. Loose, Jr., 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
Applications
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT
Public Works Comment
Fire Comment
Business License Comments
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Donald W. Loose, Jr.

Request ..... **Conditional Use**

Proposed Use ..... Rural Business

Size ..... 3.78± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3172 Heritage Crossing Drive** |Tax Parcel 15048B000009

Commission District ..... One

County Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the residential nature of the surrounding properties and meets all required use standards.

Record Number..... HZCU26-0002

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated January 6, 2026, and the project narrative dated February 18, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No on-street parking related to the rural business shall be permitted.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

<u>Summary Analysis</u>

The applicant is requesting approval of a Conditional Use for a rural business, specifically small engine repair, on a 3.78± acre tract zoned Agricultural Residential 1 (AR-1).

The subject property is currently developed with a single-family residence constructed in 1989 along with an 1,152 square foot detached garage built in 1992. Surrounding properties are zoned Agricultural Residential 1 (AR-1) and are developed with single-family residences with some vacant lots.



Per the submitted narrative, the applicant is requesting a Conditional Use approval for a rural business for repair and service of small engine power equipment such as lawnmowers, pressure washers, generators, and hand-held power equipment such as string trimmers, leaf blowers, and chainsaws. The applicant states that the business will be conducted in the detached 4-car garage of which 75% of the structure, or 3 of the 4 bays, will be utilized for the rural business. The 4th bay will serve as storage for the homeowner's personal belongings. The submitted narrative states that hours of operation will be Monday through Saturday from 8:00 a.m. to 6:00 p.m.

The submitted site plan shows the detached garage 60 feet from the nearest property line, in excess of the minimum standards. Several customer parking areas are identified.

UDC Section 7.8.9.E.2 - Rural Business Use Standards Comparison Table

STANDARD	PROPOSED	COMPLIANCE
a. Minimum lot size 1 acre	3.78± acres	Complies
b. Dwelling must be the primary use of the principal practitioner and the rural business may be valid only as long as the principal practitioner resides in the dwelling, is conducting the business and has a current business license.	Principal practitioner of the business resides in the residences.	Complies
c. Rural businesses may not exceed 1,000 square feet if in a structure or 1,000 square feet of land if outside a structure. Should the use require both inside and outside areas, the total area used may not exceed 1,200 square feet. When a rural business is conducted in the residence, it may not exceed 35 percent of the heated floor space or 1,200 square feet, whichever is less. The proposed size of the business must be specified at the time of application for a rural business.	Per the narrative: All repair activity will occur within the existing detached garage. No more than 1,000sf of the structure will be used for the small engine repair business. 75% of 1,152sf = 864sf	Complies
d. Any buildings or structures for the rural business must be located at least 50 feet from any property line.	Detached garage is 60 feet from nearest property line.	Complies
e. Any additions or alterations to the residence which will be used for the rural business must be of an architectural style in keeping with the primary structure. Any structure built to house the business must be located to the side or rear of the residence, or, if the structure is in front of the residence, must be at least 100 feet from the front property line. The structure must be readily and easily usable for customary agricultural and residential uses.	The existing detached garage is to the side and rear of the residence.	Complies
f. Any outside area other than accessory on-site parking must be completely enclosed or screened in such a manner that the business or outside storage is not visible from the surrounding property as set forth in Sec. 8.2.	No outside storage proposed.	Complies
g. Only one employee outside of family members residing on the premises may be permitted.	Information not provided.	Unknown – shall comply
h. Property on which the rural business is proposed must have frontage on a public road.	Parcel fronts a public road.	Complies
i. Parking for customers or clients must be provided on-site as provided in Table 8.1 of Sec. 8.1.	3 spaces/1,000f = 3 parking spaces required	Complies
j. Days and hours of operation requiring access by the public, customers or clients are limited to Monday to Saturday, 8:00 a.m. through 6:00 p.m.	Narrative hours of operation: Monday-Saturday 8am-6pm	Complies
k. No more than one home occupation, residential business or rural business is allowed on a lot at one time.	No other home occupation, residential business or rural business identified. There is a	Complies

	business license for a short-term rental, as a portion of the home is rented out for that purpose.	
l. See Sec. 8.6.14. and 8.6.15. for sign standards.	Any signage will comply with the UDC.	Complies

Based on the future land-use plan, staff finds the request *is consistent* with the Comprehensive Plan and future land use designation of Suburban Neighborhood, Low Density. These areas consist of low-density, detached single-family housing. The proposed rural business is consistent with the residential use and development of the existing, nearby and adjacent properties and meet all use standards.

Zoning Analysis

When considering an application for a conditional use, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed conditional use for a rural business 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; **It is not anticipated that the rural business as proposed would adversely affect adjacent or nearby property.**

c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential 1 (AR-1); however, a conditional use for a rural business requires Commission approval.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed conditional use will not 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 Suburban Neighborhood, Low Density future land use designation as the proposed rural business is consistent with the residential use and development of the existing, nearby and adjacent properties and meets all use standards.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1). The site has been developed with a single-family residence since 1989.**

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; **Rural businesses require County Commission approval in AR-1.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to adhere to the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent 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 Hall County Planning Commission meeting.**

2. All applications for a change of zoning classification or use subject to approval of the Planning 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 February 18, 2026, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review."

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, no impacts expected."

Hall County Public Works and Utilities
In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

> **Engineering:**
> This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
>
> **Traffic:**
> No parking on Heritage Crossing Dr. to be allowed. Parking on driveway should be restricted to not block vehicles.
>
> **Utilities**:
> Hall County Sewer Service area. No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated February 12, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated that "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Business License
In an email dated March 6, 2026, Brandi Smith, Business License Director, stated "This location will need a business license."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Donald W. Loose, Jr.
3172 Heritage Crossing Dr.
Buford, GA 30519

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

(same)

Phone

Email Address

Proposed Use Small Engine Repair Shop

Contact Person (Name & Mailing Address)

(same as above)

Phone

Email Address

Tax Parcel Number 15-048B-000-009

Location Address 3172 Heritage Crossing Dr. Buford, GA 30519

Status of Applicant

- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Zoning: AR-1

Acreage 3.778

Requested Action

Type of Request:

- [ ] SU
- [X] CUP

Fee:$

Receipt #:

Check #:

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

Print Donald W. Loose, Jr. Date: 1/2/2026

Sign Donald W. Loose, Jr. Date: 1/2/2026

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Donald W. Loose Jr. **Date:** 11/2/2025

Applicant's/Owner's Name (Printed): Donald W. Loose, Jr.

Conditional Use Permit Application Narrative

Updated: February 18, 2026

Property Owner: Donald W. Loose, Jr.

Business Location (Owner's Residence): 3172 Heritage Crossing Dr, Buford, GA 30519

Proposed Business: Buck's Small Engine LLC

Objective: To serve the community with the repair and service of small engine power equipment, such as lawnmowers, pressure washers, generators, etc,, and hand-held power equipment such as string trimmers, leaf blowers, and chainsaws.

Property: The business location is the owner's property at the above address in Hall County. The property is zoned AR-1, measuring approximately 4 acres. The business will be conducted in the 4-car garage, a detached structure located behind the house at the bottom of the driveway. The structure measures 24'X48' (1152 sq. ft.). 75% of the structure (3 of the 4 garage bays) will house the small engine repair business, while the 4tn bay will serve as storage for the homeowner's personal belongings. The structure sits approximately 60 ft. away from the nearest neighboring property, a tree-lined natural barrier. The garage is powered by a 100amp circuit breaker panel. There is no water or septic service at the garage.

Hours of operation: The Repair Shop will engage with customers and conduct its business 6 days per week (Monday-Saturday) during the hours of 8:00AM to 6:00PPM.

Parking: The property has a paved driveway and paved parking spaces for 6-8 automobiles. The parking area and building front is well-lit with dusk-to-dawn lighting.

Signage: Signage will comply with the sign ordinance.

Occupancy: The existing residence is the primary residence of the owner of the business. A short-term rental license for Heritage Hospitality Rentals, LLC is issued to the property as a portion of the home is rented out for that purpose.

Respectfully submitted,

Donald Loose

Conditional Use Permit Application Narrative

January 2, 2026

Property Owner: Donald W. Loose, Jr.

Business Location (Owner's Residence): 3172 Heritage Crossing Dr, Buford, GA 30519

Proposed Business: Buck's Small Engine LLC

Objective: To serve the community with the repair and service of small engine power equipment, such as lawnmowers, pressure washers, generators, etc,, and hand-held power equipment such as string trimmers, leaf blowers, and chainsaws.

Property: The business location is the owner's property at the above address in Hall County. The property is zoned AR-1, measuring approximately 4 acres. The business will be conducted in the 4-car garage, a detached structure located behind the house at the bottom of the driveway. The structure measures 24'X48' (1152 sq. ft.). 75% of the structure (3 of the 4 garage bays) will house the small engine repair business, while the 4th bay will serve as storage for the homeowner's personal belongings. The structure sits approximately 60 ft. away from the nearest neighboring property, a tree-lined natural barrier. The garage is powered by a 100amp circuit breaker panel. There is no water or septic service at the garage.

Hours of operation: The Repair Shop will engage with customers and conduct its business 6 days per week (Monday-Saturday) during the hours of 8:00AM to 6:00PM.

Parking: The property has a paved driveway and paved parking spaces for 6-8 automobiles. The parking area and building front is well-lit with dusk-to-dawn lighting.

Signage: In-lieu of a 16 square-foot monument allowed for a rural business, a 4'x4' wall style sign is proposed to be displayed on the front of the garage.

Occupancy: The existing residence is the primary residence of the owner of the business. A short-term rental license for Heritage Hospitality Rentals, LLC is issued to the property as a portion of the home is rented out for that purpose.

Respectfully submitted,

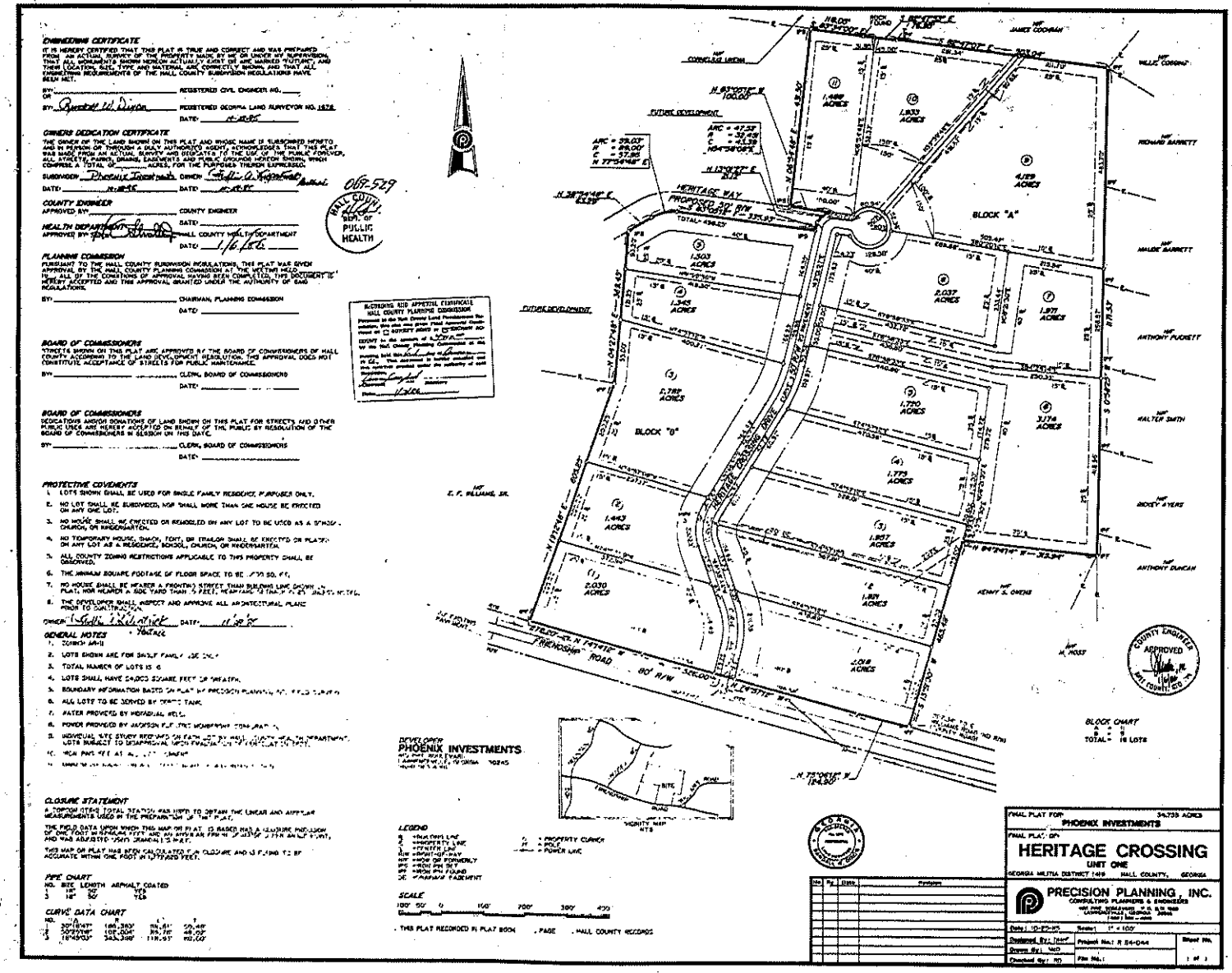
Donald Loose

RECEIVED
January 6, 2026
Planning & Zoning Department

SITE PLAN
3172 Heritage Crossing Drive, Buford, GA



Parking Areas



ENGINEERING CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS SUCH, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE HALL COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

BY: _____ REGISTERED CIVIL ENGINEER NO. ____

OR

BY: Robert W. Dixon REGISTERED GEORGIA LAND SURVEYOR NO. 1678

DATE: 11-10-85

OWNERS DEDICATION CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS AND PUBLIC GROUNDS HEREON SHOWN, WHICH COMPRISE A TOTAL OF ____ ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER Phoenix Investments OWNER Estelle A. Kilpatrick

DATE: 11-10-85 DATE: 11-10-85

COUNTY ENGINEER

APPROVED BY: _____ COUNTY ENGINEER

DATE: _____

HEALTH DEPARTMENT

APPROVED BY: _____ HALL COUNTY HEALTH DEPARTMENT

DATE: 1/16/86

HALL COUNTY DEPT. OF PUBLIC HEALTH

087-529

PLANNING COMMISSION

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT WAS GIVEN APPROVAL BY THE HALL COUNTY PLANNING COMMISSION AT THE MEETING HELD _____. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

BY: _____ CHAIRMAN, PLANNING COMMISSION

DATE: _____

RECORDING AND APPEAL CERTIFICATE
HALL COUNTY PLANNING COMMISSION

BOARD OF COMMISSIONERS

STREETS SHOWN ON THIS PLAT ARE APPROVED BY THE BOARD OF COMMISSIONERS OF HALL COUNTY ACCORDING TO THE LAND DEVELOPMENT RESOLUTION. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF STREETS FOR PUBLIC MAINTENANCE.

BY: _____ CLERK, BOARD OF COMMISSIONERS

DATE: _____

BOARD OF COMMISSIONERS

DEDICATIONS AND/OR DONATIONS OF LAND SHOWN ON THIS PLAT FOR STREETS AND OTHER PUBLIC USES ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY RESOLUTION OF THE BOARD OF COMMISSIONERS IN SESSION ON THIS DATE.

BY: _____ CLERK, BOARD OF COMMISSIONERS

DATE: _____

PROTECTIVE COVENENTS

1. LOTS SHOWN SHALL BE USED FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
2. NO LOT SHALL BE SUBDIVIDED, NOR SHALL MORE THAN ONE HOUSE BE ERECTED ON ANY ONE LOT.
3. NO HOUSE SHALL BE ERECTED OR REMODELED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH, OR KINDERGARTEN.
4. NO TEMPORARY HOUSE, SHACK, TENT, OR TRAILOR SHALL BE ERECTED OR PLACED ON ANY LOT AS A RESIDENCE, SCHOOL, CHURCH, OR KINDERGARTEN.
5. ALL COUNTY ZONING RESTRICTIONS APPLICABLE TO THIS PROPERTY SHALL BE OBSERVED.
6. THE MINIMUM SQUARE FOOTAGE OF FLOOR SPACE TO BE [illegible] SQ. FT.
7. NO HOUSE SHALL BE NEARER A FRONTING STREET THAN BUILDING LINE SHOWN ON PLAT, NOR NEARER A SIDE YARD THAN 7 FEET, REAR YARD [illegible]
8. THE DEVELOPER SHALL INSPECT AND APPROVE ALL ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

OWNER Estelle Kilpatrick DATE: 11-10-85

GENERAL NOTES

1. ZONED AR-II
2. LOTS SHOWN ARE FOR SINGLE FAMILY USE ONLY
3. TOTAL NUMBER OF LOTS IS 6
4. LOTS SHALL HAVE 24,000 SQUARE FEET OF HEATH.
5. BOUNDARY INFORMATION BASED ON PLAT BY PRECISION PLANNING INC. FIELD SURVEY
6. ALL LOTS TO BE SERVED BY SEPTIC TANK.
7. WATER PROVIDED BY INDIVIDUAL WELLS.
8. POWER PROVIDED BY JACKSON E.M.C. (THE MEMBERSHIP CORPORATION)
9. INDIVIDUAL SITE STUDY REQUIRED ON EACH LOT BY HALL COUNTY HEALTH DEPARTMENT. LOTS SUBJECT TO GEOGRAPHICAL LIMITATIONS AS SHOWN ON PLAT OR AS SET FORTH.
10. MCA PIPE SET AT ALL LOT CORNERS
11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1 FOOT ABOVE 100 YEAR FLOOD ELEVATION.

CLOSURE STATEMENT

A TOPCON ITS-2 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THE PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN [illegible] FEET AND AN ANGLE OF [illegible] PER ANGLE POINT, AND WAS ADJUSTED USING BOWDITCH'S RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN [illegible] FEET.

PIPE CHART

NO.	SIZE	LENGTH	ASPHALT COATED
1	18"	50'	YES
2	18"	50'	YES

CURVE DATA CHART

NO.	Δ	R	L	T
1	30°17'47"	180.383'	95.41'	48.48'
2	50°23'00"	100.504'	88.78'	47.92'
3	18°43'00"	343.398'	112.21'	56.60'

DEVELOPER
PHOENIX INVESTMENTS
[illegible]

LEGEND

- ⊙ = IRON PIPE SET
- ⊙ = IRON PIPE FOUND
- ⊙ = CONCRETE MONUMENT
- ⊙ = CONCRETE MONUMENT FOUND
- ⊙ = PROPERTY CORNER
- ⊙ = POLE
- ⊙ = POWER LINE

SCALE

100' 50' 0 100' 200' 300' 400'

. THIS PLAT RECORDED IN PLAT BOOK . PAGE . HALL COUNTY RECORDS

BLOCK CHART	
TOTAL =	16 LOTS

FINAL PLAT FOR PHOENIX INVESTMENTS 34.739 ACRES

FINAL PLAT OF

HERITAGE CROSSING

UNIT ONE

GEORGIA MILITIA DISTRICT 1419 HALL COUNTY, GEORGIA

PRECISION PLANNING, INC.
CONSULTING PLANNERS & ENGINEERS

Date: 10-23-85 Scale: 1" = 100'

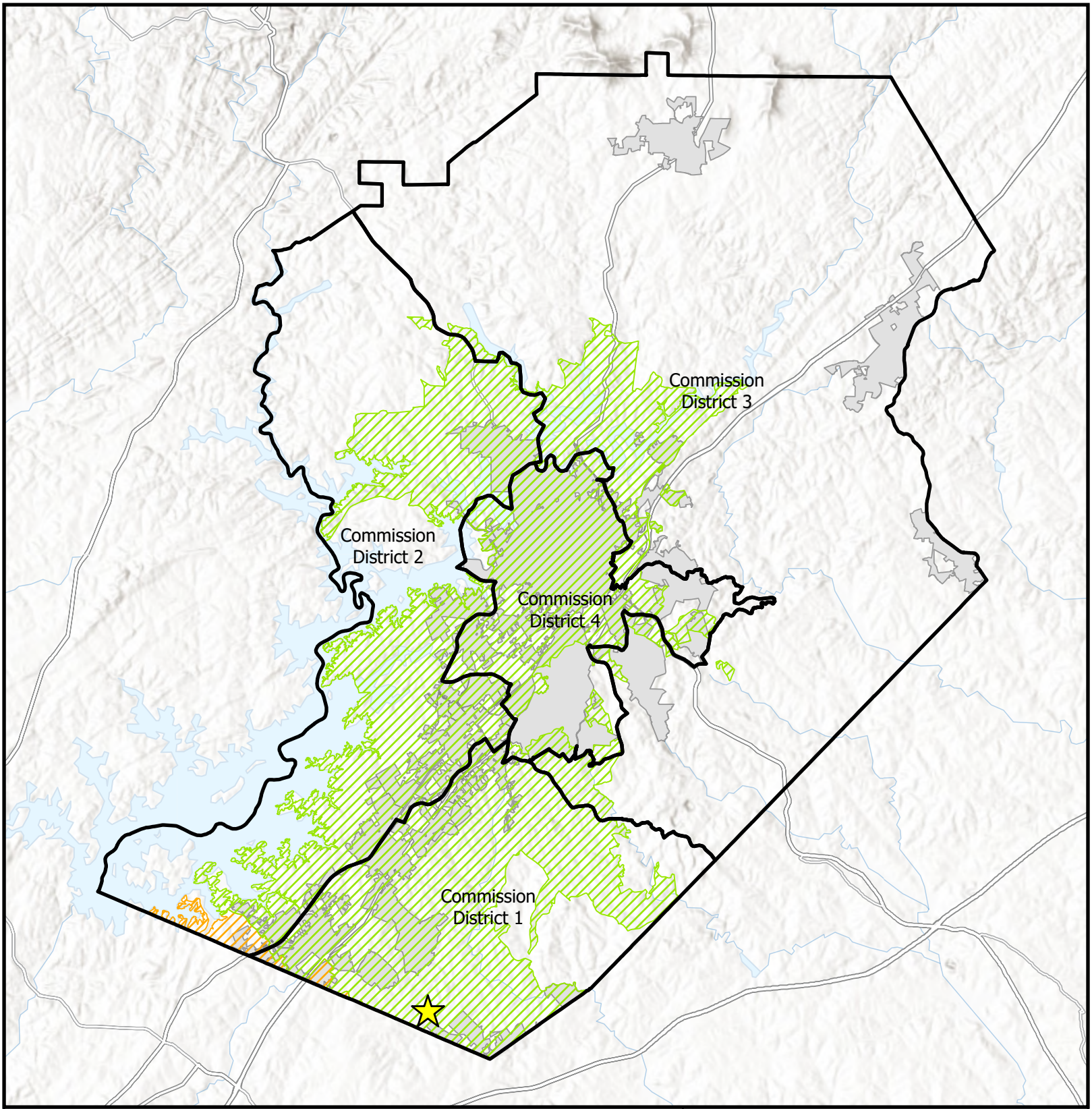
Designed By: [illegible] Project No.: R 84-044 Sheet No.

Drawn By: MD

Checked By: RD File No.: 1 of 1

Recorded January 8, 1986 Dwight A. Elliott, Clerk

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0108&key2=52&county=69&countyname=HALL&userid=891638&appid=28



Subject Area Location
Subject Area
Commision Districts
City Limits

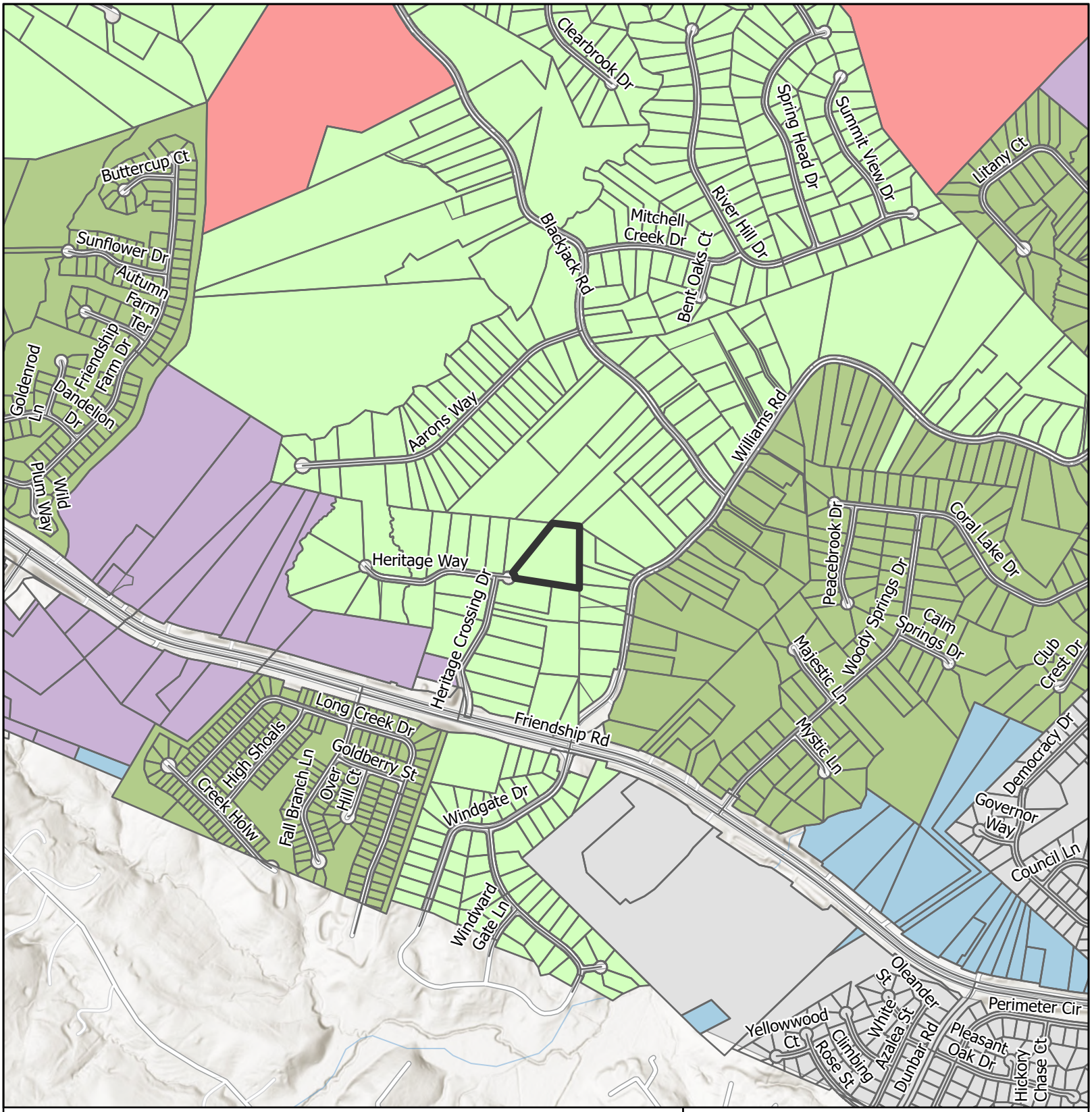
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Donald W. Loose, Jr.
Tax Parcel #: 15048B000009
Location: 3172 Heritage Crossing Drive
Commission District 1

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

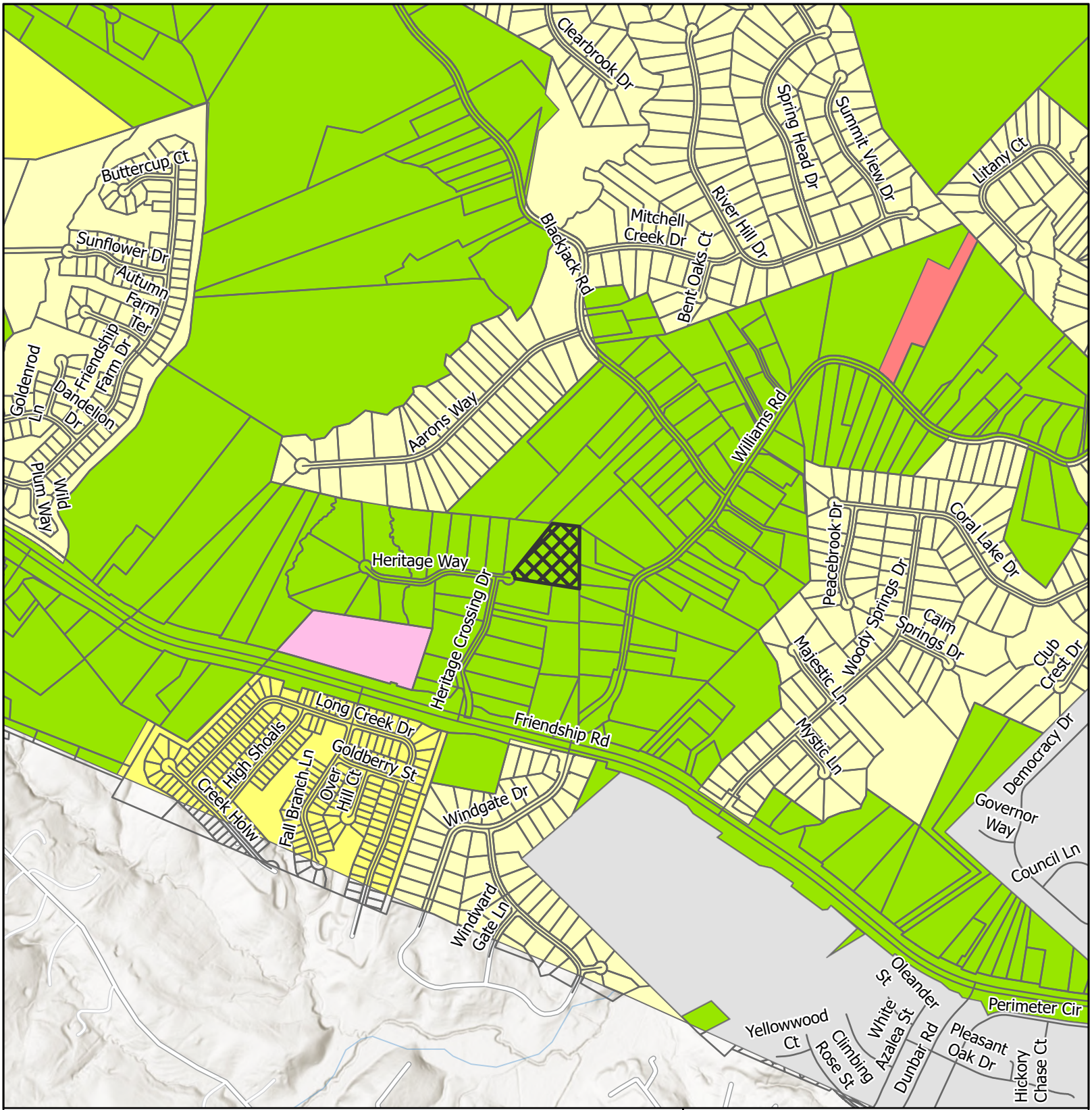
- Business Corridors
- Greenspace - Parks
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Donald W. Loose, Jr.
Tax Parcel #: 15048B000009
Location: 3172 Heritage Crossing Drive
Commission District 1

Future Land Use Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 2/20/2026



Subject Area

City Limits

Zoning

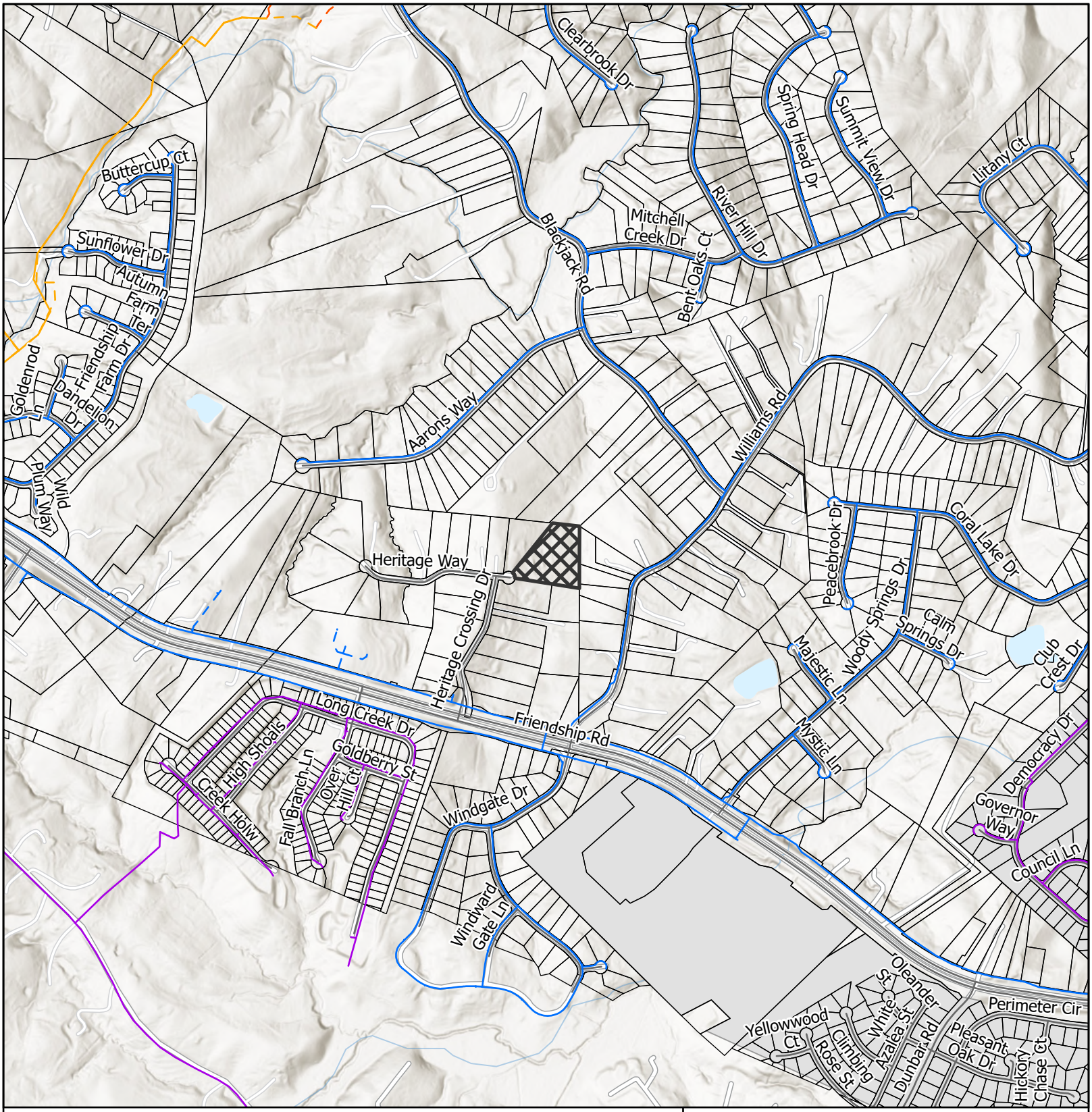
- AR-1
- H-B
- MUNI
- O-I
- PRD
- R-1

Applicant: Donald W. Loose, Jr.
Tax Parcel #: 15048B000009
Location: 3172 Heritage Crossing Drive
Commission District 1

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

- Private of Other System
- Waterline
- Preliminary Waterline
- County Existing Sewerline
- County Proposed Sewerline
- County Forcemain
- County Propsed Forcemain
- Subject Area
- City Limits

Applicant: Donald W. Loose, Jr.
Tax Parcel #: 15048B000009
Location: 3172 Heritage Crossing Drive
Commission District 1

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Donald W. Loose, Jr.
Tax Parcel #: 15048B000009
Location: 3172 Heritage Crossing Drive
Commission District 1

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026

eFiled and eRecorded
DATE: 07/09/2024
TIME: 12:04 PM
DEED BOOK: 9503
PAGE: 168 - 168
FILING FEES: $25.00
TRANSFER TAX: $530.00
PARTICIPANT ID: 9199090951
PARTICIPANT ID: 7067927936
PT61: 069-2024-004657
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
Rand & Associates, LLC
9755 Dogwood Road
Suite 250
Roswell, GA 30075
(678) 597-4950
FILE #: 24-370

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made this 8 day of July, 2024, between **Cara Dianne Childress F/K/A Cara D. Lott**, as party or parties of the first part, hereinunder called Grantor, and **Donald W. Loose, Jr and Nancy Loose as Joint Tenants With Rights of Survivorship** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

PROPERTY HAVING LOT NO. 9, WITH THE SECTION NO. 9A, AND HAVING THE FOLLOWING DESCRIPTION: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1419. HALL COUNTY, GEORGIA, BEING LOT 9. BLOCK A. HERITAGE CROSSING, UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGE 48, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY KNOWN AS 3172 HERITAGE CROSSING DRIVE, BUFORD, GEORGIA. 30519 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN HALL COUNTY, GEORGIA.

Parcel ID: 15-048B-000-009

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, 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.

Cara Dianne Childress F/K/A Cara D Lott (SEAL)
Cara Dianne Childress F/K/A Cara D. Lott

Signed, sealed, and delivered in presence of:

Witness

Notary Public

MICHAEL J. RAGOZZINE
NOTARY PUBLIC
COBB COUNTY
STATE OF GEORGIA
My Comm. Expires Nov. 06, 2027

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 2/12/2026 3:57 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026,

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:37 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see business license comments below in red. 😊

Brandi Smith
Business License Director
Hall County Community Development and Infrastructure
t. 770-531-6815 | www.hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Business License, have been temporarily relocated to the Hall County Government Center Temporary Annex, located at 2829 Browns Bridge Road.

HALL COUNTY
GEORGIA
We have it all in Hall

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 6, 2026 11:31 AM
To: Brandi Smith (Business License) <bsmith@hallcounty.org>
Subject: Fw: March 26, 2026, Tentative Agenda Planning Items

These need to be done by EOD Monday to meet our HCAM deadline.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

This location will need a business license.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

This location will need a business license.

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

This location will need a business license.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

- **13 Liberty Street | Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

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

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Donald Loose **, 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 Feb. 26, 2026 **for** Donald W. Loose, Jr.
Date (Name application filed as)

Signature Don Loose
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DONALD W. LOOSE, JR.
REQUEST: CONDITIONAL USE FOR A RURAL BUSINESS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 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 Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 121/2026

SUBJECT: **13 Liberty Street | Conditional Use |** to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 **| Proposed use: Duplex |** Commission District 4 **| Philip Devries, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **APPROVAL** of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated February 13, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.

Purpose of Request:

13 Liberty Street | Conditional Use | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex |** Commission District 4 | **Philip Devries, 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
Elevations
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Philip Devries

Request ..... **Conditional Use** | to allow re-establishment of a nonconforming use

Proposed Use ..... Duplex

Size ..... 0.48± acres

Zoning ..... Residential 1 (R-1)

Location ..... **13 Liberty Street** | Tax Parcel 00063 001003

Commission District ..... Four

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval,** as the proposed re-establishment is in line with the development of the surrounding properties.

Record Number(s) HZCU26-0008

Staff recommends <u>APPROVAL</u> of the applicant's requests with the following condition:

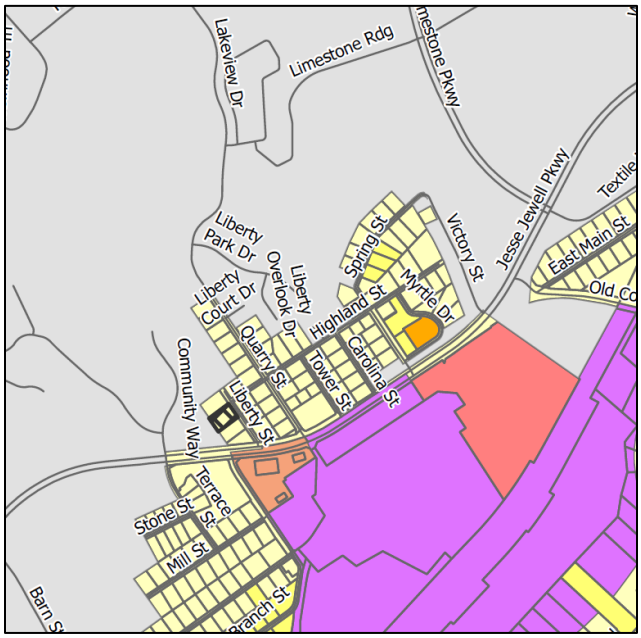
1. The property shall be developed in accordance with the site plan dated February 13, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.

<u>Summary Analysis</u>

The applicant is requesting approval to allow for re-establishment of a nonconforming use, specifically a duplex, on a tract measuring approximately 0.48± acres zoned Residential 1 (R-1).

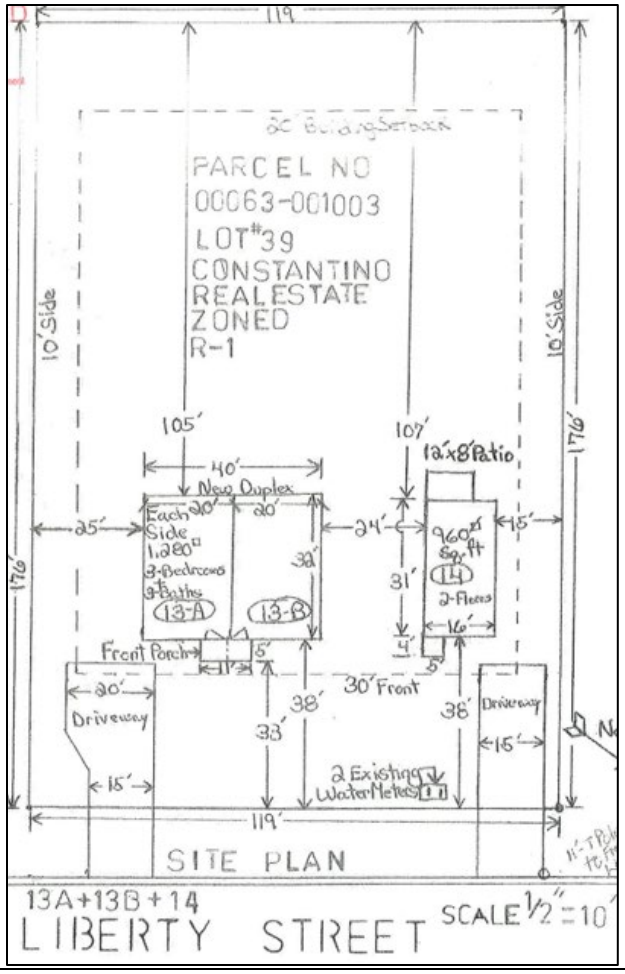
The surrounding properties are zoned and developed as outlined below:

North: Residential 1 (R-1) – Duplex residences built in 1900
East: Residential 1 (R-1) – Duplex residences built in 1900
South: Residential 1 (R-1) – Duplex residences built in 1900
West: City of Gainesville, Office and Institutional (O-I)



Per GIS imagery, the subject property was developed with a duplex until 2021. On October 13, 2021, a permit for construction of a single-family residence was issued (RES2021-02027) and on April 28, 2022, a demolition permit for a fire-damaged structure (MIS2022-00184) was issued. The subject property remained vacant and then on January 14, 2026, building permits were issued for a 2,560 square foot duplex (HRNEW26-0030 & HRNEW26-0037) and a 992 square foot accessory dwelling unit (HRNEW26-0036) and construction commenced. Staff subsequently determined that issuance of the duplex permits was done in error, as the re-establishment of the nonconforming duplex use requires Board of Commissioners approval.

The subject property lies within what is historically referred to as the New Holland neighborhood, a former textile mill village established in the 1890's. Most of the residences in the subdivision are duplexes built around 1900. The architectural rendering of the proposed duplex is similar in scale, style and materials to the surrounding original duplex homes, supporting compatibility with the historic development pattern. This area was originally zoned Residential-II (R-II) which allowed the development of duplexes. Through time, iterations of the zoning ordinance removed duplex as a permitted use, and in 2024, all R-II zoning districts were removed, and this subdivision was rezoned to Residential 1 (R-1) which permits single-family residences only.


119
PARCEL NO
00063-001003
LOT#39
CONSTANTINO
REALESTATE
ZONED
R-1
10' Side
10' Side
176'
105'
107'
12'x8' Patio
40'
New Duplex
Each Side 1,280 sq ft
3-Bedrooms
3 Baths
13-A
13-B
25'
20'
20'
24'
38'
31'
960 sq ft
14
2-Floors
15'
16'
Front Porch
5'
4'
5'
30' Front
20'
Driveway
38'
33'
38'
Driveway
15'
15'
2 Existing Water Meters
119'
SITE PLAN
13A+13B+14
LIBERTY STREET
SCALE 1/2" = 10'


Elevation
SHINGLES
Shingles
6x6 Posts

<u>Zoning Analysis</u> – 11.3.3. Continuation of Nonconforming Use or Structure Due to Hardship
The Commission may grant the change, re-establishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

1. The change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use. **The proposed re-establishment of the nonconforming duplex would be no more detrimental to the surrounding area as several surrounding properties have been developed with duplexes since 1900.**

2. The structure cannot economically be modified to be suitable for uses permitted in the district. **The applicant has not indicated any feasible means of converting the current structure, currently under construction, to a use permitted within the Residential 1 (R-1) district. Instead, the request seeks to re-establish the duplex, which reflects the historical development pattern of the property and surrounding area.**

3. The structure would have to be removed to permit development of the property for conforming uses. **Staff cannot determine that the existing structures can be reasonably adapted to accommodate a conforming use under the current zoning. Redevelopment for a conforming single-family use would likely require substantial alterations to the existing building**

4. The structure has such value that removal to permit development of conforming uses would cause economic hardship to the owner. **Building permits were issued on January 14, 2026, and construction of the duplex was started. Removal of the development would cause economic hardship to the owner.**

5. The proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would not cause substantial detriment to the public good or impair the purposes and intent of this UDC. **Although the proposed use does not conform with the Residential 1 (R-1) zoning district, the duplex would not cause substantial detriment to the public good or impair the purposes or the intent of the Unified Development Code. The use remains low-intensity and compatible with the established development and character of the New Holland neighborhood.**

6. The requirements of this UDC for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement. **The property's current Residential 1 (R-1) zoning does not permit duplexes by right. Based on the Comprehensive Plan future land use designation of Suburban Neighborhood, Medium Density, rezoning to a district that would permit for duplexes would create an isolated zoning district. As such, the UDC's rezoning requirements effectively prevent the property from being reclassified in a manner that would allow the re-establishment of the nonconforming duplex.**

11.2.6.E. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 11.2 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at the Hall County Board of Commissioners' public hearing.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

   1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **The applicant has submitted a narrative; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

   2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district**. The applicant submitted a scaled site plan.**

C. For any application for a slow rate land treatment system (see chapter 7.6.9.D.1), the following additional requirements apply. **This standard is not applicable as the site will be served by sewer.**

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

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated "No comment. Public sewer."

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off-system, no impacts expected to the state route. "

Hall County Public Works and Utilities
In a memorandum dated February 26, 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 February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Phil Devries - Stonecrest Cust. Homes
P.O. Box 1338
Cumming, GA 30028
Phon [redacted]
Email Address [redacted]

Property Owner (Name & Mailing Address)

Constantino Gutierrez
4243 Hunter Rd
Gainesville, GA 30506
Phone [redacted]
Email Address [redacted]

Proposed Use re-establishing a non-conforming use. Duplex

Contact Person (Name & Mailing Address)

same Phil Devries

Phone _____

Email Address _____

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other

Requested Action

Type of Request:
☐ SU ☐ CUP
Fee:$_____
Receipt #: _____
Check #: _____

Zoning: R-1

Tax Parcel Number 0006-3-001003 Acreage 0.48
Location Address 13A+B+14 Liberty St. Gainesville, GA

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

Print Phil Devries Date: 2-11-2026
Sign Phil Devries Date: 2-11-2026

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

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) Constantino Gutierrez

Address 2542 Paul Dr.
Gainesville

Phone Number [redacted]

Name of applicant(s) Phil Devries Stonecrest Custom Homes

Address P.O. Box 1338
Cumming, GA 30028

Phone Number [redacted]

Purpose of Permit Build new residence

Site Address 13-A/B Liberty Street Gainesville - Special Use

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.

Signature of Owner(s)

Constantino Gutierrez
Printed Name of Owner(s)

DALIA AGUILAR
NOTARY
EXPIRES
GEORGIA
10/27/2028
PUBLIC
JACKSON COUNTY

State of Georgia County of Jackson

Sworn to before me and signed in my presence this 23 day of December, 2025

Notary Public Signature
Commission Expires: 10/27/2028

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2-11-2026

Applicant's/Owner's Name (Printed): Phil Devries

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 02-11-2026

Applicant's/Owner's Name (Printed): Constantin Gutierrez

RECEIVED
FEB 16 2026
Planning & Zoning Department

Chair and members of the Planning & Zoning Commission,
We respectfully submit this narrative in support of our proposed duplex and accessory dwelling unit (ADU) at 13 Liberty St, Gainesville, GA 30501.

Project summary

- We have an active building permit that was issued prior to receiving notification from Zoning that a procedural error had been identified on their end. Inspections have been completed through the "ready for pour" stage for the foundation.
- The proposed primary structure is a duplex totaling approximately 2,560 sq ft of living space (roughly 1,280 sq ft per unit). Each unit will contain three bedrooms.
- An ADU is included on the site plan, approximately 1,000 sq ft with two bedrooms.

Zoning / procedural note

- During permit processing, Planning staff initially concluded the property did not require Commission review for duplex zoning; that determination was later identified as a mistake. We secured our building permit and advanced inspections before Zoning notified us of the error. Once identified, we worked with Planning to bring the project forward to the Commission for the appropriate review and approval. We regret any confusion and appreciate the Commission's time to consider the record.

Design intent and neighborhood compatibility

- The design intent is to maintain and reinforce the existing neighborhood character. There are many duplexes in the surrounding area, and historically a duplex occupied this lot. Reintroducing a duplex here is consistent with local development patterns.
- The new duplex will be uniform in appearance and compatible with nearby duplexes in scale, massing, roofline, setback and orientation. Exterior materials will match or exceed the quality of adjacent buildings. Landscaping, driveways, and screening will be coordinated to reflect the block's established pattern.
- The ADU is likewise designed to align with local property characteristics in size, massing and materials so it reads as a secondary, subordinate structure appropriate to the site and street.

Community objectives

- Our goal is to preserve the integrity and visual continuity of the neighborhood while providing attainable, alternative rentals in this area. The proposed units are sized and planned to serve families and long-term renters, contributing to neighborhood stability.

Coordination with Planning & Zoning

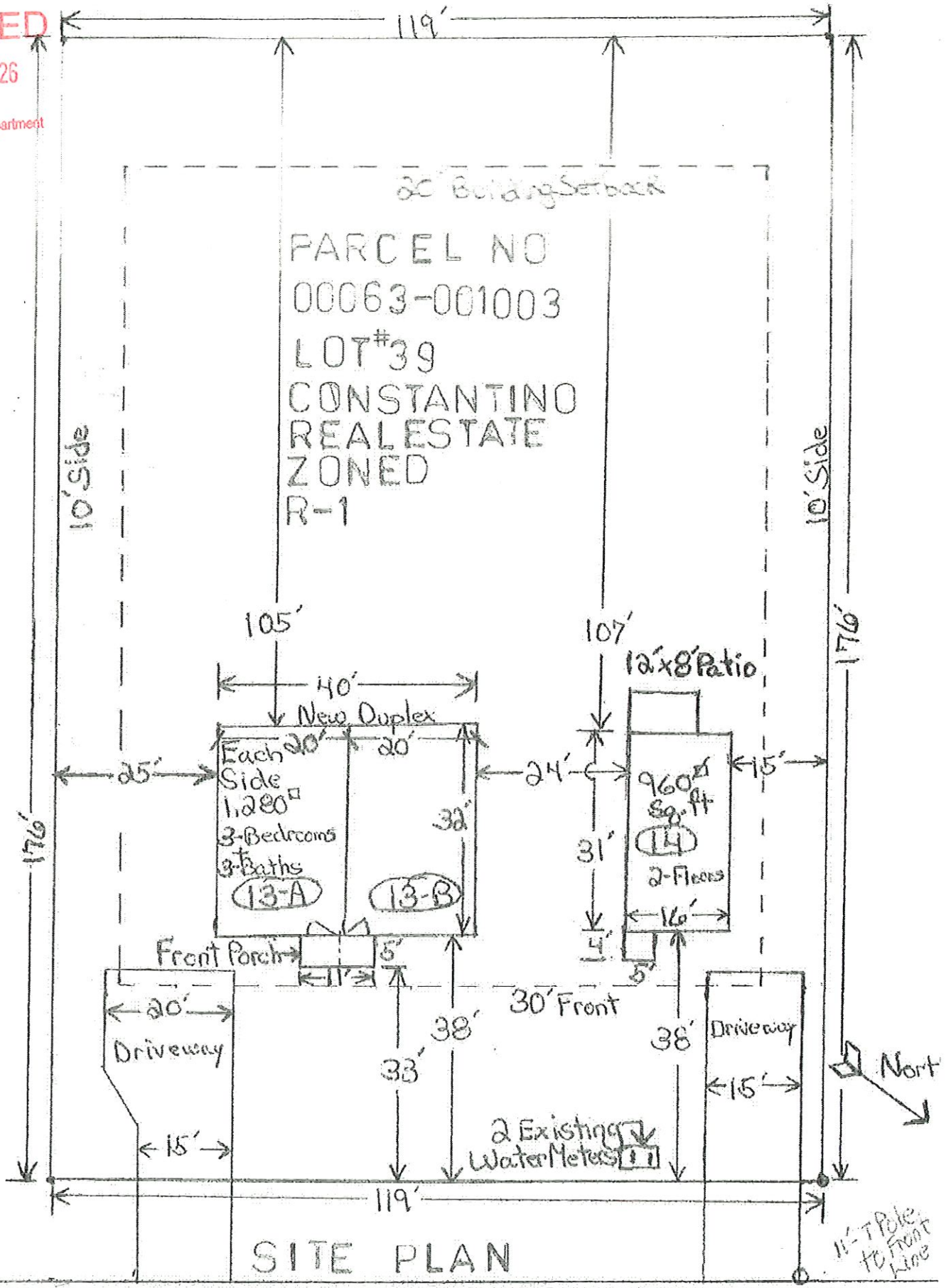
- We have met multiple times with Planning staff and have worked collaboratively to address concerns and align the project with applicable standards. We remain committed to continued coordination with the Commission and staff on any conditions the Commission wishes to impose.

Requested action

- We respectfully request the Commission's review and approval of the duplex and ADU as presented, recognizing the project's consistency with neighborhood form, its replacement of a historically similar use, and the prior permit activity and inspections already completed.

Thank you for your consideration. We are available to answer questions and provide any additional documentation the Commission may require.

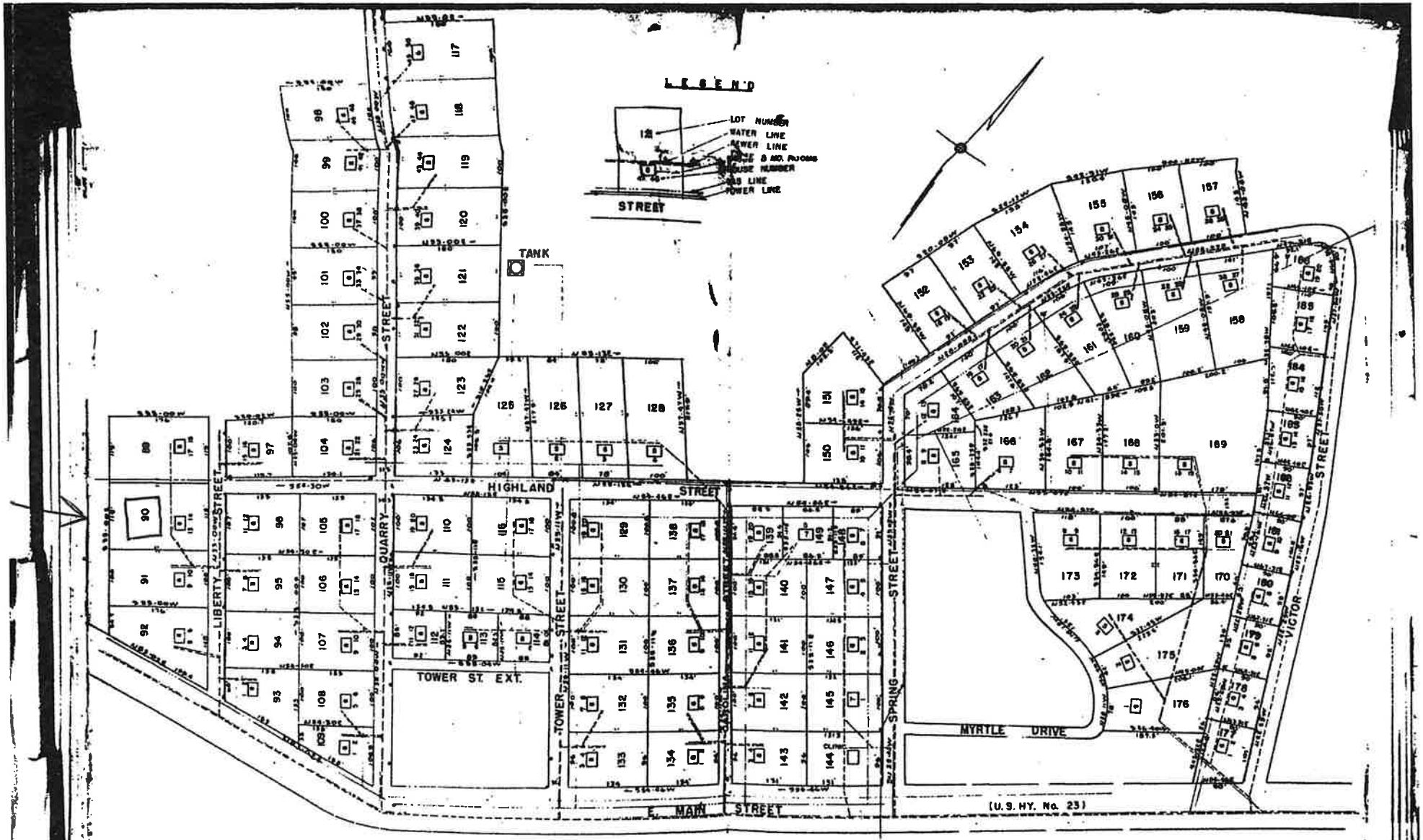
RECEIVED
FEB 13 2026
Planning & Zoning Department



13A+13B+14

LIBERTY STREET

SCALE 1/2" = 10'



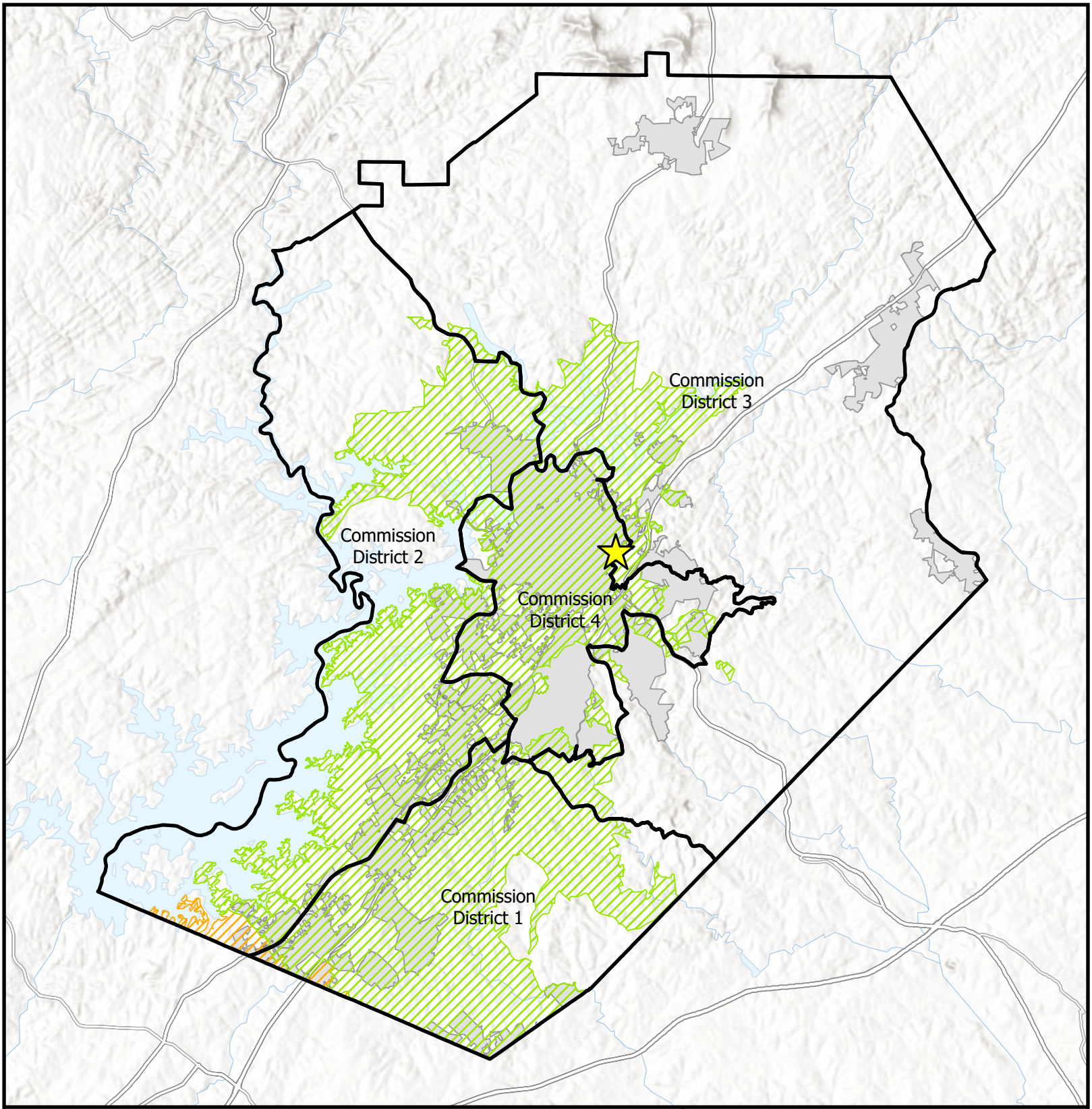
SECTION No. 2
SUBDIVISION FOR

PACOLET MFG. COMPANY

NEW HOLLAND, GA.

SCALE 1in = 100ft JUNE 1955

PIEDMONT ENGINEERING SERVICE



Subject Area Location
Subject Area
Commision Districts
City Limits

Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Philip Devries
Tax Parcel #: 00063 001003
Location: 13 Liberty Street
Commission District 4

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

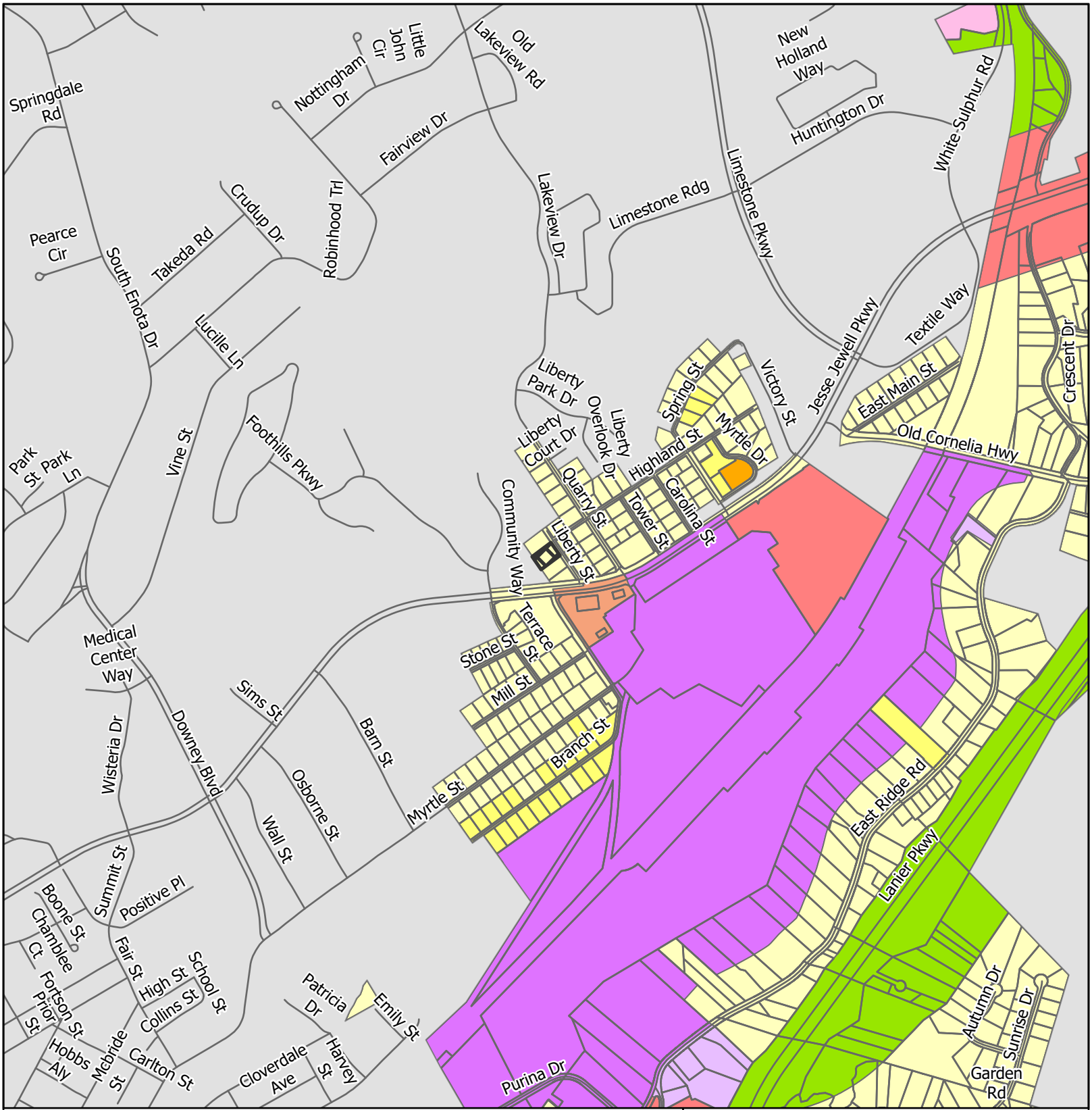
- Employment
- Greenspace - Conservation
- Suburban Multi-family
- Suburban Neighborhood, Medium-Density

Applicant: Philip Devries
Tax Parcel #: 00063 001003
Location: 13 Liberty Street
Commission District 4

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

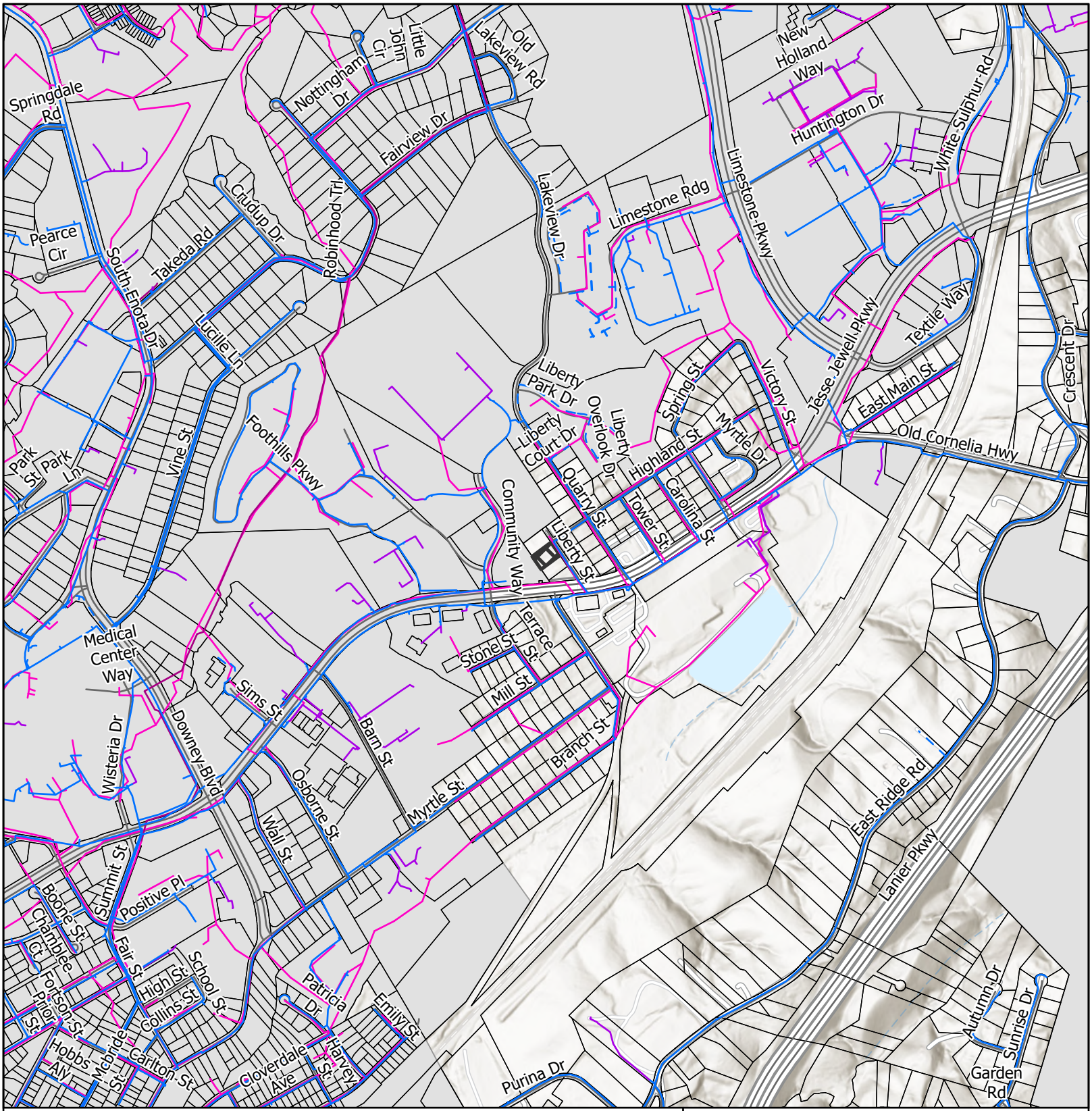
Zoning
- AR-1
- G-B
- H-B
- H-I
- I-1
- I-2
- L-I
- N-B
- N-C
- O-I
- PCD
- POD
- PRD
- PUD
- R-1
- R-B
- R-II
- R-O

Applicant: Philip Devries
Tax Parcel #: 00063 001003
Location: 13 Liberty Street
Commission District 4

Zoning Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

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

Applicant: Philip Devries
Tax Parcel #: 00063 001003
Location: 13 Liberty Street
Commission District 4

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



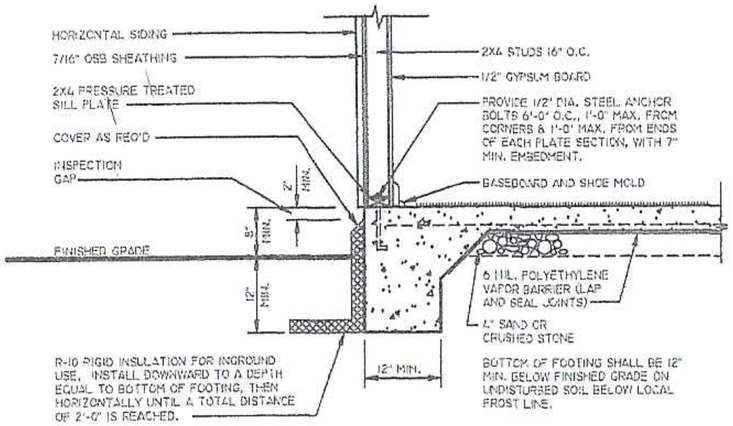
Subject Area

Applicant: Philip Devries
Tax Parcel #: 00063 001003
Location: 13 Liberty Street
Commission District 4

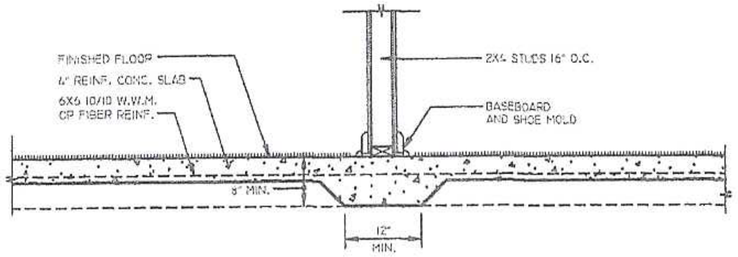
Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



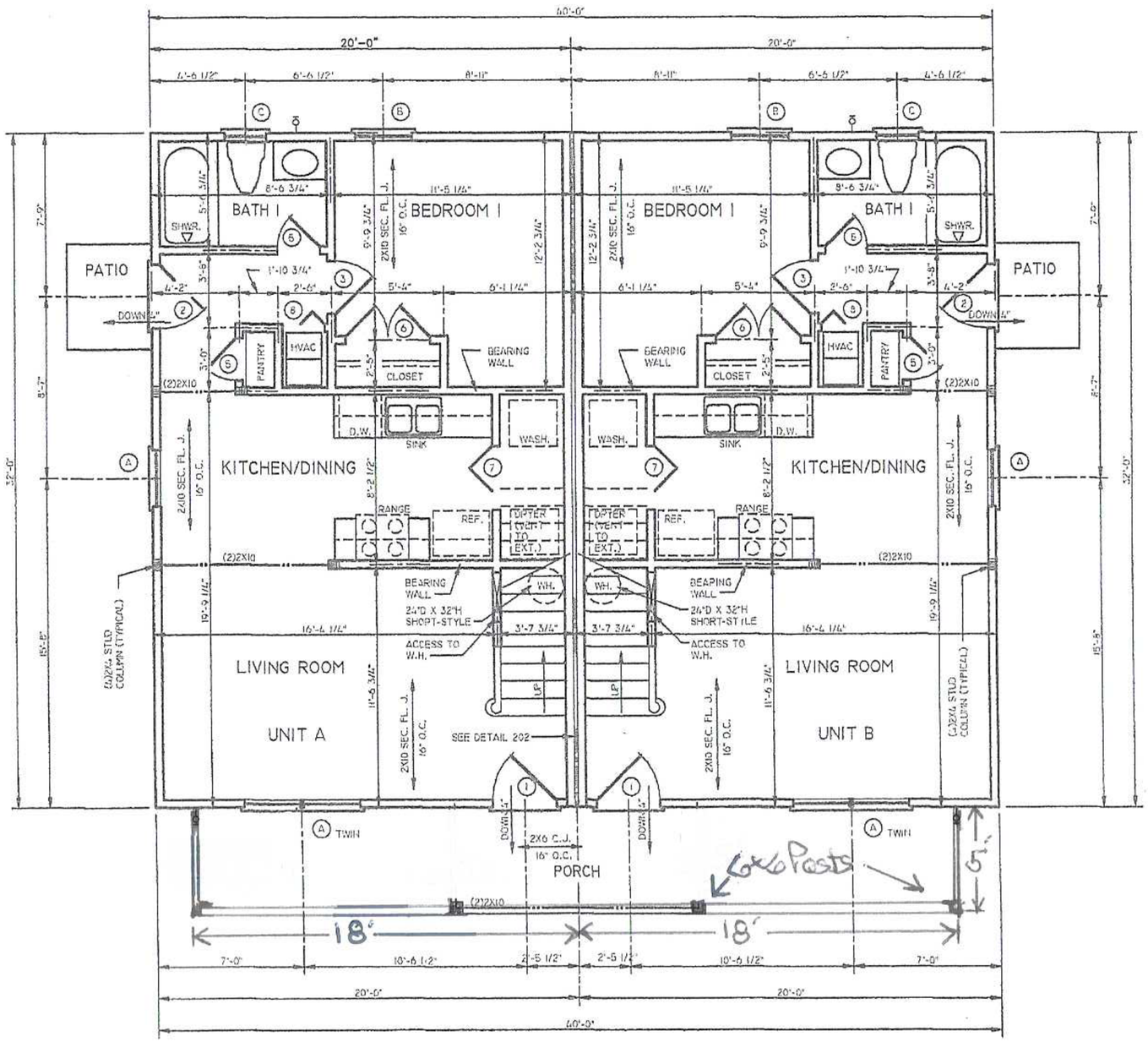
SECTION THRU TYPICAL WALL



SECTION THRU INTERIOR FOOTING

FOUNDATION WALL AND INTERIOR FOOTING DETAIL

402 SCALE : 3/4" = 1'-0"



401 LOWER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"

DOOR SCHEDULE			
1	3'-0" X 6'-8" X 1 3/4"	7	LOUVERED BI-FOLD 3'-0" X 6'-8" X 1 3/8"
2	9-LITE 2'-8" X 6'-8" X 1 3/4"	8	LOUVERED BI-FOLD 2'-0" X 6'-8" X 1 3/8"
3	2'-6" X 6'-8" X 1 3/8"	9	
4	2'-4" X 6'-8" X 1 3/8"	10	
5	2'-0" X 6'-8" X 1 3/8"	11	
6	DOUBLE OPENING 4'-0" X 6'-8" X 1 3/8"	12	

WINDOW SCHEDULE			
A	2'-8" X 5'-2" WD. D.H.	G	
B	2'-8" X 4'-6" WD. D.H.	H	
C	2'-0" X 3'-2" WD. D.H.	I	
D		J	
E		K	
F		L	

AREA MEASUREMENTS PER UNIT	
LOWER LEVEL HEATED AREA	640 SQ. FT.
UPPER LEVEL HEATED APEA	640 SQ. FT.
TOTAL HEATED AREA IN SIDING	1280 SQ. FT.
FRONT PORCH	30 SQ. FT.
PATIO	20 SQ. FT.

TOTAL AREA MEASUREMENTS	
TOTAL HEATED AREA IN SIDING	2560 SQ. FT.
PORCH AND PATIO	100 SQ. FT.

Standard Homes Plan Service

TEL: 919-552-5977

PLAN INFO:

REVISION NUMBER:	BY:	DATE:
REVISION 1:		
REVISION 2:		
REVISION 3:		
REVISION 4:		

FOUNDATION TYPE	FLOATING SLAB
WALL FRAMING	2X4 STUDS
EXTERIOR FINISH	HORIZONTAL SIDING
ROOF FRAMING	RAFTER FRAMED
LAYOUT SHOWN	STRAIGHT

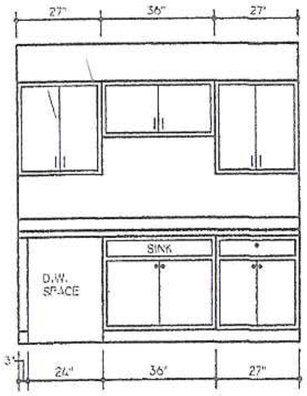
The Hunter

DESIGNED FOR:

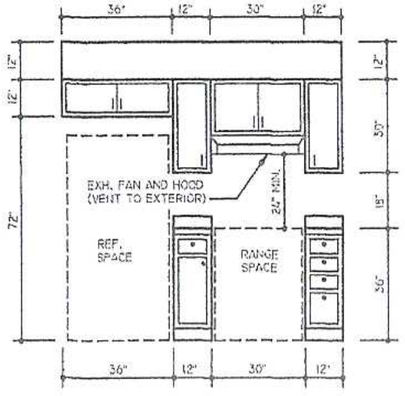
NUMBER: 2
SHEET: 4 OF 9
DRAWN: 02-17-25
DRAWN BY R.J.

SEE MORE HOME DESIGNS ONLINE AT STANDARDHOMES.COM

© 2025 STANDARD HOMES PLAN SERVICE (JASMA TRADING, LTD.)



SINK SIDE



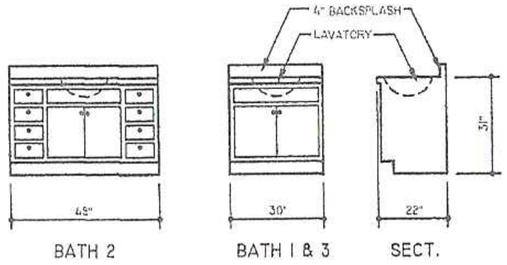
REF. AND RANGE SIDE

NOTE: ELEVATIONS FOR UNIT A SHOWN. MIRROR FOR UNIT B.

502 KITCHEN CABINET ELEVATIONS

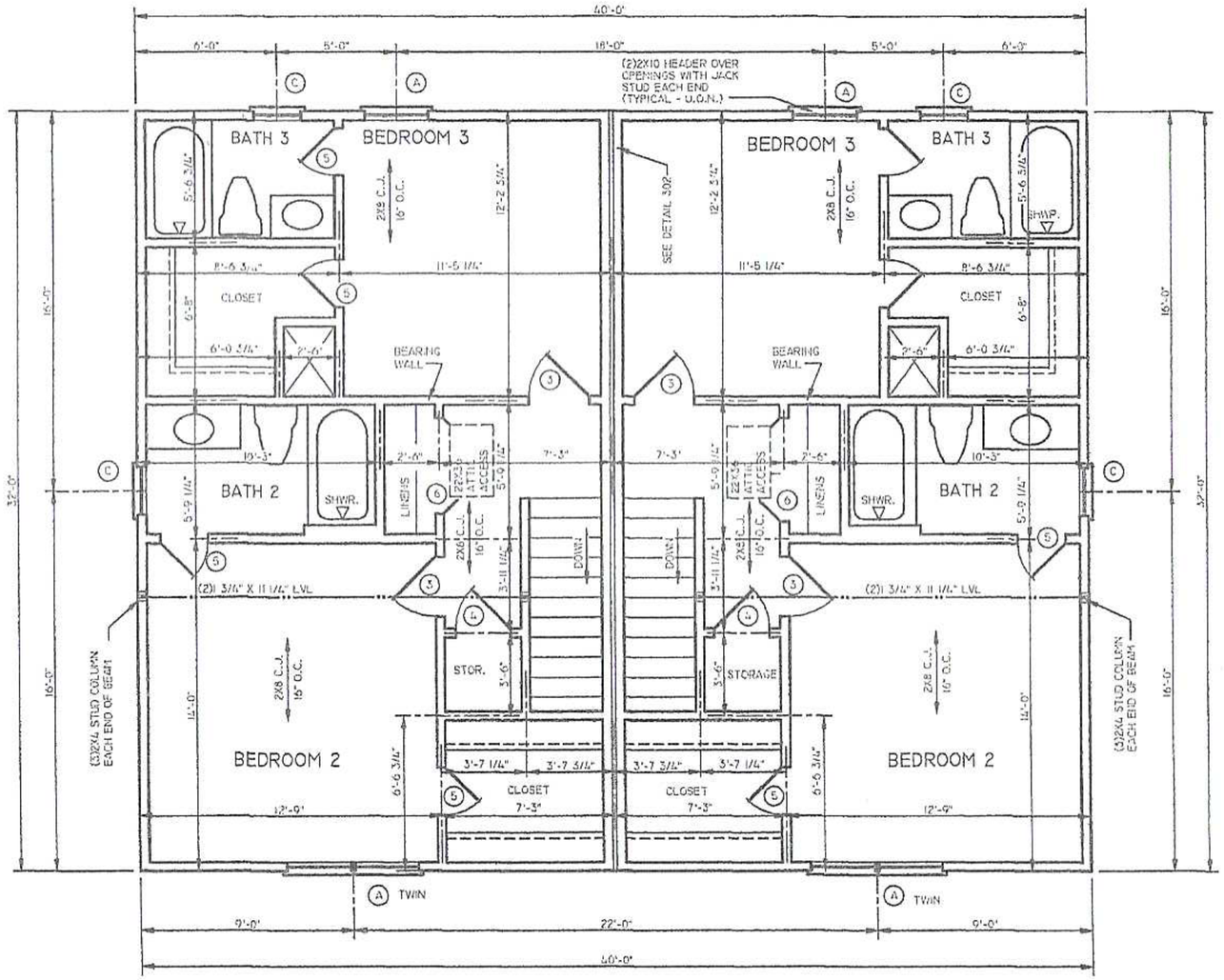
SCALE : 3/8" = 1'-0"

FOR SECTION THROUGH CABINETS SEE DETAIL 203



503 VANITY DETAILS

SCALE : 3/8" = 1'-0"



501 UPPER LEVEL FLOOR PLAN

SCALE : 1/4" = 1'-0"

DOOR SCHEDULE

1	3'-0" X 6'-8" X 1 3/4"	7	LOUVERED BI-FOLD 3'-0" X 6'-8" X 1 3/8"
2	9-LITE 2'-8" X 6'-8" X 1 3/4"	8	
3	2'-6" X 6'-8" X 1 3/8"	9	
4	2'-4" X 6'-8" X 1 3/8"	10	
5	2'-0" X 6'-8" X 1 3/8"	11	
6	DOUBLE OPENING 4'-0" X 6'-8" X 1 3/8"	12	

WINDOW SCHEDULE

A	2'-8" X 5'-2" WD. D.H.	G	
B	2'-8" X 4'-6" WD. D.H.	H	
C	2'-0" X 3'-2" WD. D.H.	I	
D		J	
E		K	
F		L	

AREA MEASUREMENTS PER UNIT

LOWER LEVEL HEATED AREA	640 SQ. FT.
UPPER LEVEL HEATED AREA	640 SQ. FT.
TOTAL HEATED AREA IN SIDING	1280 SQ. FT.
FRONT PORCH	30 SQ. FT.
PATIO	20 SQ. FT.

TOTAL AREA MEASUREMENTS

TOTAL HEATED AREA IN SIDING	2560 SQ. FT.
PORCH AND PATIO	100 SQ. FT.

Standard Homes Plan Service

TEL: 919-552-5627

PLAN INFO:

REVISION NUMBER:	BY:	DATE:	FOUNDATION TYPE	FLOATING SLAB	
REVISION 1:			WALL FRAMING	2X4 STUDS	
REVISION 2:			EXTERIOR FINISH	HORIZONTAL SIDING	
REVISION 3:			ROOF FRAMING	RAFTER FRAMED	
REVISION 4:			LAYOUT SHOWN	STRAIGHT	

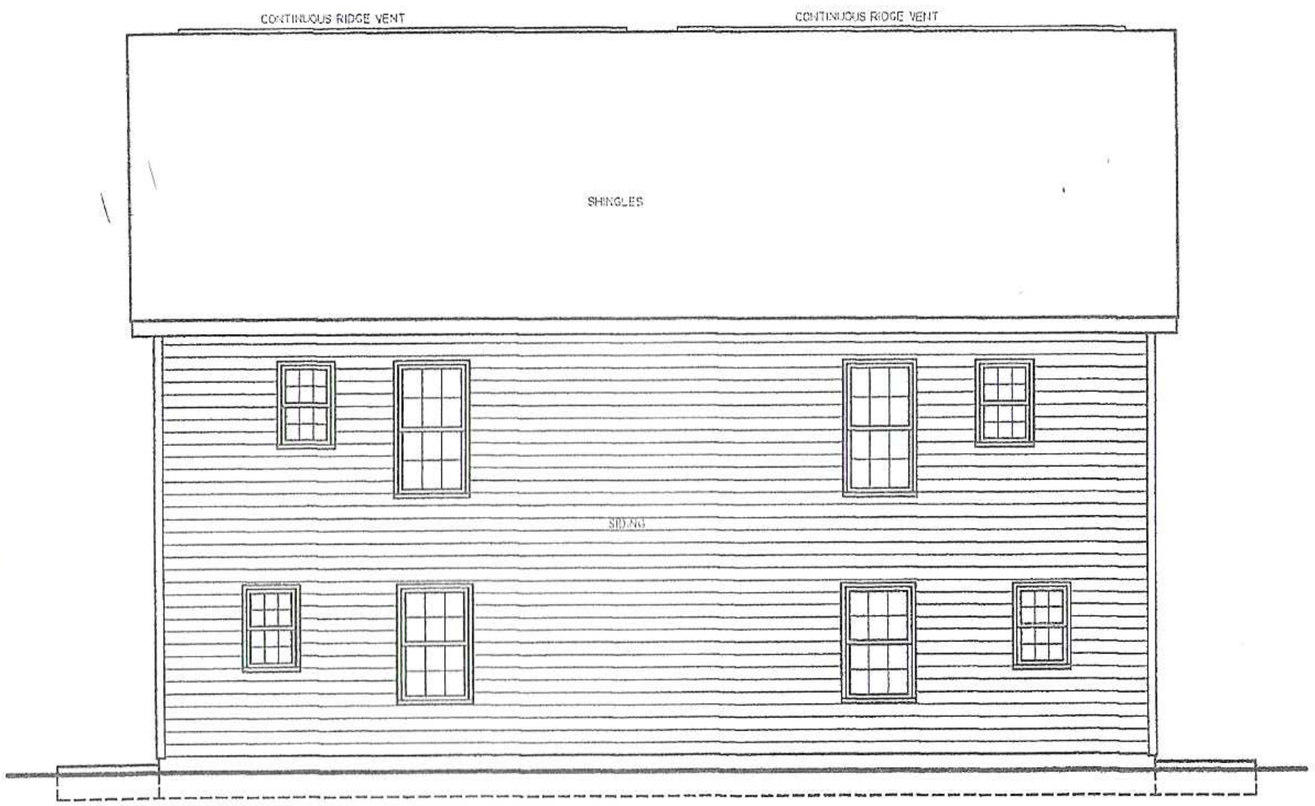
The Hunter

DESIGNED FOR:

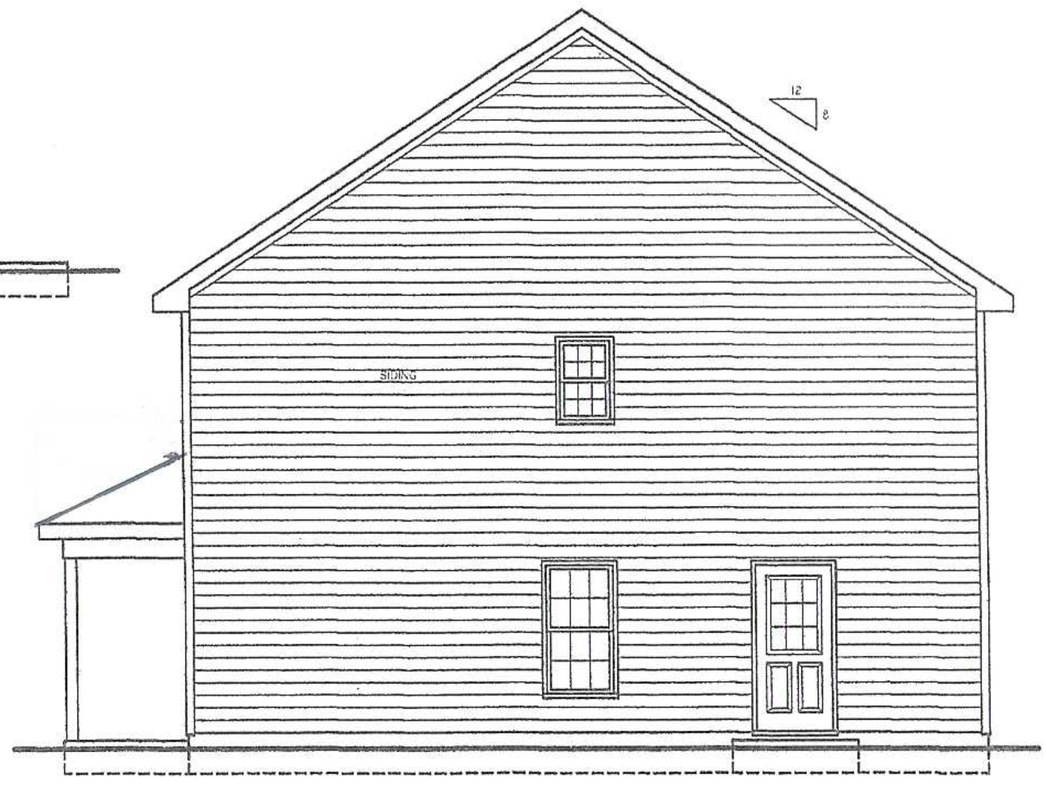
NUMBER: 2
SHEET: 5 OF 9
DRAWN: 02-17-25
DRAWN BY R.J.

SEE MORE HOME DESIGNS ONLINE AT STANDARDHOMES.COM

© 2025 STANDARD HOMES PLAN SERVICE (JASHA TRADING, LTD.)



801 REAR ELEVATION
SCALE : 1/4" = 1'-0"



802 RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"

Standard Homes Plan Service

TEL: 919-552-5627

PLAN INFO:

REVISION NUMBER:	BY:	DATE:
REVISION 1:		
REVISION 2:		
REVISION 3:		
REVISION 4:		

FOUNDATION TYPE	FLOATING SLAB
WALL FRAMING	2X4 STUDS
EXTERIOR FINISH	HORIZONTAL SIDING
ROOF FRAMING	RAFTER FRAMED
LAYOUT SHOWN	STRAIGHT

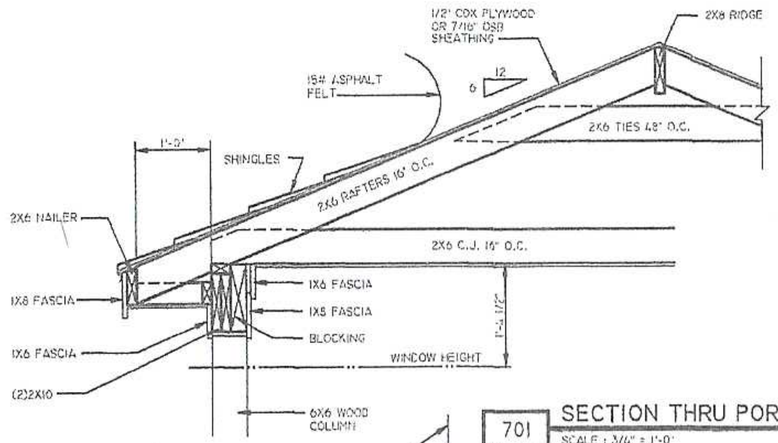
The Hunter

DESIGNED FOR:

NUMBER: 2
SHEET: 8 OF 9
DRAWN: 02-17-25
DRAWN BY R.J.

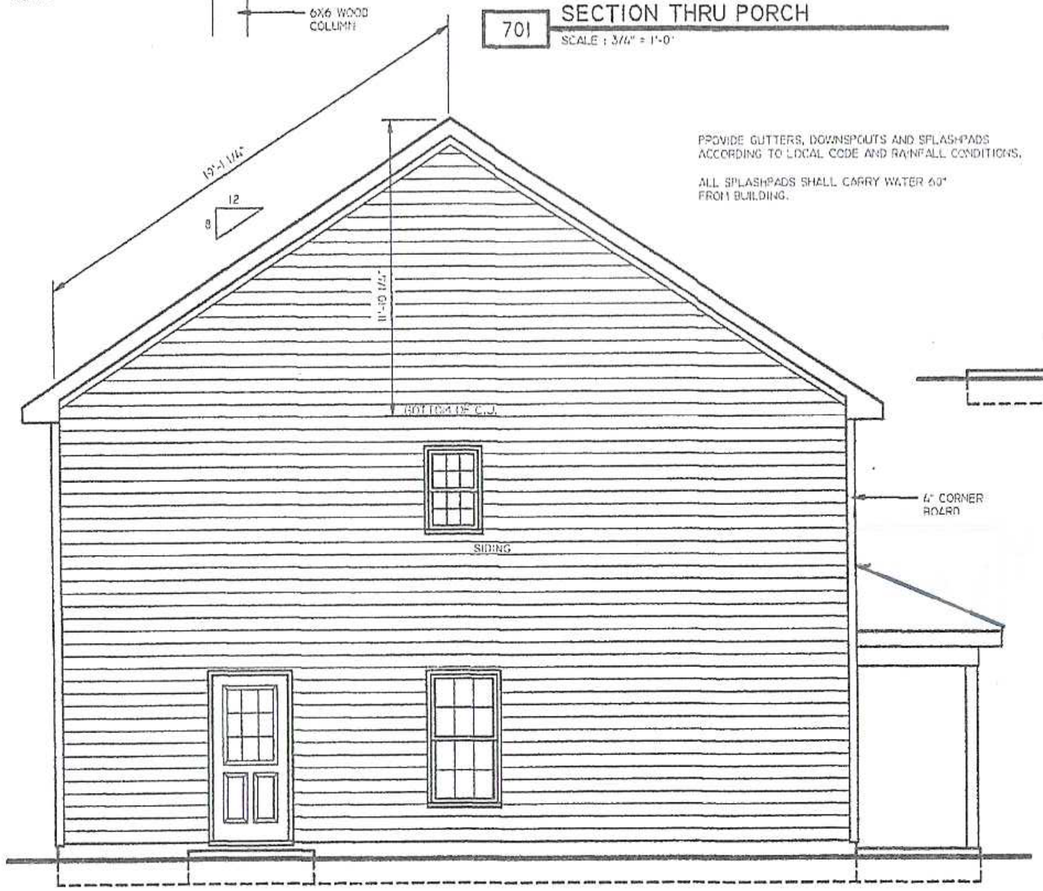
SEE MORE HOME DESIGNS ONLINE AT STANDARDHOMES.COM

© 2025 STANDARD HOMES PLAN SERVICE (JASMA TRADING, LTD.)



701 SECTION THRU PORCH

SCALE : 3/8" = 1'-0"



PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.

ALL SPLASHPADS SHALL CARRY WATER 60" FROM BUILDING.

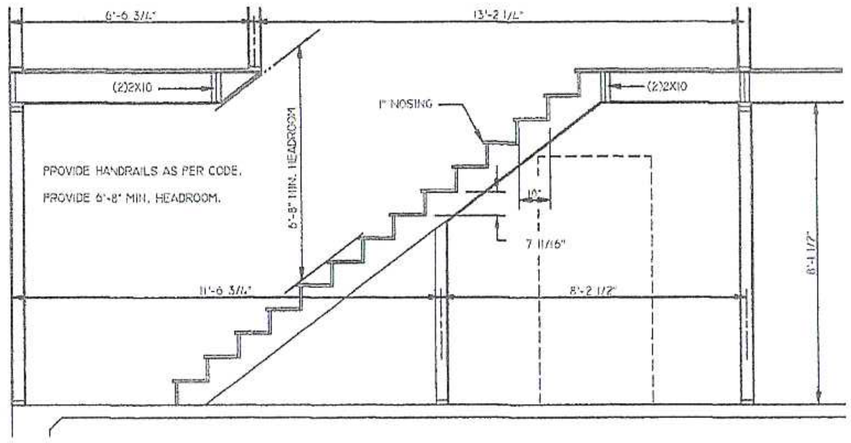


702 FRONT ELEVATION

SCALE : 1/4" = 1'-0"

703 LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



704 STAIR SECTION

SCALE : 3/8" = 1'-0"

Standard Homes Plan Service

TEL: 919-552-5977

PLAN INFO:

REVISION NUMBER:	BY:	DATE:	FOUNDATION TYPE	FLOATING SLAB
REVISION 1:			WALL FRAMING	2X4 STUDS
REVISION 2:			EXTERIOR FINISH	HORIZONTAL SIDING
REVISION 3:			ROOF FRAMING	RAFTER FRAMED
REVISION 4:			LAYOUT SHOWN	STRAIGHT

The Hunter

DESIGNED FOR:

NUMBER: 2
SHEET: 7 OF 9
DRAWN: 02-17-25
DRAWN BY: R.J.

SEE MORE HOME DESIGNS ONLINE AT STANDARDHOMES.COM

© 2025 STANDARD HOMES PLAN SERVICE (JASHA TRADING, LTD.)

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-286008-REG

eFiled and eRecorded
DATE: 12/10/2025
TIME: 12:13 PM
DEED BOOK: 9768
PAGE: 7 - 7
FILING FEES: $25.00
TRANSFER TAX: $217.00
PT61: 089-2025-008365
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

STATE OF Georgia
COUNTY OF Fulton

LIMITED WARRANTY DEED

THIS INDENTURE, made on 25th day of November, 2025, between

Ryce Realty Partners, LLC.

(hereinafter referred to as "Grantor") and

Constantino Real State, LLC

(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, together with all improvements which may be located thereon, situated, lying and being in the unincorporated New Holland Village, Hall County, Georgia, as shown and designated as Lot No. 39, Section 1, as per plat of survey prepared by the Piedmont Engineering Service, Greenville, South Carolina, and recorded in Plat Book 14, Pages 57-61, Hall County Records in the office of the Clerk of Hall Superior Court.

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:

Unofficial Witness

Notary Public
Commission expires:

Ryce Realty Partners, LLC.

By: Konstantin Rykman
Its: Member

JESSICA LARSEN NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES APRIL 9, 2028

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 2/25/2026 1:51 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26,

13 Liberty Street | Conditional Use | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Phil Devries **, 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 2-23-2026 **for** 13A+B Liberty St.
Date (Name application filed as)

Signature Phil Devries
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: PHILIP DEVRIES
REQUEST:
CONDITIONAL USE TO ALLOW RE-ESTABLISHMENT
OF A NONCONFORMING USE FOR A DUPLEX
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2379 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: PHILIP DEVRIES
REQUEST:
CONDITIONAL USE TO ALLOW RE-ESTABLISHMENT
OF A NONCONFORMING USE FOR A DUPLEX
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 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 Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 109/2026

SUBJECT: **3428 Mooney Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C **| Proposed use: New manufactured home |** Commission District 2 **| Bobby Shoemaker, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends **APPROVAL** of the applicant's request.

Purpose of Request:
3428 Mooney Drive | Variance to Section 3.2 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home |** Commission District 2 | **Bobby Shoemaker, 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
Floor Plan
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Bobby Shoemaker

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... New manufactured home

Size ..... 0.34± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3428 Mooney Drive** | Tax Parcel 08024 005004C

Commission District ..... Two

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0002

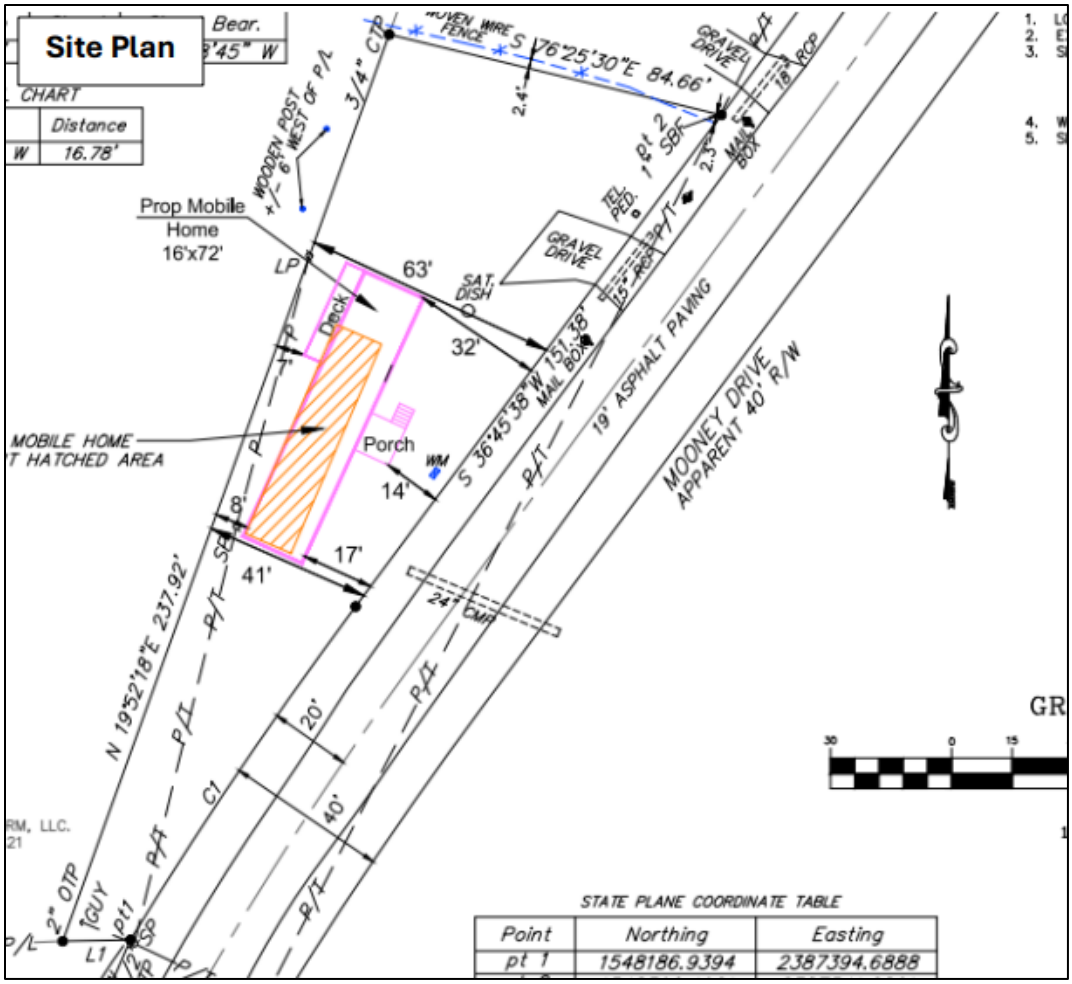
Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting to reduce the front yard setback from 40 feet to 14 feet and the rear yard setback from 25 feet to 7 feet to replace a 12' x 56' single wide manufactured home with a 16' x 72' manufactured home on a tract measuring 0.34± acres zoned Agricultural Residential 1 (AR-1).

Per the Statement of Hardship, the size and shape of the property make the required setbacks overlap and does not leave room for a home to be built on site without variances.





Two (2) **variances,** related to the front and rear yard setback requirements will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet from the property line as found in Section 3.2 for the Agricultural Residential 1 (AR-1) zoning district.
    - A front yard setback from 40 feet to 14 feet from the property line is proposed for the new manufactured home.
- Rear yard setback requirement of 25 feet from the property line as found in Section 3.2 for the Agricultural Residential 1 (AR-1) zoning district.
    - A front yard setback from 25 feet to 7 feet from the property line is proposed for the new manufactured home.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the 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 12' x 56' manufactured home that currently encroaches into the minimum setbacks. The subject parcel size and shape are unique to the property as the setbacks do not leave room for the construction of a residence.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Yes. An unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property as a new home could not be placed on this site unless granted a variance.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **These conditions are unique to the property as this is a shallow triangular lot with deep setback requirements associated with larger tract sizes. The conditions present on the subject property are not common to AR-1 zoned properties overall. The lot was created in 1974, prior to the establishment of zoning regulations, resulting in a parcel that is approximately 0.34 acres—substantially smaller than the minimum lot sizes required in both the AR-1 and R-1 zoning districts. The subject property's unusually small size, combined with its original AR-1 zoning designation, creates a unique physical condition that is not common to other lots within the AR-1 zoning district.**

4. Such conditions are not the result of any actions of the property owner**; The size and shape, of the lot 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 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 February 18, 2026, Emily McGahee stated "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. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation

In an email dated February 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts expected."

Hall County Public Works and Utilities

In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
There are no impacts to traffic with this proposed use.

Utilities:
Gainesville sewer SA. No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated February 12, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Bobby Shoemaker
5163 Indian Circle
Gainesville, GA 30506
Phone [redacted]
Email Address [redacted]

Property Owner (Name and Mailing Address)

Lina Franco
3428 Mooney Dr
Gainesville, GA 30504
Phone [redacted]
Email Address [redacted]

Location of Property 3428 Mooney Dr., Gainsville Tax Parcel: 08024 005004C

Present Zoning AR-1 Existing Structures mobile home to be replaced w/a new manufactured home

Contact: Ed Myers [redacted] ed@myers-and-co.com

Type of Appeal:

X	Setback Variance	X Front Yard	From 40 ft. to 20 ft.
		___ Right Side Yard	From ___ ft. to ___ ft.
		___ Left Side Yard	From ___ ft. to ___ ft.
___	Road Frontage Variance	X Rear Yard	From 25 ft. to 9 ft.
		___ Road Frontage	From ___ ft. to ___ ft.
___	Sign Variance	___ Sign Area	From ___ ft. to ___ ft.
		___ Sign Height	From ___ ft. to ___ ft.
___	Hardship Mobile Home	___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
___ Plat of Property
X Deed of Property
X Hardship Statement
X Site Plan
X Floor Plans
___ 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.

Sign Bobby Shoemaker Date 11-19-2025

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) LINA FRANCO

Address 3428 MOONEY DR
GAINESVILLE, GA 30504

Phone Number [redacted]

Name of applicant(s) BOBBY SHOEMAKER

Address 5143 INDIAN CIRCLE
GAINESVILLE, GA 30506

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)
Lina F.

Personally appeared before me
Emily Herrin

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

Emily Herrin
Notary Public

11/20/2025
Date

EMILY HERRIN
Notary Public - State of Georgia
Lumpkin County
My Commission Expires Jan 29, 2027

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 11-19-2025

Applicant's/Owner's Name (Printed): BOBBY SHOEMAKER

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 11/20/2025

Applicant's/Owner's Name (Printed): Lina Franco

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 11-19-2025

Applicant's/Owner's Name (Printed): BOBBY SHOEMAKER

Narrative
3428 Mooney Drive
Variance

January 2, 2026

Existing Site Description

The property is 0.34 acres located on the western side of Mooney Drive. The site is currently zoned AR-1 and has a mobile home that has been there since the 1970's.

Proposed Development

The applicant wishes to remove the existing 12'x56' single wide mobile home and replace it with a brand new 16' x 72' single wide mobile home.

Building Setbacks

Front: Setback 40-feet
Rear: Setback 25 feet.
Side: Setback 15 feet

Variance

The lot is so small that the setbacks overlap and do not leave enough buildable area to locate a structure. This proposal is to allow a new mobile home be placed on the lot, but the new single wide mobile home is larger than the existing mobile home.

3428 Mooney Drive

January 2, 2026

Statement of Hardship

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).

Due to the configuration of the lot, the setbacks overlap, so there is not any buildable area without a variance from the setbacks. This is extraordinary condition for a new mobile home as there is an existing mobile home that has been on the property for years, and all this request is to replace it with a brand new mobile home.

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

There is not any useable area without a variance from the setbacks.

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 triangular shape of this lot is unusual to the neighborhood.

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

This lot with a mobile home has been there since 1970. This is prior to the current setback regulations.

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.

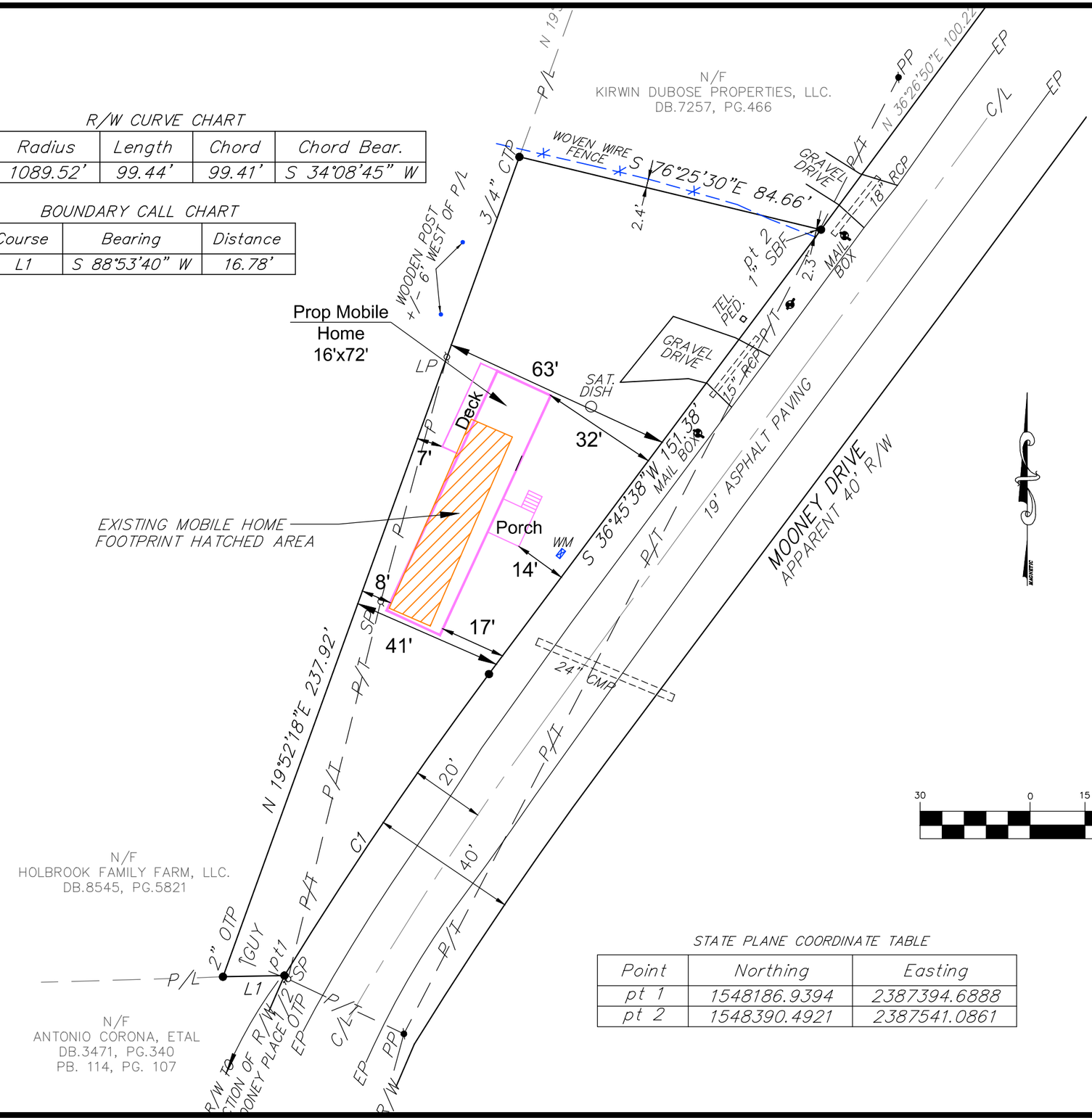
The granting of this variance will substantially upgrade the area. Therefore, granting the requested variances would not cause detriment to the public good or impair the purposes or intent of this resolution.

R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	1089.52'	99.44'	99.41'	S 34°08'45" W

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	S 88°53'40" W	16.78'



NOTES

1. LOT SIZE – 0.259 AC
2. EXISTING ZONING IS AR–1
3. SETBACKS
   FRONT – 40'
   REAR – 25'
   SIDE – 15'
4. WATER WILL BE SUPPLIED BY PUBLIC WATER.
5. SEWER PROVIDED BY EXISTING ON–SITE SEWER SYSTEM.

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
pt 1	1548186.9394	2387394.6888
pt 2	1548390.4921	2387541.0861

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED NO. 25513 PROFESSIONAL ENGINEER NELSON EDWARD MYERS

2–26–26

MYERS & CO.
civil engineers
P.O. BOX 634
GAINESVILLE, GA 30503
770–297–9793
ed@myers–and–co.com

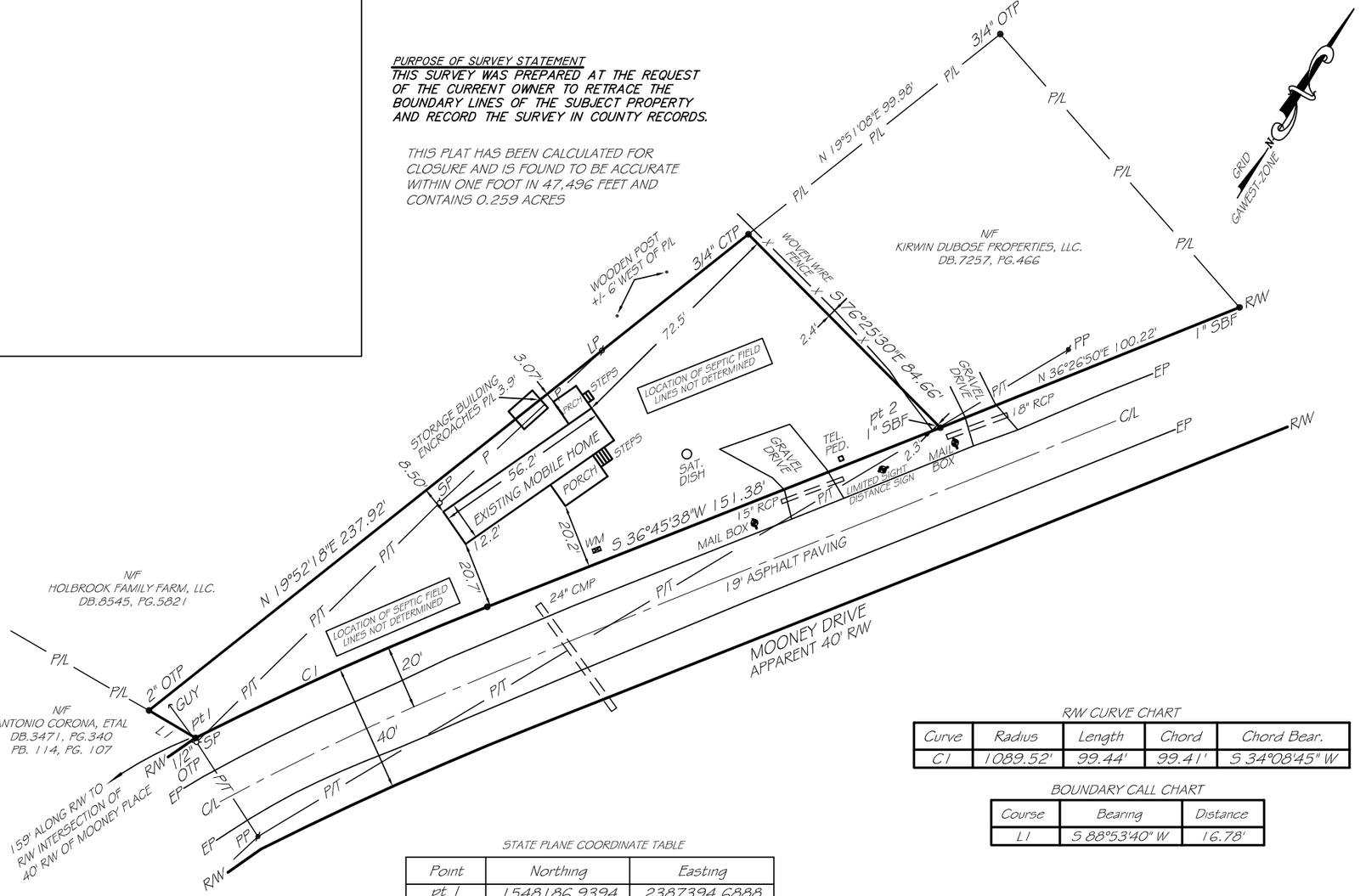
Project Description
3428 MOONEY DRIVE
PARCEL NO: 08024 005004C
HALL COUNTY, GEORGIA

JOB NO. 25–25

DATE 2/26/26

STREAM BUFFER VARIANCE PLAN

SHEET 1



PURPOSE OF SURVEY STATEMENT

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE CURRENT OWNER TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND RECORD THE SURVEY IN COUNTY RECORDS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 47,496 FEET AND CONTAINS 0.259 ACRES

GLOBAL POSITIONING NOTE:

THE ENTIRE DATA USED TO PRODUCE THIS SURVEY WAS OBTAINED ON JANUARY 21ST, 2026 FROM GNSS OBSERVATIONS COLLECTED BY A CARLSON VIKING DUAL FREQUENCY RECEIVER WHILE UTILIZING THE LEICA SMARTNET RTK NETWORK. ALL COORDINATES ARE STATE PLANE AND MEET THE ALLOWABLE POSITIONAL TOLERANCES AS SPECIFIED IN CHAPTER 180-7 CONCERNING THE RULES AND REGULATIONS SET FORTH BY THE GEORGIA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS RELATED TO TECHNICAL STANDARDS. A STATED ACCURACY LEVEL AS PER THE ALLOWABLE MINIMUM POSITIONAL TOLERANCE OF 0.1 FOOT FOR PROPERTY CORNERS WITH RESPECT TO EACH OTHER WAS ACHIEVED THROUGH REDUNDANT LINEAR MEASUREMENTS TO VERIFY SUCH ACCURACY AS TO COMPLY SPECIFICALLY WITH RULE 180-7-.03.

NOTES:

1. THE FIELD SURVEY FOR THIS PROPERTY WAS COMPLETED ON JAN. 21ST, 2026.
2. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR. THE PROPERTY IS SUBJECT TO ALL APPLICABLE SETBACKS, BUFFERS, MINIMUMS, LIMITS, AREAS, ETC. NOT SHOWN HEREON AS PER THE CURRENT ZONING DESIGNATION AND THE HALL CO. MUNICIPAL CODE EFFECTIVE AT THE TIME OF THIS SURVEY.
3. THE PROPERTY, IF POTENTIALLY SERVED BY UTILITY PROVIDERS AND MUNICIPALITIES, COULD BE SUBJECT TO EASMENTS FOR ACCESS AND MAINTENANCE OF SUCH UTILITIES NOT SHOWN HEREON EITHER ABOVE OR BELOW GROUND AND/OR EITHER OF RECORD OF NOT OR RECORD.
4. NO UTILITES WERE SPECIFICALLY MARKED FOR THE BENEFIT OF THIS SURVEY. THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE BASED ON THE SURFACE EVIDENCE OBSERVED. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. THE LAND SURVEYOR ASSUMES NO RESPONSIBILITY FOR SUCH UTILITIES AND THEIR LOCATIONS. OWNER/CONTRACTOR AND FUTURE OWNERS SHOULD OBTAIN AN INSPECTION OF SUCH.
5. OTHER MATTERS AFFECTING TITLE TO THIS PROPERTY SHOULD BE EXAMINED BY A QUALIFIED TITLE ABSTRACTOR. IN PREPARING THIS SURVEY, DS GRIFFIN, INC. AND DANIEL S. GRIFFIN MAKES NO OPINION OF SAID TITLE AND/OR SUCH MATTERS WHICH MAY NEGATIVELY AFFECT SAID TITLE NOT SHOWN HEREON.
6. THIS PROPERTY LIES WITHIN ZONE X (NOT A SPECIAL FLOOD HAZARD AREA) AS PER FLOOD INSURANCE RATE MAP #13139C 0188G HALL COUNTY EFFECTIVE 04/04/2018.

REFERENCES:

1. QUIT CLAIM DEED RECORDED IN DB 7141, PG 126 ON 02/15/2013 IN HALL CO. RECORDS.
2. PLAT OF MOONEY ESTATES RECORDED IN PB 4, PG 250 ON 4/16/1969 IN HALL CO. RECORDS.
3. ALL OTHER REFERENCES ARE SHOWN HEREON.

R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	1089.52'	99.44'	99.41'	S 34°08'45" W

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	S 88°53'40" W	16.78'

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
pt 1	1548186.9394	2387394.6888
pt 2	1548390.4921	2387541.0861

AREA = 0.259 ACRES

TAX PARCEL #08024 005004C PER HALL CO. TAX RECORDS

SURVEY FOR:

LINA FRANCO

PROPERTY ADDRESS - 3428 MOONEY DR., GAINESVILLE 30501

DS GRIFFIN, INC.
PROFESSIONAL LAND SURVEYING
2048 MILL LANDING CT.
LAWRENCEVILLE,GEORGIA 30043
(770) 778-3293

AT THE TIME OF THIS SURVEY, PER THE HALL COUNTY TAX RECORDS, THE PROPERTY WAS IN THE NAME OF LINA FRANCO PER THE QUIT CLAIM DEED RECORDED IN DB 7141, PG 126, DATED 2/15/13.

No.	By	Date	Revision

Date: 02/16/26 Land Lot: 24 District: 8TH
County: HALL,GA. Scale: 1"=40'
Drawn By: DSG Checked By: DSG
Job Number: MOONEYDR File Number:

CERTIFICATION:

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BY: _____ 02/16/2026

DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772

GEORGIA REGISTERED NO. 2772 LAND SURVEYOR DANIEL S. GRIFFIN

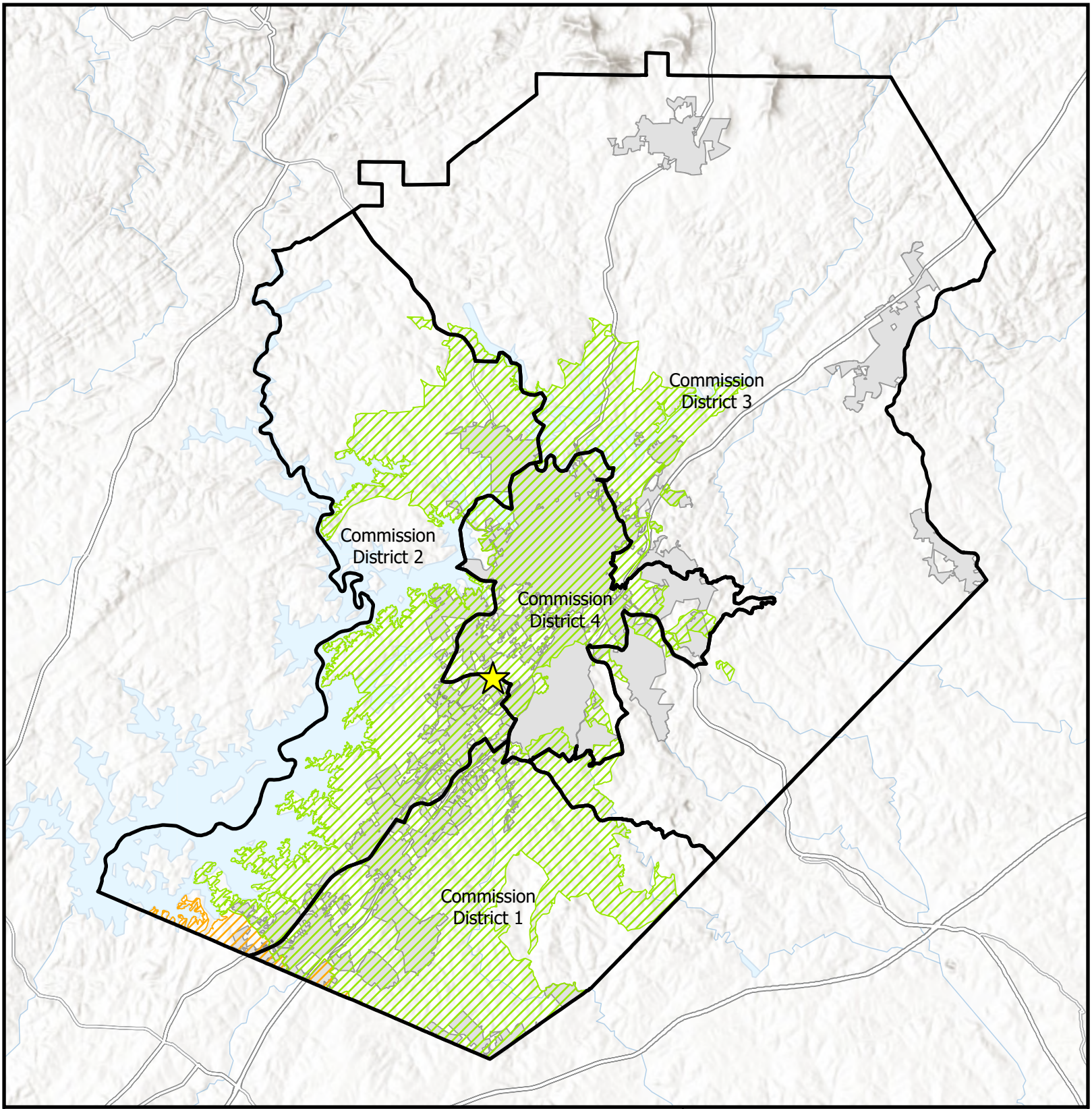
02/16/2026

40 0 40 80 120

GRAPHIC SCALE – FEET

LEGEND

POB = POINT OF BEGINNING
TPOB = TRUE POINT OF BEGINNING
PCC = PROPERTY CORNER COMPUTED
CMF = CONCRETE MONUMENT FOUND
SBF = SOLID BAR FOUND
CTP = CRIMPED TOP PIPE
RBWC = REBAR WITH CAP
IPF = IRON PIN FOUND
OTP = OPEN TOP PIPE
RBF = REBAR PIN FOUND
IPS = 1/2" REBAR PIN SET
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
PL = PROPERTY LINE
BL = BUILDING LINE
EP = EDGE OF PAVEMENT
SP/LP = SERVICE/LIGHT POLE
PP = POWER POLE
=== = STORM SEWER LINE/PIPE
-X- = FENCE LINE
-P- = POWER LINE
-T- = TELEPHONE LINE
C/L = CENTERLINE OF ROAD
●●● FLOOD HAZARD ZONE LINE
N/F = NOW OR FORMERLY



Subject Area Location
Subject Area
Commision Districts
City Limits

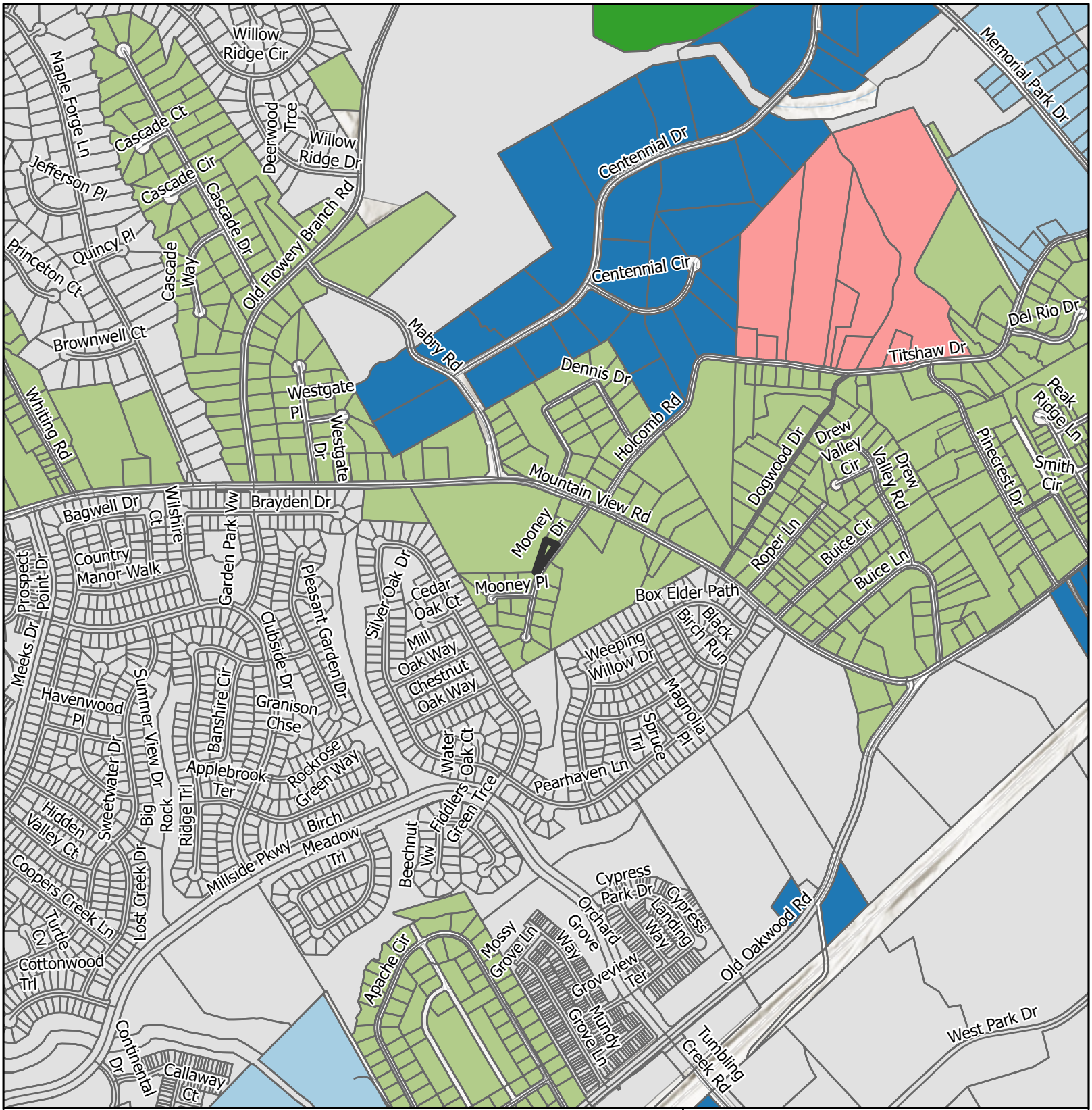
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Bobby Shoemaker
Tax Parcel #: 08024 005004C
Location: 3428 Mooney Drive
Commission District 2

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

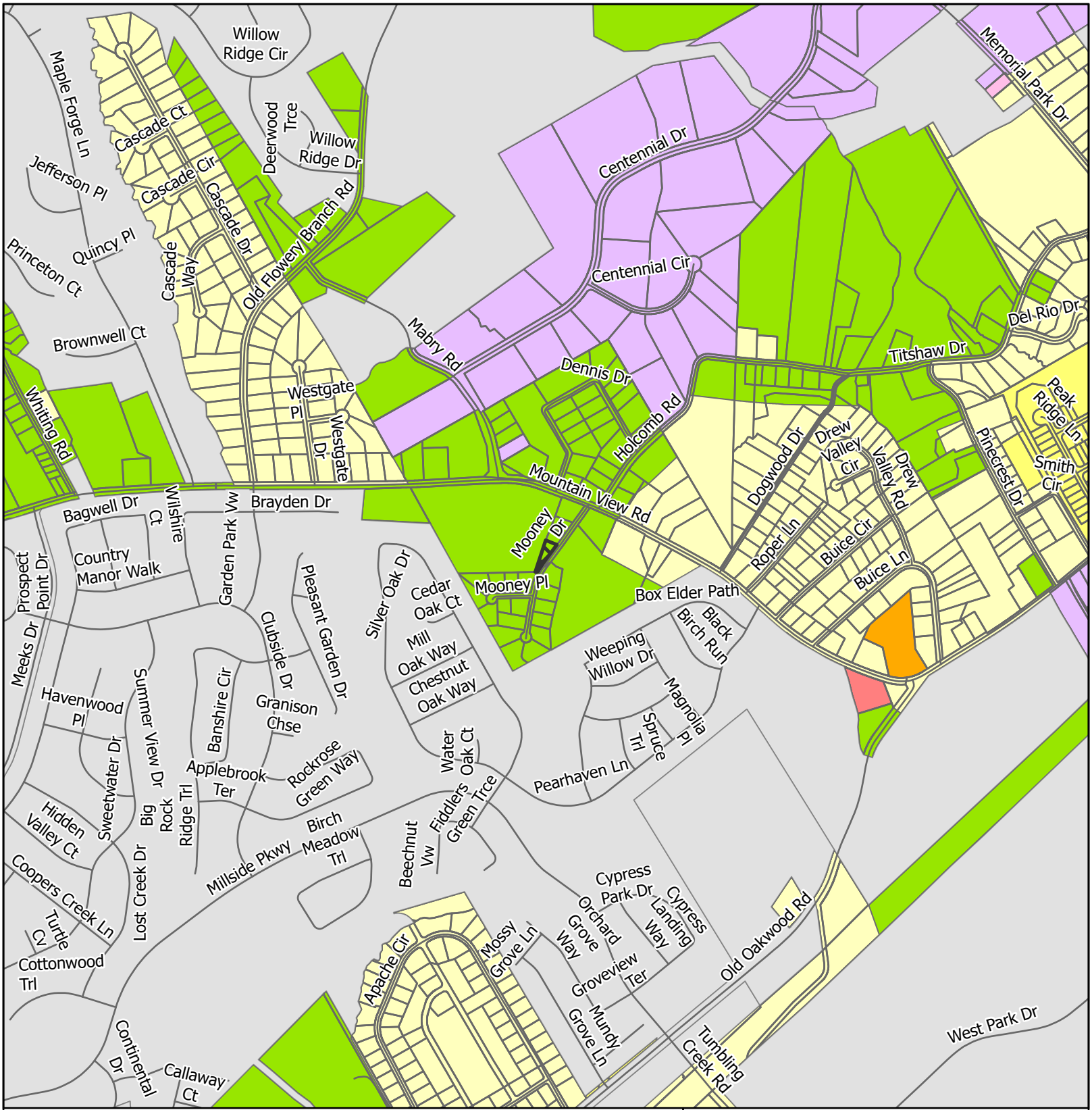
- Business Corridors
- Employment
- Greenspace - Conservation
- Greenspace - Parks
- Suburban Neighborhood, Medium-Density

Applicant: Bobby Shoemaker
Tax Parcel #: 08024 005004C
Location: 3428 Mooney Drive
Commission District 2

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

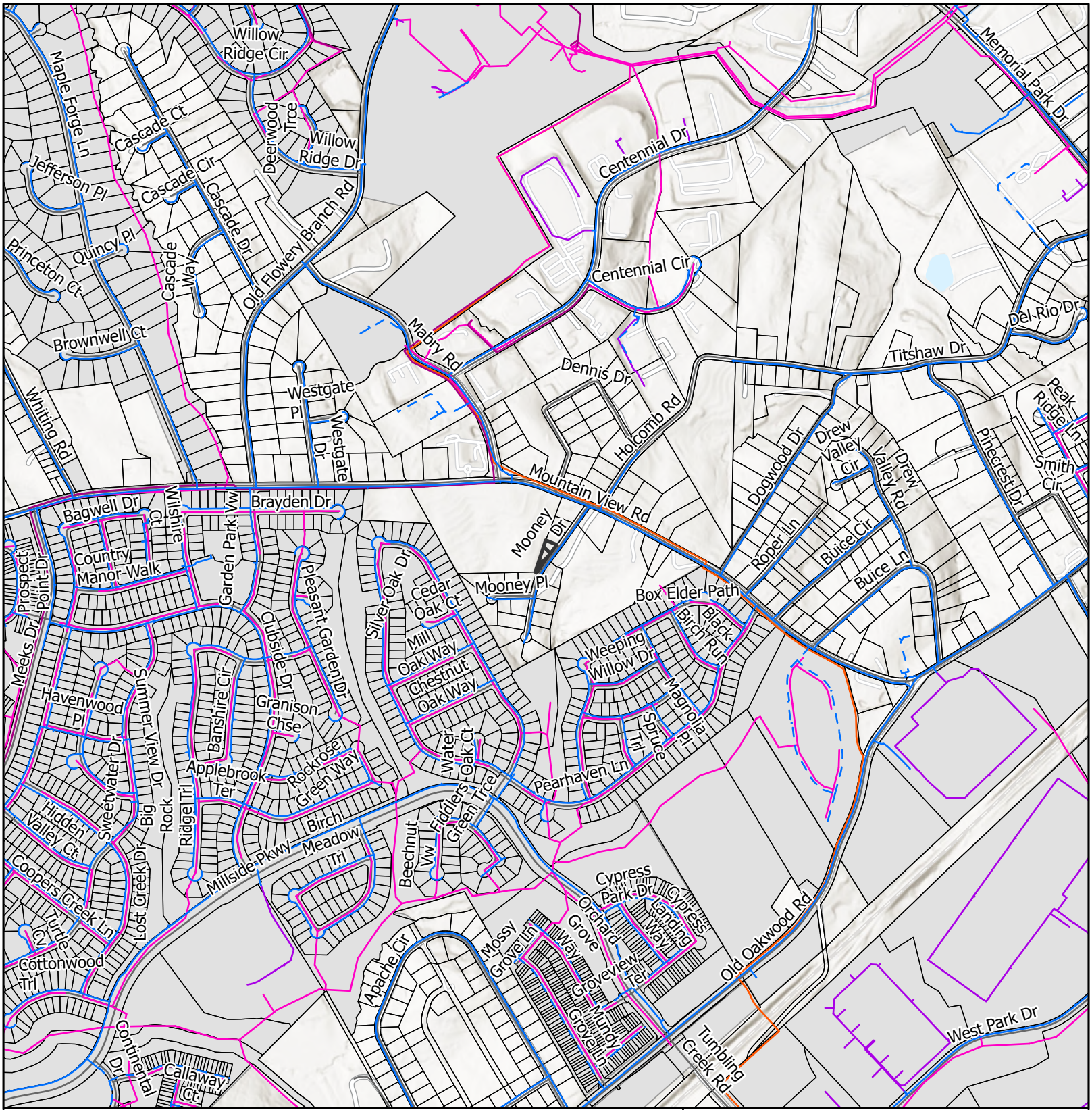
Zoning
- AR-1
- C-2
- H-B
- I-1
- L-I
- M-1
- O-I
- PCD
- PRD
- PUD
- R-1
- R-3
- R-II

Applicant: Bobby Shoemaker
Tax Parcel #: 08024 005004C
Location: 3428 Mooney Drive
Commission District 2

Zoning Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

- Private of Other System
- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- County Existing Sewerline
- County Forcemain
- Subject Area
- City Limits

Applicant: Bobby Shoemaker
Tax Parcel #: 08024 005004C
Location: 3428 Mooney Drive
Commission District 2

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Bobby Shoemaker
Tax Parcel #: 08024 005004C
Location: 3428 Mooney Drive
Commission District 2

Site Plan & Aerial Map

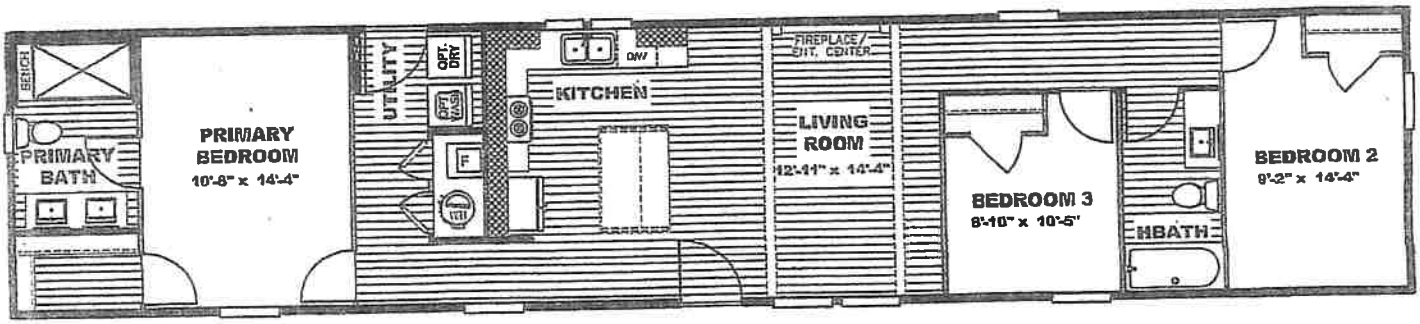
HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026

400 + TAX + INSURANCE



X



PRICE: $ 99,769.00 (+ tax)

Due to shortage in materials Prices are subject to change

INCLUDES: Delivery, Set-Up, Trim-Out, Central Air, Vinyl Skirting & Concrete Footings

(Lumpkin and Hall Counties require Block Underpinning at an additional cost)

- Ceiling Beams and Fan in Living Room
- Electric Fireplace
- Designer Feature Wall
- 4/12 Pitch Roof

Clayton addison | Clayton Built

Type: DEED Book: 07271 Page: 00364

Return To:
The Yopp Family Living Trust
1627 Whiting Dr.
Gainesville, GA 30504

024267

000364

QUIT CLAIM DEED

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed In office, this 10 day of October
20 13 at 10:35 Am. Recorded In Deed
Book 7271 Page(s) 364
Charles Baker, Clerk By Jal

STATE OF GEORGIA
COUNTY OF HALL

James L. Yopp Jr. Individually and as Co Trustee of the Yopp Family Living Trust U/T/A Dated 08/25/2004 and Nancy L Yopp Individually and as Co Trustee of the Yopp Family Living Trust U/T/A dates 08/25/2004 as Grantors to

_Lina Franco_____(hereinafter referred to as "Grantee").

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 ad assign of the parties hereto.

WITNESSETH : GRANTOR, for and in consideration of TEN DOLLARS ($10.00) AND VALUAVLE CONSIDERATION received at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUITCLAIM unto Grantee the following described property

All that tract or parcel of land lying and being in the Wilson District of Hall County, Georgia, and more particularly described as follows

BEGINNING at a point on the western boundary of the right-of way of Mooney Drive, said point being common with property now or formerly of Martin, thence along the property of Martin a distance of 161/2 feet in a westerly direction to a point, thence along the line common with property now or formerly of Holbrook a distance of 238 feet in a northerly direction to a point, thence along the line common with property now or formerly of Sosebee a distance of 88 feet to a point on the western boundary of the right-of -way a distance of 251 feet to the point of beginning

This is the property conveyed by Mr And Mrs Willie T Morris to Brenda Jean Taylor by warranty deed dated December 25 1980 and recorded at deed book 731, page 430

TO HAVE AND TO HOLD the said tract or parcel of land, to Grantee, so that neither the Grantor nor its heirs, 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 the aforesaid tract or parcel of land or appurtenances, or any rights thereof

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals the day and year above written.

Signed, sealed and delivered this ~~24~~ 10 day of ~~June~~ October, 2013 in the presence of.

Rhonda I. Wright
Witness

James L. Yopp Jr.

Nancy L. Yopp

Deedra Anderson
Notary Public & Seal. My Commission expires: July 14, 2014

DEEDRA ANDERSON NOTARY PUBLIC GEORGIA EXPIRES JULY 14, 2014 HALL COUNTY

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 10-10-13
Charles Baker
Superior Court Clerk
By Jal
PT61 069-2013006479

STATE OF GEORGIA, COUNTY OF HALL
I Charles Baker, Clerk of Superior Court In and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office.
Witness my official seal and signature of Superior Court
this 1 day of April 2014

Clerk, Deputy Clerk Hall Superior Court

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 2/12/2026 3:18 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026,

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Ed Myers (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/26/26 (Date) **for** Bobby Shoemaker (Name application filed as).

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: BOBBY SHOEMAKER
REQUEST: REDUCE THE MINIMUM YARDS FOR NEW MANUFACTURED HOME
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: MAR 26, 2026
Time: 6:00PM
FOR MORE INFORMATION CALL:

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 120/2026

SUBJECT: **5461 Union Church Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 **| Proposed Use: Minor subdivision |** Commission District: 1 **| Charline Benifield, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant's request. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. Tracts 4 and 5 shall be served by a common access driveway, which must be clearly identified on the final plat and referenced in all associated deeds.
2. All conditions of zoning shall be made a part of any plats created for the property.

Purpose of Request:

5461 Union Church Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District: 1 | **Charline Benifield, 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
Survey
Maps
Map - Public Comments Rec'd
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Supplemental Public Works Comment
Fire Comment
Notice Signs
Public Comment - from Donald Flowers

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Charline Benifield

Request ..... **Variance to Section 9.2.4** | to reduce the required road frontage

Proposed Use ..... Minor subdivision

Size ..... 5.55± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5461 Union Church Road** | Tax Parcel 15042 000028 (pt)

Commission District ..... One

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0007

Staff recommends DENIAL of the applicant's request. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. Tracts 4 and 5 shall be served by a common access driveway, which must be clearly identified on the final plat and referenced in all associated deeds.

2. All conditions of zoning shall be made a part of any plats created for the property.

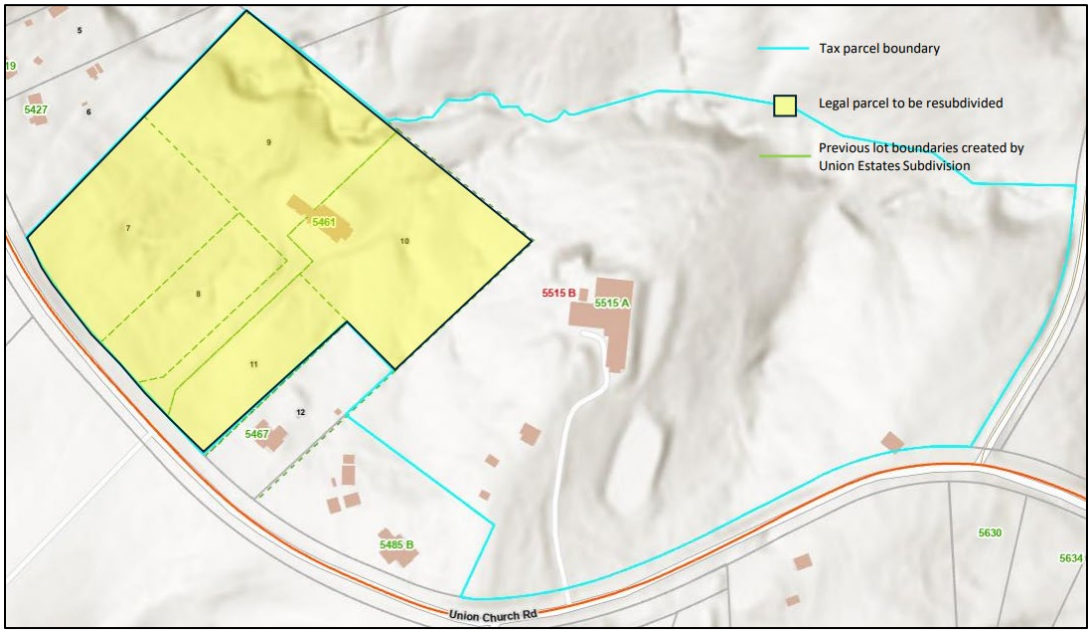
Summary Analysis

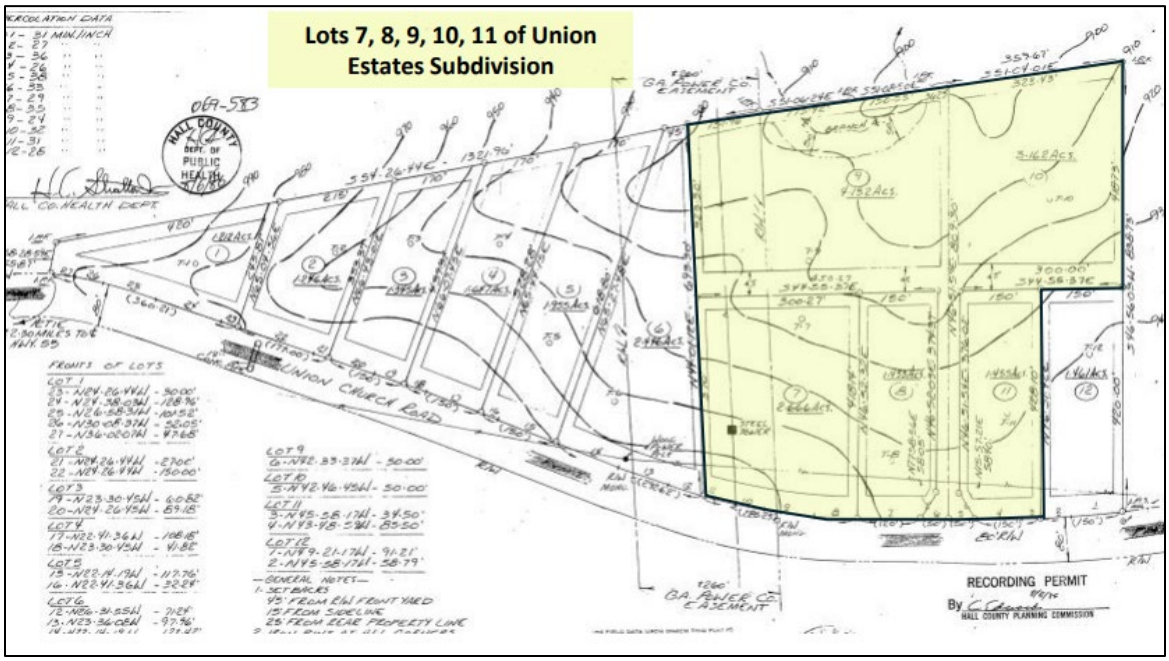
The applicant is requesting a variance to Section 9.2.4 to reduce the required road frontage along a collector road from 90 feet to 50 feet for 2 of the proposed tracts, totaling 5.55± acres, within a minor subdivision. The minor subdivision proposes five (5) tracts, totaling 12.83± acres, within an approximately 38.45± acre tax parcel zoned Agricultural Residential 1 (AR-1).

According to Tax Assessor records, the property is currently developed with the following structures:

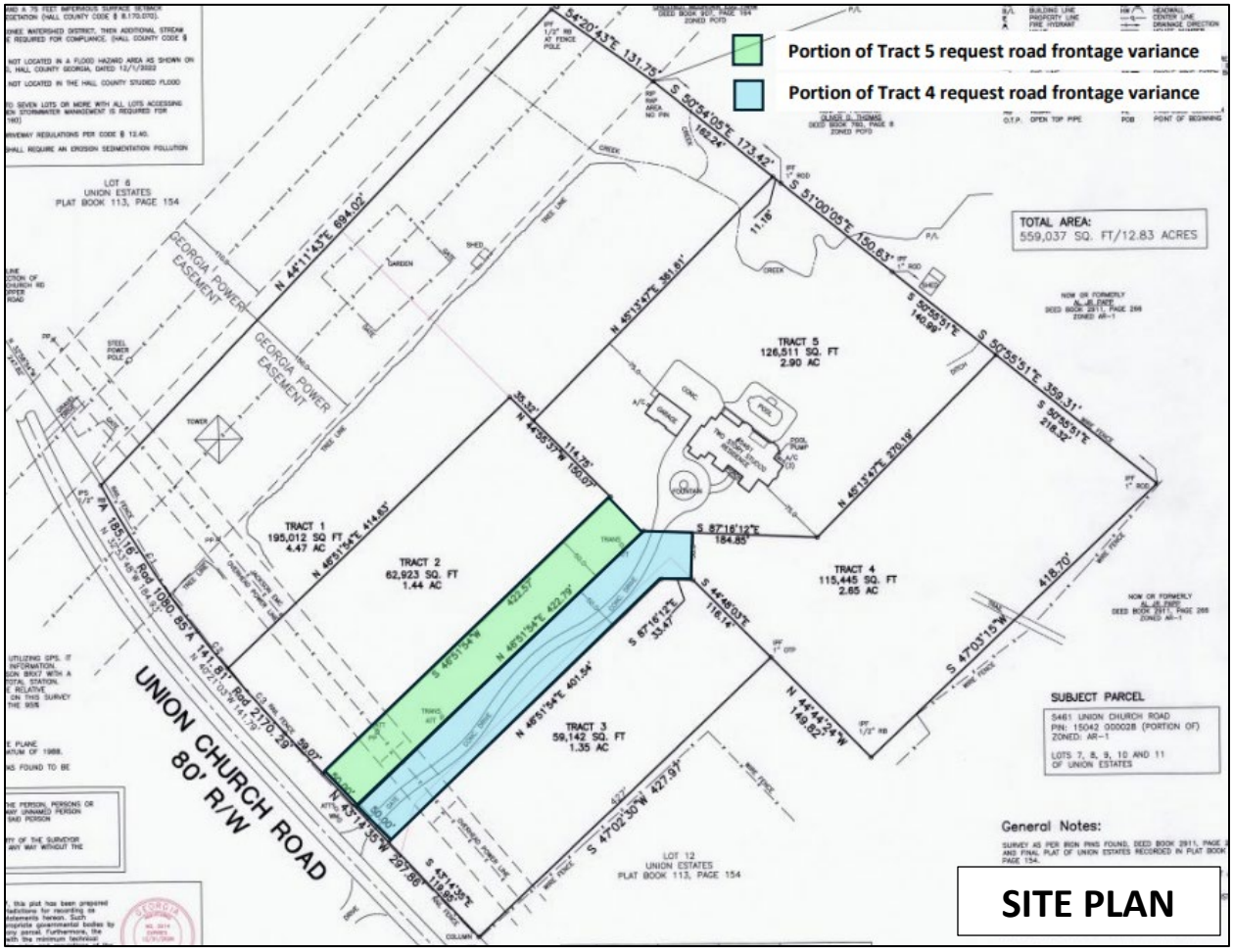
- A 5,460 square foot single-family residence built in 2002.
- An 1,800 square foot single-family residence built in 1926.
- An 8,800 square foot barn built in 1988.
- A 960 square foot barn built in 1980.

The subject Tax Parcel, 15042 000028, outlined in blue below, is comprised of two legal parcels. The area proposed for subdivision was originally five lots, Lots 7 through 11, of the Union Estates Subdivision approved in 1986. The property owner combined those lots into one parcel and constructed a single-family residence. They now propose to re-subdivide the property back into five separate parcels.





According to the site plan, the residence identified as 5461 Union Church Road, would be located on Tract 5 and would utilize the existing driveway that crosses the proposed Tract 4. All other existing structures would remain on the remainder of the current tax parcel. At this time, there is no proposal to formally establish a common access driveway for Tracts 4 and 5. Creating a common access driveway, however, would eliminate the concern of multiple driveways within a 90-foot span.



The surrounding properties are zoned and developed as outlined below:

North:	Planned Commercial Farming District (PCFD) – Undeveloped, agricultural uses
East:	Planned Commercial Farming District (PCFD) – Undeveloped, agricultural uses
South:	Agricultural Residential 1 (AR-1) – Single family residence
	Planned Residential Development – Single family subdivisions

West: Agricultural Residential 1 (AR-1) – Single-family residences
Residential 1 (R-1) – Single family subdivision



On December 9, 2025, the applicant submitted a 5-lot subdivision plat for review (HPLT25-0270) encompassing approximately 12.83± acres of the 38.45± parent tract. During review, staff recognized that a road frontage variance would be required for Tracts 4 and 5. Per the Statement of Hardship, the applicant states that "due to the configuration of the parcel, existing road alignment, and the unusually large lot sizes, requiring the standard frontage would not advance the intent of the ordinance related to access, safety or development intensity. The proposed lots substantially exceed the minimum lot size requirement and will remain low-density in character."

The proposed subdivision area corresponds to the former Lots 7 through 11 of the Union Estates Subdivision, approved by the Planning Commission on August 6, 1986. These lots were acquired and combined into one legal parcel and added to the original 29± acres to form the current 38.45± acre tax parcel. As shown on the 1986 subdivision plat, the subject area was divided into five lots with four access points, with Lots 9 and 10 sharing a common driveway. The proposed reconfiguration the former five lots meets all current subdivision standards with the exception of minimum road frontage for Lots 4 and 5. Though not formally proposed by the property owner, providing a common access driveway for proposed Tracts 4 and 5 would replicate the access pattern approved in the original Union Estate Subdivision and achieve the effect of no more than one driveway within a 90-foot span.

Water service will be provided by the City of Gainesville and all lots will be served by on-site septic systems.

Two (2) **variances** related to road frontage requirements will be required if the site plan, as presented, is approved.

- Road frontage requirement of 90 feet as found in Section 9.2.4 for all roads designated as arterial or collector.
    - A road frontage variance from 90 feet to 50 feet for Tract 4 fronting a collector road.
    - A road frontage variance from 90 feet to 50 feet for Tract 5 fronting a collector road.

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 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 property does not have any extraordinary or exceptional physical conditions related to size, shape, or topography that prevent compliance with road frontage requirements. With approximately 613 feet of frontage, the tract is**

capable of meeting the standards. The need for a variance results solely from the applicant's desire to create more lots than the frontage can support. The ordinance does not entitle a property owner to additional lots if minimum standards cannot be met. Previous approvals do not justify a basis for a variance.

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. There is adequate road frontage to meet road frontage requirements.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions are not unique to this property. The subject property is similar in size and shape to surrounding properties. The applicant's stated constraints do not create a condition that limits the ability to design lots that meet road-frontage requirements or entitle a property to additional lots if minimum standards cannot be met.**

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 5 lot subdivision is a direct action of the owner which can be designed to meet road frontage standards, including reduction of a parcel.**

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, may not cause substantial detriment to the public good, but granting the variances could undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate spacing between driveways, reduce turning-movement conflicts, and protect traffic flow on heavily traveled roads. Reducing frontage below the required minimum could weaken these safety and circulation objectives.**

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026."

Georgia Department of Transportation
In an email dated February 18, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off-System no impacts expected to the State Route."

Hall County Public Works and Utilities
In a memorandum dated February 26, 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. Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Utilities:
No infrastructure in the vicinity.

In a memorandum dated March 5, 2026, Brent Cook, Assistant Director of Public Works and Utilities provided the following comments:

Traffic:

While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. To improve safety and reduce potential conflict points, a shared access driveway serving Tracts 4 and 5 should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to Union Church Road.

Hall County Fire Marshal
In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)
Charline Benefield
4124 Ridge Rd
Buford GA 30519

Phone 770 601 9196
Email Address [redacted]

Property Owner (Name and Mailing Address)
Christine Papp
912 GAINESVILLE HWY
SUITE A, BUFORD GA 30518

Phone [redacted]
Email Address [redacted]

Location of Property 5461 UNION CHURCH Rd FLOWERY BRANCH, 30542

Present Zoning A1 Existing Structures 1

Type of Appeal:

_____ Setback Variance	___ Front Yard	From 70 ft. to 50 ft.
_____ Road Frontage Variance	___ Right Side Yard	From 90 ft. to 50 ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	✓ Road Frontage	From ___ ft. to ___ ft.
_____ Other: (2) LOT	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ 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 CHRISTINE PAPP Date FEB 5, 26

Sign Christine Papp Date FEB 5, 26

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 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) CHRISTINE PAPP

Address 912 GAINESVILLE HWY
SUITE A, BUFORD GA 30518

Phone Number [redacted]

Name of applicant(s) CHARLINE Benifield

Address 4124 Ridge RD.
Buford GA 30519

Phone Number 770 601 9196

5461 UNION CHURCH Rd Flowery Branch

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) Christine Papp

Personally appeared before me
Sandra Beatey & Ruth L. Wolf

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

Ruth L. Wolf
Notary Public

RUTH L WOLF
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 17, 2028

2.5.2026
Date

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): N/A Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature Charline Benifield **Date:** 2/5/26

Applicant's/Owner's Name (Printed): CHARLINE Benifield

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.

Name of Official(s): NA Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Christine Papp **Date:** 2/5/26

Applicant's/Owner's Name (Printed): CHRISTINE PAPP

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

HALL COUNTY
GEORGIA
We have it all in Hall

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

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

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 Charline Benefield **Date** 2/5/2026

Sent of Hardship
5461 Union Church Rd FB

1. The subject property presents exceptional conditions that create an unnecessary hardship if the strict application of the Hall County road frontage requirement is enforced.

Due to the configuration of the parcel, existing road alignment, and the unusually large lot sizes, requiring the standard frontage would not advance the intent of the ordinance related to access, safety, or development intensity. The proposed lots substantially exceed the minimum lot size requirements and will remain low-density in character.

Strict compliance with the frontage standard would result in a layout that is inefficient and disproportionate to the size and use of the lots, while providing no additional public benefit. The requested variance to allow 50 feet of road frontage represents the minimum relief necessary to allow reasonable use of the property while maintaining adequate access and consistency with surrounding development patterns.

Granting this variance will not negatively impact traffic, public safety, neighboring properties, or the general welfare and will remain consistent with the spirit and intent of the zoning regulations.

2. Strict application of the requirements of this resolution to the subject property would create an unusual hardship. Accordingly, Scott Smith, surveyor, is requesting a variance on behalf of the property owner to permit development of residential tracts between 1.5 and 5 acres in size.

3. The conditions giving rise to this request are peculiar to the subject property and are not common to other properties in the area.We have much larger lots than others and are still remaining above the minimum of county requirements. As a result, strict application of the ordinance would deprive the applicant of rights commonly enjoyed by other neighboring property owners.

4. The property had been previously approved and we would like to request that you allow us to divide the property to build 4 additional homes on the 10 acres.

5. Strict application of the requirements of this resolution to the subject property would create an unusual hardship. The conditions giving rise to this request are peculiar to the property and are not common to other properties in the area, and strict enforcement would deprive the applicant of rights commonly enjoyed by neighboring property owners. Scott Smith, surveyor, will be requesting a variance on behalf of the property owner to allow development of residential tracts ranging from 1.5 to 5 acres. Granting this variance would not confer any special privilege that has been denied to other properties in the area, nor would the requested relief cause substantial detriment to the public good or impair the intent and purpose of the zoning regulations.

HALL COUNTY REQUIRED 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 § 8.170.070).

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.40)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0313G, HALL COUNTY GEORGIA, DATED 12/1/2022

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 § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

MAGNETIC NORTH

LEGEND

R/W	RIGHT OF WAY	FES	FLARED END SECTION
WM	WATER METER	JB	JUNCTION BOX
B/L	BUILDING LINE	HW	HEADWALL
P/L	PROPERTY LINE		CENTER LINE
	FIRE HYDRANT		DRAINAGE DIRECTION
	VALVE		HOUSE NUMBER
	WATER MAIN	IPF	IRON PIN FOUND
MH	MANHOLE	IPS	IRON PIN SET
	SEWER LINE		ELECTRIC POWER
DE	DRAINAGE EASEMENT	R	RADIUS OF CURVATURE
SE	SEWER EASEMENT	CB	DOUBLE WING CATCH BASIN
	GAS LINE	CB	SINGLE WING CATCH BASIN
PP	POWER POLE	PP	POWER POLE
N&C	NAIL IN CAP	A	ARC OF CURVE
LP	LIGHT POLE	INV	INVERT
EE	EXISTING ELEVATION	DI	DROP INLET
RB	REBAR	PE	PROPOSED ELEVATION
O.T.P.	OPEN TOP PIPE	POB	POINT OF BEGINNING

LOT 6
UNION ESTATES
PLAT BOOK 113, PAGE 154

NOW OR FORMERLY
CHESTNUT MOUNTAIN EGG FARM
DEED BOOK 907, PAGE 164
ZONED PCFD

NOW OR FORMERLY
OLIVER D. THOMAS
DEED BOOK 760, PAGE 8
ZONED PCFD

NOW OR FORMERLY
AL JR PAPP
DEED BOOK 2911, PAGE 266
ZONED AR-1

NOW OR FORMERLY
AL JR PAPP
DEED BOOK 2911, PAGE 266
ZONED AR-1

TOTAL AREA:
559,037 SQ. FT/12.83 ACRES

TRACT 1
195,012 SQ FT
4.47 AC

TRACT 2
62,923 SQ. FT
1.44 AC

TRACT 3
59,142 SQ. FT
1.35 AC

TRACT 4
115,445 SQ. FT
2.65 AC

TRACT 5
126,511 SQ. FT
2.90 AC

COPPER CREEK ROAD

UNION CHURCH ROAD
80' R/W

GEORGIA POWER EASEMENT

CENTERLINE INTERSECTION OF UNION CHURCH RD AND COPPER CREEK ROAD

N 32°28'54"W 241.82'

STEEL POWER POLE

GRAVEL DRIVE

GATE

TOWER

IPS 1/2" RB

RAIL FENCE

TREE LINE

JACKSON EMC OVERHEAD POWER LINE

PP

GARDEN

SHED

CREEK

IPF 1/2" RB AT FENCE POLE

RIP RAP AREA NO PIN

IPF 1" ROD

IPF 1" OTP

IPF 1/2" RB

COLUMN

CONC. DRIVE

TRANS ATT

WM

POOL

POOL PUMP

A/C (3)

GARAGE

CONC.

A/C

FOUNTAIN

#5461 TWO STORY STUCCO RESIDENCE

PORCH

DITCH

WIRE FENCE

TRAIL

DRIVE

Curve	Radius	Length	Chord	Chord Bear.
C1	1080.85'	185.16'	184.93'	S 32°53'48" E
C2	2170.29'	50.81'	50.81'	S 39°08'59" E
C3	2170.29'	91.00'	90.99'	S 41°01'18" E

SURVEY DATA.

95% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.

FIELD WORK COMPLETED ON OCTOBER 2, 2025

SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 272,556 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON

COPYRIGHT 2026 DIVERSIFIED TECHNICAL GROUP, LLC
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED NO. 3014 EXPIRES 12/31/2026 LAND SURVEYOR J. SCOTT SMITH

1/8/26
J. SCOTT SMITH, PLS 3014 — DATE

SUBJECT PARCEL

5461 UNION CHURCH ROAD
PIN: 15042 000028 (PORTION OF)
ZONED: AR-1

LOTS 7, 8, 9, 10 AND 11
OF UNION ESTATES

General Notes:

SURVEY AS PER IRON PINS FOUND, DEED BOOK 2911, PAGE 266 AND FINAL PLAT OF UNION ESTATES RECORDED IN PLAT BOOK 113, PAGE 154.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13139C0313G, EFFECTIVE DATE 12/1/2022

IRON PINS SET AT ALL NEW LOT CORNERS (1/2" RB)

GRAPHIC SCALE
50 25 0 50 100 150

REVISIONS

NO.	DATE	BY	DESCRIPTION

DIVERSIFIED TECHNICAL GROUP, L.L.C.
LAND SURVEYORS – LAND PLANNERS
Land Surveying Firm License# 587
2700 BRASELTON HIGHWAY
SUITE 116, NO. 310
DACULA, GEORGIA 30019
PH. 770-614-7095
EMAIL: DtgSurvey@yahoo.com

GEORGIA REGISTERED NO. 3014 EXPIRES 12/31/2026 LAND SURVEYOR J. SCOTT SMITH

Minor Plat
Revised Union Estates
G.M.D (S) 392
HALL COUNTY, GEORGIA

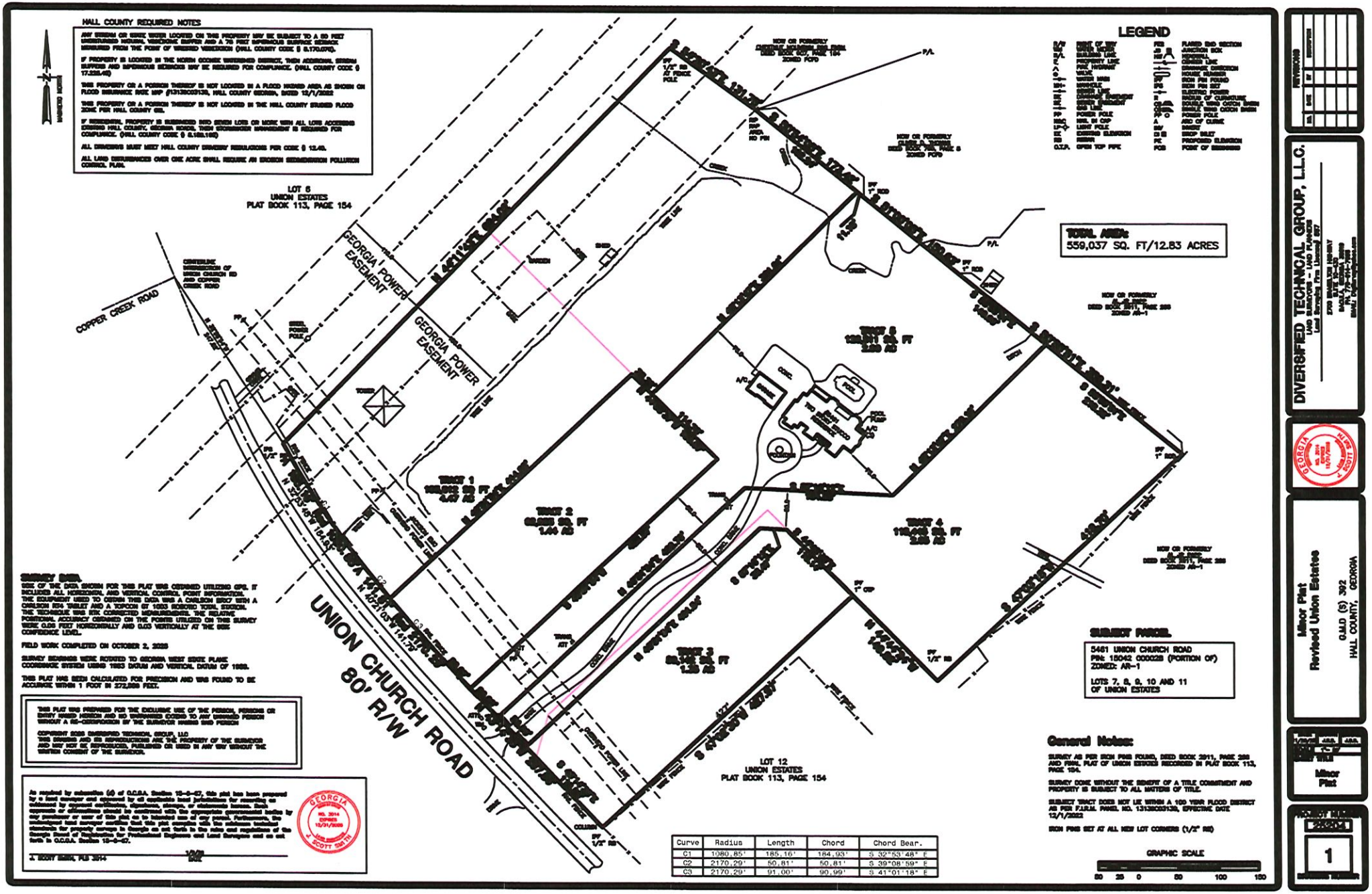
DATE	DRAWN	CHECKED
11/25/25	J.S.S.	J.S.S.

SCALE 1"= 50'

SHEET TITLE
Minor Plat

PROJECT NUMBER
25204

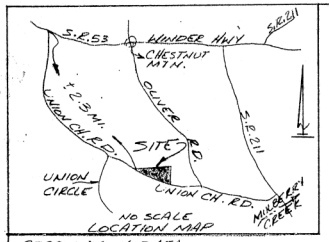
1
DRAWING NUMBER



Curve	Radius	Length	Chord	Chord Bear.
C1	1080.85'	185.16'	184.93'	S 32°53'48" E
C2	2170.29'	50.81'	50.81'	S 39°08'59" E
C3	2170.29'	91.00'	90.99'	S 41°01'18" E

Received August 8, 1986

Dwight S. Wood, County



OWNERS AND DEVELOPERS

BILLY GARRETT
BUFORD, GEORGIA
PHONE 945-9991

PHILLIP BEARD
BUFORD, GEORGIA
PHONE 945-7870

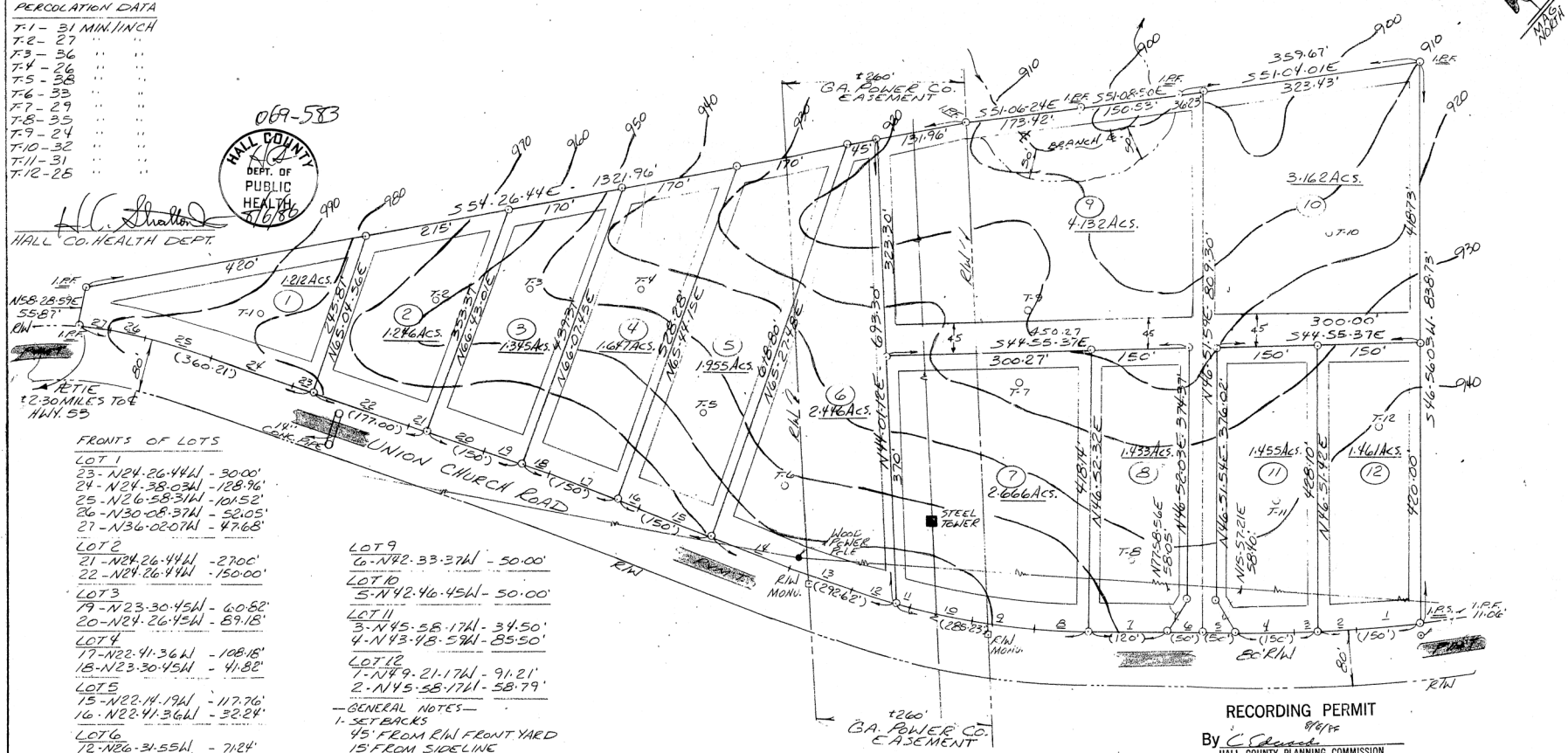
PERCOLATION DATA

T-1	31	MIN/INCH
T-2	27	" "
T-3	36	" "
T-4	26	" "
T-5	38	" "
T-6	33	" "
T-7	29	" "
T-8	35	" "
T-9	24	" "
T-10	32	" "
T-11	31	" "
T-12	26	" "

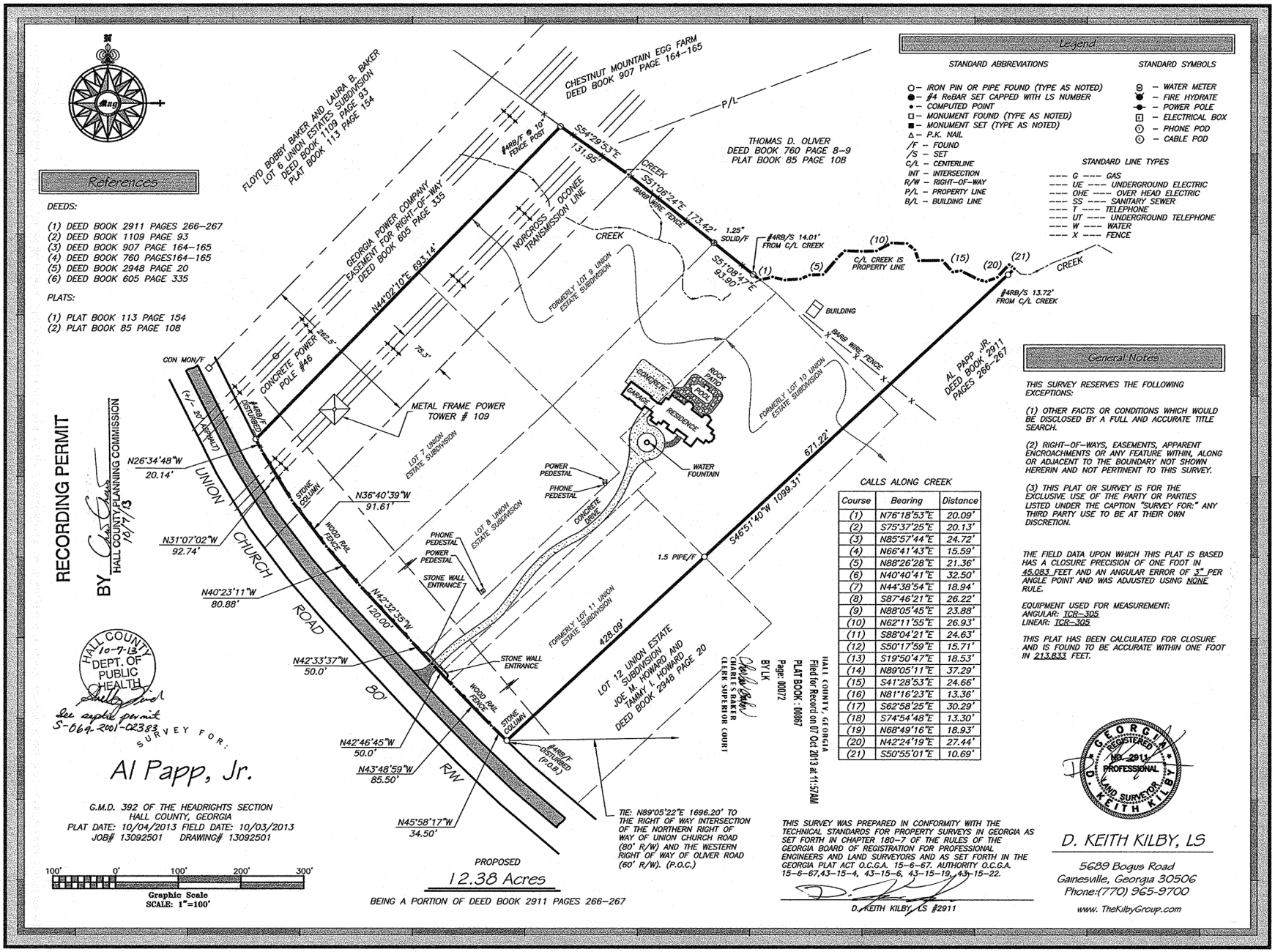
069-583

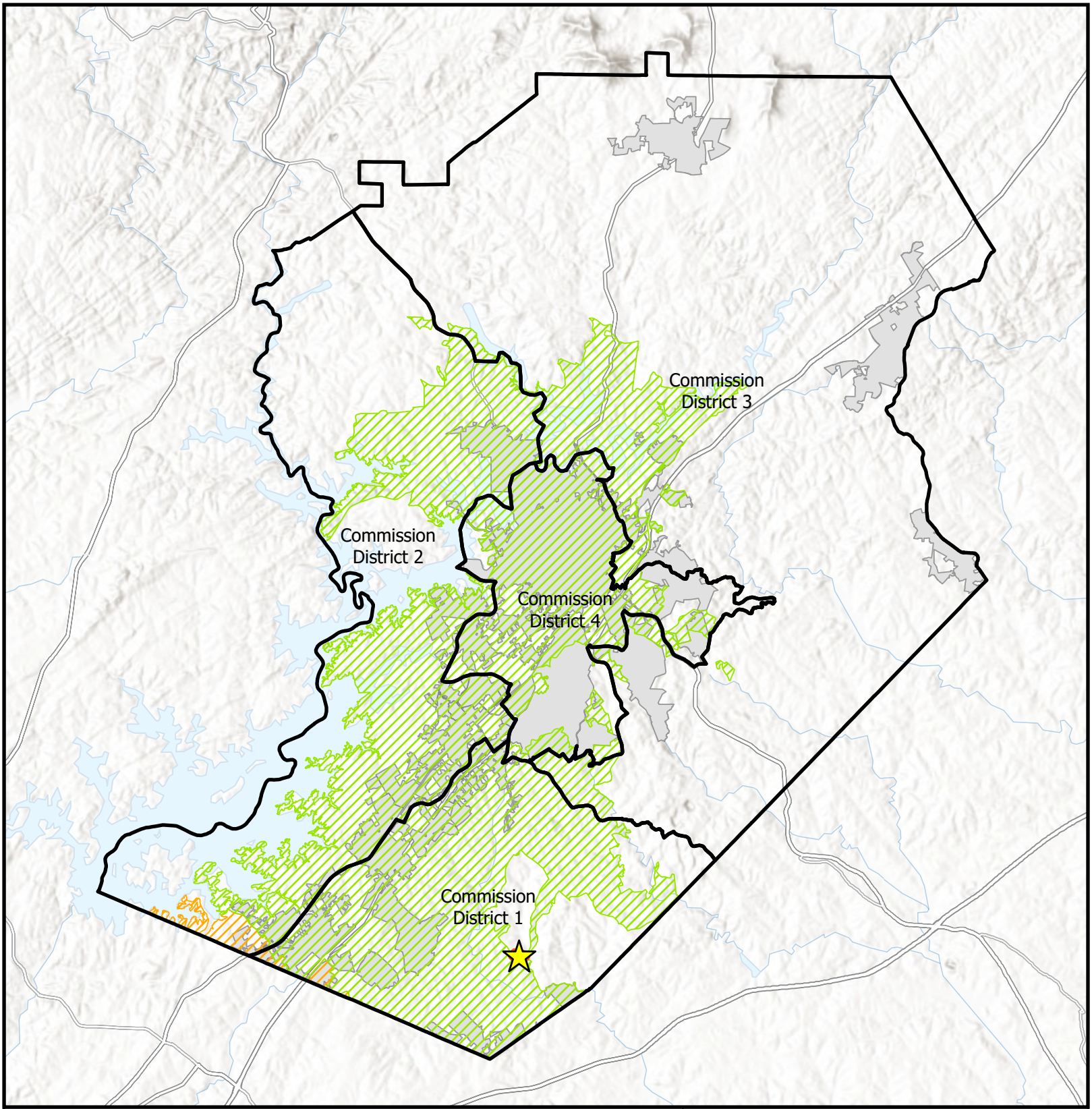
HALL COUNTY DEPT. OF PUBLIC HEALTH 7/16/86

HALL CO. HEALTH DEPT.


G.A. POWER CO. EASEMENT
1260'
S54°26'44"E
1321.96'
170'
215'
420'
1.212Acs.
1.246Acs.
1.345Acs.
1.687Acs.
1.955Acs.
2.446Acs.
3.162Acs.
4.132Acs.
1.433Acs.
2.666Acs.
1.455Acs.
1.461Acs.
N58°28'59"E
55.87'
I.R.F.
RTE 2.30 MILES TO HWY. 53
(360.21')
(177.00')
(150')
UNION CHURCH ROAD
14' Conc. Rdg.
R/W
R/W MONU.
(292.62')
(288.23')
WOOD POWER POLE
STEEL TOWER
N44°OFFICE
693.30'
323.30'
370'
N46°51'59"E 80.30'
N46°51'54"E 376.02'
N46°52'32"E 374.37'
N46°58'03"E 374.37'
N46°51'54"E 376.02'
N46°51'59"E 80.30'
N46°51'59"E 376.02

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=23169658key1=8678key2=728county=69&countyname=HALL&userid=891638&appid=28





Subject Area Location
Subject Area
Commision Districts
City Limits

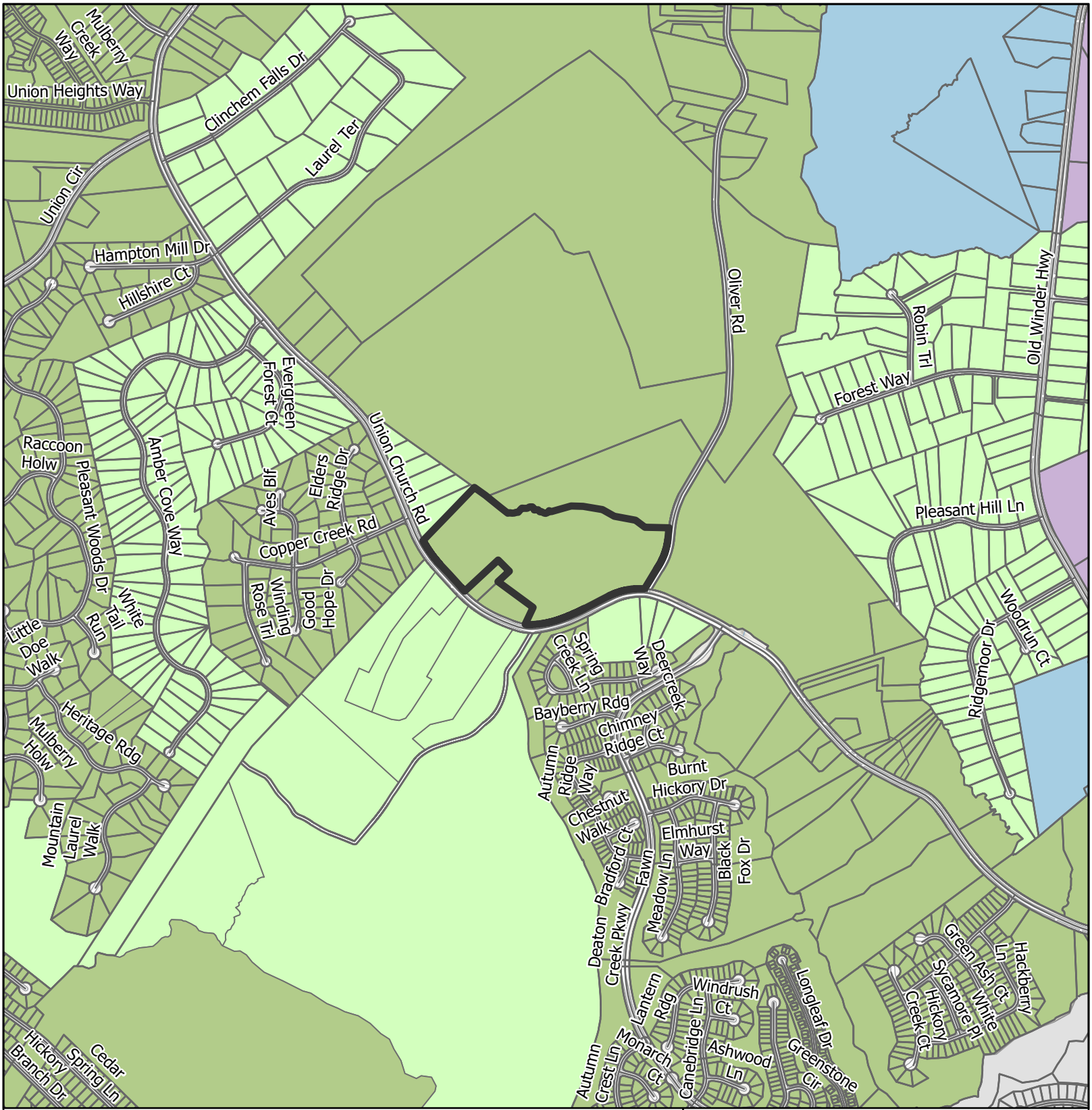
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Charline Benifield
Tax Parcel #: 15042 000028
Location: 5461 Union Church Road
Commission District 1

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

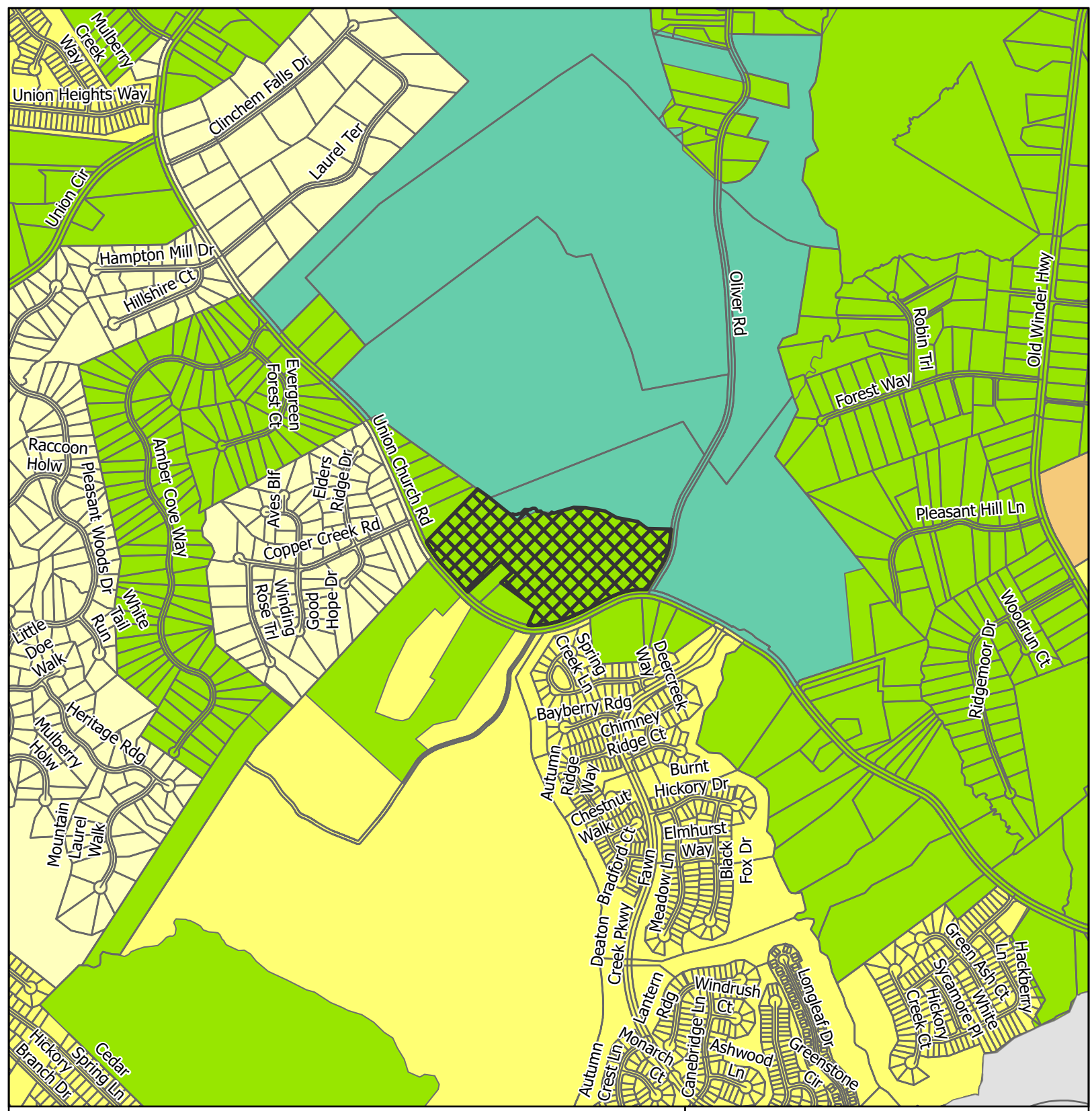
- Business Corridors
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Charline Benifield
Tax Parcel #: 15042 000028
Location: 5461 Union Church Road
Commission District 1

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

City Limits

Zoning

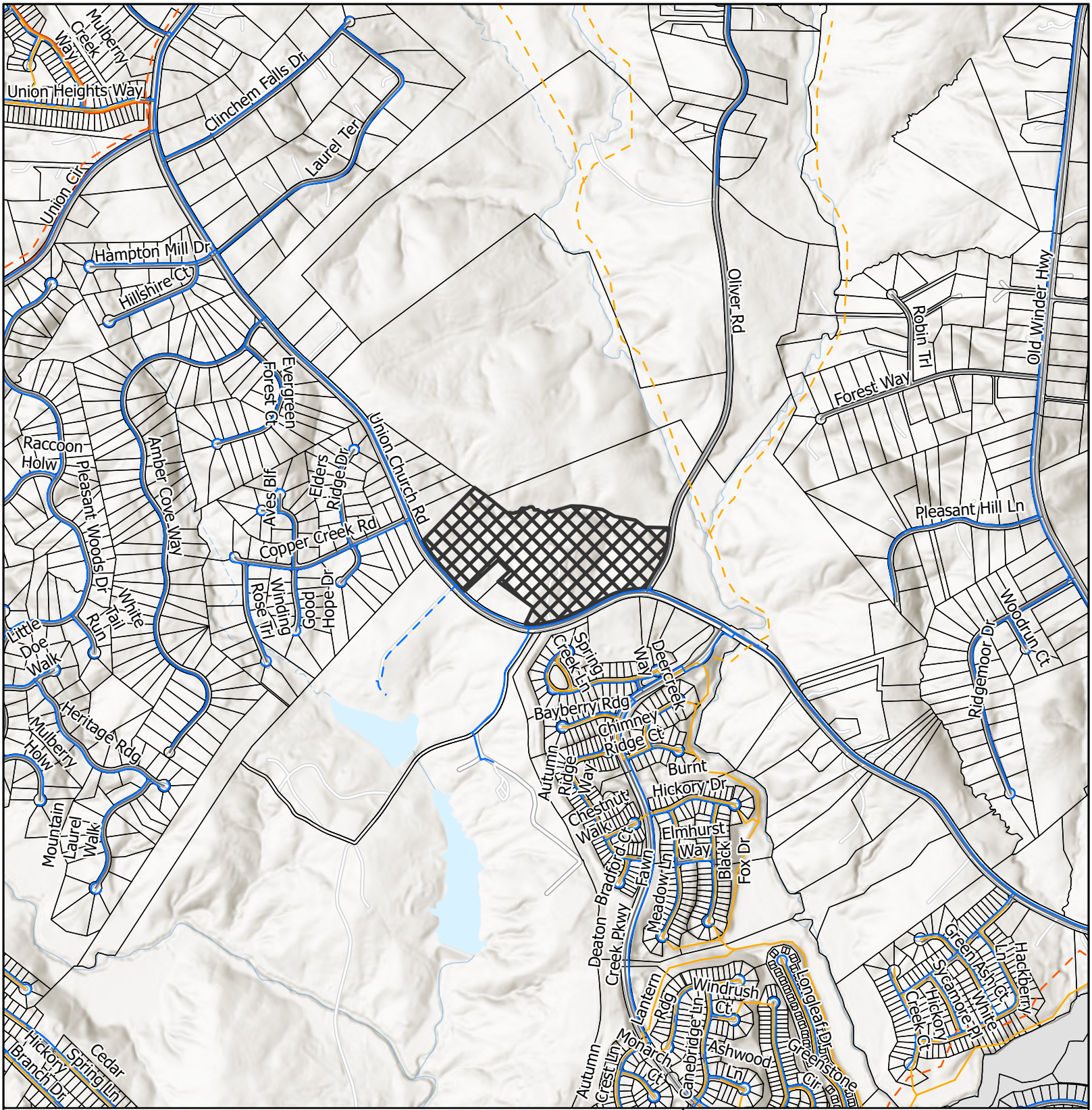
- AR-1
- MUNI
- PCFD
- PRD
- R-1
- R-MF

Applicant: Charline Benifield
Tax Parcel #: 15042 000028
Location: 5461 Union Church Road
Commission District 1

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

- Waterline
- Preliminary Waterline
- County Existing Sewerline
- County Proposed Sewerline
- County Forcemain
- County Propsed Forcemain
- Subject Area
- City Limits

Applicant: Charline Benifield
Tax Parcel #: 15042 000028
Location: 5461 Union Church Road
Commission District 1

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



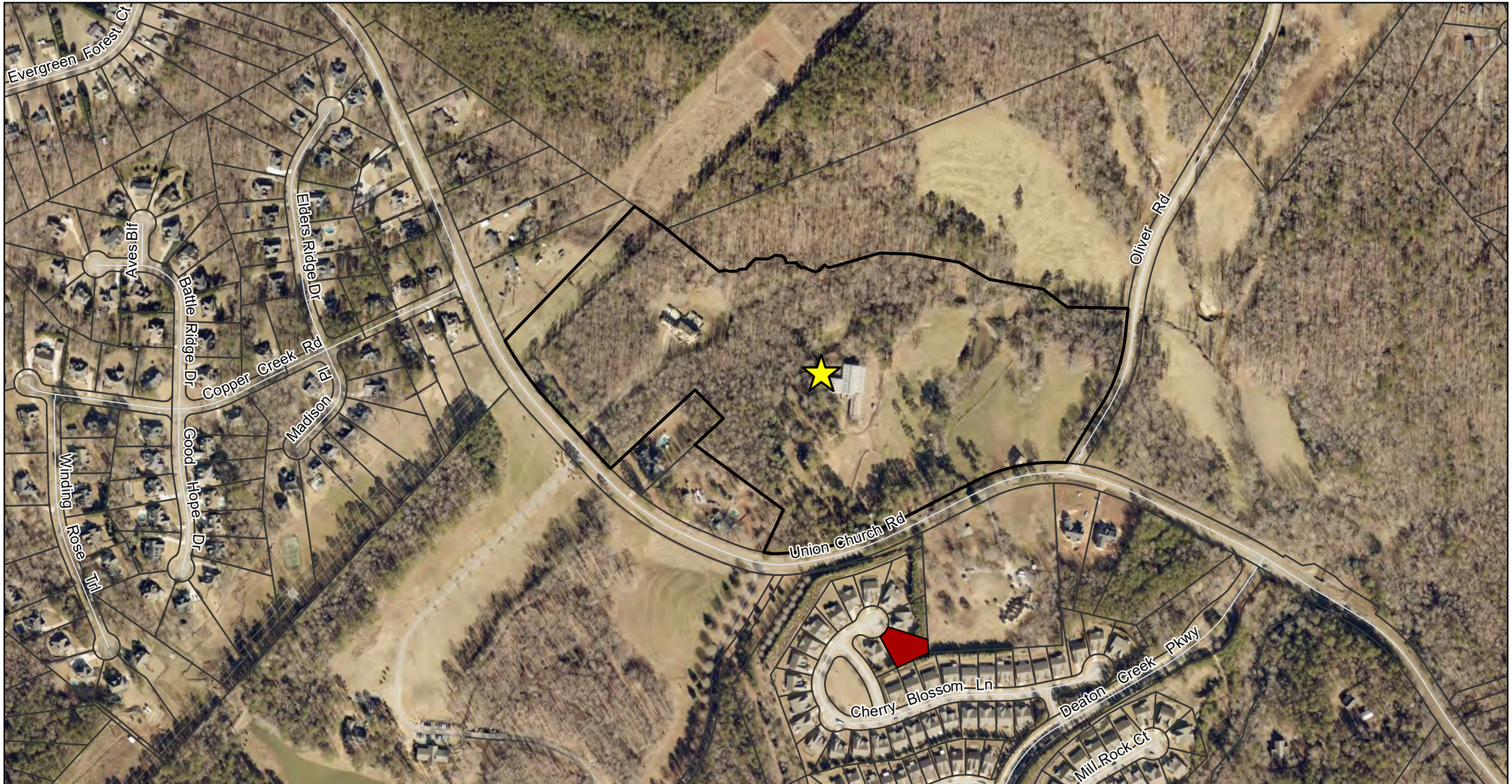
Subject Area

Applicant: Charline Benifield
Tax Parcel #: 15042 000028
Location: 5461 Union Church Road
Commission District 1

Site Plan & Aerial Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



N

Subject Property
Against
Support

0 460 920 Feet

Public Comments Map

Subject Property Address:
5461 Union Church Road

Applicant:
Charline Benifield

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 1
Support: 0

Date Prepared: 3/23/2026

HALL COUNTY GEORGIA
We have it all in Hall

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

266

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 438.00
Date July 2, 1997
DWIGHT S. WOOD
Clerk Superior Court
By [signature] 1342

WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 1st day of July in the Year of Our Lord One Thousand Nine Hundred and Ninety-Seven between **JOHN E. ZEH and JOYCE M. ZEH** of the State of Georgia and County of Gwinnett (hereinafter called "GRANTOR"), and **AL PAPP, JR.** of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH: That the said **GRANTOR,** for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION ($10.00) Dollars, 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 Clinchem 392nd General Militia District of Hall County, Georgia being 29.0 acres more or less as shown on Survey for Al Papp, Jr. dated April 8, 1992 last revised May 5, 1997, prepared by Donald W. Harkleroad, Georgia Registered Land Surveyor said plat being incorporated herein by reference the property being more particularly described on Exhibit "A" which is attached hereto and incorported herein by reference.

Together with all of Grantor's rights, title and interest to use of the existing well and water system located on that 2.47 acre tract of land identified in deed recorded in Deed Book 769, pages 209-210 of the Hall County, Georgia Deed Records. Said rights were reserved in the aforesaid deed by Nina Rusk Hosch and Bank of the South, N.A. as Co-Executors Under Will of John Alton Hosch and were conveyed to Grantors in deed recorded in Deed Book 771, pages 193-194 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.**

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said **GRANTEE** against the claims of all persons whomsoever.

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 presence of:

[signature]
Unofficial Witness

[signature]
Notary Public
Hall County, Georgia

My Commission Expires

(SEAL)

D. THOMAS LEFEVRE NOTARY PUBLIC GEORGIA HALL COUNTY

F:\DOCS\TOM\PAPP\WARRANTY.DEE

[signature] (SEAL)
JOHN E. ZEH

[signature] (SEAL)
JOYCE M. ZEH

Georgia, Hall County, Clerk Superior Court
Filed in office, this 3 day of July
19 97 at 3:40 p.m. Recorded in
Book 2911 Page(s) 266-267
this 3 day of July, 19 97.
DWIGHT S. WOOD, CLERK, by: [signature]
1343
Staff

EXHIBIT "A"

All that tract or parcel of land lying and being in Clinchem 392nd General Militia District of Hall County, Georgia being 29.0 acres more or less as shown on Survey for Al Papp, Jr. dated April 8, 1992 last revised May 5, 1997, prepared by Donald W. Harkleroad, Georgia Registered Land Surveyor said plat being incorporated herein by reference the property being more particularly described as follows:

Begin at a 1/2 inch rebar found at the intersection of the northerly right of way of Union Church Road (80' right of way) and the westerly right of way of Oliver Road (60' right of way); thence along the northerly right of way of Union Church Road following the arc of a curve to the left 238.25 feet to a point; said curve having a radius of 700.00 feet and a chord bearing and distance of South 83°04'33" West 237.10 feet; thence continuing along the northerly right of way of Union Church Road South 65°51'11" West, a distance of 246.27 feet to a point; thence continuing along the northerly right of way of Union Church Road South 62°45'41" West, a distance of 267.67 feet to a point; thence continuing along the northerly right of way of Union Church Road following the arc of a curve to the right 441.82 feet to a 1/2 inch rebar set, said curve having a radius of 918.80 feet and a chord bearing and distance of South 78°22'28" West 437.58 feet; thence leaving the northerly right of way of Union Church Road the following bearings and distances: North 24°47'45" East 175.70 to a 1/2" rebar set; thence North 53°53'45" West 409.17 feet to an iron pin set; thence North 46°56'03" East 144.97 feet to a point; thence North 44°55'37" West 300.00 feet to a point; thence North 46°51'54" East 40.00 feet to a point; thence North 44°55'37" West 79.92 feet to a point; thence North 46°51'54" East 337.60 feet to a point; thence North 51°08'50" West 35.01 feet to a point at the centerline of a creek, said creek centerline being the northern most property line of the described property; running thence along the centerline of the creek in an easterly direction 1700 feet more or less to a point where the centerline of the creek intersects the westerly right of way of Oliver Road; thence along the westerly right of way of Oliver Road South 05°49'12" West 104.92 feet to a point; thence following the arc of a curve to the right 294.26 feet to a point, said curve having a radius of 600.00 feet and chord bearing and distance of South 20°39'32" West 291.32 feet; thence continuing along the westerly right of way of Oliver Road South 31°06'34" West 220.38 feet to the POINT OF BEGINNING.

F:\DOCS\TOM\PAPPLEGAL2.DES

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Brent Cook, PE, PTOE, RSP1

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Brent Cook, Assistant Director of Public Works and Utilities

Date: March 5, 2026

Subject: Hall County Board of Commissioners Agenda
Thursday, March 26, 2026

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 supplemental comments.

6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. As the property has the potential to be further subdivided, road frontage standards should met or at minimum to maintain safety and reduce potential conflict points, a shared access driveway serving Tracts A and B and Tracts C and D should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to SR 332. A GDOT residential driveway permit will be required for any proposed access.

5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. To improve safety and reduce potential conflict points, a shared access driveway serving Tracts 4 and 5 should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to Union Church Road.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 2/25/2026 1:41 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26,

5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, 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.

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 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

AFFIDAVIT

By my signature, I, Charline Benfield (Please Print Name) **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 3-1-2026 (Date) **for** CHARLINE Benfield (Name application filed as)

Signature Charline Benfield

Revised September 2021


ZONING NOTICE
CHARLINE BENIFIELD
REDUCE THE REQUIRED ROAD
FRONTAGE FOR A MINOR SUBDIVISION
Date: N/A
Time: N/A
Date: MAR 26, 2024
Time: 6:00 P.M.


ZONING NOTICE
CHARLINE BENIFIELD
REDUCE THE REQUIRED ROAD
FRONTAGE FOR A MINOR SUBDIVISION
Date: N/A
Time: N/A
Date: MAR 26 2026
Time: 6:00 PM

Print

Board of Commissioners Voting Meeting Comments - March 26, 2026 - Submission #137664

Date Submitted: 3/14/2026

Comments completed in the form below will be submitted into the record for the March 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Donald

Last Name*

Flowers

Address1*

7000 Cherry Blossom Lane

Address2

City*

Hoschton

State*

GA

Zip*

30548

Item for Comment*

5461 Union Church Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To The Hall County Commissioners,

I am opposed to the application of a minor subdivision submitted by Charline Benifield, planned at 5461 Union Church Road intersecting with Oliver Road and intersecting with Copper Creek subdivision.

One of Chairman's Gibb's focus as a candidate was to ensure Hall's County's infrastructure was capable of handling present and future needs. In the past four years, Union Grove, Union Heights, Hunter's Creek and The Towns subdivisions along with eight $1 million plus homes have been built along Union Church Road, a 2-lane road. The road is in need of repair due to the increase of road traffic. In order to keep up with this increase in road traffic, Union Church Road needs to become a 4-lane road, and until completed, no further development should be approved.

Respectfully,
Donald Flowers

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

AGENDA ITEM

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

REPORT TO:	**Work Session (03/23/26)**
REPORT TO:	**Voting Meeting (03/26/26)**
ITEM NO:	113/2026
SUBJECT:	**6693 Bass Circle | Variance to Section 4.1 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 **| Proposed use: New single-family residence |** Commission District 2 **| Emily Clark, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends **DENIAL** of the application's request.

Purpose of Request:
6693 Bass Circle | Variance to Section 4.1 | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Bass Circle approximately 662 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, 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
Survey
Maps
Floor Plan
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Emily Clark

Request ..... **Variance to Section 4.1** | to reduce the minimum yards

Proposed Use ..... New single family residence

Size ..... 0.145± acres

Zoning ..... Vacation Cottage (V-C)

Location ..... **6693 Bass Circle** | Tax Parcel 07354 001015

Commission District ..... Two

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

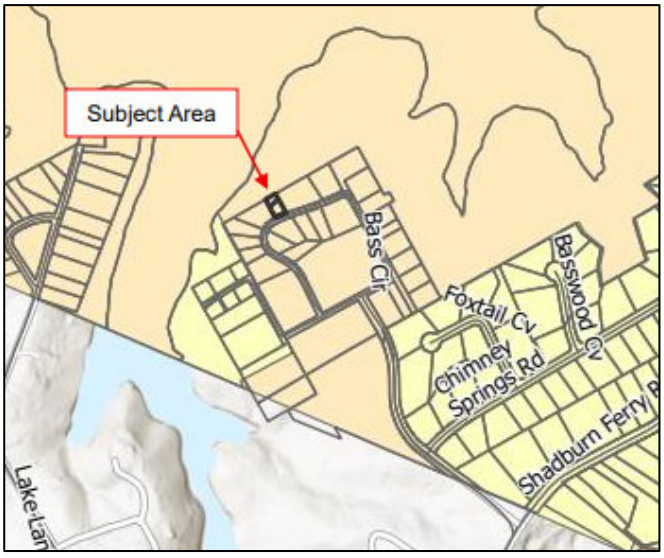
Record Number HVAR26-0004

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

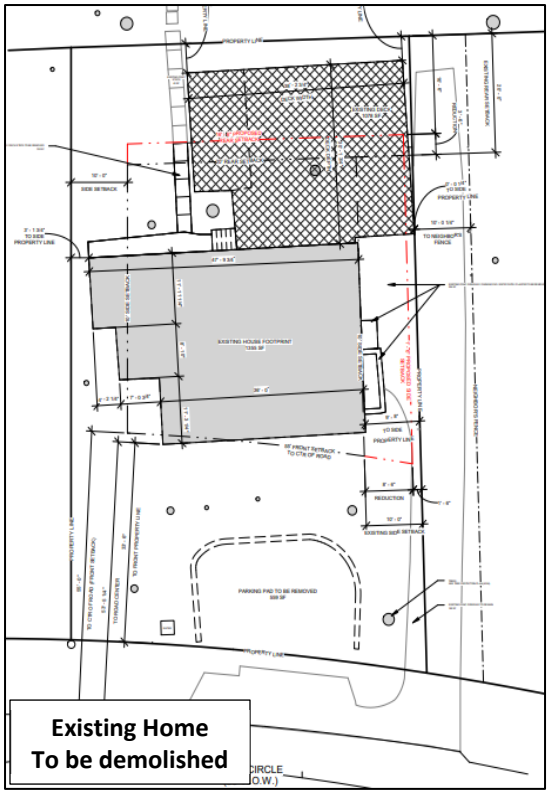
The applicant is requesting to reduce the right side yard setback from 10 feet to 1.5 feet in order to rebuild a single-family residence on a ±0.16-acre tract zoned Vacation Cottage (V-C).

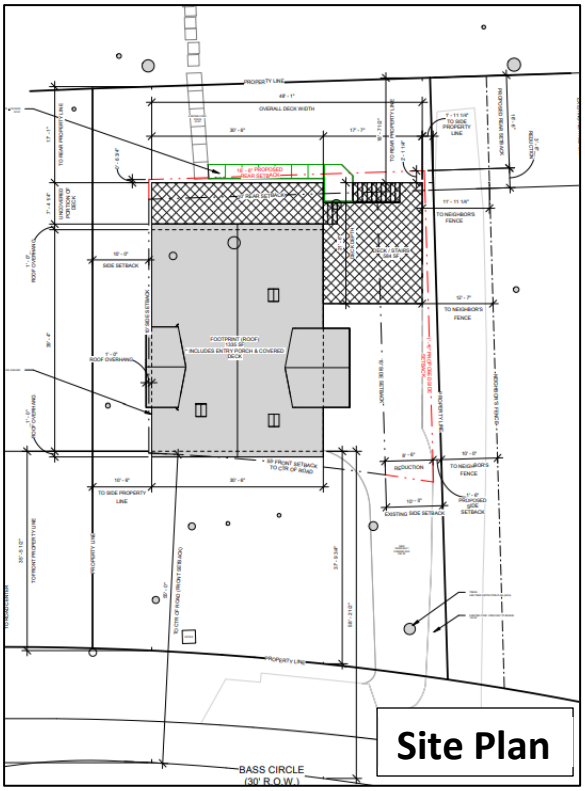
The property is currently developed with a 1,335 square foot single-family residence constructed in 1960. The applicant proposes to demolish the existing home and construct a new 1,346 square foot single-family residence. Surrounding properties are zoned Vacation Cottage (V-C) and are developed with single-family residences. The property abuts U.S.



Army Corps of Engineers property to the north. There is no minimum setback from Army Corps property.

The existing home has a left side yard setback of 3.1 feet, a right yard setback of zero for the deck with a site coverage of 56%. In comparison, the proposed new residence meets the 10-foot left side yard setback, and the variance request is for a right side yard setback of 1.5 feet for the deck, reducing site coverage to 48%. Although this exceeds the 35% maximum site coverage, the proposed project moves the property closer to conformity with current standards.





Per the Statement of Hardship, the property owner states buildable area is limited due to the size of the lot.

One (1) **variance,** related to the right side yard setback requirement will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.
    - A right side yard setback from 10 feet to 1.5 feet from the property line is proposed for a replacement single family residence.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the 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. While the lot was created prior to the adoption of zoning regulations and is significantly smaller than the 35,000 square foot minimum lot size currently required in the V-C district, this condition alone does not create a hardship. The design of the proposed new residence is a choice of the property owner.**

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 the proposed reconstruction can be designed to meet setbacks.**

3. Such conditions are particular to the 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. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner; however, the size and configuration of the proposed new single-family residence is the direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks and site coverage. All surrounding properties are zoned V-C and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health

In an email dated February 18, 2026, Emily McGahee stated “Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.”

Georgia Department of Transportation

In an email dated February 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “Off system, no impacts expected.”

Hall County Public Works and Utilities
In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:
No comment.

Traffic:
This request will not impact traffic.

Utilities:
Buford SA

Hall County Fire Marshal
In an email dated February 12, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Emily Clark

6693 Bass Cir, Buford, GA 30518

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Dianne Craig-Clark

94 Dartmouth Ave, Avondale Estates, GA 30002

Phone [redacted]

Email Address [redacted]

Location of Property 6693 Bass Cir, Buford, GA 30518 (Hall County)

Present Zoning V-C Existing Structures Yes, single family home to be demolished

Type of Appeal:

X	Setback Variance	___	Front Yard	From ___ ft. to ___ ft.
		X	Right Side Yard	From 10 ft. to 1.5 ft.
		___	Left Side Yard	From ___ ft. to ___ ft.
_____	Road Frontage Variance	X	Rear Yard	From 20 ft. to 16.5 ft.
		___	Road Frontage	From ___ ft. to ___ ft.
_____	Sign Variance	___	Sign Area	From ___ ft. to ___ ft.
		___	Sign Height	From ___ ft. to ___ ft.
_____	Hardship Mobile Home	___	Doctor's Letter	___ Terms Agreement

x Lot coverage & water line setback from property line

Supporting Documents: x Plat of Property x Site Plan
x Deed of Property x Floor Plans
x 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.

Sign Emily Clark Date 01/15/2026

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: _____

Docusign Envelope ID: 202C4DFC-5178-439A-9A81-A9865353F766

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

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Dianne Craig-Clark

Address 94 Dartmouth Ave, Avondale Estates, GA 30002

Phone Number [redacted]4

Name of applicant(s) Emily Clark

Address 6693 Bass Cir, Buford, GA 30518

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)

Signed by:
Dianne Craig-Clark
F89FD3AD81864A8...

Dianne Craig-Clark

Personally appeared before me

State of Florida
County of Lee

Dianne Craig-Clark

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

Notary Public Autumn Thornton

1/15/2026
Date

AUTUMN THORNTON
Notary Public - State of Florida
Commission # HH 351044
My Comm. Expires Jan 19, 2027

Dianne Craig-Clark, who appeared by means of online notarization and produced a Drivers License as identification.

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not x____

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

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

Name of Official(s): N/A _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Emily Clark _____ **Date:** 01/15/2026

Applicant's/Owner's Name (Printed): Emily Clark

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not x____

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

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

Name of Official(s): N/A _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Dianne Craig-Clark **Date:** 01/15/2026

Applicant's/Owner's Name (Printed): Dianne Craig-Clark

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

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

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 lot is significantly smaller than the minimum lot area requirement of 21,780 sf it's zoning of V-C. The lot is 6,310 sf. (15,470 sf difference). This makes it difficult to accommodate the 35% maximum lot coverage. The size of the lot with the setback requirements limits the buildable area significantly, only allowing for a very limited sized home. The size also limits our septic system significantly. Because our drivway is partially on our neighbor's lot, we have to add our own to have at least 1 parking space on our property.

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

The required setbacks and lot coverage maximum put an extreme limit on the size of home needed for a family to live on the property full time, as it is intended to do so.

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 lots in our neighborhood used to all be small to accommodate cabins. Now a majority of the homes in the neighborhood occupy multiple lots, allowing for much larger homes with plenty of space for septic, driveways, garages/parking, multiple bedrooms. Our lot is still the size of the original small cabin size. Because of the size, it is difficult to fit a home within the setback and lot coverage requirements.

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

There is currently an easement allowing us to use the driveway that is partially on our neighbor's property. Because we are having to add additional drivway to allow us to have 1 parking space on the property, our open space for septic is significantly limited. The small lot size is limiting to septic layouts and needed space.

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.

The existing home has a larger footprint than what is being proposed, so it would help with the current lot coverage. The existing home is over all setbacks. The proposed home footprint stays within the left side setback and front setback. The rear deck of the proposed is reduced from the existing footprint and is further from the rear and right side property lines. Granting these variances would allow us to have a home more in line to what our neighboring home have / can accommodate.

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

Applicant Emily Clark **Date** 01/15/2026

6693 Bass Circle, Buford, GA 30518
Hardships of the Lot

The existing property contains a home built in the sixties. To remodel the existing home, we would need to remove all the wood in the home, taking it down to just the brick and cmu retaining walls. We would also need to remove the concrete slab for new plumbing, and repair any needed areas of the cmu foundation walls that have shifted / cracked from age, tree roots and leaks. We would also need to put in a new septic system, as the current one is heavily infiltrated with roots from adjacent trees. Because of the extensive repairs and remodeling, when speaking with contractors, it was suggested to us to start from scratch.

In doing so, the size of the lot with the setback requirements and maximum lot coverage requirements, it is difficult to fit a home that can accommodate our small family. Our driveway is partially on our neighbor's property, in which we have an easement to use it. Additionally because our lot is so small, we would need to remove our existing parking pad to accommodate for our new septic system. Because of these hardships, we will need to add onto the existing driveway to allow for 1 parking space on our property. This is an important space for us to have so we can have our parents visit without having to climb up and down our downhill driveway. We are proposing to change the right side yard setback from 10' - 0" to 1' - 6". Because there is most of a driveway between our property and our neighbor's fence, we will still have a minimum of 11' - 6" from our proposed home's deck / parking pad to our neighbor's fence.

Because of the needed driveway addition, we are proposing to shift the water line to be closer to the left property line to allow for additional space for the new septic field. With the size of the lot, we are extremely limited to our septic size, hoping to accommodate for a future 2 bedroom home.

The existing home's deck extends to approximately 3' - 0" away from the rear property line and comes almost right against the right property line. With the small size of the lot, we are proposing to decrease the rear yard setback from 20' - 0" to 16' - 6", as well as decrease the side yard setback from 10' - 0" to 1' - 6". This would allow us to still have a usable size deck, but reduce it significantly from the original (with the intent to screen in the deck labeled "Grilling Deck" in the future to allow for more usability, matching the amenities of our neighbors, as well as a future upper level addition to allow our family to grow and to allow for a covered parking space since we cannot fit a garage like the neighboring homes).

ZONING INFORMATION

Zoned : V-C

Setbacks: Front: **55'** (FROM ROAD CENTER)
Side: **10'**
Rear: **20'**

Maximum Height: **50'**

Minimum Lot Area: **21,780 SF** (SERVICED BY PRIVATE SYSTEM)

Maximum Lot Coverage: **35 %**

Lot Area: **6310 SF** or **0.145 Acres**

LOT COVERAGE BREAKDOWN

EXISTING

NUMBER OF STORIES: 1

EXISTING TOTAL HEATED SQUARE FOOTAGE: **1336 SF**

EXISTING HOUSE (NOT INCLUDING ROOF) / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: **2553 SF**

EXISTING CONC. STEPS TO REMAIN: **50 SF**

EXISTING CONC. DRIVEWAY PARKING PAD / ENTRY PATIO / PLANTER TO BE REMOVED: **204 SF**

EXISTING CONC. DRIVEWAY TO REMAIN: **190 SF**

EXISTING PARKING PAD TO BE REMOVED: **559 SF**

TOTAL EX. IMPERVIOUS SURFACE %:

EXIST. HOUSE / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: **2553 SF**
EXIST. CONC. STEPS TO REMAIN: **50 SF**
EXIST. CONC. DRIVEWAY / PARKING PAD / ENTRY PATIO / PLANTER TO BE REMOVED: **204 SF**
EXIST. CONC. DRIVEWAY TO REMAIN: **190 SF**
EXISTING PARKING PAD TO BE REMOVED: **559 SF**

= 3556 SF

LOT AREA

= **6310 SF**

3556 SF/ 6310 SF = 56%

PROPOSED

NUMBER OF STORIES: 1

PROPOSED TOTAL HEATED SQUARE FOOTAGE: **1346 SF**

PROPOSED FOOTPRINT OF HOME (ROOF): **1335 SF**

PROPOSED DECK / STAIRS: **584 SF**

EXISTING CONC. STEPS TO REMAIN: **43 SF**

PROPOSED CONC. STEPS or PAVERS: **83 SF**

EXISTING CONC. DRIVEWAY TO REMAIN: **171 SF**

PROPOSED DRIVEWAY / PARKING PAD: **835 SF**

TOTAL NEW LOT COVERAGE AREA%:

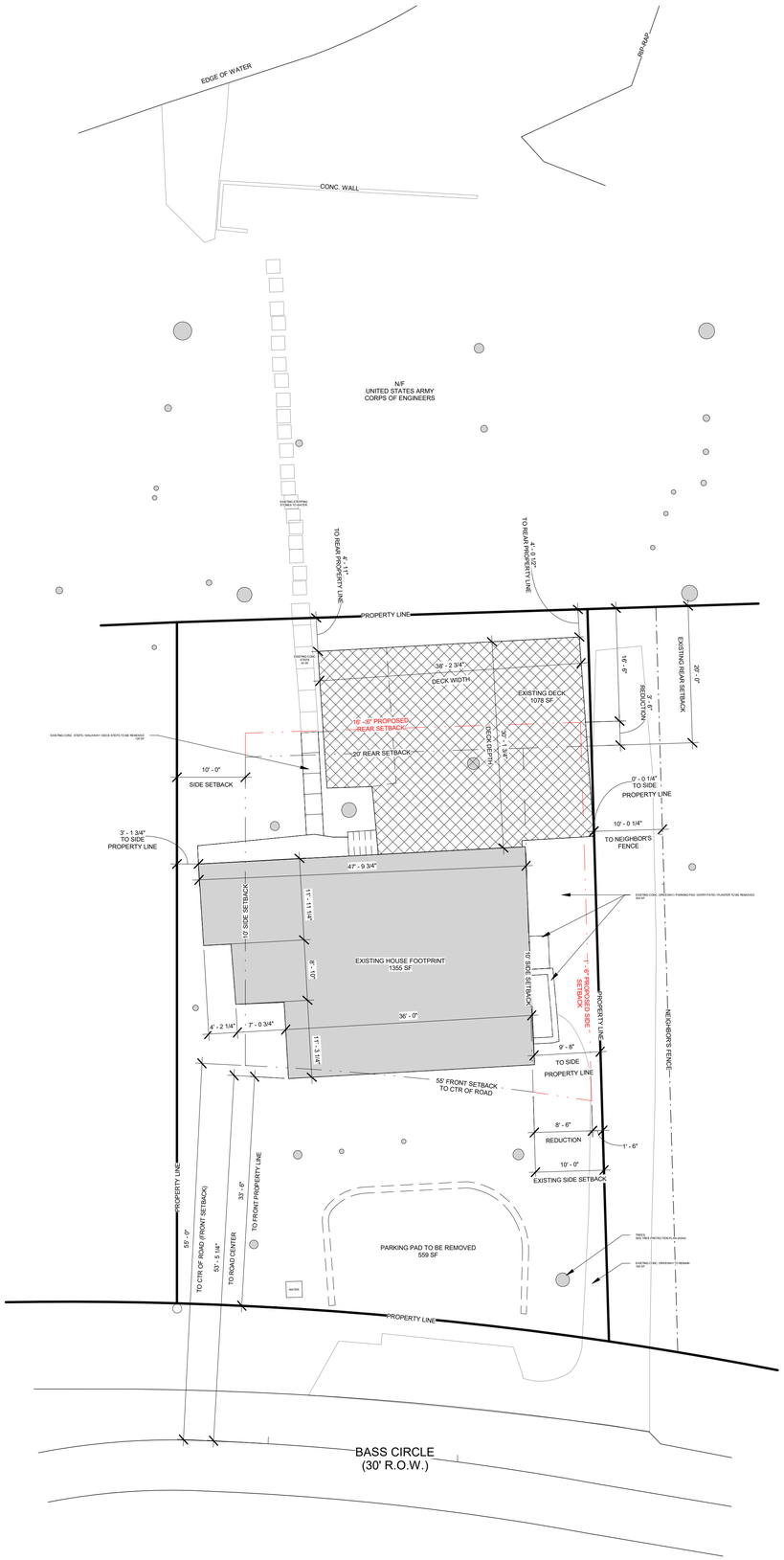
PROPPSED FOOTPRINT OF HOME (ROOF) : **1335 SF**
PROPOSED DECK / STAIRS: **584 SF**
EXISTING CONC. STEPS TO REMAIN: **43 SF**
PROPOSED CONC. STEPS: **83 SF**
EXISTING CONC. DRIVEWAY TO REMAIN: **171 SF**
PROPOSED GRAVEL DRIVEWAY / PARKING PAD: **835 SF**

= 3051 SF

LOT AREA

= **6310 SF**

3051 SF/ 6310 SF = 48%



1 SITE PLAN - EXISTING
1" = 10'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

SITE PLAN - EXISTING

Sheet Information

Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A003B

ZONING INFORMATION

Zoned : V-C

Setbacks: Front: **55'** (FROM ROAD CENTER)
Side: **10'**
Rear: **20'**

Maximum Height: **50'**

Minimum Lot Area: **21,780 SF** (SERVICED BY PRIVATE SYSTEM)

Maximum Lot Coverage: **35 %**

Lot Area: **6310 SF** or **0.145 Acres**

LOT COVERAGE BREAKDOWN

EXISTING

NUMBER OF STORIES: 1

EXISTING TOTAL HEATED SQUARE FOOTAGE: **1336 SF**

EXISTING HOUSE (NOT INCLUDING ROOF) / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: **2553 SF**

EXISTING CONC. STEPS TO REMAIN: **50 SF**

EXISTING CONC. DRIVEWAY PARKING PAD / ENTRY PATIO / PLANTER TO BE REMOVED: **204 SF**

EXISTING CONC. DRIVEWAY TO REMAIN: **190 SF**

EXISTING PARKING PAD TO BE REMOVED: **559 SF**

TOTAL EX. IMPERVIOUS SURFACE %:

EXIST. HOUSE / DECK / WALKWAY / CONC. STEPS TO BE DEMOLISHED: **2553 SF**
EXIST. CONC. STEPS TO REMAIN: **50 SF**
EXIST. CONC. DRIVEWAY / PARKING PAD / ENTRY PATIO / PLANTER TO BE REMOVED: **204 SF**
EXIST. CONC. DRIVEWAY TO REMAIN: **190 SF**
EXISTING PARKING PAD TO BE REMOVED: **559 SF**

= 3556 SF

LOT AREA
= 6310 SF

3556 SF/ 6310 SF = 56%

PROPOSED

NUMBER OF STORIES: 1

PROPOSED TOTAL HEATED SQUARE FOOTAGE: **1346 SF**

PROPOSED FOOTPRINT OF HOME (ROOF): **1335 SF**

PROPOSED DECK / STAIRS: **584 SF**

EXISTING CONC. STEPS TO REMAIN: **43 SF**

PROPOSED CONC. STEPS or PAVERS: **83 SF**

EXISTING CONC. DRIVEWAY TO REMAIN: **171 SF**

PROPOSED DRIVEWAY / PARKING PAD: **835 SF**

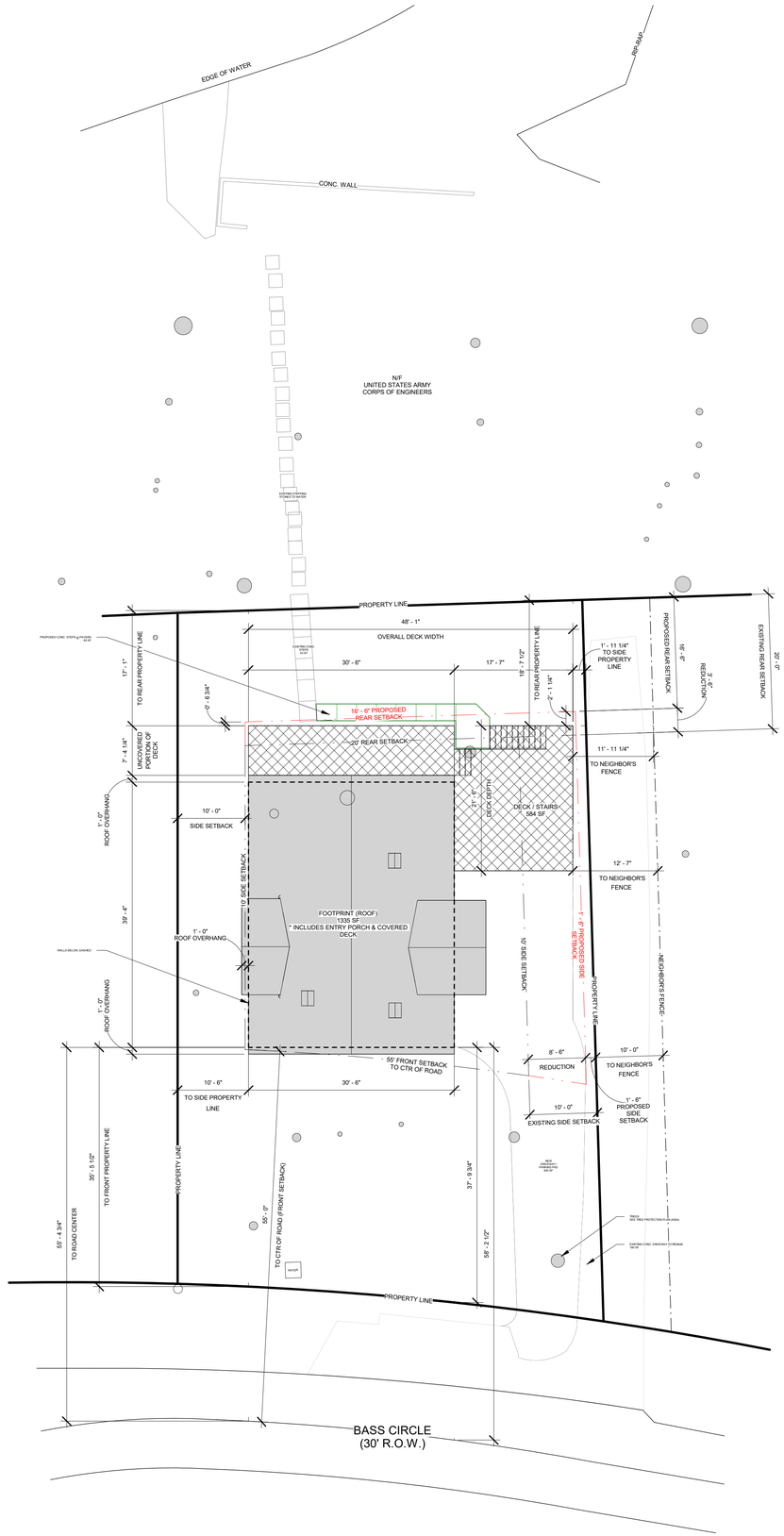
TOTAL NEW LOT COVERAGE AREA%:

PROPPSED FOOTPRINT OF HOME (ROOF) : **1335 SF**
PROPOSED DECK / STAIRS: **584 SF**
EXISTING CONC. STEPS TO REMAIN: **43 SF**
PROPOSED CONC. STEPS: **83 SF**
EXISTING CONC. DRIVEWAY TO REMAIN: **171 SF**
PROPOSED GRAVEL DRIVEWAY / PARKING PAD: **835 SF**

= 3051 SF

LOT AREA
= 6310 SF

3051 SF/ 6310 SF = 48%



1 SITE PLAN - PROPOSED
1" = 10'-0"

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

SITE PLAN - PROPOSED

Sheet Information

Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A003C

HALL COUNTY

Project Name: 6693 BASS CIR
Project Address: 6693 BASS CIR, BUFORD, GA 30518
Contractor Name/Number: TBD
Architectural Designer Name/Number: EMILY CLARK, 251-979-3830
Engineer Name/Number: N/A

International Building Code, 2018 Edition, with Georgia Amendments (2025)
International Residential Code, 2018 Edition, with Georgia Amendments (2024)
International Fire Code, 2018 Edition
International Plumbing Code, 2018 Edition, with Georgia Amendments (2024)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2024)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2022)
National Electrical Code, 2023 Edition
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2023)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

SCOPE OF WORK: **FULL DEMOLITION & NEW CONSTRUCTION**

DESCRIPTION OF WORK: DEMOLITION OF EXISTING RESIDENCE. NEW 1 BED, 1 OFFICE, 1 1/2 BATH RESIDENCE W/ PARKING PAD & DECK.

Number of Stories in Existing Building: 1

Number of Stories in Proposed Building: 2

Existing Total Heated Square Footage: 1336 SF

Proposed Total Heated Square Footage: 1346 SF
Breakdown
Main Level: 847 SF
Upper Level: 499 SF

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS. ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

ALL STRUCTURE TO BE REVIEWED BY PROFESSIONAL ENGINEER

SYMBOL LEGEND

XXX / 001	ROOM NAME / ROOM NUMBER	A / 1	COLUMN LINE
X	DOOR NUMBER TAG		CENTERLINE
X	WINDOW NUMBER TAG		BEARING OR FLOOR ELEVATION
X / X	ELEVATION NUMBER ON SHEET / SHEET NUMBER	X	DEMOLITION TAG
X / X	SECTION NUMBER ON SHEET / SHEET NUMBER		REVISION CLOUD
X / X	DETAIL NUMBER ON SHEET / SHEET NUMBER		

ABBREVIATIONS

A		F		M		S	
ACS	ABOVE CONCRETE SLAB	FP	FIREPROOF	MAX	MAXIMUM	SD	SMOKE DETECTOR
ALUM	ALUMINUM	FIN	FINISH(ED)	MECH	MECHANICAL	SOISPEN	SOAP DISPENSER
ASP	ASPHALT	FL	FLOOR	MTL	METAL	SCHED	SCHEDULE
ADJ	ADJACENT	FLUOR	FLUORESCENT	MIN	MINIMUM	SF	SQUARE FOOT/FEET
ARCH	ARCHITECTURAL	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	SF	SPLIT FACE
@	AT	FDN	FOUNDATION	MAS	MASONRY	ST	STEEL
AT	ACOUSTICAL TILE	FIXT	FIXTURE	MATL	MATERIAL	SUSP CLG	SUSPENDED CEILING
		FLR	FLOOR	MAX	MAXIMUM	STRUCT	STRUCTURE
B		FR	FRAME	MHO	MAGNETIC HOLD OPEN	STOR	STORAGE
BLK	BLOCK	FT	FEET			SECT	SECTION
BLK'G	BLOCKING	FE	FIRE EXTINGUISHER	N		SHT	SHEET
BOT	BOTTOM			NTS	NOT TO SCALE	SM	SIMILAR
BTWN	BETWEEN	G		NIC	NOT IN CONTRACT	SPA	SPACE
BRG	BEARING	GA	GAUGE	NO	NUMBER	SPEC	SPECIFICATION
BLDG	BUILDING	GC	GENERAL CONTRACTOR			SPKR	SPEAKER
		GALV	GALVANIZED	O		SQ	SQUARE
C		GL	GLASS	OC	ON CENTER	SQ FT	SQUARE FOOT/FEET
CJ	CONTROL JOINT	GWB	GYPSUM WALL BOARD	OPN'G	OPENING	SST	STAINLESS STEEL
CLG	CEILING	GB	GRAB BAR			STD	STANDARD
CMU	CONCRETE MASONRY UNIT	GR	GRADE	P			
CONC	CONCRETE	GYP	GYPSUM	PLAS	PLASTIC	T	
CONT	CONTINUOUS	GYP BD	GYPSUM BOARD	PL	PLATE	TOM	TOP OF MASONRY
CLO	CLOSET			PLY'W'D	PLYWOOD	TOS	TOP OF STEEL
CLR	CLEAR	H		PREFIN	PREFINISHED	TYP	TYPICAL
COL	COLUMN	HM	HOLLOW METAL	PR	PAIR	T	THREAD
COOR	COORDINATE	HP	HIGH POINT	PROJ	PROJECT	T/B	TOP OF BEAM
CP	CARPET	H	HANDRAIL	PROP	PROPERTY	T/S	TOP OF STEEL
CER	CERAMIC	HC	HOLLOW CORE	PTD	PAINTED	TER	TERRAZZO
CT	CERAMIC TILE	HDW	HARDWARE	PTN	PARTITION	THK	THICK
CTR	CENTER	HT	HEIGHT			THRES	THRESHOLD
		HVAC	HEATING, VENTILATION AIR CONDITIONING	Q		TLT	TOILET
D		HW	HOT WATER	QT	QUARRY TILE	U	
DP	DAMPROOFING			QTY	QUANTITY	U.O.N.	UNLESS OTHERWISE NOTED
DN	DOWN	I				U.N.O.	UNLESS NOTED OTHERWISE
DIA	DIAMETER	IDC	INSIDE DIMENSION CLEAR	R			
DS	DOWNSPOUT	INT	INTERIOR	RAD	RADIUS	V	
DET	DETAIL	INSUL	INSULATION	REQ'D	REQUIRED	VCT	VINYL, COMPOSITION TILE
DWG	DRAWING			REF	REINFORCED	VIF	VERIFY IN FIELD
DEPT	DEPARTMENT	J		REL	RELOCATE	VB	VAPOR BARRIER
DF	DRINKING FOUNTAIN	JAN	JANITOR	REV	REVISE or REVISION	VBS	VINYL BASE
		JST	JOIST	RO	ROUGH OPENING	VERT	VERTICAL
E		JT	JOINT	R	RISER	VNR	VENEER
EXP	EXPOSED					VP	VAPOR PROOF
EF	EACH FACE	L				VWC	VINYL WALL COVERING
EJ	EXPANSION JOINT	LTG	LIGHTING				
EW	EACH WAY	LVR	LOUVER			W	
EWC	ELECTRICAL DRINKING FOUNTAIN	LAM	LAMINATE			WP	WATER PROOFING
EL	ELEVATION	LAV	LAVATORY			W/O	WITHOUT
ELC	ELECTRICAL CONTRACTOR	LP	LOW POINT			WC	WATER CLOSET
ELECT	ELECTRICAL					WD	WOOD
EXIST	EXISTING					WDW	WINDOW
EXPAN	EXPANSION					W/	WITH
EA	EACH					WT	WEIGHT
ELEV	ELEVATOR						
ENCL	ENCLOSE						
ENG	ENGINEER						
EQ	EQUAL						
EQUIP	EQUIPMENT						

SHEET LIST

SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A002	SURVEY
A003	SITE PLAN
A100	FLOOR PLAN
A101	FLOOR PLAN

ROOM SCHEDULE

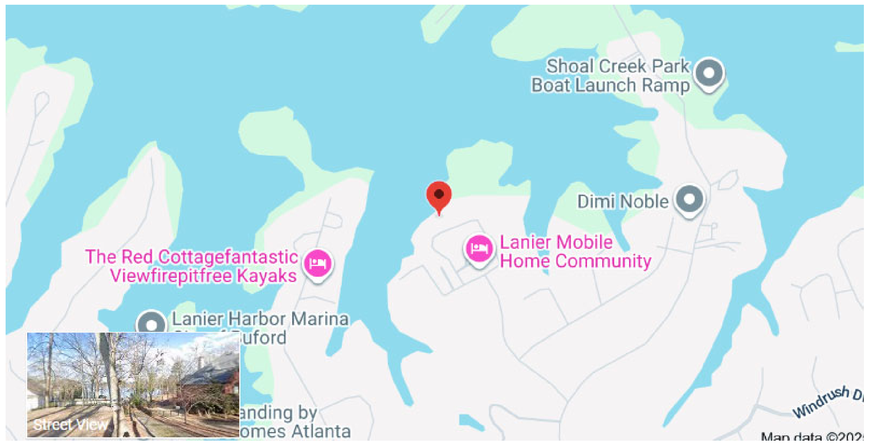
NUMBER	NAME	AREA
GROUND		
01	PARKING PAD / ENTRY PORCH	422 SF
02	GRILLING DECK	348 SF
MAIN LEVEL		
03	PARTIALLY COVERED DECK	348 SF
04	ENTRY FOYER	31 SF
05	LIVING	313 SF
06	DINING	88 SF
07	KITCHEN	100 SF
08	HALL	18 SF
09	UTILITY	19 SF
10	BATH	57 SF
11	OFFICE	98 SF
12	STAIR	43 SF
UPPER LEVEL		
13	LOFT	107 SF
14	POWDER	42 SF
15	HALL	43 SF
16	CL.	53 SF
17	BEDROOM	168 SF
18	BALCONY	87 SF

EXISTING HOUSE TO BE DEMOLISHED:





LOCATION:



COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

COVER SHEET

Sheet Information	Sheet
Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

A001

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O00218key2=878county=698countyname=HALL&userid=891638&appid=28 1/1

SUBDIVISION FOR
R.F. DUNCAN

LOCATED ON WEST SIDE OF LAND LOT 354,
7TH. LAND DISTRICT - HALL COUNTY, GA.
SURVEYED AUGUST 16 & 20, 1957
SCALE: 1 IN. = 60 FT.
C. M. HIGGINBOTHAM, SURVEYOR
LAWRENCEVILLE, GA.
GA. REG. NO. 1085

LOCATION MAP

Recorded Jan. 12, 1959
H. Brady Watson, Clerk

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

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 plat.
2: This plat 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: V-C
MINIMUM FRONT SETBACK – 55' FROM CENTER LINE OF RAOD OR 30' FROM PROPERTY LINE, WHICHEVER IS GREATER
MINIMUM SIDE SETBACK – 10'
MINIMUM REAR SETBACK – 20'

FIELD DATA:

DATE OF FIELD SURVEY 12-20-24

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 6,310 SQ FT, 0.145 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 63,338 FEET

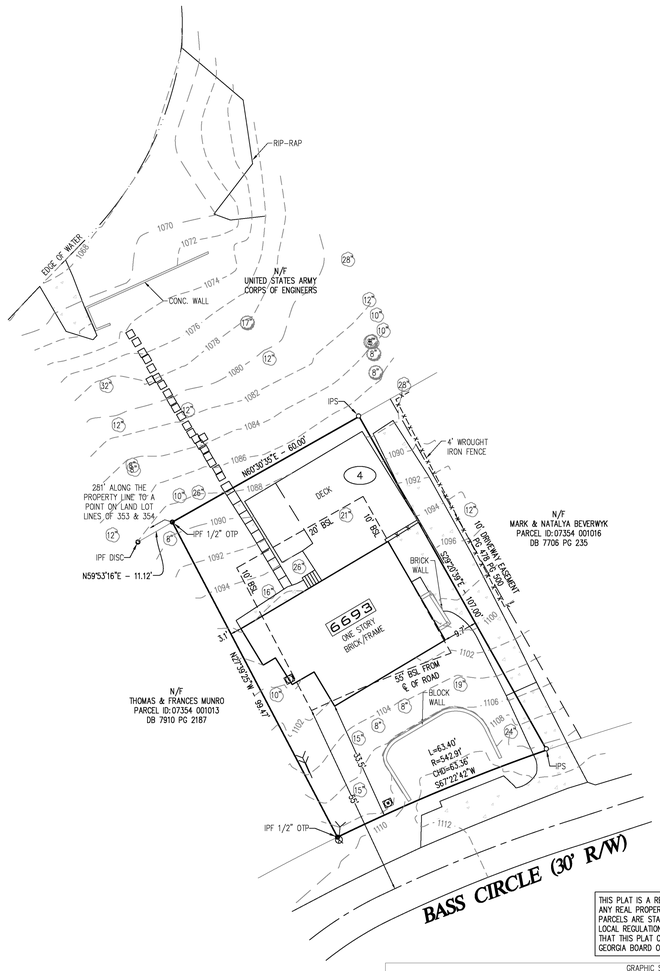
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 8507 PG 136
PROPERTY OWNER AT TIME OF SURVEY:
DIANNE F. GRAIG-CLARK
PARCEL NUMBER: 07354 001015

REFERENCE: PB 21 PG 87
DB 8507 PG 136

FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HALL COUNTY, GEORGIA 13139C0275G EFFECTIVE DATE APRIL 4, 2018

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASURMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK



GA WEST ZONE
GRID NORTH

LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		POWER POLE
		½" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

TREE LEGEND X = DIAMETER IN INCHES	
	EXISTING TREE TO BE REMOVED
	HATCHING OVER TREE = LANDMARK TREE
	CREPE MYRTLE
	DOGWOOD
	HARDWOOD
	HICKORY
	MAGNOLIA
	MAPLE
	OAK
	PECAN
	PINE
	POPLAR
	SWEETGUM

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 FOR 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

SCALE: 1"=20'
GRAPHIC SCALE – IN FEET
10' 0' 20' 40' 60'

CLIENT: EMILY CLARK

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	DATE:	JOB NUMBER:
JTF	1 of 1	6693 BASS CIRCLE	1-8-25	SURV-2677

Copyright-2025 | These drawings and their 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.

KEYSTONE LAND SURVEYING,INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

BOUNDARY SURVEY FOR

SUBDIVISON FOR R.F. DUNCAN
LOT 4
6693 BASS CIRCLE

LAND LOT 354, 7TH DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

1		
2		
3		
4		
5		

1-8-25
GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY

FOR
KEYSTONE LAND SURVEYING, INC.
www.keystonelandsurveying.com

C:\Users\STATHAM\KLS Dropbox\RS\Residential\Bass Circle, 6693\6693 BASS CIRCLE.dwg

6/17/2025 3:06:08 PM

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

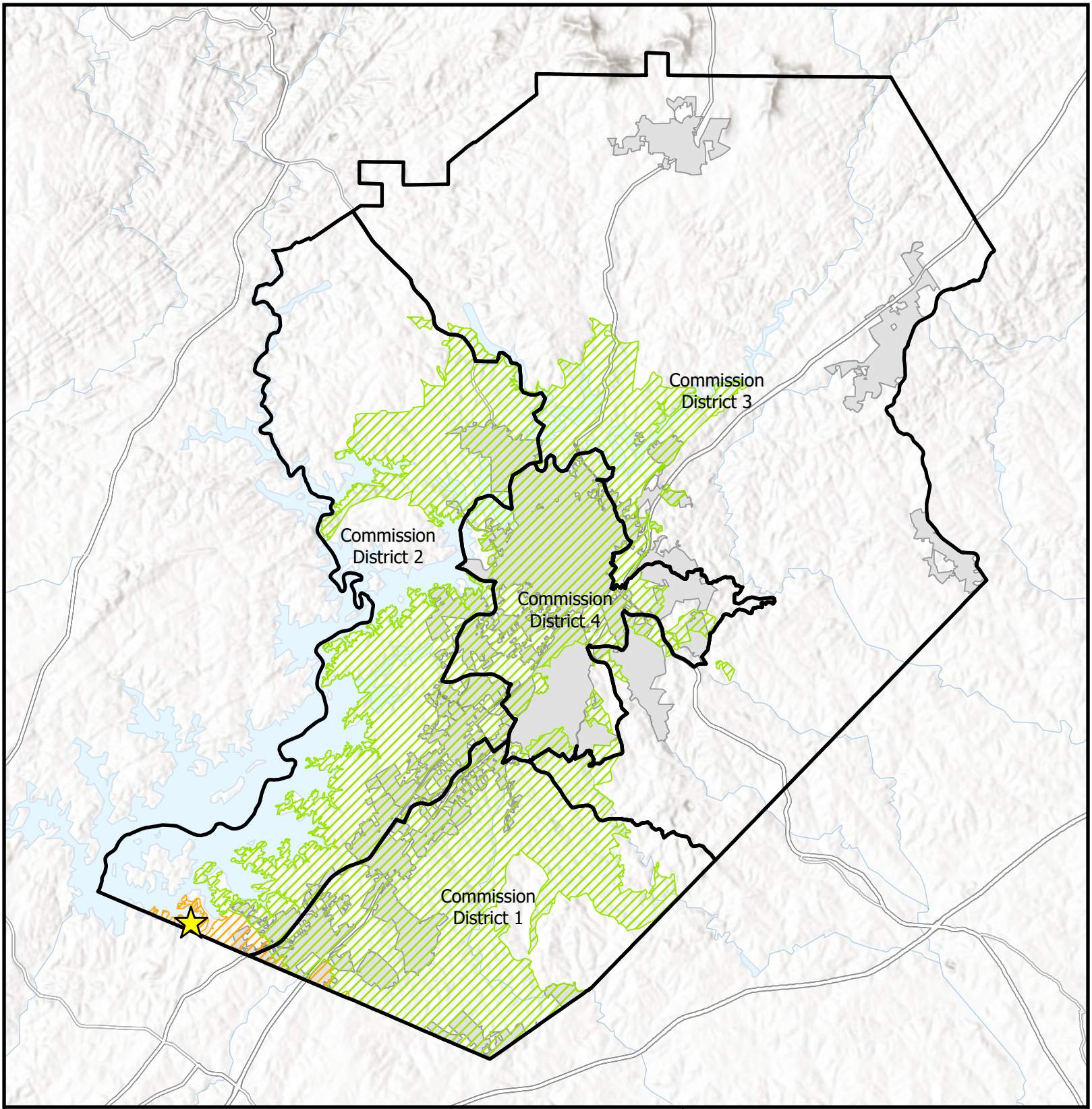
SURVEY

Sheet Information

Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A002



Subject Area Location
Subject Area
Commision Districts
City Limits

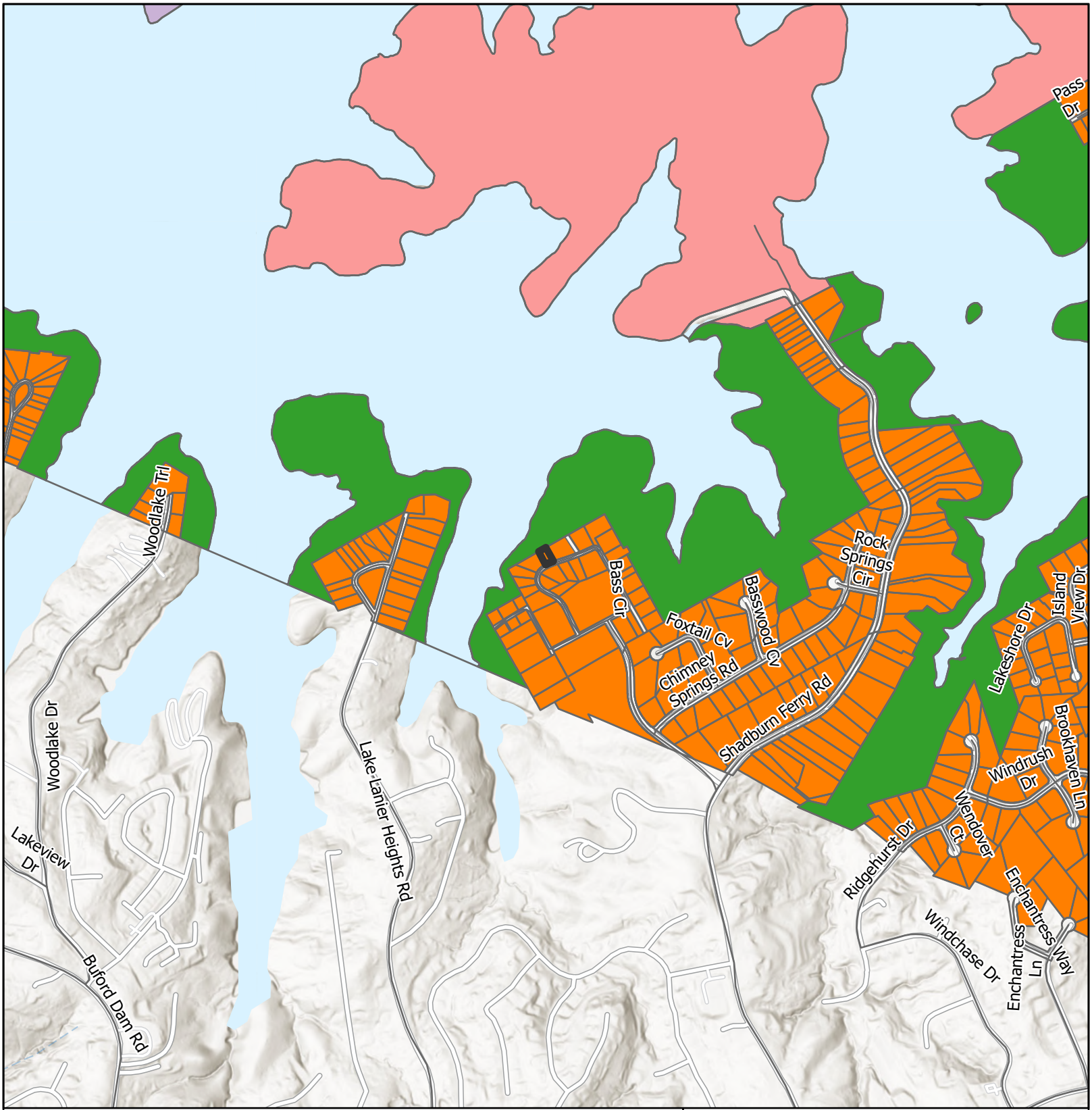
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Emily Clark
Tax Parcel #: 07354 001015
Location: 6693 Bass Circle
Commission District 2

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

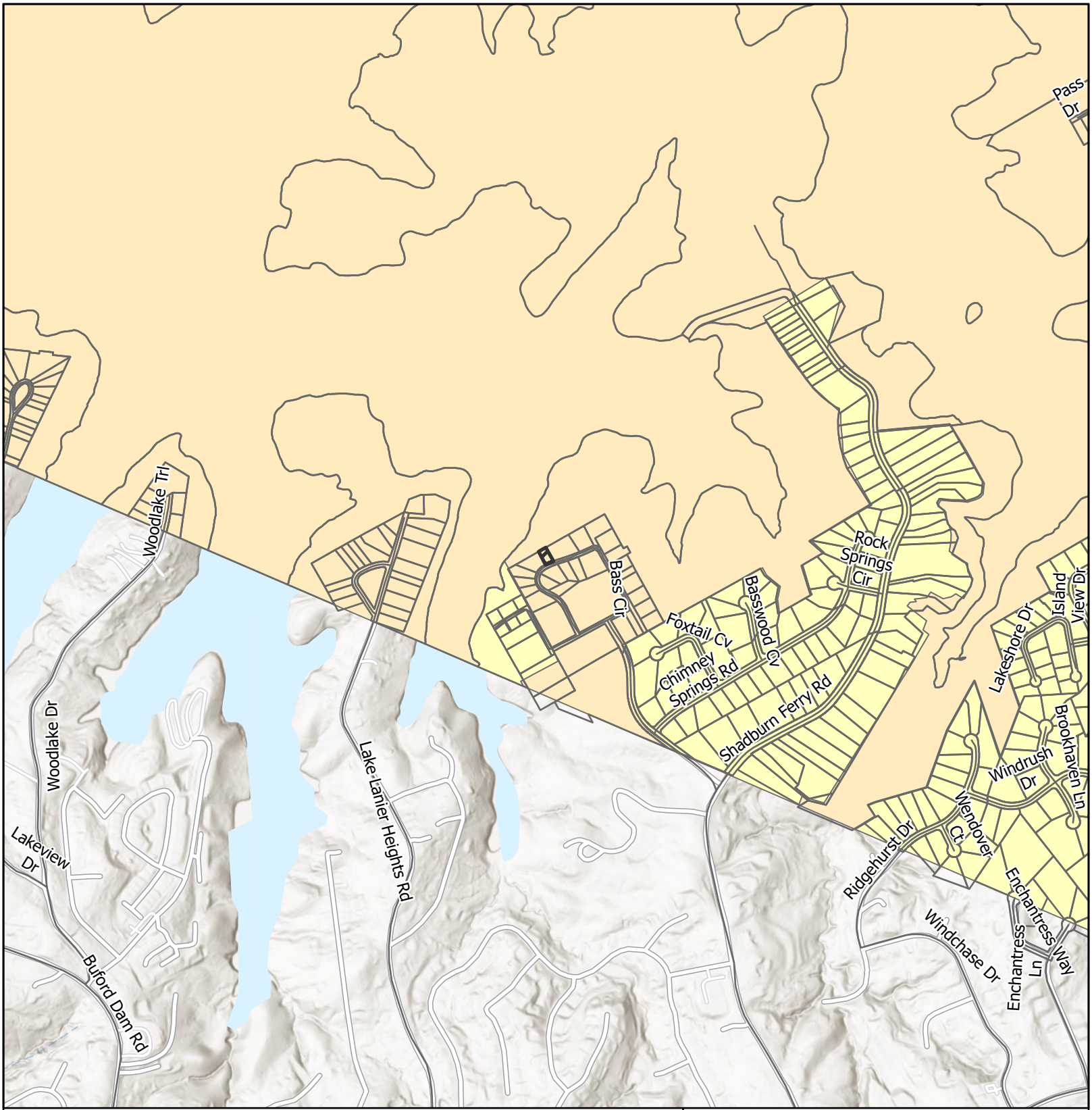
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center

Applicant: Emily Clark
Tax Parcel #: 07354 001015
Location: 6693 Bass Circle
Commission District 2

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

City Limits

Zoning

R-1

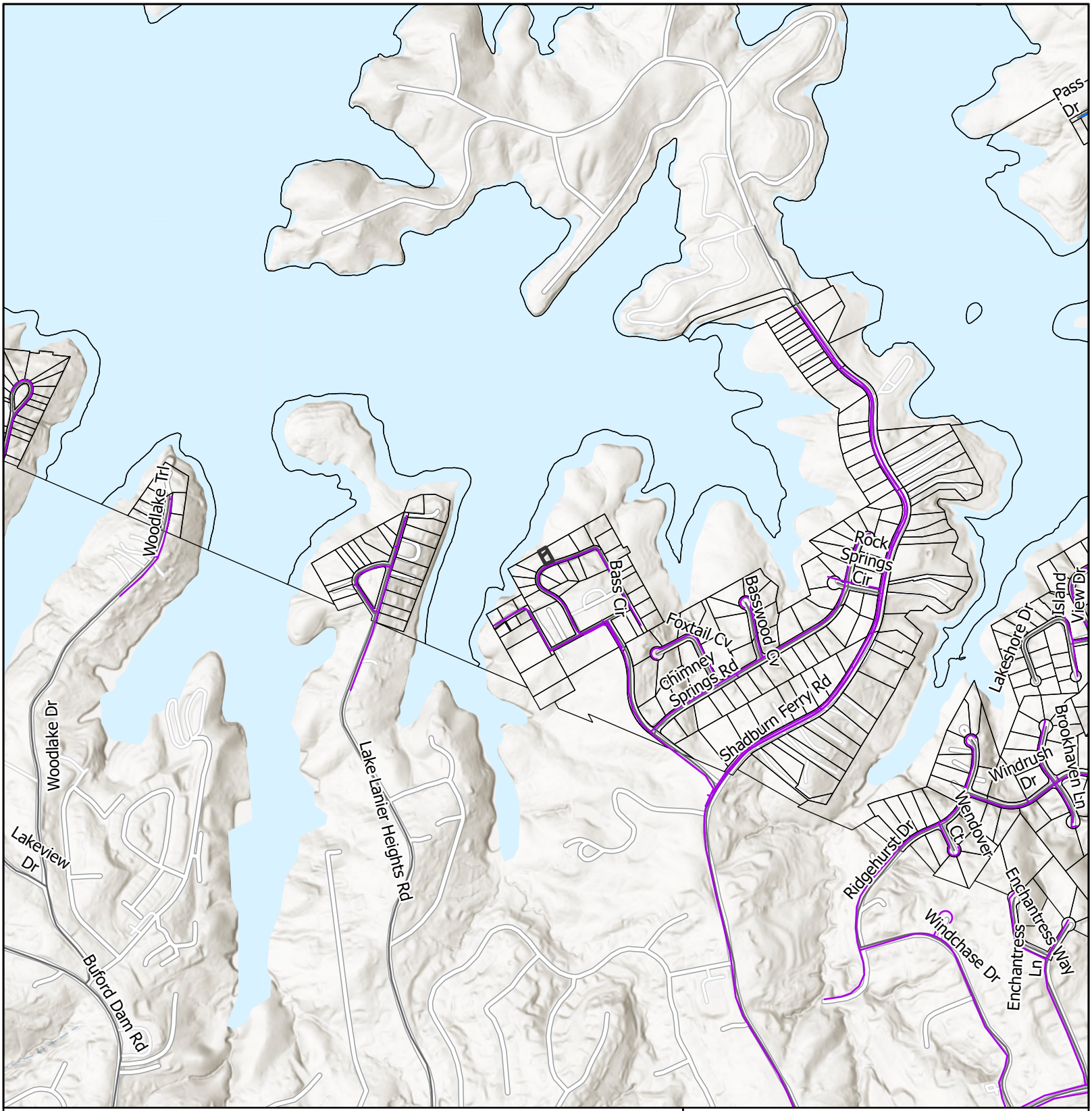
V-C

Applicant: Emily Clark
Tax Parcel #: 07354 001015
Location: 6693 Bass Circle
Commission District 2

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

- Private of Other System
- Waterline
- Subject Area
- City Limits

Applicant: Emily Clark
Tax Parcel #: 07354 001015
Location: 6693 Bass Circle
Commission District 2

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Emily Clark
Tax Parcel #: 07354 001015
Location: 6693 Bass Circle
Commission District 2

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
3/9/2026

GENERAL NOTES

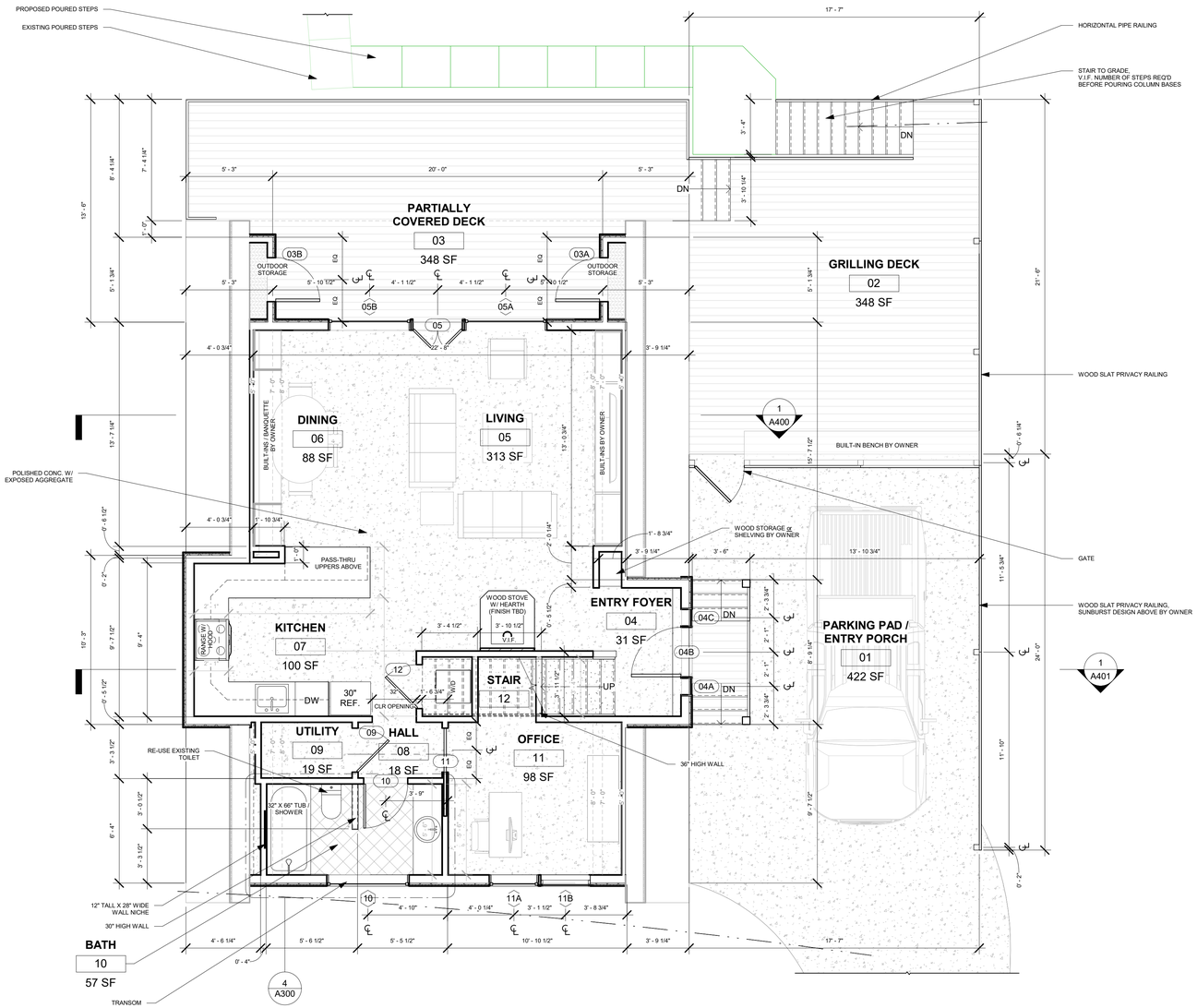
1. SCHEDULED DOOR OPENINGS NOT LOCATION BY A DIMENSION ON THE PLANS SHALL BE LOCATED 4" FROM THE ADJACENT WALL FACE / FINISH or CENTERED WITHIN THE SPACE
2. TOILETS TO BE 16" O.C. FROM WALL, U.N.O. ON PLANS
3. REF. A400 SHEETS FOR WALL, ROOF, SOFFIT & FLOOR ASSEMBLIES
4. BEAMS LABELED LVL, PS OR LL ARE 1.9E MICROLAM BEAMS, 20E PARALLAM BEAMS OR 1.7E TIMBERSTRAND HEADERS RESPECTIVELY, MANUFACTURED BY TRUSS JOIST MACMILLIN.
5. HEADERS ARE 3 1/2" x 9 1/2" LSL 1.7E TIMBERSTRAND HEADERS UNLESS OTHERWISE NOTED.
6. BEAMS ARE CONCEALED WITHIN THEIR RESPECTIVE FRAMING SYSTEMS UNLESS SHOWN AS DROPPED OR OTHERWISE IN THE DRAWINGS.
7. GANG STUDS AT BEAM OR GIRDER TRUSS BEARING POINTS AS SHOWN IN THE DRAWINGS OR, IF NOT SHOWN, PER NORTH CAROLINA BUILDING CODE. QUESTIONABLE CONDITIONS NOT SPECIFICALLY SHOWN SHOULD BE DIRECTED TO THE ARCHITECT.
8. SPREAD OR PACK OUT MEMBERS AS REQUIRED TO WIDTH OF WALL AT BEARING ENDS OR AS SHOWN OTHERWISE IN DRAWINGS.
9. HEADERS IN EXTERIOR WALLS SHALL BE HELD TO THE OUTSIDE EDGE AND NOT PACKED / SPREAD OUT WITH WALL. THIS WILL ALLOW FOR INSULATION ON THE INTERIOR SIDE.
10. WHERE TWO JOIST SPANS MEET AT BEARING WALLS, BEAMS, OR GIRDERS, BUTT ENDS OF TRUSSES TOGETHER (I.E. ALIGN TRUSSES) TO PROVIDE MAXIMUM FREE AREA FOR DUCTWORK.
11. "PCT" STANDS FOR METAL-PLATE-CONNECTED WOOD PARALLEL CHORD FLOOR TRUSSES. THESE ARE TO BE BOTTOM CHORD BEARING AT ENDS UNLESS NOTED OTHERWISE.
12. PROVIDE AN ADDITIONAL FRAMING MEMBER UNDER ALL WALLS OR PORTIONS OF WALLS RUNNING PARALLEL TO FRAMING. IF PIPING OR OTHER ELEMENTS PENETRATE THE WALL AT THE SILL, PROVIDE TWO FRAMING MEMBERS SPACED THE WIDTH OF THE WALL TO PERMIT PENETRATIONS INTO THE FLOOR SYSTEM WITHOUT CUTTING THE FRAMING.
13. SHOP DRAWINGS FOR FLOOR TRUSSES ARE TO BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.

ROOM SCHEDULE

NUMBER	NAME	AREA
GROUND		
01	PARKING PAD / ENTRY PORCH	422 SF
02	GRILLING DECK	348 SF
MAIN LEVEL		
03	PARTIALLY COVERED DECK	348 SF
04	ENTRY FOYER	31 SF
05	LIVING	313 SF
06	DINING	88 SF
07	KITCHEN	100 SF
08	HALL	18 SF
09	UTILITY	19 SF
10	BATH	57 SF
11	OFFICE	98 SF
12	STAIR	43 SF
UPPER LEVEL		
13	LOFT	107 SF
14	POWDER	42 SF
15	HALL	43 SF
16	CL.	53 SF
17	BEDROOM	168 SF
18	BALCONY	87 SF

FLOORING MATERIAL LEGEND

- LVP
- TILE
- VCT or LVP
- CARPET
- PRESSURE-TREATED WOOD, STAINED
- CONCRETE
- PLYWOOD SUBFLOOR



1 MAIN LEVEL
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

FLOOR PLAN

Sheet Information

Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A100

GENERAL NOTES

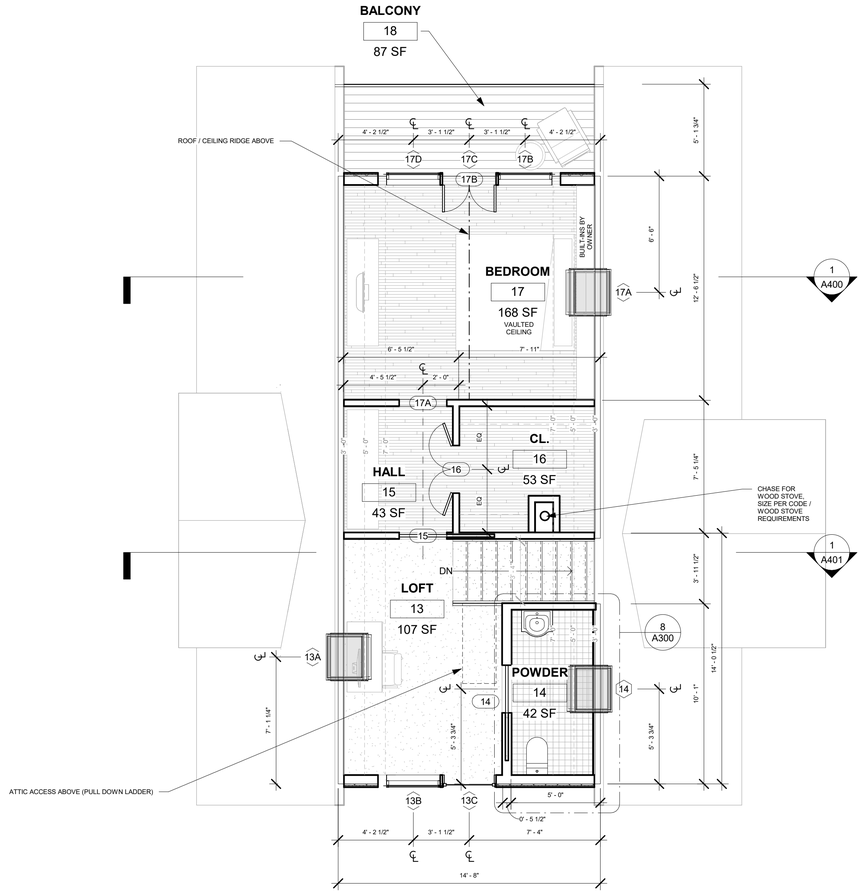
1. SCHEDULED DOOR OPENINGS NOT LOCATION BY A DIMENSION ON THE PLANS SHALL BE LOCATED 4" FROM THE ADJACENT WALL FACE / FINISH or CENTERED WITHIN THE SPACE
2. TOILETS TO BE 16" O.C. FROM WALL, U.N.O. ON PLANS
3. REF. A400 SHEETS FOR WALL, ROOF, SOFFIT & FLOOR ASSEMBLIES
4. BEAMS LABELED LVL, PS OR LL ARE 1.9E MICROLAM BEAMS, 20E PARALLAM BEAMS OR 1.7E TIMBERSTRAND HEADERS RESPECTIVELY, MANUFACTURED BY TRUSS JOIST MACMILLIN.
5. HEADERS ARE 3 1/2" x 9 1/2" LSL 1.7E TIMBERSTRAND HEADERS UNLESS OTHERWISE NOTED.
6. BEAMS ARE CONCEALED WITHIN THEIR RESPECTIVE FRAMING SYSTEMS UNLESS SHOWN AS DROPPED OR OTHERWISE IN THE DRAWINGS.
7. GANG STUDS AT BEAM OR GIRDER TRUSS BEARING POINTS AS SHOWN IN THE DRAWINGS OR, IF NOT SHOWN, PER NORTH CAROLINA BUILDING CODE. QUESTIONABLE CONDITIONS NOT SPECIFICALLY SHOWN SHOULD BE DIRECTED TO THE ARCHITECT.
8. SPREAD OR PACK OUT MEMBERS AS REQUIRED TO WIDTH OF WALL AT BEARING ENDS OR AS SHOWN OTHERWISE IN DRAWINGS.
9. HEADERS IN EXTERIOR WALLS SHALL BE HELD TO THE OUTSIDE EDGE AND NOT PACKED / SPREAD OUT WITH WALL. THIS WILL ALLOW FOR INSULATION ON THE INTERIOR SIDE.
10. WHERE TWO JOIST SPANS MEET AT BEARING WALLS, BEAMS, OR GIRDERS, BUTT ENDS OF TRUSSES TOGETHER (I.E. ALIGN TRUSSES) TO PROVIDE MAXIMUM FREE AREA FOR DUCTWORK.
11. "PCT" STANDS FOR METAL-PLATE-CONNECTED WOOD PARALLEL CHORD FLOOR TRUSSES. THESE ARE TO BE BOTTOM CHORD BEARING AT ENDS UNLESS NOTED OTHERWISE.
12. PROVIDE AN ADDITIONAL FRAMING MEMBER UNDER ALL WALLS OR PORTIONS OF WALLS RUNNING PARALLEL TO FRAMING. IF PIPING OR OTHER ELEMENTS PENETRATE THE WALL AT THE SILL, PROVIDE TWO FRAMING MEMBERS SPACED THE WIDTH OF THE WALL TO PERMIT PENETRATIONS INTO THE FLOOR SYSTEM WITHOUT CUTTING THE FRAMING.
13. SHOP DRAWINGS FOR FLOOR TRUSSES ARE TO BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.

ROOM SCHEDULE

NUMBER	NAME	AREA
GROUND		
01	PARKING PAD / ENTRY PORCH	422 SF
02	GRILLING DECK	348 SF
MAIN LEVEL		
03	PARTIALLY COVERED DECK	348 SF
04	ENTRY FOYER	31 SF
05	LIVING	313 SF
06	DINING	88 SF
07	KITCHEN	100 SF
08	HALL	18 SF
09	UTILITY	19 SF
10	BATH	57 SF
11	OFFICE	98 SF
12	STAIR	43 SF
UPPER LEVEL		
13	LOFT	107 SF
14	POWDER	42 SF
15	HALL	43 SF
16	CL.	53 SF
17	BEDROOM	168 SF
18	BALCONY	87 SF

FLOORING MATERIAL LEGEND

- LVP
- TILE
- VCT or LVP
- CARPET
- PRESSURE-TREATED WOOD, STAINED
- CONCRETE
- PLYWOOD SUBFLOOR



1 UPPER LEVEL
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

6693 BASS CIR

6693 BASS CIR, BUFORD, GA 30518

ISSUED FOR CONSTRUCTION

Revisions

NO.	ISSUE	DATE

Title

FLOOR PLAN

Sheet Information

Date	Issue Date
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A101

eFiled and eRecorded
DATE: 08/22/2025
TIME: 8:14 AM
DEED BOOK: 9709
PAGE: 597 - 597
FILING FEES: $25.00
TRANSFER TAX: $90.00
PT61: 069-2025-005711
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

Return Recorded Document to:
Origin Title and Escrow, Inc
160 Clairemont Ave.
Suite 490
Decatur, GA 30030
Tax Parcel No.: 07-354-001-015

QUITCLAIM DEED

FILE #: 25-15241

STATE OF Tennessee
COUNTY OF Rutherford

THIS INDENTURE, Made the **20th** day of **August, 2025,** between **Richard G. Hayes** of the County of Rutherford, and the State of **Tennessee,** as party or parties of the first part, hereinafter called Grantor, and **Dianne F. Craig-Clark** of the county of , and the **State of Georgia**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 354 of the 7th District, Hall County, Georgia, being more particularly described and delineated according to a plat and survey prepared by C. M. Higginbotham, Georgia Registered Land Surveyor, dated August 16 and 20th, 1957, as Lot 4 of the R. F. Duncan Subdivision, which lot is described as follows: Beginning at a point on the lands of the U.S. Government (Buford Dam Reservoir) which point is located north 58 degrees 40 minutes east 251 from a corner in the line of said Government property on the original land line between land Lots 353 and 354 of said district; and running thence along said Government property north 58 degrees 40 minutes east 60 feet; thence south 31 degrees 20 minutes east 107 feet to the edge of Bass Circle; thence a westerly direction long said Bass Circle 63.4 feet to an iron pin corner; thence north 29 degrees 30 minutes west 99.3 feet to an iron pin at the point of Beginning. All corners of said lot being marked by an iron pin. Together with any and all rights pursuant to an agreement by R. F. Duncan and Fred E. Craig, agreement being dated July 12, 1958, and same being recorded at Deed Book 478, Pages 500, 501, and 502, Hall County, Georgia Records; and together with any and all rights pursuant to an Easement between R. F. Duncan and Fred E. Craig, dated September 2, 1959, same being recorded in Deed Book 478, Page 500 and 501, of the Hall County, Georgia Records.

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

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

Signed, sealed and delivered in the presence of:

_____(Seal)
Richard G. Hayes, as sole heir to Kevin L. Craig

(Unofficial witness) Brian E Laub

Witness Pamela Faith Laub

Sworn to and subscribed before me this 15th day of August 2025.

(Notary Public)

PAMELA FAITH LAUB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES FEBRUARY 16, 2029

PT-61 (Rev. 2/18) To be filed in **HALL COUNTY** **PT-61 069-2025-005712**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Richard G. Hayes, as Administrator of the Estate of Kevin ...*			Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 1912 Normerle Dr			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Goodlettsville, TN 37072 USA	DATE OF SALE 8/20/2025		1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME Craig-Clark	FIRST NAME Dianne	MIDDLE F	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 94 Dartmouth Ave			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Avondale Estates, GA 30002 USA	Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 6693	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Bass Circle				SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 07-354-001-015		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 7th	ACRES	LAND LOT 354	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 9709	DEED PAGE 595	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

...* This symbol signifies that the data was too big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: Richard G. Hayes, as Administrator of the Estate of Kevin L. Craig (deceased)

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 2/12/2026 4:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026,

6693 Bass Circle | Variance to section 4.1 | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

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

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Emily Clark (Please Print Name)**, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 02/27/26 (Date) **for** Emily Clark (Name application filed as).

Signature Emily Clark

(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: EMILY CLARK
REQUEST: REDUCE THE MINIMUM YARDS FOR A NEW SINGLE-FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAR 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
6693

AGENDA ITEM

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

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 114/2026

SUBJECT: **6747 Holly Springs Road | Variance to Section 9.2.4 |** to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 **| Proposed use: Minor subdivision |** Commission District 3 **| Ruth C. Hill, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends **DENIAL** of the applicant's request.

Purpose of Request:
6747 Holly Springs Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a 115.50± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Map - Public Comments Rec'd
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Supplement Public Works Comment
Fire Comment
Notice Sign
Opposition Submitted by Neighbors

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Ruth C. Hill

Request ..... **Variance to Section 9.2.4** | to reduce the required road frontage

Proposed Use ..... Minor subdivision

Size ..... 114.94± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **6747 Holly Springs Road** | Tax Parcel 12088 000001

Commission District ..... Three

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0005

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting a variance to Section 9.2.4 to reduce the required road frontage from 90 feet to 52.07 feet, 53.12 feet, and 53.12 feet for 3 proposed tracts along a collector road within a minor subdivision. The proposed 4-lot subdivision is located on a tract of approximately 114.94± acres zoned Agricultural Residential 1 (AR-1).

According to Tax Assessor records, the property is currently developed with the following structures:

- A 3,132 square foot single-family residence built in 1900.
- A 784 square foot manufactured home built in 1990.
- A 1,568 square foot manufactured home built in 1999.
- Several accessory structures including 5 barns and a storage building established between 1960 and 2020.

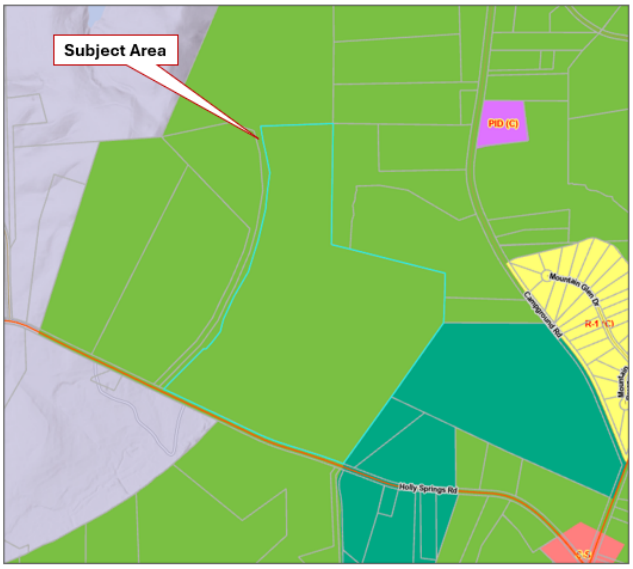
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) – Single-family residences

East: Agricultural Residential 1 (AR-1) – Single-family residence, Planned Commercial Farming District (PCFD) – Single-family residences and accessory structures;

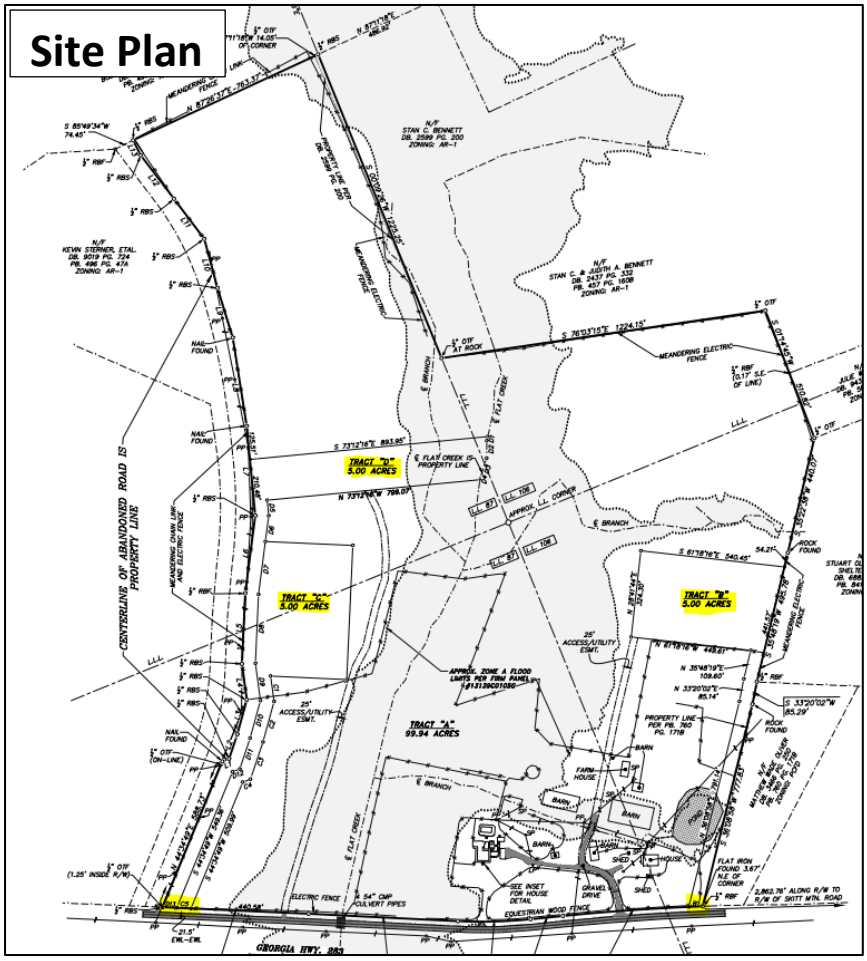
South: Agricultural Residential 1 (AR-1) – Single-family residences, Town of Clermont, AG-R3, Agricultural – Residential III– Single-family residences and accessory structure

West: Agricultural Residential 1 (AR-1) – Single-family residences



On November 30, 2025, the applicant submitted a 4-lot subdivision plat for review (HPLT25-0262). During review, staff recognized that a road frontage variance would be required for Tracts B, C & D. Per the Statement of Hardship, the applicant states the subject property's buildable area is limited due to the size and location of the Flat Creek flood plain which bisects the property north to south.

Water service for Tracts B and C will be served by the City of Gainesville as confirmed in an email dated February 20, 2026, while Tracts A and D will be served by private well. All lots will be served by on-site septic systems.



Three (3) **variances** related to road frontage requirements will be required if the site plan, as presented, is approved.

- Road frontage requirement of 90 feet as found in Section 9.2.4 for all roads designated as arterial or collector.
    - A road frontage variance from 90 feet to 52.07 feet for Tract B
    - A road frontage variance from 90 feet to 53.12 feet for Tract C
    - A road frontage variance from 90 feet to 53.12 feet for Tract D

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 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, 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. The property has 598.89 feet of road frontage, and nothing about its physical characteristics in the locations of the proposed lot frontages creates a hardship under this criterion. The UDC does not guarantee the right to create additional lots when minimum requirements cannot be met.**

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. There is adequate road frontage to meet road frontage requirements.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions are not unique to this property. The subject property is similar in size and shape to surrounding properties. While the applicant states that the property's buildable area is limited due to the size and location of the Flat Creek flood plain, this has no bearing on the ability to design the proposed parcels to meet road frontage requirements**.

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 which can be designed to meet road frontage standards.**

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, may not cause substantial detriment to the public good, but granting the variances could undermine the intent of the UDC. The minimum road frontage standards are intended to ensure adequate spacing between driveways, reduce turning-movement conflicts, and protect traffic flow on**

heavily traveled roads. Reducing frontage below the required minimum could weaken these safety and circulation objectives.

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025."

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Existing access, no new impacts expected to the state route."

Hall County Public Works and Utilities
In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:
Show FEMA and Hall County studied Flood plains that are present on site.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

Traffic:
This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.

Utilities:
Hall County SA
No infrastructure in the vicinity.

Hall County Fire Marshal
In an email dated February 25, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Ruth C. Hill
6747 Holly Springs Rd
Clermont, Ga. 30527

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

James Wayne & Ruth C Hill

Phone [redacted]

Email Address [redacted]

Location of Property 6747 Holly Springs Rd Clermont, Ga. 30527

Present Zoning AR1 Existing Structures 3 residence, and several accessory structures.

Type of Appeal:

___	Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
		___ Right Side Yard	From ___ ft. to ___ ft.
		___ Left Side Yard	From ___ ft. to ___ ft.
		___ Rear Yard	From ___ ft. to ___ ft.
✓	Road Frontage Variance	✓ Road Frontage	From 90 ft. to 50 ft.
___	Sign Variance	___ Sign Area	From ___ ft. to ___ ft.
		___ Sign Height	From ___ ft. to ___ ft.
___	Hardship Mobile Home	___ Doctor's Letter	___ 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.

Sign Ruth C. Hill Date Jan. 16, 2026

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Ruth C. Hill **Date:** Jan. 16, 2026

Applicant's/Owner's Name (Printed): _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

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).
A substantial portion of the property lies within a floodplane. This limits the number + location of viable building sites.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
Applying the 90' requirement would create a significant hardship because ~~the~~ a significant portion of the property is in a flood plane and further limits buildable area

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 creek flowing through middle of the property causes a substantial portion of property to be in the Floodplane

4. Such conditions are not the result of any actions of the property owner.
The Flat Creek is a natural occurance

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.
The request for this variance only affects potential building sites for family

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

Applicant Ruth C. Hill **Date** Jan. 16, 2026

To Whom It May Concern:

The property owners respectfully request a road frontage variance based on practical difficulties and unique conditions affecting the property. The owners are advanced in age and are no longer able to independently maintain and operate the family farm without assistance. Continued use and preservation of the farm depend on the ability of their adult children and grandchildren to live on or near the property to provide daily support, labor, and care. Without this assistance, the long-term viability of the family farm would be significantly compromised.

In addition, a substantial portion of the property lies within the designated floodplain, which greatly limits the number and location of viable building sites. Due to these environmental constraints, suitable areas for residential construction are minimal and must be carefully configured to avoid flood-prone land.

The existing road frontage of 90 feet creates an additional hardship. Requiring each parcel to maintain 90 feet of frontage throughout its entire depth would significantly reduce the usable acreage available for building, making it impractical or impossible to establish functional homesites outside of the floodplain. This restriction would further limit the ability to place residences in safe, buildable locations and would undermine the purpose of supporting multi-generational use of the property.

For these reasons, the owners are requesting a reduction in required road frontage to 50 feet. Granting this variance would allow for reasonable use of the land, preserve the family farm, accommodate necessary family support, and enable development to occur in the safest and most suitable areas of the property without adversely impacting neighboring properties or public interests.

James Wayne and Ruth C Hill

RECORDING NOTE:
THIS PLAT MAY NOT BE RECORDED UNTIL ALL APPLICABLE COUNTY DEPARTMENTS HAVE APPROVED AND SIGNED THIS PLAN.

LEGEND :

POB	POINT OF BEGINNING
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WIER INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-OHP-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
	UTILITY POLE
-P-	UNDERGROUND POWER LINE
<—	GUY WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/I/T	CABLE/INTERNET/TELEPHONE
FH	FIRE HYDRANT
-W-	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	VALVE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
*	SAMPLING POINT
Mp	MONITORING POINT
*	WETLANDS
SL	STREET LIGHT

SURVEY NOTATION:
80% OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE eGPS SOLUTIONS VRS NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.019 FEET HORIZONTALLY AND 0.03 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL HORIZONTAL LOCATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: CARLSON BRX7 SYSTEM, A GEOMAX ZOOM 90 TOTAL STATION AND A CARLSON RT4 DATA COLLECTOR.

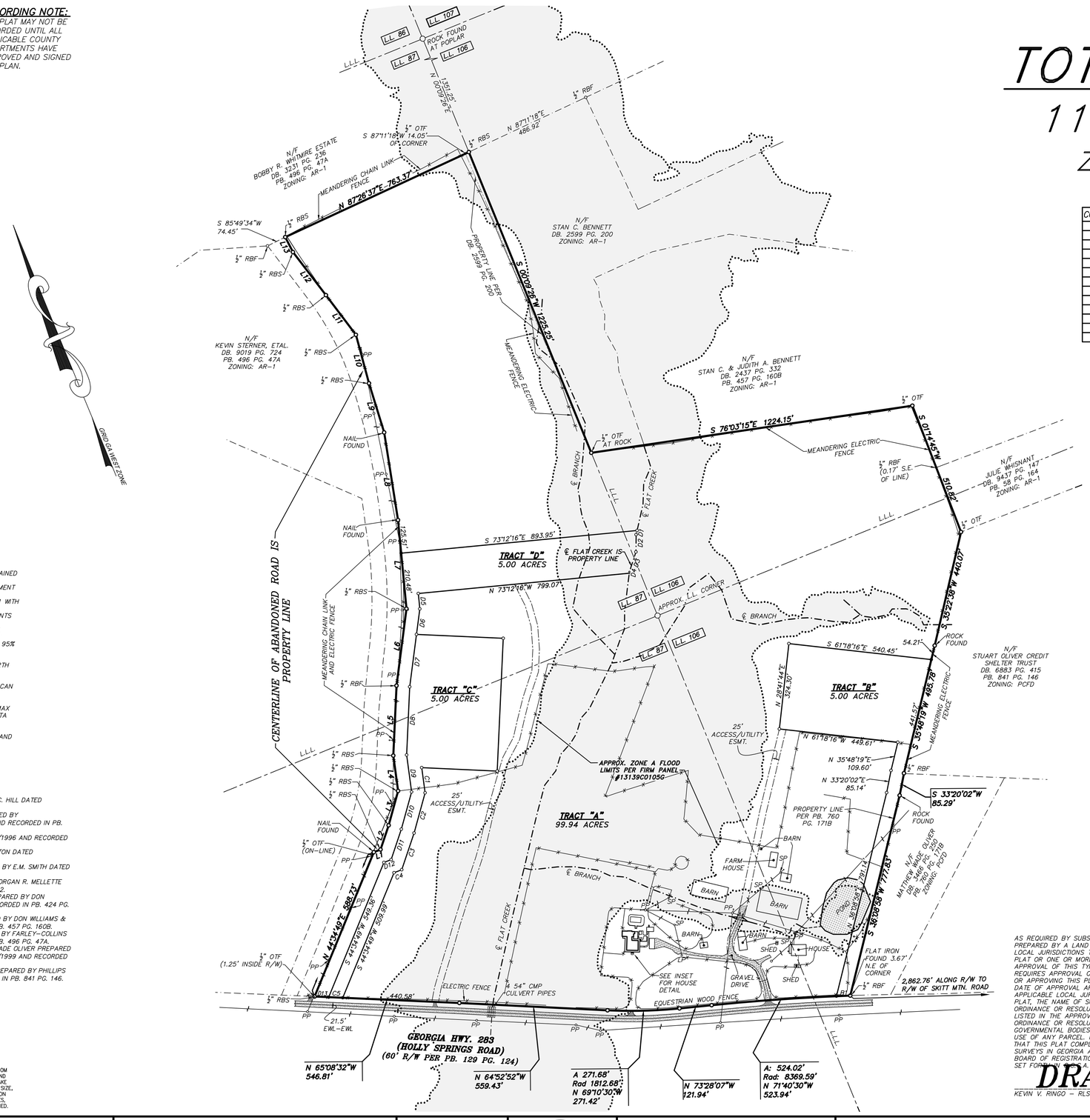
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND 498,404 FEET

THIS PROPERTY IS LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS PER FIRM PANEL #13139C0105G DATED 04/04/2018.

REFERENCE MATERIAL:
–DEED TO SECURE DEBT FOR J. WAYNE HILL & RUTH C. HILL DATED 05/23/1988 AND RECORDED IN DB. 1221 PG. 35.
–SURVEY FOR J. WAYNE HILL & RUTH C. HILL PREPARED BY FARLEY–COLLINS ASSOCIATES DATED 04/29/1988 AND RECORDED IN PB. 129 PG. 124–125.
–WARRANTY DEED FOR STAN BENNETT DATED 04/25/1996 AND RECORDED IN DB. 2599 PG. 200.
–SURVEY FOR G.W. BARDEN PREPARED BY OWEN PATTON DATED 06/16/1967 AND RECORDED IN PB. 46 PG. 32.
–AUCTION PLAT FOR G&G PROFIT SHARING PREPARED BY E.M. SMITH DATED 07/08/1974 AND RECORDED IN PB. 58 PG. 164.
SURVEY OF SHELTON OLIVER ESTATE PREPARED BY MORGAN R. MELLETTE DATED 10/15/1987 AND RECORDED IN PB. 142 PG. 122.
–BOUNDARY SURVEY FOR JANET MARIE HOWARD PREPARED BY DON WILLIAMS & ASSOCIATES DATED 11/28/1994 AND RECORDED IN PB. 424 PG. 728.
–BOUNDARY SURVEY FOR OLIVER STEWART PREPARED BY DON WILLIAMS & ASSOCIATES DATED 07/31/1995 AND RECORDED IN PB. 457 PG. 160B.
–SURVEY FOR M. GARLAND REYNOLDS, JR. PREPARED BY FARLEY–COLLINS ASSOCIATES DATED 01/24/1996 AND RECORDED IN PB. 496 PG. 47A.
–SURVEY FOR WILLIAM DONALD OLIVER & MATTHEW WADE OLIVER PREPARED BY NORTH–CENTRAL LAND SURVEYING DATED 03/23/1999 AND RECORDED IN PB. 760 PG. 171B.
–SURVEY FOR BETTY OLIVER & STANLEY S. OLIVER PREPARED BY PHILLIPS LAND SURVEYING DATED 05/31/2004 AND RECORDED IN PB. 841 PG. 146.

811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG IF YOU DIG GEORGIA ... CALL FIRST!

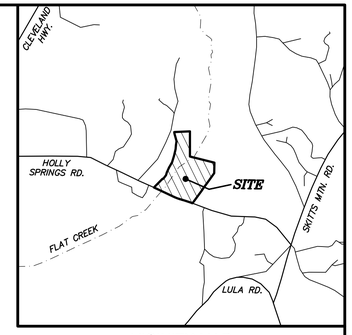
THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.



TOTAL AREA:
114.94 ACRES
ZONING: AR–1

BOUNDARY CALL CHART

COURSE	BEARING	DISTANCE
L1	S 88°59'08" E	27.37'
L2	N 40°50'18" E	96.42'
L3	N 37°40'35" E	134.27'
L4	N 14°34'55" E	134.93'
L5	N 24°53'27" E	264.31'
L6	N 29°41'14" E	292.80'
L7	N 16°50'04" E	335.99'
L8	N 13°20'41" E	334.68'
L9	N 05°09'07" E	194.01'
L10	N 07°14'29" E	189.69'
L11	N 14°47'26" W	187.77'
L12	N 15°09'13" W	204.77'
L13	N 04°52'37" W	63.50'



VICINITY MAP
N.T.S.

TRACT "B" CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
B1	8369.59'	52.07'	52.07'	N 70°03'34" W

TRACT "C" LINE CHART

COURSE	BEARING	DISTANCE
C1	S 14°34'55" W	141.76'
C2	S 37°40'35" W	157.46'
C3	S 40°50'18" W	146.00'
C4	N 88°59'08" W	31.29'
C5	N 65°08'32" W	53.12'

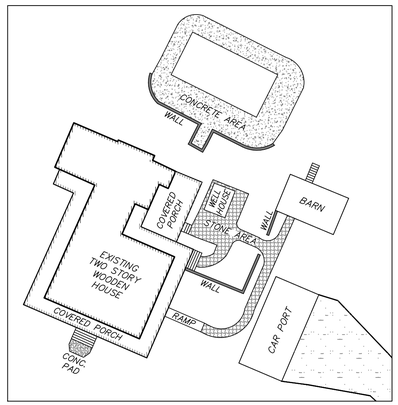
TRACT "D" LINE CHART

COURSE	BEARING	DISTANCE
D1	S 34°59'19" W	15.96'
D2	S 23°01'22" W	65.39'
D3	S 40°30'04" W	79.13'
D4	S 29°17'41" W	5.06'
D5	S 16°50'04" W	58.57'
D6	S 29°41'14" W	106.12'
D7	S 29°41'14" W	190.22'
D8	S 24°53'27" W	257.71'
D9	S 14°34'55" W	140.64'
D10	S 37°40'35" W	145.87'
D11	S 40°50'18" W	121.21'
D12	N 88°59'08" W	29.33'
D13	N 65°08'32" W	53.12'

SURVEYOR'S CERTIFICATION:
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15–6–67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15–6–67.

DRAFT
KEVIN V. RINGO – RLS NO. 2278 DATE

HOUSE INSET
1"=30'



GRAPHIC SCALE 1"=200'
200 100 0 200 400 600

REVISIONS	NO.	DATE

SHEET 1 1 OF 1

UTILITY NOTE:
NO CERTIFICATION IS MADE AS TO EXISTENCE OR NON–EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE. ONLY PLANIMETRIC FEATURES ARE DEPICTED HEREON AS FOUND EVIDENT IN THE FIELD.

TITLE NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. DEED AND PLAT REFERENCES WERE TAKEN FROM PUBLICLY AVAILABLE RECORDS AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180–7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15–6–67.

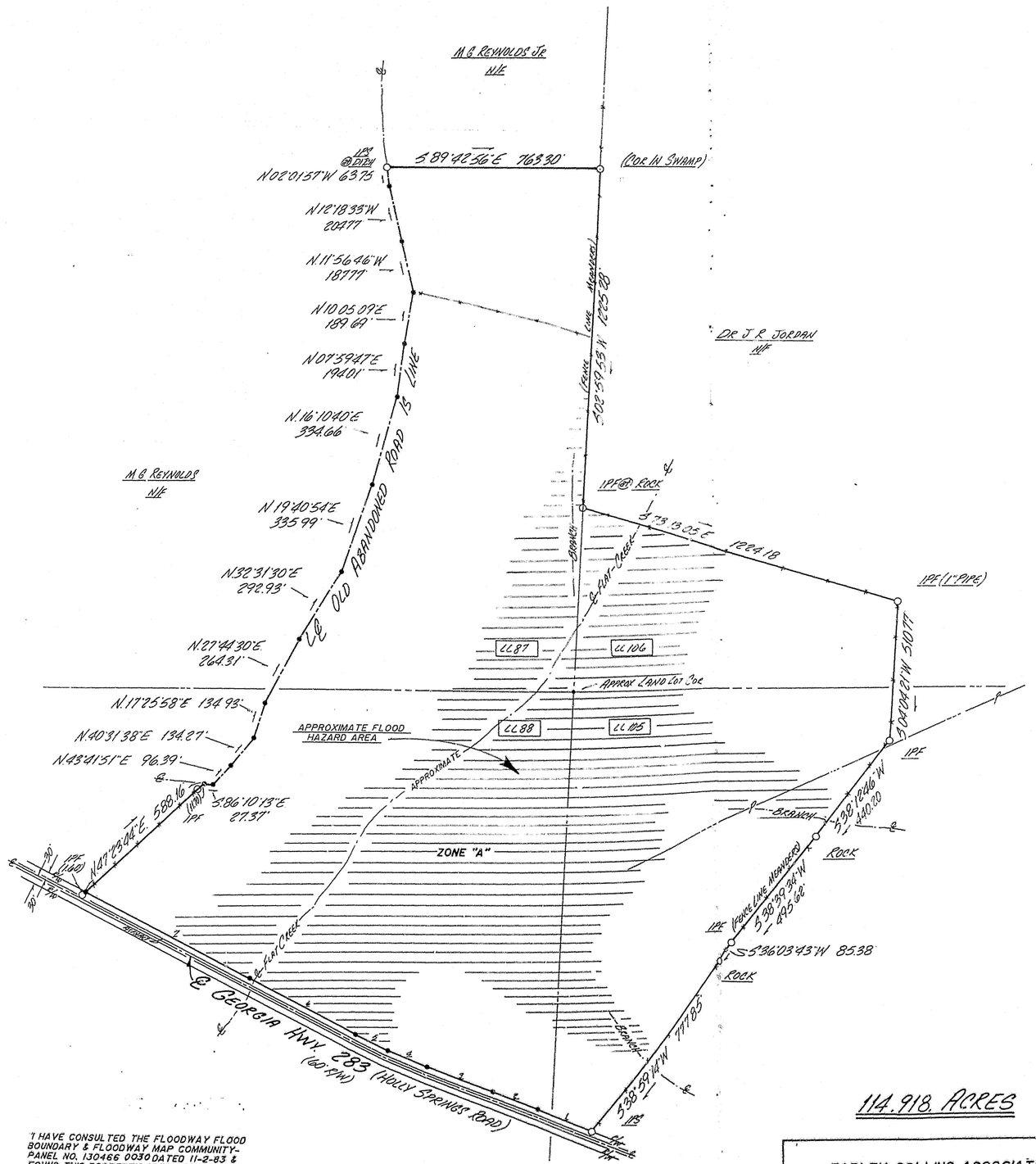
GEORGIA REGISTERED No. 2278 LAND SURVEYOR KEVIN V. RINGO DRAFT

COUNTY:	HALL
DISTRICT/LAND LOT:	12th/88,87,105,106
PARCEL:	12088 000001
DATE:	09/24/25
SCALE:	1"=200'
JOB NO.:	25049

RINGO ABERNATHY & ASSOCIATES
CONSULTANTS SURVEYORS PLANNERS
257 PINECREST LANE, BRASELTON, GEORGIA 30517
Phone (770) 962–8456

BOUNDARY SURVEY & MINOR SUBDIVISION PLAT FOR:
WAYNE & RUTH HILL
6747 HOLLY SPRINGS ROAD
CLERMONT, GA 30527

FIELD SURVEY ERROR OF CLOSURE: 1:47905
ANGULAR ERROR PER ANGLE POINT: 00'00"
ADJUSTED BY: COMPASS RULE
PLAT ERROR OF CLOSURE: 1:2507968
INSTRUMENT USED: TOPCON GTS 2



IPF = IRON P/V FOUND
IPS = IRON P/V SET
R/W = RIGHT-OF-WAY
CM = CONCRETE MONUMENT
N/F = NOW OR FORMERLY
℄ = CENTER LINE
⊕ = PROPERTY LINE
S/B = SETBACK LINE
LL = LOT LINE

"I HAVE CONSULTED THE FLOODWAY FLOOD BOUNDARY & FLOODWAY MAP COMMUNITY-PANEL NO. 130466 0030 DATED 11-2-83 & FOUND THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA."

114.918 ACRES

GEORGIA REGISTERED No. 1435 LAND SURVEYOR WILLIAM H. COLLINS

GEORGIA REGISTERED No. 1301 LAND SURVEYOR H. P. FARLEY, JR.

RECORDING PERMIT
By M. Fene 5/17/88
HALL COUNTY PLANNING COMMISSION

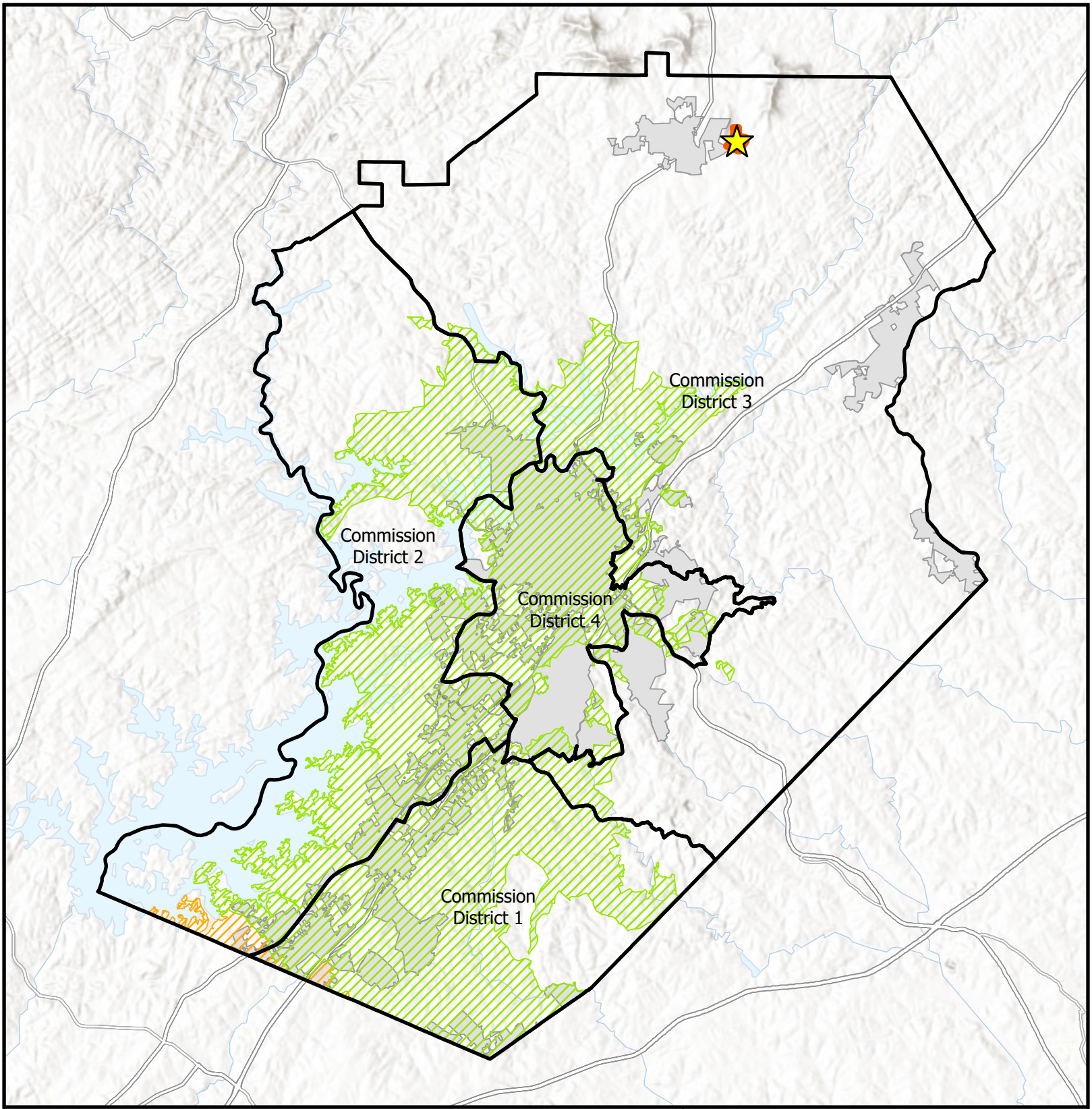
REVISED 5-12-88 (FLOOD HAZARD)

JOB # 8828

FARLEY-COLLINS ASSOCIATES	DATE: 4-29-1988	PROPERTY OF: J.T. WAYNE HILL-RUTH C. HILL

Dwight & Wood Clark

Book 247 Page 888



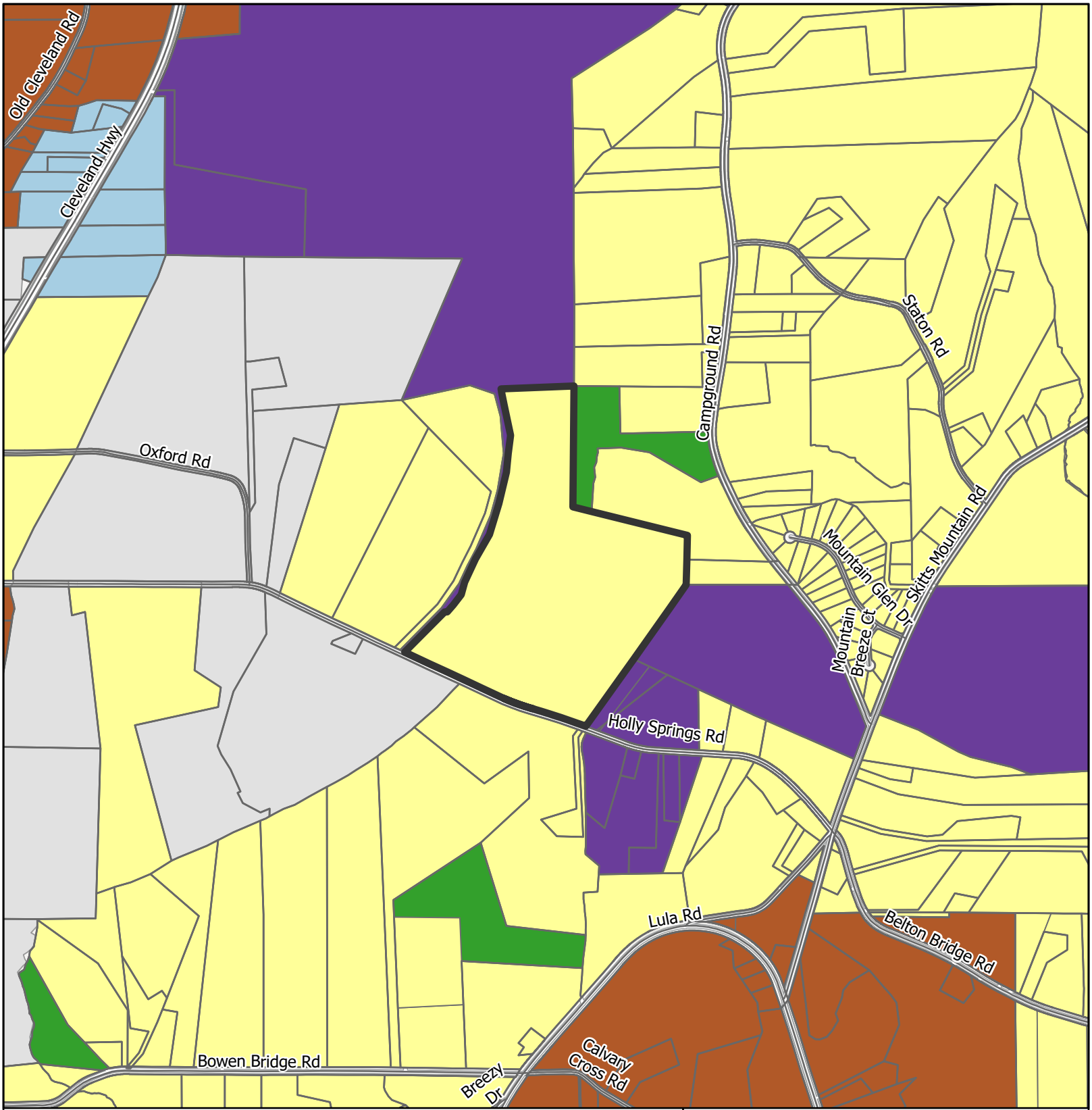
Subject Area Location
Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Ruth C. Hill
Tax Parcel #: 12088 000001
Location: 6747 Holly Springs Road
Commission District 3

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

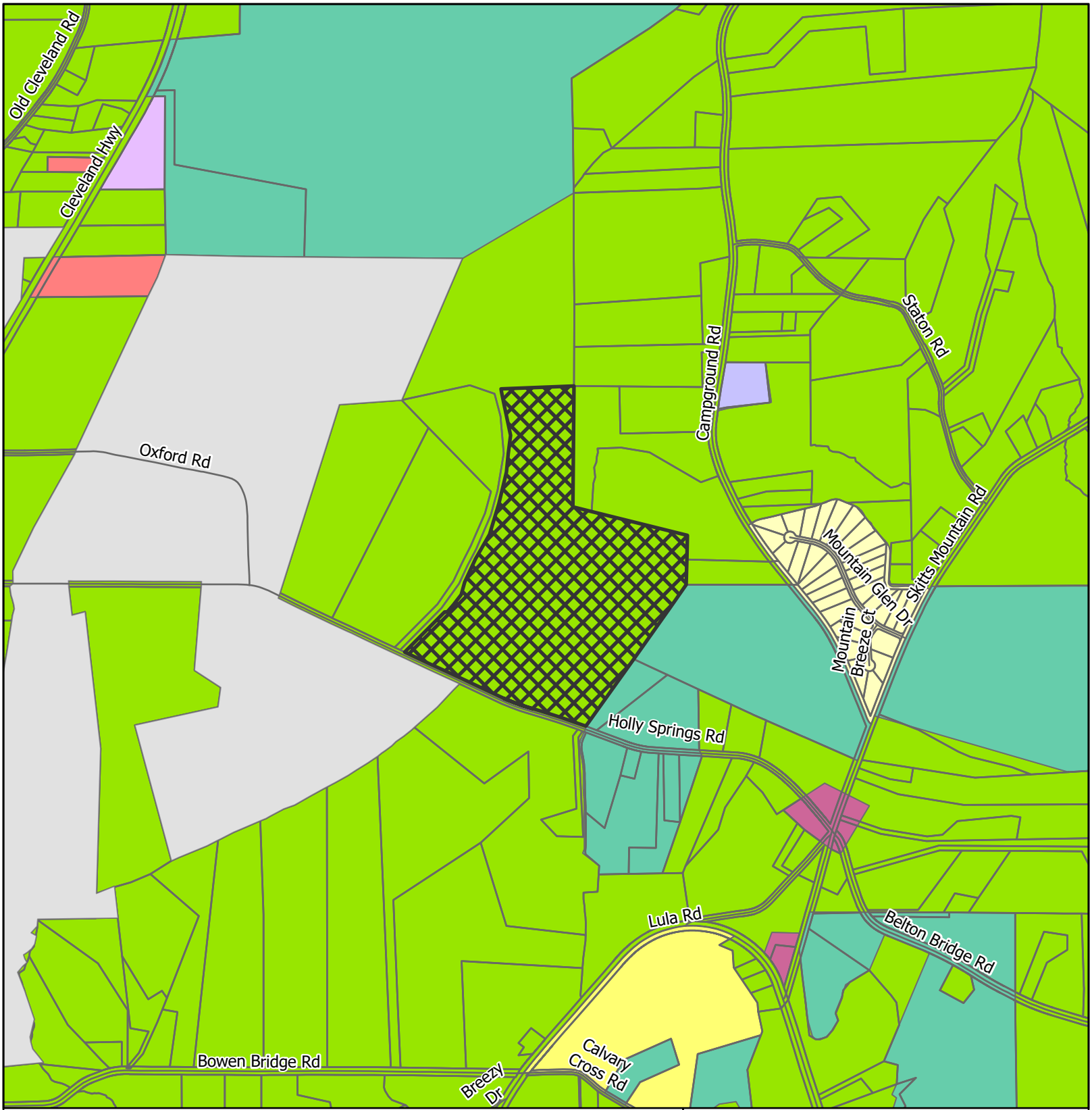
- Business Corridors
- Greenspace - Conservation
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Ruth C. Hill
Tax Parcel #: 12088 000001
Location: 6747 Holly Springs Road
Commission District 3

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

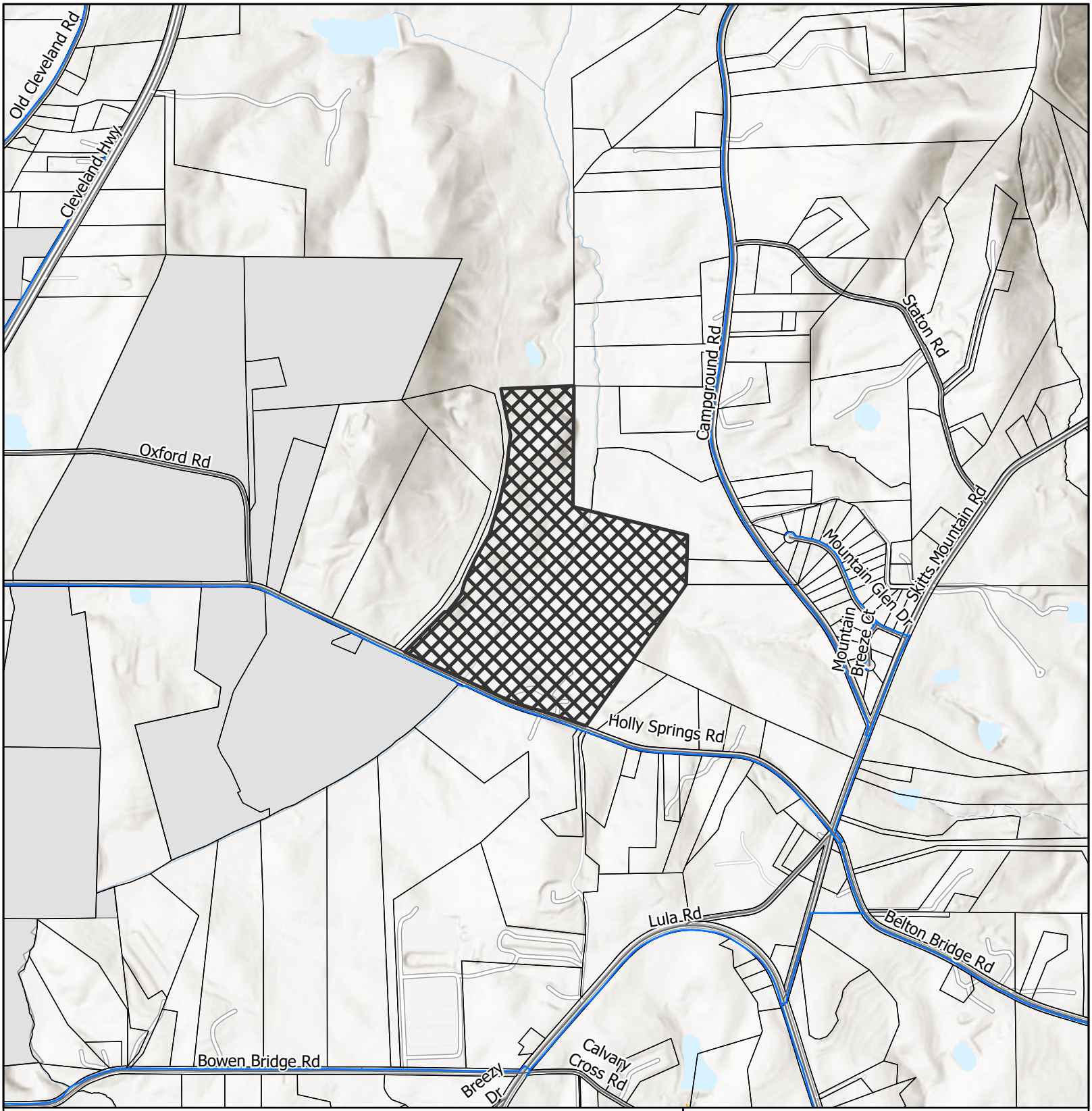
Zoning
- AR-1
- H-B
- I-1
- MUNI
- PCFD
- PID
- PRD
- R-1
- S-S

Applicant: Ruth C. Hill
Tax Parcel #: 12088 000001
Location: 6747 Holly Springs Road
Commission District 3

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

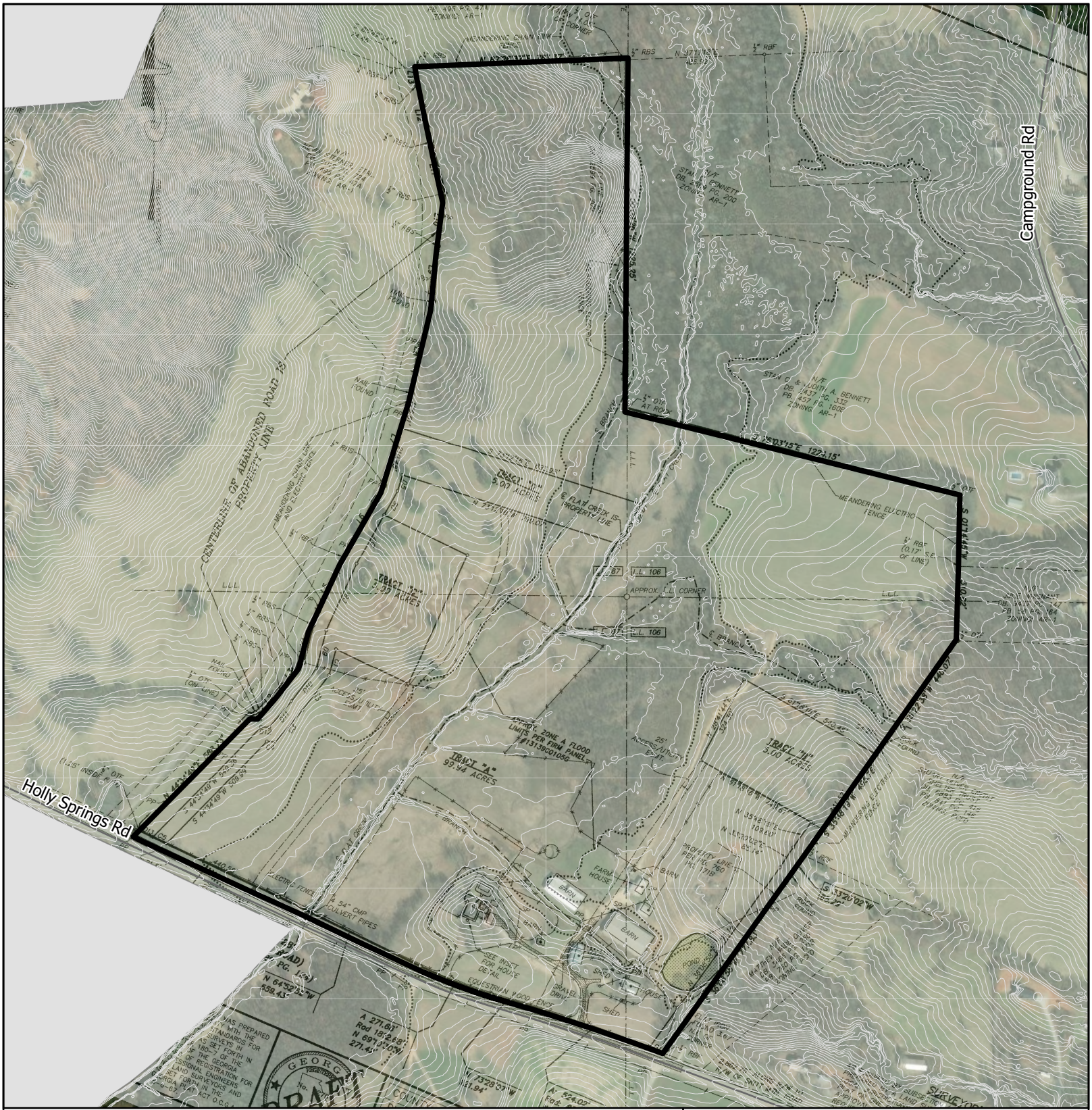
- Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

Applicant: Ruth C. Hill
Tax Parcel #: 12088 000001
Location: 6747 Holly Springs Road
Commission District 3

Utilities Map

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

Date Prepared:
2/20/2026



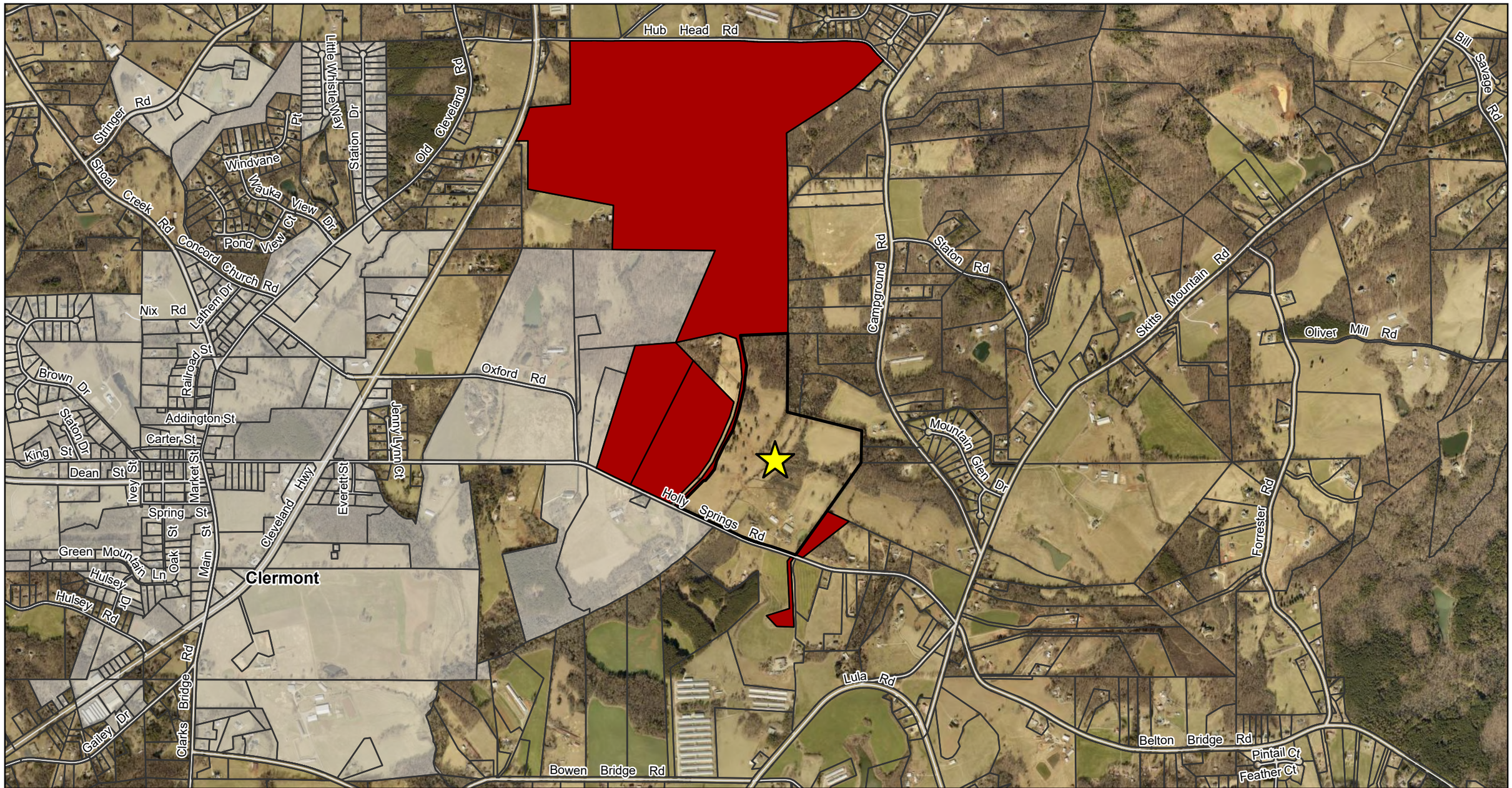
Subject Area

Applicant: Ruth C. Hill
Tax Parcel #: 12088 000001
Location: 6747 Holly Springs Road
Commission District 3

Site Plan & Aerial Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



N

Subject Property
Against
Support

0 1,900 3,800 Feet

Public Comments Map

Subject Property Address:
6747 Holly Springs Road

Applicant:
Ruth C. Hill

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 5
Support: 0

Date Prepared: 3/23/2026

HALL COUNTY GEORGIA
We have it all in Hall

37

TRUSTEE DEED

GEORGIA, HALL COUNTY

Know all men by these presents that this indenture made this 23rd day of May, 1988, by and between HARMON T. SMITH, JR., as TRUSTEE IN BANKRUPTCY OF THE ESTATE OF JAMES M. REIDER and IDA V. REIDER, Case No. 85-20374, Debtors, of the County of Hall, and State of Georgia, party of the first part, and J. WAYNE HILL and RUTH C. HILL, parties of the second part.

WITNESSETH:

THAT WHEREAS, a Voluntary Petition in Bankruptcy was filed in the District Court of the United States for Northern District of Georgia, Gainesville Division, in the United States Bankruptcy Court, the same being Case No. 85-20374, by the above named Debtors, and

WHEREAS, HARMON T. SMITH, JR. was thereafter duly appointed Trustee of the Estate of said Debtors, and thereafter duly qualified and has continued to act and is now acting as such Trustee; and

WHEREAS, the undersigned received a public bid of FOUR HUNDRED THOURSAND and no/100 ($400,000.00) DOLLARS for the property hereinafter described, which bid provided for said purchase price to be paid in cash at closing, and as appears in the order confirming the sale entered by the aforesaid court on May 2, 1988, attached as Exhibit "A.

NOW THEREFORE, I, HARMON T. SMITH, JR., as Trustee in Bankruptcy of the Estate of James M. Reider and Ida V. Reider, Debtors; by virtue of the power and authority vested as aforesaid, and in consideration of the purchase price in cash to me in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto parties of the second part, their heirs, successors and assigns, all the right, title, equity and interest that the Debtors have, free and clear of all liens, with liens, if any, to

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=56224741&key1=1221&key2=37&county=69&countyname=HALL&userid=867130&appid=4 1/1

attach to the proceeds of the sale as provided in the court's order in and to the following described property, to-wit: 38

All that tract or parcel of land lying and being in Land Lots 87, 88, 105 and 106 of the 12th Land District of Hall County, Georgia, being more particularly described according to a survey prepared by Farley-Collins & Associates, dated April 29, 1988, and revised on May 12, 1988, entitled "Property of J. Wayne Hill - Ruth C. Hill", prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, which plat of survey is recorded in Plat Book 129, page 124-125, of the Hall County plat records to which reference is made for a more complete description. According to said plat of survey, property is more particularly described as containing 114.918 acres, as follows:

BEGINNING at an iron pin found on the northeasterly right of way of Georgia Highway 283 (Holly Springs Road), said iron pin being situated at the southwest corner of a fence adjoining property herein described and the southeast corner of property now or formerly owned by M. G. Reynolds, said iron pin found being 1.60 feet from the northeasterly right of way of Georgia Highway 283 (Holly Springs Road); thence from said point of beginning running north 47-23-44 east 588.16 feet along said fence to an iron pin found, 11.70 feet from the centerline of said fence; thence south 86-10-13 east 27.37 feet to a point along the centerline of an old abandoned road; thence along the centerline of an old abandoned road north 43-41-51 east 96.39 feet to a point; thence north 40-31-38 east 134.27 feet; thence north 17-25-58 east 134.93 feet to a point; thence north 27-44-30 east 264.31 feet to a point; thence north 32-31-30 east 292.93 feet to a point; thence north 19-40-54 east 335.99 feet to a point; thence north 16-10-40 east 334.66 feet to a point; thence north 07-59-47 east 194.01 feet to a point; thence north 10-05-09 east 189.69 feet to a point; thence north 11-56-46 west 187.77 feet to a point; thence north 12-18-33 west 204.77 feet to a point; thence north 02-01-57 west 63.75 feet to an iron pin set at a ditch along the centerline of the old abandoned road; thence south 89-42-56 east 763.30 feet to a point (said corner being in a swamp); thence along the centerline of a fence south 02-59-53 west 1225.28 feet to an iron pin found in a rock; thence south 73-13-05 east 1224.18 feet to an iron pin found at a one-inch pipe; thence south 04-04-21 west 510.77 to an iron pin found; thence south 38-12-46 west 440.20 feet to a rock along a fence line; thence south 38-39-34 west 495.62 feet to an iron pin found; thence south 36-03-43 west 85.38 feet to a rock; thence south 38-59-14 west 777.85 feet to an iron pin set along the northern right of way of Georgia Highway 283; thence along the northern right of way of Georgia Highway 283 (Holly Springs Road) the following courses and distances to the point of beginning, to-wit: north 67-33-16 west 212.74 feet; thence north 69-11-11 west 171.27 feet; thence north 70-31-05 west 255.36; thence north 68-08-29 west 154.20 feet; thence north 63-44-55 west 132.58 feet; thence north 62-01-52 west 429.16 feet; thence north 62-19-05 west 668.24 feet.

TO HAVE AND TO HOLD the said above granted premises with the appurtenances thereof, unto the said parties of the second part, their successors and assigns forever, to their own proper use and behoof as fully and absolutely as the said party of the first part

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=56224741&key1=1221&key2=37&county=69&countyname=HALL&userid=867130&appid=4 1/1

can and ought to do pursuant to the statute and his authority as aforesaid.

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

39

HARMON T. SMITH, JR., Trustee for James M. Reider and Ida V. Reider, Debtors

Signed, sealed and delivered in the presence of:

Witness

Notary Public

NOTARY PUBLIC, Hall County, Georgia, State At Large, My Commission Expires April 30, 1989

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 400.00
Date May 23, 1988
DWIGHT S WOOD
Clerk of Superior Court
By Kathy Brewer

Georgia, Hall County, Clerk Superior Court
Filed in office, this 23 day of May
19 88 at 4:30 M. Recorded in Book 933
Page 32-4 this 24 day of May 1988
Dwight S. Wood
DWIGHT S. WOOD, Clerk

pd T.F.-S

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=56224741&key1=1221&key2=37&county=69&countyname=HALL&userid=867130&appid=4 1/1

Outlook

RE: 6747 Holly Springs

From Nick Swafford <NSwafford@gainesvillega.gov>
Date Fri 2/20/2026 3:16 PM
To Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Ruth Hill [redacted]

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

Hi Brittany,

We have no issues with two additional meters at this location.

Thanks,

Nick Swafford
Permitting Services & GIS Manager
Department of Water Resources

GAINESVILLE

O | 770.538.2452
www.gainesville.org

300 Henry Ward Way, Ste. 305
Gainesville, GA 30501

From: Brittany Passmore (Planning) <bawalker@hallcounty.org>
Sent: Friday, February 20, 2026 2:48 PM
To: Nick Swafford <NSwafford@gainesvillega.gov>
Cc: Ruth Hil [redacted]
Subject: [EX

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

Good afternoon, Nick,

We are working with Mrs. Hill on a 4-lot subdivision at 6747 Holly Springs Road. Of the 4-lots, two are proposing city water. Would you have the capacity to allow for 2 additional water meters for this location? I have attached the proposed lot layout for your reference. Tract B & C will be asking for the water.

Please let me know if you have any questions.

Regards,

Brittany Passmore
Planner
Hall County Government
O: 770-297-5543
bpassmore@hallcounty.org
Please note, as of January 20, Community Development and Infrastructure departments, including Planning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

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

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

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **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
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Brent Cook, PE, PTOE, RSP1

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Brent Cook, Assistant Director of Public Works and Utilities

Date: March 5, 2026

Subject: Hall County Board of Commissioners Agenda
Thursday, March 26, 2026

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 supplemental comments.

6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. As the property has the potential to be further subdivided, road frontage standards should met or at minimum to maintain safety and reduce potential conflict points, a shared access driveway serving Tracts A and B and Tracts C and D should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to SR 332. A GDOT residential driveway permit will be required for any proposed access.

5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

- **Traffic:** While the traffic volumes associated with the proposed reduction in road frontage are expected to be manageable, there are concerns regarding the safe operation of multiple driveways located in close proximity to one another. To improve safety and reduce potential conflict points, a shared access driveway serving Tracts 4 and 5 should be considered. A common driveway would functionally achieve the intent of providing each parcel with the equivalent of a 90-foot minimum frontage while minimizing the number of individual driveway connections to Union Church Road.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 2/17/2026 4:14 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026

6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | Proposed use: Minor subdivision | Commission District 3 | Ruth C. Hill, applicant

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Ruth C. Hill **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/25/26 **for** Ruth C. Hill **.**

Please Print Name

Date

(Name application filed as)

Signature Ruth C. Hill

(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: RUTH C. HILL
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 26, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
RUTH C HILL
REDUCE THE REQUIRED ROAD
FRONTAGE FOR A MINOR SUBDIVISION
Date: N/A
Time: N/A
Date: MAR 26, 2026
Time: 6:00 P.M.


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: RUTH C. HILL
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. 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: RUTH C. HILL
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 26 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6800

Outlook

OPPOSED PROPERTY OWNER'S AFFIDAVIT TO VARIANCE REQUEST FOR 6747 HOLLY SPRINGS RD CLERMONT GA

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 3/23/2026 10:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (6 MB)

AFFIDAVIT OF PROPERTY OWNERS WITHIN 500 FT OPPOSING THE VARIANCE FOR 6747 HOLLY SPRINGS RD WITH INFO REGARDING THE SAME..pdf;

From: Ann Hood [redacted]
Sent: Monday, March 23, 2026 10:21 AM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Subject: OPPOSED PROPERTY OWNER'S AFFIDAVIT TO VARIANCE REQUEST FOR 6747 HOLLY SPRINGS RD CLERMONT GA

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

HI LYNN,

PLEASE FIND ATTACHED THE PDF CONTAINING THE PROPERTY OWNER'S WITHIN 500 FT, OPPOSITION TO THE REQUEST FOR VARIANCE TO 50FT FROM 90 FT ON THE ABOVE STATED PROPERTY.

PLEASE SUBMIT THIS TO THE COUNTY COMMISSION FOR THE WORK SESSION TODAY.

THANK YOU,

ANN HOOD
6635 HOLLY SPRINGS RD
CLERMONT GA 30527
[redacted]

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia §
County of Hall §
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF Ana Hood

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6635 / 6627 Holly Springs Rd Clermont, GA

FURTHER AFFIANT SAYETH NAUGHT

Ana Hood

AFFIANT

Sword to and subscribed before me
This 30 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

SHANNON CLARK NOTARY PUBLIC EXPIRES GEORGIA OCT. 15, 2027 HALL COUNTY

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia §
County of Hall §
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF Robert L. Hood

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6635/6627 Holly Springs Rd
Clermont, Ga 30527

FURTHER AFFIANT SAYETH NAUGHT

AFFIANT

Sword to and subscribed before me
This 26 day of March, 2026

Shannon Clark
Notary Public

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

SHANNON CLARK NOTARY PUBLIC HALL COUNTY GEORGIA EXPIRES OCT. 15, 2027

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia
County of Hall

§
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF Mrs Bobbie R Whitmire (Nina)

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6616 Cleveland Hwy (Gainesville)

FURTHER AFFIANT SAYETH NAUGHT

Mrs Bobbie R Whitmire (Nina)
AFFIANT

Sword to and subscribed before me
This 23 day of March, 2026

Shannon Clark
Notary Public

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

SHANNON CLARK NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA OCT. 15, 2027

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia §
County of Hall §
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF William Dean Bowen

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6750 Holly Springs Road. Clermont GA 30527

FURTHER AFFIANT SAYETH NAUGHT

AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark
Notary Public

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

SHANNON CLARK NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA OCT. 15, 2027

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia
County of Hall

§
§
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF Molly E. Bowen

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6750 Holly Springs Road. Clermont GA 30527

FURTHER AFFIANT SAYETH NAUGHT

Molly E Bowen
AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark
Notary Public

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

SHANNON CLARK NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA OCT. 15, 2027

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia §
County of Hall §
§
§
§
§
§
§
§
§
§

AFFIDAVIT OF Wade Oliver

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT ADDRESS: 0815 Holly Springs Rd. Clermont GA. 30527

FURTHER AFFIANT SAYETH NAUGHT

AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark

Notary Public

SHANNON CLARK NOTARY PUBLIC HALL COUNTY EXPIRES GEORGIA OCT. 15, 2027

Signature Shannon Clark (Seal)
Notary Public
My Commission expires
Oct. 15, 2027

WHAT HARM IS CAUSED BY CHA

Sign in

AI Mode | All | Forums | Images | Shopping | Videos | Web | More | Tools

AI Overview

Reducing a building setback from 90 feet to 50 feet in an agriculture-zoned area near fresh water sources (riparian areas) poses significant environmental, safety, and operational risks. Such variances weaken the natural buffer designed to protect water quality, manage erosion, and filter pollutants. LosGatosCA.gov +4

The primary harms include:

1. Degradation of Water Quality

- **Reduced Filtration:** Vegetated buffers (riparian buffers) trap sediment, nutrients, and pesticide runoff. Reducing this buffer zone means more fertilizer and manure runoff directly enters the water, reducing water quality and triggering algal blooms.
- **Increased Pollutants:** Closer construction increases the risk of contamination from fertilizers, pesticides, and animal wastes, which can cause excessive phosphorus and nitrogen loads in water bodies.
- **Sedimentation:** Construction activities, such as clearing vegetation, create soil erosion. A smaller buffer cannot adequately prevent this soil from burying aquatic habitats and increasing turbidity. Wisconsin Department of Natural Reso... +3

2. Increased Flooding and Erosion Risks

- **Impervious Surfaces:** Building closer allows more concrete and roof structures (impervious surfaces) near the water, which prevents rain from soaking into the ground, increasing the volume and velocity of stormwater runoff.
- **Bank Instability:** Reducing the setback removes the native vegetation that stabilizes the banks of streams, lakes, or rivers. This leads to increased erosion and potential land loss.
- **Increased Flood Risk:** Without a sufficient riparian buffer to absorb peak flows, flood risks increase for the immediate property and downstream neighbors. Iowa State University Digital Repository +4

Sign in

rather than mere convenience or desire to build a larger home. If not justified, such a change may break the required uniform application of zoning laws in the area. Extension – University of Wisconsin-M... +2

Setbacks and Buffers between Non-Agricultural and ...

EFFECTS. Requiring setbacks for new development adjacent to agricultural land provides many benefits. To begin, setbacks can help ...

SDC Sustainable Development Code

The Truth About Variances - KKC Law

Jun 26, 2023 — The law does not authorize the granting of variances just because the owner has a personal desire to expand their dwelling, perhap...

KKC KKC Law

Variances – Land Use Training & Resources

A variance allows a property to be used in a manner forbidden by the zoning ordinance. If the purposes of a zoning ordinance are h...



Extension – University of Wisconsi...

Show all

Dive deeper in AI Mode

AI can make mistakes, so double-check responses

Guida Law Offices
https://guidalawfirm.com › Blog

Zoning Laws and Land Use: How They Impact Your ...

Oct 1, 2024 — **Zoning regulations** that limit **building** heights or require large setbacks can restrict the amount of usable space on a property, reducing its ... Read more

Missing: ~~HARM~~ ~~90~~ ~~FT~~ ~~50~~

People also ask

3. Destruction of Ecological and Wildlife Habitat

- **Habitat Loss:** A 50-foot zone is less effective at providing shade, food, and protective corridors for fish and wildlife compared to a wider, more natural buffer.
- **Increased Water Temperatures:** Removing trees and vegetation closer to water reduces shade, which can raise water temperatures to levels that harm cold-water fisheries and other aquatic species. Frontiers +2

4. Agricultural Operations and Safety Risks

- **Reduced Productive Land:** While development may seem profitable, it can force agricultural activities into smaller, less efficient areas.
- **Well Contamination:** Residential buildings near agricultural sites can suffer from water quality issues. Conversely, increased septic activity from new development can pollute agricultural water sources (ponds, wells). Epp Well Solutions +1

Why 90ft is Safer than 50ft:

Regulations often set these limits to ensure that the area can "filter, settle, and transform" contaminants. Research suggests that a 35-to-100-foot buffer is typically necessary to achieve effective sediment and nutrient control. A reduction to 50 feet leaves little room for error if the area has a high slope or permeable soil. Frontiers +1

Riparian Buffers for Agricultural Land

* • Define what a riparian buffer is. • Describe what benefits a riparian buffer can provide in an agricultural landscape. • Ident...

Iowa State University Digital Repos...

why riparian setbacks? - Los Gatos

The components of the riparian corridor function together to provide valuable natural resource services. The National Academy of S...



LosGatosCA.gov

ordinance controlling riparian setbacks and wetlands ... - CCBH.net

Jan 27, 2006 — RIPARIAN AND WETLAND SETBACK REQUIREMENTS: 1. It is hereby determined that the system of wetlands, riparian areas, rivers, streams...

Cuyahoga County Board of Health

Show all

WHAT HARM IS CAUSED BY CH

Sign in

AI Mode | All | Forums | Images | Shopping | Videos | Short videos | More | Tools

These are results for WHAT HARM IS CAUSED BY CHANGING A 90 FT REGULATION TO A 50 FT VARIANCE FOR HOME BUILDING IN AN ***AGRICULTURAL*** ZONE

Show original results

AI Overview

Reducing a building setback from 90 feet to 50 feet in an agricultural zone creates significant potential for conflict between residential and farming uses, primarily by shrinking the buffer necessary to mitigate noise, odor, dust, and chemical application. This reduction brings homes closer to operational farms, increasing the likelihood of nuisance complaints that can hamper agricultural operations and decreasing the quality of life for new residents. Sustainable Development Code +2

Specific harms and impacts include:

- **Increased Nuisance Complaints:** Closer proximity to farming operations increases complaints regarding odors, dust, flies, and noise from machinery or animals (e.g., poultry houses).
- **Reduced Farming Operational Efficiency:** When residential homes are closer, farmers may need to limit operations to avoid complaints, which can diminish the productivity and financial viability of the farm.
- **Reduced Buffer from Chemical Applications:** Reduced setbacks mean less distance between agricultural spraying (pesticide/fertilizer) and residential property lines, creating potential health and environmental concerns.
- **Diminished Agricultural Safety/Land Value:** Increased encroachment of residential homes can lead to pressure to change the nature of agricultural land use, often threatening the "right to farm" and reducing long-term value for farmers who depend on large-parcel operations.
- **Diminished Public Safety/Quality of Life:** The reduction in space limits the ability of the property to handle stormwater, which can cause drainage issues. It also reduces privacy and increases noise pollution for residents. Facebook +5

Changing a 90 ft rule to a 50 ft variance on AR-1 zoned properties can have significant impacts on the surrounding properties. The new variance would allow for a shorter setback, potentially reducing the height of buildings and structures, which could affect the overall appearance and functionality of the neighborhood. It may also lead to changes in the density of development, impacting the density and layout of the area. Additionally, the new variance could create new opportunities for development, such as taller buildings or more complex structures, which could further alter the community's character and dynamics. It is essential for local governments and property owners to carefully consider these impacts and ensure that the new variance aligns with the community's goals and values. Generis Global Legal Services +5

Generis Global Legal Services
Understanding the Impact of Zoning Variances on...

uslawexplained.com
Zoning Variance: The Ultimate Guide to Getting Your Project...

View all

Related searches for...

- **zoning variation requirements**
- variance **request for property**
- **zoning** variance **requirements**
- **zoning area** variance

Generis Global Legal Services
https://generisonline.com › understanding-the-impact...

Understanding the Impact of Zoning Variances on ...

Nov 2, 2024 · As communities evolve, the demands placed upon land use are changing, necessitating a reevaluation of existing zoning regulations and the ...



uslawexplained.com
https://uslawexplained.com › zoning_variance

Zoning Variance: The Ultimate Guide to Getting Your Project Approved

You would apply for an area variance for those 2 feet. Other examples include requests to exceed a height limit, build a fence taller than permitted, or cover a larger percentage of your lot with a structure ...

permitview.com
https://permitview.com › best-arguments-against...

Best Arguments Against Granting a Variance Request: A ...

Granting a variance can have a variety of impacts on neighboring properties. These may include changes in property values, privacy issues, loss of light or air ...



bellhaven.org
https://www.bellhaven.org › learn › Area-Variance

Area Variance: Your Guide to Zoning Requirement Flexibility

Dec 4, 2024 · Need to build beyond standard zoning limits? Learn how an area variance lets property owners legally modify dimensional requirements while ...



FindLaw
https://www.findlaw.com › realestate › land-use-laws › ...

Zoning Changes, Variances, and More - FindLaw

May 22, 2024 · Variances are granted when the property owner can demonstrate that existing zoning regulations present a practical difficulty in using the property. For example, an owner of land in a ...

Mika Meyers
https://www.mikameyers.com › practical-advice-f...

How to Win a Variance Hearing: Practical Advice | Mika Meyers

Apr 9, 2018 · Based on years of experience working with Zoning Boards of Appeal (ZBA), we offer the following advice on how to win a variance ...



Deeds.com
https://www.deeds.com › articles › how-do-zoning-variances-work

AGENDA ITEM

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

REPORT TO:	**Work Session (03/23/26)**
REPORT TO:	**Voting Meeting (03/26/26)**
ITEM NO:	112/2026
SUBJECT:	**2375 Whippoorwill Lane | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 **| Proposed Use: New accessory structure |** Commission District 4 **| Clyde Morris, applicant**

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends **DENIAL** of the applicant's request.

Purpose of Request:
2375 Whippoorwill Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, 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
Survey
Deed
Maps
Septic Application
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Clyde Morris

Request ..... **Variance to Section 4.3** | to reduce the minimum yards

Proposed Use ..... New accessory structure

Size ..... 0.08± acres

Zoning ..... Residential 1 (R-1)

Location ..... **2375 Whippoorwill Lane** | Tax Parcel 00109A000036

Commission District ..... Four

Commission Date ..... March 26, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0003

Staff recommends <u>DENIAL</u> of the applicant's request.

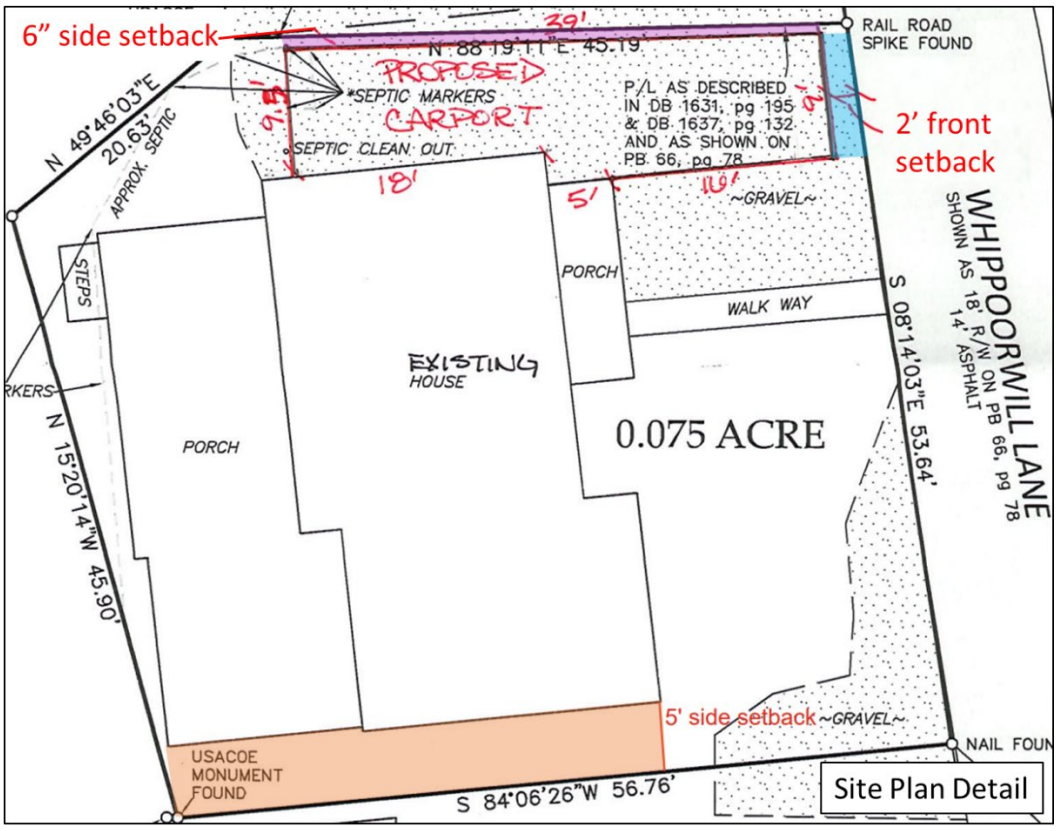
<u>Summary Analysis</u>

The applicant is requesting multiple variances to Section 4.3 to reduce the front yard setback from 30 feet to 2 feet (shown in blue), to reduce the side yard setback from 10 feet to 6 inches along the northern property boundary (shown in purple), and to reduce the side yard setback from 10 feet to 5 feet along the southern property boundary (shown in orange). These variances are necessary to recognize the setbacks of the existing residence and to allow the addition of a proposed carport. The subject property is approximately 0.08± acres in size and is zoned Residential 1 (R-1).

The property is currently developed with a single-family residence, constructed in 1960, according to the Hall County Tax Assessors records. Surrounding properties are zoned Residential 1 (R-1) and are developed with single-family residences, with some parcels vacant.

Per the Statement of Hardship, the property owner states that a mature, 75-year-old White Oak tree overhangs the house and driveway, dropping acorns, limbs, leaves, and sap onto parked vehicles. These conditions have led to significant damage and ongoing repair costs. According to the property owner's arborist, removal of the tree is not a viable option, as it is healthy and expected to live for another 150 years.

To protect the vehicles, the property owner proposes installation of a carport. Due to the lot's limited size and existing setback requirements, the proposed structure would require variances for front and side yard setbacks. As the carport would be constructed over existing impervious surface, it would not increase site coverage. The carport must be positioned between the dwelling and the property line and partially in front of the house, as no alternative location on the property can provide effective protection or accommodate parking.



Three (3) **variances** will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 30 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A front yard setback from 30 feet to 2 feet from the property line is proposed to allow the addition of a carport.
- Side yard setback requirement of 10 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A side yard setback from 10 feet to 6 inches along the northern property line is proposed to allow the addition of a carport.

- A side yard setback from 10 feet to 5 feet along the southern property boundary to recognize the location of the existing single-family residence.

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 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. While the lot was created prior to the adoption of zoning regulations and is significantly smaller than the 35,000 square foot minimum lot size currently required in the V-C district, this condition alone does not create a hardship. The proposed carport is an optional, non-essential accessory structure, and the need for it does not arise from any physical characteristics of the lot.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The proposed carport is an optional, non-essential accessory structure.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner. The location of the residence is the action of a previous property owner, however, the placement of the proposed carport 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, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks. All surrounding properties are zoned V-C and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health
In an email dated February 18, 2026, Emily McGahee stated “Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.”

Georgia Department of Transportation
In an email dated February 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system no impacts expected."

Hall County Public Works and Utilities
In a memorandum dated February 26, 2026, Jason Skarda, Assistant Director of Public Works and Utilities, stated the following:

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

Traffic:
This request will not impact traffic.

Utilities:
Gainesville Sewer Service Area; No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated February 12, 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

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

CLYDE MORRIS
2375 WHITEHALL LN
GAINESVILLE, GA 30501

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

CLYDE MORRIS, TRUSTEE

Phone

Email Address

Location of Property HALL Co. NEAR DAWSONVILLE HWY OFF SPORTSMAN CLUB

Present Zoning R-1 Existing Structures House

Tax Parcel: 00109-A 000030

Type of Appeal:

- ✓ Setback Variance
- ✓ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ✓ Lot Coverage

- ✓ Front Yard — From 30 ft. to 20 ft.
- ✓ Right Side Yard — From 10 ft. to ~~6~~ 6" ft.
- ___ Left Side Yard — From ___ ft. to ___ ft.
- ___ Rear Yard — From ___ ft. to ___ ft.
- ___ Road Frontage — From ___ ft. to ___ ft.
- ___ Sign Area — From ___ ft. to ___ ft.
- ___ Sign Height — From ___ ft. to ___ ft.
- ___ Doctor's Letter
- ___ Terms Agreement

35% to

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Sign _____ Date 1/6/26

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 1/6/26

Applicant's/Owner's Name (Printed): CLYDE Y. MORRIS, JR.

STATEMENT OF HARDSHIP
Setback Variance Application by
Clyde Young Morris, Jr., Trustee of the Clyde Morris Living Trust Dated June 5, 2023
2375 Whippoorwill Lane
Gainesville, GA 30501

1. My home is a residential lot of record created prior to institution of zoning ordinances. It is approximately 0.075 acre in size and supports a brick dwelling of approximately 1100 sf that was constructed in or around 1960. The property sits near the end of a narrow peninsula in Lake Lanier and shares a gravel driveway with the next-door neighbor to the north. At its closest, the dwelling is about 9' from the property line separating my property from that of my next-door neighbor with whom the driveway is shared.

2. A large White Oak tree about 75 years old stands over the house and gravel driveway. That tree drops literally thousands of acorns, limbs, leaves, and sap on cars parked in the driveway and encourages a lot of birds to use the limbs of the tree, which then defecate frequently on the cars. It is impossible to prevent serious physical damage to my cars without either removing the tree or erecting a carport to protect the cars from the falling objects described above. I do not want to take that beautiful, healthy, adolescent tree down (my arborist says it could live another 150 years), so I need to build a carport to protect my cars because the damage being occasioned on them by the tree has already cost me thousands of dollars in repairs and similar damage will continue to occur without a carport.

3. Unfortunately for me, standard setbacks would prohibit a carport without side, front, and lot coverage variances, as my dwelling is already only 9-10 feet from the side property line, 18 feet from the street right-of-way, and already covers 44% of my lot, having been built prior to the institution of the zoning ordinance. The carport, in order to be large enough to be effective, would need to be built between the dwelling and the side property line and partly in front of the dwelling (between the dwelling and the street right-of-way). It would thus extend nearly all the way to the side property line, which is in a gravel driveway I share with my next-door neighbor (the driveway is wide enough for two rows of cars, although my portion is less than half). The proposed carport would thus be partially within both the standard side and front setbacks. Because of the small size of the lot, there is nowhere else to build a carport and nowhere else to park a car to avoid damage from the White Oak.

The carport I propose is a minimalist structure consisting simply of a roof and the minimum possible number of support posts. I plan a single-slope, shed-type roof next to the house and an asymmetric gable in front of the house to match existing roof slopes and blend in as much as possible with the architectural esthetic of the house. If possible, the roof will be partially supported by mounting it to the exterior walls of my house, eliminating support posts immediately next to the house in order to save precious inches that will be necessary for ingress and egress from the cars. No walls will be built, the driveway will not be paved, and no grading will be performed.

I am requesting a variance to the front setback requirement allowing the carport to be as little as two feet from the front property line. The proposed carport is 39 feet long in order to cover two

cars, end-to-end; the final design length and setback from the front property line will be determined to comply with building permit requirements while accommodating Department of Environmental Health requirements for clearance between my septic tank at the rear of my driveway and the nearest roof support post.

I am also requesting a side setback variance. The proposed width of the carport is 9.5 feet at the rear, to take advantage of as much width as possible in order to make vehicle ingress/egress possible. However, because the side property line is not quite parallel with my house, the actual setback narrows to ~9 feet at the nearest distance between my dwelling and the property line. The carport width will be greater at the front, where additional space in front of my dwelling allows about five additional feet of space for accommodating vehicle ingress and egress as well as the turn-in radius necessary for getting cars in and out of the driveway. The side of the carport will therefore extend to about six inches from the property line, and that is necessary for vehicle ingress/egress and turn-in radius while accomplishing its purpose of protecting my vehicles from tree damage.

I also request a variance regarding the usual lot coverage limitations. As mentioned above, the lot was configured 65 years ago, prior to zoning. Including the porches, the house covers 1439 sf and the lot spans 3249 sf, meaning lot coverage is currently ~44%. Adding the described carport will add 346 sf, for a total coverage of 1785 sf, which is 55% of the lot.

One other detail deserves mention. My septic tank is buried under the rear portion of my driveway. You may note that the DPH Sewage System Assessment form, Items 9 and 10, indicate an "adverse condition," which is the fact that the nearest roof support post for the carport will be less than five feet from the septic tank. However, after discussion with the Departments of Environmental Health, Planning, and Development Services, I understand a 3.5 foot distance between my septic tank and the nearest carport roof support post will satisfy permitting requirements, provided I am granted the requested variances.

My subdivision was platted prior to the institution of zoning ordinances, and all the lots are of similar size. The property with which I share the driveway over which the carport is requested to be built has a zero-front-setback variance. Other homes on my street have also been granted front and side variances, due to the small sizes of the lots that predate current zoning ordinances.

4. The conditions that require my requested variances are not the result of any action by me or any prior owner.

5. The relief requested would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations. Other property owners in the neighborhood have carports or garages and both front and side setback variances have been granted in the neighborhood – including for the adjacent property - without objection. Therefore, the requested variance would not confer any special privilege that is denied by the zoning regulations to other property in the same zoning district.

RS ARE ABOVE GROUND
IME OF SURVEY

N/F GARNETT
DB 1574, pg 244
DB 1631, pg 195
DB 1637, pg 132
PB 66, pg 78

10' Side Setback

P/L AS DETERMINED FROM DB 9315, pg 573 AND AS SHOWN ON A SURVEY FOR CLYDE Y. MORRIS, JR., DATED MAY 30, 2001

SEPTIC CLEAN OUT

USACOE MONUMENT FOUND

39'

N 88°19'11"E 45.19'

RAIL ROAD SPIKE FOUND

PROPOSED CARPORT

*SEPTIC MARKERS

9.5'

SEPTIC CLEAN OUT

18'

P/L AS DESCRIBED IN DB 1631, pg 195 & DB 1637, pg 132 AND AS SHOWN ON PB 66, pg 78

9'

1'

12' Right of Way Setback

5'

10'

~GRAVEL~

N 49°46'03"E 20.63' APPROX. SEPTIC

USACOE MONUMENT FOUND

STEPS

PORCH

WALK WAY

S 08°14'03"E 53.64'

WHIPPOORWILL LANE
SHOWN AS 18' R/W ON PB 66, pg 78
14' ASPHALT

*SEPTIC MARKERS

EXISTING HOUSE

0.075 ACRE

N 15°20'14"W 45.90'

PORCH

5' side setback

~GRAVEL~

NAIL FOUND

USACOE MONUMENT FOUND

S 84°06'26"W 56.76'

IPF 1/2" RB
0.7' SW

WOOD RETAINING WALL

N/F POWERS
DB 7734, pg 59

S 17°12'15"W 1004.87' TO THE C/L INTERSECTION OF WHIPPORWILL LANE & SPORTSMAN CLUB ROAD

SITE PLAN 1.06.2026

SURVEY FOR:
CLYDE Y. MORRIS, JR.

LAND LOT 161
9th DISTRICT
HALL COUNTY, GEORGIA

FIELD DATE(S): 7/9/2024 10/6/2025

PLAT DATES: 10/6/2025

0 10

GRAPHIC SCALE
1 INCH = 10 FEET

PROJECT No. 24-0

eFiled and eRecorded
DATE: 11/19/2025
TIME: 11:19 AM
PLAT BOOK: 888
PAGE: 90 - 90
FILING FEES: $10.00
RECORDED BY: NB
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

~LEGEND~

● IPS – IRON PIN SET (ALL IPS SHOWN HEREON ARE 1/2" CAPPED REBARS UNLESS OTHERWISE NOTED)	N/F NOW OR FORMERLY
	P/L PROPERTY LINE
	S/B SET BACK
	B/L BUILDING LINE
○ IPF – IRON PIN FOUND	C/L CENTER LINE
△ CALCULATED POINT	DB DEED BOOK
⊠ CONCRETE MONUMENT	PB PLAT BOOK
TELEPHONE PEDESTAL	pg PAGE
POWER BOX	RB REBAR
UTILITY POLE	OTP OPEN TOP PIPE
FIRE HYDRANT	CTP CRIMP TOP PIPE
WATER METER	SR SOLID ROD
WATER VALVE	AI ANGLE IRON
SANITARY SEWER MANHOLE	DI DROP INTLET
JUNCTION BOX	GI GRATE INTLET

——— LLL – LAND LOT LINE
– – – – APPROX. ADJOINING P/L
———R/W – RIGHT OF WAY
— · · — STREAM
——X—— FENCE
——S—— SANITARY SEWER
——P—— OVERHEAD POWER

GENERAL NOTES

FIELD MEASUREMENTS OBSERVED USING AN iGAGE i89 MULTI-FREQUENCY RTK SATELLITE RECEIVER. MEASUREMENTS ALSO OBSERVED USING A GEOMAX ZOOM 90 ROBOTIC INSTRUMENT. RELATIVE POSITIONAL ACCURACY FOUND TO BE 0.04'

BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 115,179 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 9315, pg 573

PROPERTY OWNERS AT TIME OF SURVEY: CLYDE Y. MORRIS, JR., TRUSTEE, OR HIS SUCCESSORS IN INTEREST, OF THE CLYDE MORRIS LIVING TRUST DATED JUNE 5,2023

PARCEL NUMBER: 0109A000036

THIS SURVEY IS A RESULTING DETERMINATION BASED UPON AVAILABLE RECORDS (PUBLIC OR OTHERWISE PROVIDED) AND FIELD OBSERVATIONS. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR TITLE OPINION BY WATKINS LAND SURVEYING, LLC AND IS SUBJECT TO THE DISCOVERY OF ADDITIONAL DOCUMENTATION THAT MAY AFFECT THE PROPERTY DEPICTED HEREON. THIS SURVEY IS ONLY FOR THE USE AND BENEFIT OF THE PERSON(S) OR ENTITIES SPECIFICALLY STATED HEREON. NO LIABILITY IS EXTENDED TO ANY PERSON(S) OR ENTITIES THAT ARE NOT SPECIFICALLY STATED HEREON.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JASON D. WATKINS, RLS #3241

GEORGIA REGISTERED NO. 3241 LAND SURVEYOR JASON D. WATKINS

PREPARED BY
WATKINS
LAND SURVEYING, LLC
P.O. BOX 1424, DAHLONEGA, GA 30533
706-633-4452
watkinslandsurveying@gmail.com
GA CERTIFICATE OF AUTHORIZATION NO. 1363

N
GRID NORTH (GA WEST ZONE)

*NOTE: SEPTIC MARKERS ARE ABOVE GROUND FLAGS OBSERVED AT TIME OF SURVEY

N/F GARNETT
DB 1574, pg 244
DB 1631, pg 195
DB 1637, pg 132
PB 66, pg 78

P/L AS DETERMINED FROM DB 9315, pg 573 AND AS SHOWN ON A SURVEY FOR CLYDE Y. MORRIS, JR., DATED MAY 30, 2001

SEPTIC CLEAN OUT

USACOE MONUMENT FOUND

N 88°19'11"E 45.19'

RAIL ROAD SPIKE FOUND

*SEPTIC MARKERS

P/L AS DESCRIBED IN DB 1631, pg 195 & DB 1637, pg 132 AND AS SHOWN ON PB 66, pg 78

N 49°46'03"E 20.63' APPROX. SEPTIC

SEPTIC CLEAN OUT

~GRAVEL~

USACOE MONUMENT FOUND

STEPS

PORCH

WALK WAY

WHIPPOORWILL LANE
SHOWN AS 18' R/W ON PB 66, pg 78
14' ASPHALT

*SEPTIC MARKERS

HOUSE

S 08°14'03"E 53.64'

N/F USACOE
LAKE SIDNEY LANIER
SEGMENT "I"

N 15°20'14"W 45.90'

PORCH

0.075 ACRE

~GRAVEL~

NAIL FOUND

USACOE MONUMENT FOUND

S 84°06'26"W 56.76'

IPF 1/2" RB
0.7' SW

WOOD RETAINING WALL

N/F POWERS
DB 7734, pg 59

S 17°12'15"W 1004.87' TO THE C/L INTERSECTION OF WHIPPORWILL LANE & SPORTSMAN CLUB ROAD

SURVEY FOR:
CLYDE Y. MORRIS, JR.

LAND LOT 161
9th DISTRICT
HALL COUNTY, GEORGIA

FIELD DATE(S): 7/9/2024 10/6/2025

PLAT DATES: 10/6/2025

0 10 20
GRAPHIC SCALE
1 INCH = 10 FEET

PROJECT No. 24-014

HALL COUNTY, Georgia
Real Estate Transfer
Paid $ 300.00
Date 6-7-2001
DWIGHT S. WOOD
Clerk Superior Court
By

Georgia, Hall County, Clerk Superior Court
Filed in office, this 7 day of June
2001 at 10:50 A m. Recorded in
Book 3906 Page(s) 529-530
this 8 day of June, 2001.
DWIGHT S. WOOD, CLERK by:

13624, 14256, 57.58, 14126, 27

017729

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

000529

STATE OF GEORGIA, COUNTY OF FORSYTH

This Indenture made this **31st** day of **May,** in the year **Two Thousand One,** between **MARTIN B. ROBINSON,** of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CLYDE Y. MORRIS, JR. & CAROL L. MORRIS, as joint tenants with rights of survivorship and not as tenants in common** as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants with rights of survivorship and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 Grantees, as joint tenants with rights of survivorship and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

(Seal)

Notary Public
My commission expires:

JUDY A. THOMAS
NOTARY PUBLIC, GEORGIA
MY COMMISSION EXPIRES
MARCH 31 2003

(Seal)

Exhibit A

Legal Description

2375 Whippoorwill Lane
Gainesville, Georgia 30501

000530

All that tract of land located in Land Lot 161, 9th District, Hall County, Georgia, being Lot 4 and a portion of Lot s 3 and 5, Property of Cliff N. Conner, as shown at Plat Book 20, Page 33, Hall County Georgia Records, and being more particularly described as follows:

To find the Point of Beginning, commence at a point on the U.S. Government property line at a concrete monument designated as #161-31; Run thence S 03-51-45 E along said U. S. Government property line a distance of 57.70' to a point; Run thence N 84-09-17 E a distance of 57.28' to a point located on the westerly R/W of Whippoorwill Lane; Run thence N 08-27-26 E along said R/W of Whippoorwill Lane a distance of 56.69' to a point; Run thence N 08-27-26 E along said R/W of Whippoorwill Lane a distance of 3.28' to a point; Run thence S 84-27-39 W a distance of 44.97' to US Government Marker # 161-31 and The Point of Beginning.

Hall County Georgia Tax Map #: 00109A-000036 (year 2000)

06427
00302

000302

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 6427
AND RECORDED IN BOOK
PAGE (S) 302-304 THIS 17
DAY OF October 20 08 AT 12:55 pm
DWIGHT S. WOOD, CLERK BY JN

026338

WHEN RECORDED, MAIL TO

A. JOSEPH NARDONE, JR., P.C.
10475 MEDLOCK BRIDGE ROAD
800 IVY FALLS, SUITE 820
JOHNS CREEK, GA 30097

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 10-17-08
DWIGHT S. WOOD
Clerk Superior Court
By JN
069 2008 006146

(Space Above This Line For Recording Data)

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE made this 10 day of October, 2008, between **CAROL L. MORRIS n/k/a CAROL L. SURGES,** as Grantor, and **CLYDE Y. MORRIS, JR.,** the Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE DOLLAR, cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said GRANTEE, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

See Exhibit "1" attached hereto and hereby incorporated by reference herein.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee so the neither Grantor nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said tract of land, or its appurtenances.

IN WITNESS WHERE OF, the said Grantor has herewith set his hand and seal, the day and year first above written.

Carol L. Surges
CAROL L. MORRIS
n/k/a CAROL L. SURGES

Signed, sealed and delivered on
the date above shown:

Witness

Notary Public

BETH A. SOUTHALL
MY Commission
NOTARY
PUBLIC
EXPIRES
04-19-2011
FORSYTH COUNTY, GEORGIA

Exhibit "1"

All that tract or parcel of land located in Land Lot 161, 9th District, Hall County, Georgia, being Lot 4 and a portion of Lots 3 and 5, property of Cliff N. Conner, as shown at Plat Book 20, page 33, Hall County Georgia Records, and being more particularly described as follows:

To find the point of beginning, commence at a point on the U.S. Government Property Line at a concrete monument designated as #161-31; run thence south 03-51-45 east along said U.S. Government Property Line a distance of 57.70 feet to a point; run thence North 84-09-17 east a distance of 57.28 feet to a point located on the westerly R/W of Whippoorwill Lane; run thence North 08-27-26 east along said R/W of Whippoorwill lane a distance of 56.69 feet to a point; run thence North 08-27-26 east along said R/W of Whippoorwill Lane a distance of 3.28 feet to a point; run thence South 84-27-39 west a distance of 44.97 feet to US Government Marker #161-31 and the point of beginning.

AND

All that tract or parcel of land lying and being in Land Lot 161, 9th Land District, Hall County, Georgia, which is shown on the attached survey marked as Exhibit "A" and more particularly described as follows, to wit:

Beginning at an aluminum monument stamped "161-31", which is 1,731.12 feet N 60° 43' 23" E of the northwest corner of said Land Lot 161, at the northwest corner of the grantee's property as described in Deed Book 3906, pages 529 and 530, of the records in the Office of the Clerk of the Superior Court of Hall County, Georgia, at a corner of a tract of land owned by the United States of America at Lake Sidney Lanier and at plane coordinate position N 1,574,274.83 feet and E 590,305.83 feet, based on Transverse Mercator Projection, Georgia West Zone, NAD '27;

Thence S 03° 37' W along the boundary of said United States tract, a distance of 57.7 feet, more or less, to a point designated "161-31B", which is at the southwest corner of said grantee's property;

Thence N 15° 20' W a distance of 46.0 feet to a point designated "161-31A";

Thence N 50° 00' E a distance of 20.6 feet, more or less, to the point of beginning;

Containing 0.01 of an acre and being a part of Tract I-929 of the Lake Lanier Project as described in a deed to the United States of America from H. A. Duvall, dated 9 April, 1957, and recorded in Deed Book 177, pages 100 through 102 of the records in the office of the Clerk of the Superior Court of Hall County, Georgia.

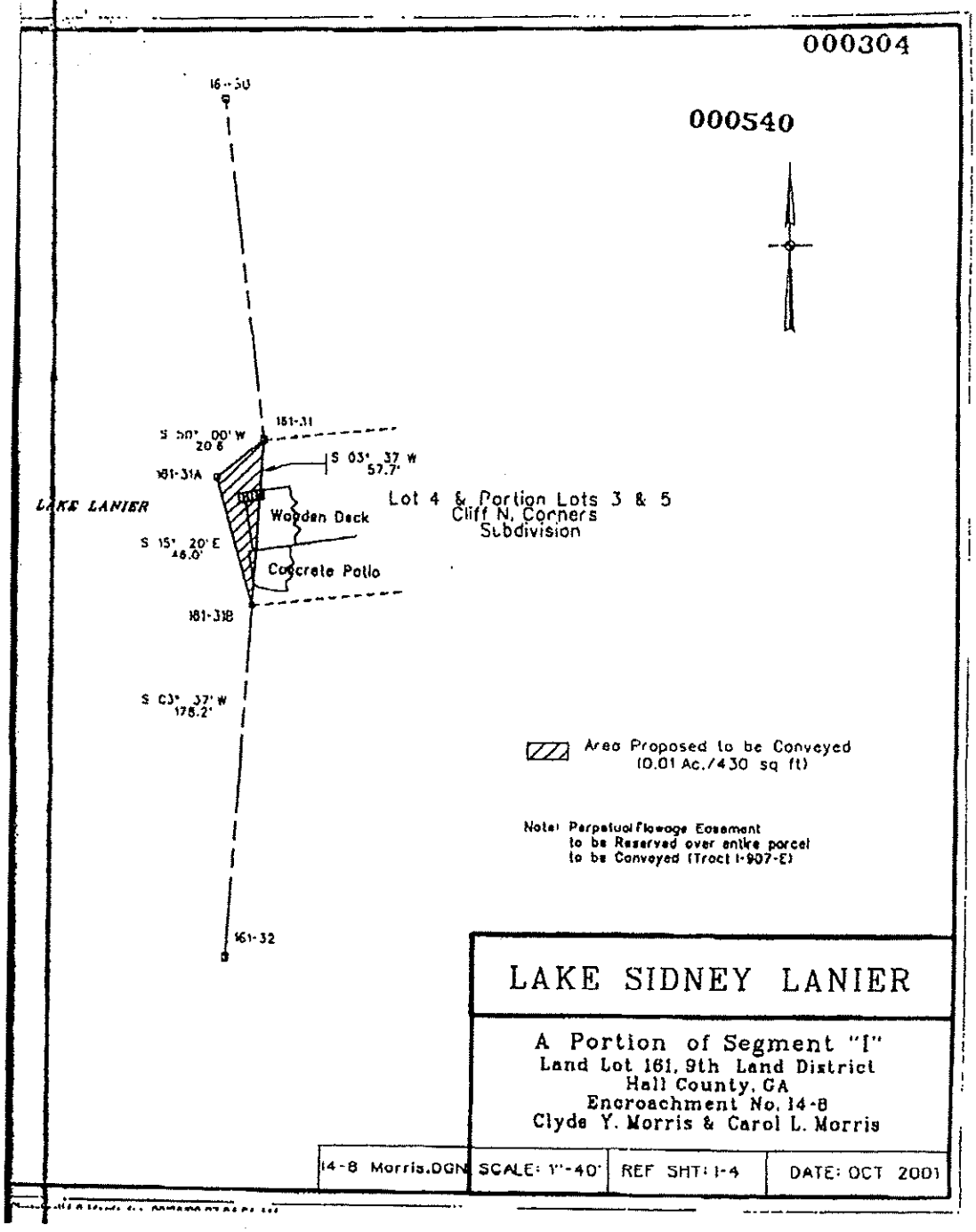
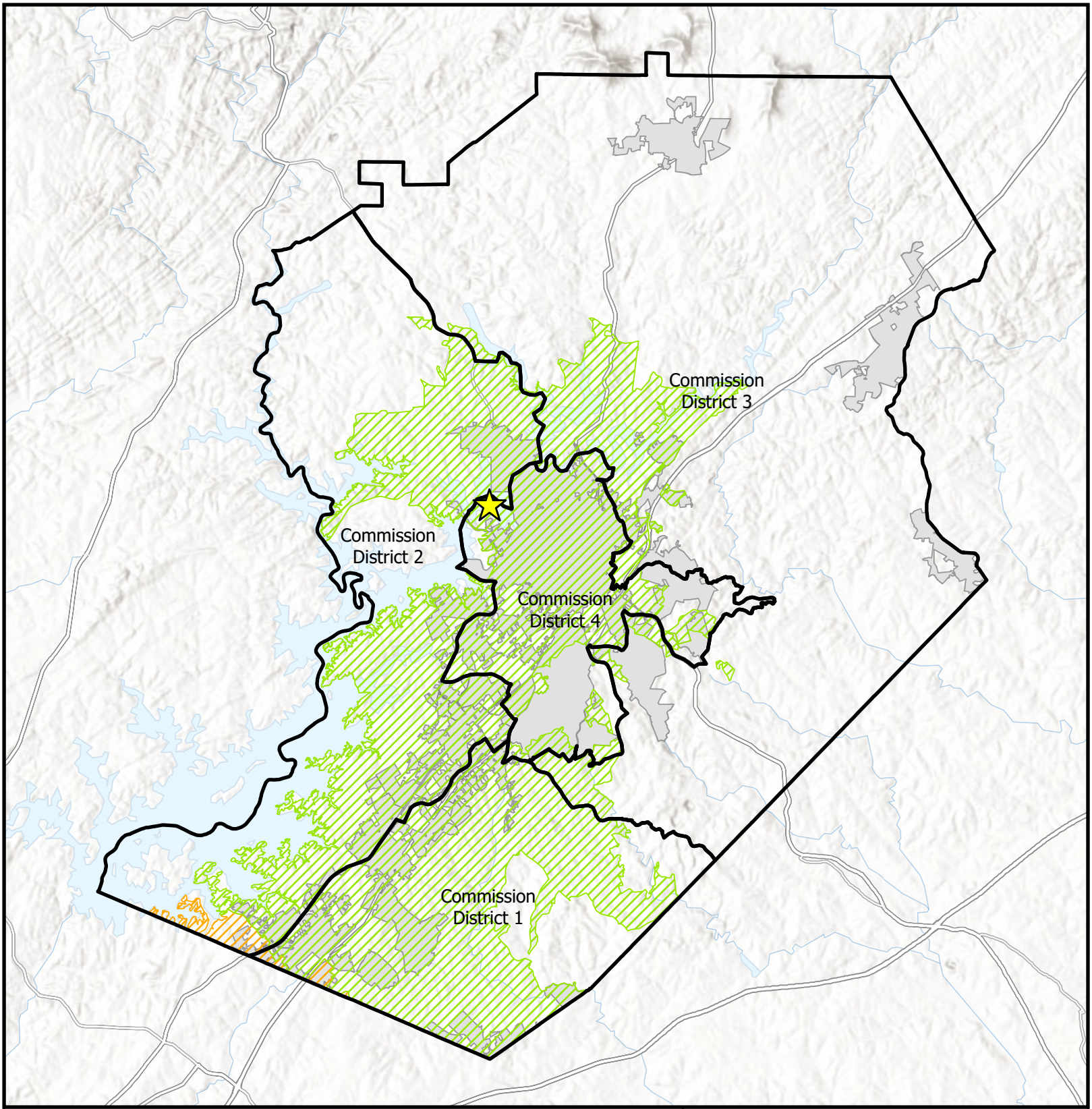

000304
000540
16-30
161-31
S 50° 00' W
20.6'
S 03° 37' W
57.7'
161-31A
LAKE LANIER
Wooden Deck
Lot 4 & Portion Lots 3 & 5
Cliff N. Corners
Subdivision
S 15° 20' E
46.0'
Concrete Patio
161-31B
S 03° 37' W
178.2'
Area Proposed to be Conveyed
(0.01 Ac./430 sq ft)
Note: Perpetual Flowage Easement
to be Reserved over entire parcel
to be Conveyed (Tract I-907-E)
161-32
LAKE SIDNEY LANIER
A Portion of Segment "I"
Land Lot 161, 9th Land District
Hall County, GA
Encroachment No. 14-8
Clyde Y. Morris & Carol L. Morris
14-8 Morris.DGN
SCALE: 1"=40'
REF SHT: 1-4
DATE: OCT 2001

EXHIBIT A



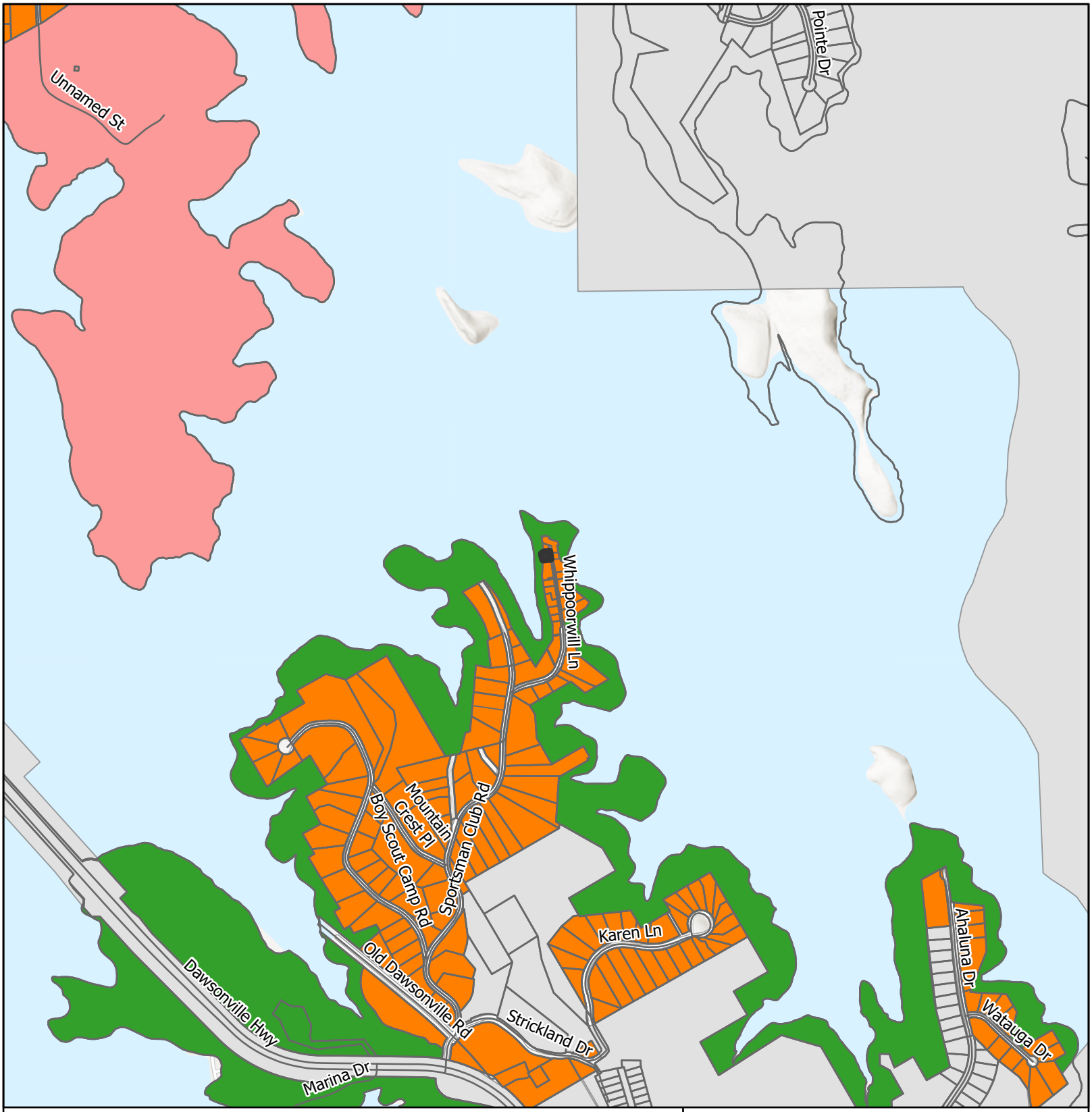
Subject Area Location
Subject Area
Commision Districts
City Limits
Urbanized Zone Areas
Atlanta, GA
Gainesville, GA

Applicant: Clyde Morris
Tax Parcel #: 00109A000036
Location: 2375 Whippoorwill Lane
Commission District 4

Overview Map

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

Date Prepared:
2/20/2026



Subject Area

City Limits

Future Land Use Zones

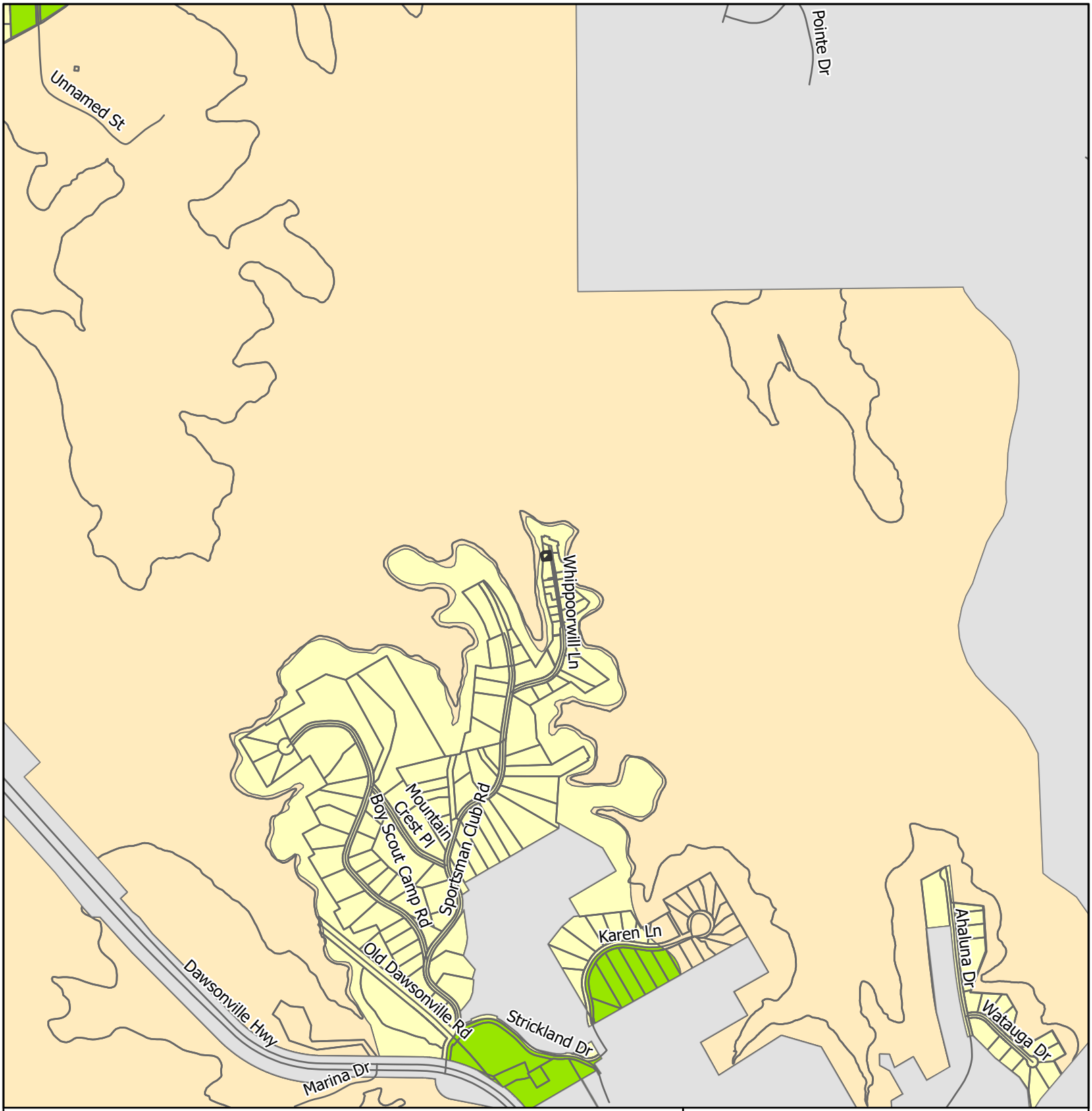
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential

Applicant: Clyde Morris
Tax Parcel #: 00109A000036
Location: 2375 Whippoorwill Lane
Commission District 4

Future Land Use Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area
City Limits

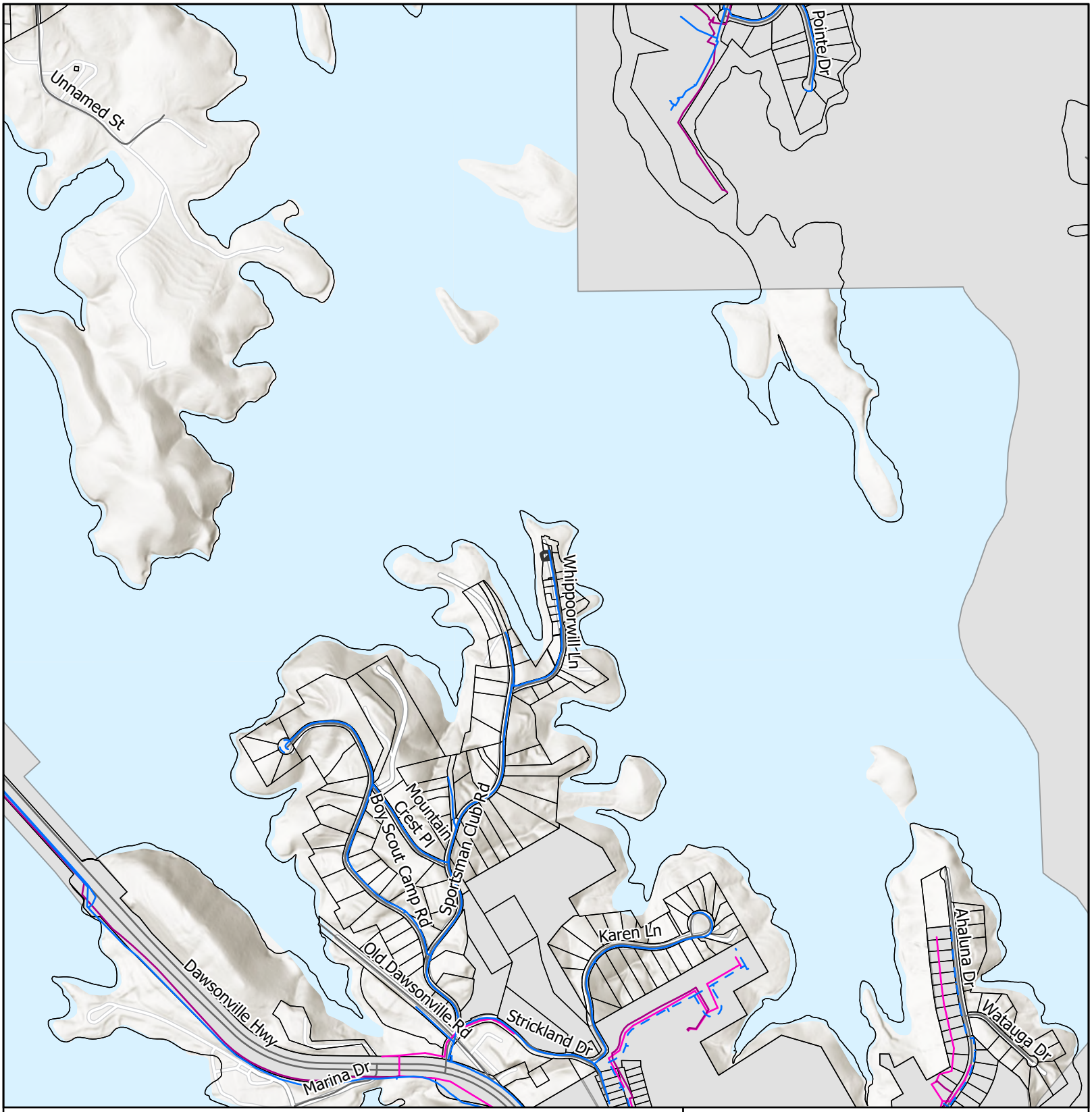
Zoning
- AR-1
- G-B
- O-I
- PUD
- R-1
- R-II
- V-C

Applicant: Clyde Morris
Tax Parcel #: 00109A000036
Location: 2375 Whippoorwill Lane
Commission District 4

Zoning Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



LAYER

- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Clyde Morris
Tax Parcel #: 00109A000036
Location: 2375 Whippoorwill Lane
Commission District 4

Utilities Map

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared:
2/20/2026



Subject Area

Applicant: Clyde Morris
Tax Parcel #: 00109A000036
Location: 2375 Whippoorwill Lane
Commission District 4

Site Plan & Aerial Map

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 2/20/2026

Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME:	PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
CLYDE MORRIS	**2375 WHIPPOORWILL LN GAINESVILLE, GA 30501**	**030990**
APPLICANT PHONE: [redacted]		COUNTY: **Hall**
APPLICANT EMAIL ADDRESS: [redacted]	SUBDIVISION/LOT/BLOCK: **C H CONNER/4/.**	REASON FOR EVALUATION: **Structure Addition**

	Inspection Records
No	1. Inspection records exist for this septic system.
No	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
	Maintenance Records (applicable copies are attached)
No	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
	System Assessment and Existing Site Conditions (applicable copies are attached)
No	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
No	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
No	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
	Addition to Property
No	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
	Relocation of Home or Change of Use
N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS:	EVALUATION ID:
2375 WHIPPOORWILL LN GAINESVILLE, GA 30501	**030990**
	SUBDIVISION/LOT/BLOCK: **C H CONNER/4/.**

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):
TANK LOCATED WITHING 1FT OF PROPOSED CAR PORT.

Additional Notes/Comments:
SEE ADVERSE CONDITIONS

PROPOSED CARPORT 36'X9'X14' ON EXISTING GRAVEL DRIVEWAY.

NO ADDITIONAL BDRMS PERMITTED.

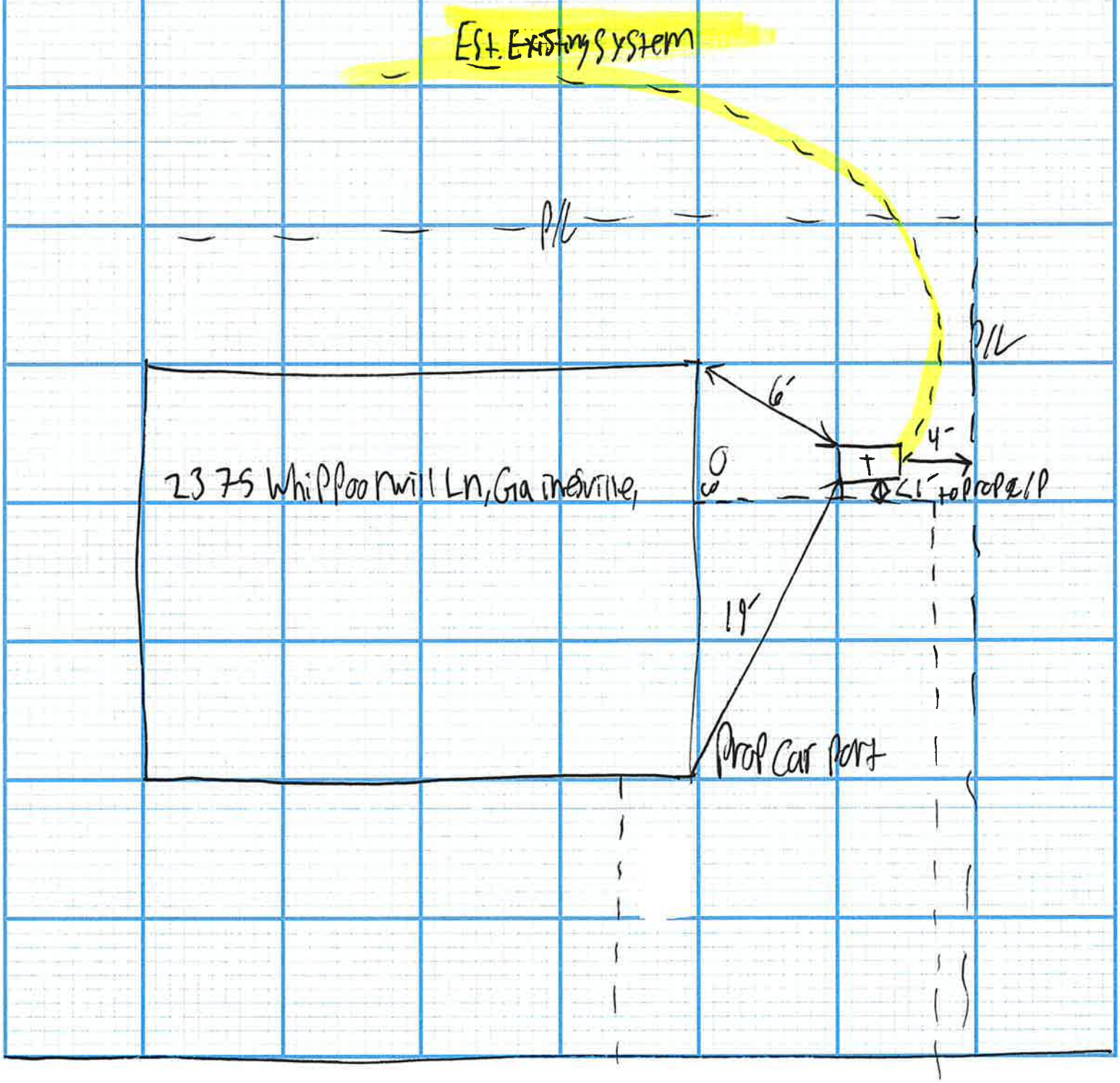
KEEP CARPORT AT LEAST 5' FROM SEPTIC TANK AND 5' FROM DRAIN LINES. IF THE SEPTIC SYSTEM SHOULD BE DAMAGED FROM THE CONSTRUCTION, THE HOMEOWNER WILL BE REQUIRED TO GET A REPAIR PERMIT AND REPAIR THE SYSTEM.

Inspector:	**Signature:**	**Date:**
Colin Baker		11/25/2025

I verify the above information to be correct at the date and time of this evaluation only. ***Disclaimer:*** *This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.*

Inspector/Date: 11/25/25 e-B
Permit #:
Septic Tank:
Filter:
ATU:
Pump Tank:
Pump:
D-Box:
ATD:
Type of Line:
Total LF:

Eval, not inspection
Eval # 030990



; ARE ABOVE GROUND
ME OF SURVEY

N/F GARNETT
DB 1574, pg 244
DB 1631, pg 195
DB 1637, pg 132
PB 66, pg 78

P/L AS DETERMINED FROM DB 9315, pg 573 AND AS SHOWN ON A SURVEY FOR CLYDE Y. MORRIS, JR., DATED MAY 30, 2001

SEPTIC CLEAN OUT

USACOE MONUMENT FOUND

N 88°19'11"E 45.19'

RAIL ROAD SPIKE FOUND

*SEPTIC MARKERS

PROPOSED CARPORT

P/L AS DESCRIBED IN DB 1631, pg 195 & DB 1637, pg 132 AND AS SHOWN ON PB 66, pg 78

SEPTIC CLEAN OUT

N 49°46'03"E 20.63' APPROX. SEPTIC

~GRAVEL~

USACOE MONUMENT FOUND

STEPS

PORCH

WALK WAY

S 08°14'03"E 53.64'

WHIPPOORWILL LANE
SHOWN AS 18' R/W ON PB 14, ASPHALT
PB 66, pg 78

*SEPTIC MARKERS

N 15°20'14"W 45.90'

HOUSE

0.075 ACRE

PORCH

~GRAVEL~

NAIL FOUND

5'

USACOE MONUMENT FOUND

S 84°06'26"W 56.76'

IPF 1/2" RB
0.7' SW

WOOD RETAINING WALL

N/F POWERS
DB 7734, pg 59

S 17°12'15"W 1004.87' TO THE C/L INTERSECTION OF WHIPPORWILL LANE & SPORTSMAN CLUB ROAD

SURVEY FOR:
CLYDE Y. MORRIS, JR.

2375 Whippoorwill Lane

LAND LOT 161
9th DISTRICT
HALL COUNTY, GEORGIA

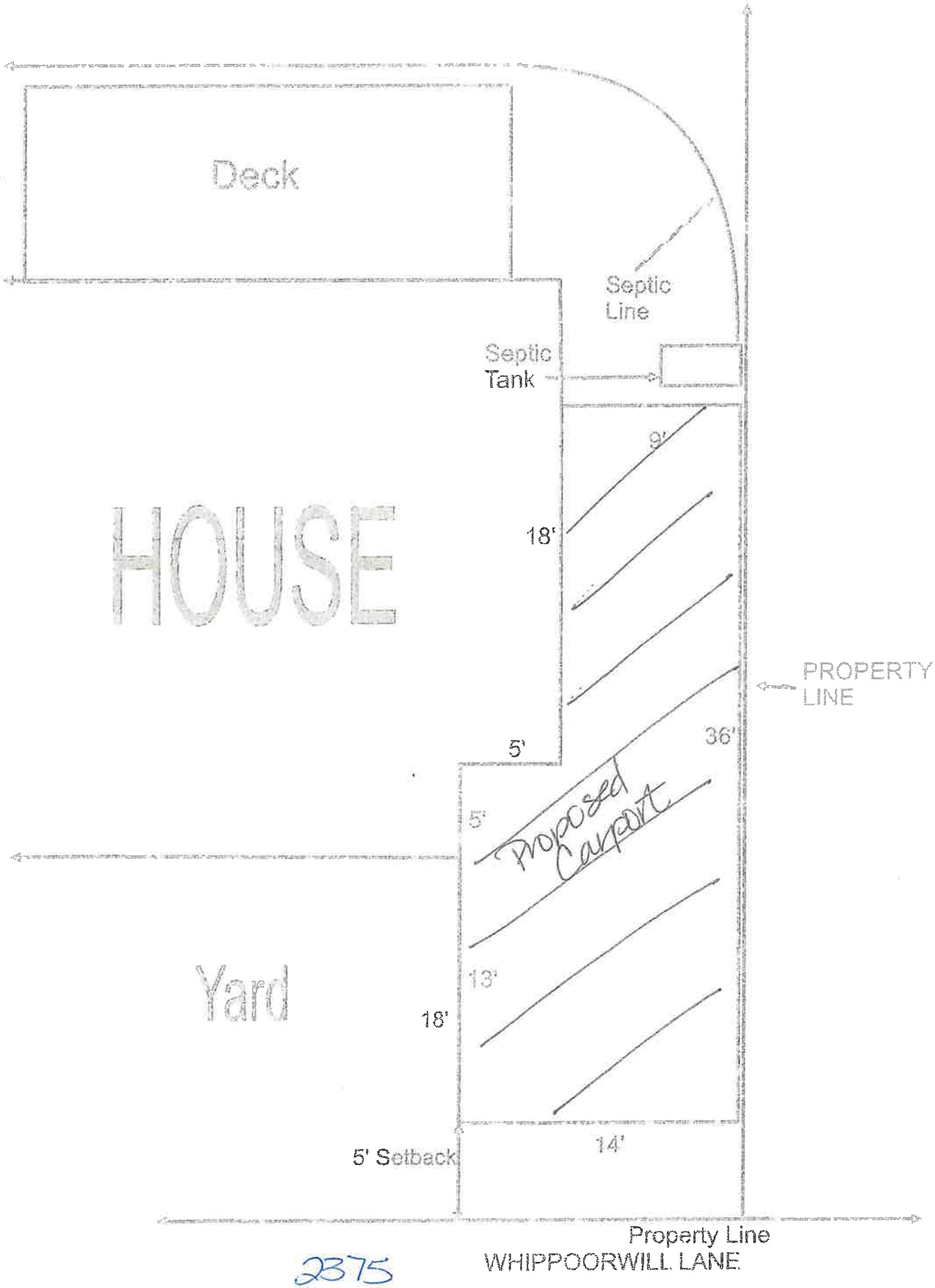
FIELD DATE(S): 7/9/2024
10/6/2025

PLAT DATES: 10/6/2025

0 10

GRAPHIC SCALE
1 INCH = 10 FEET

PROJECT No. 24-0


Deck
Septic Line
Septic Tank
9'
HOUSE
18'
PROPERTY LINE
5'
36'
5'
Proposed Carport
Yard
13'
18'
5' Setback
14'
Property Line
WHIPPOORWILL LANE

2375

2379
2375
2
Whippoorwill Ln

Outlook

HBOC Tentative Agenda 3.26.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 2/18/2026 8:33 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

3428 Mooney Drive, Shoemaker: 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. Please note that BOC variance approval does not imply approval from other county departments.

5908/5912 Atlanta Hwy, Bill Stark Properties: No office/bathroom facilities/water/waste disposal proposed per applicant. Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

3172 Heritage Crossing Drive, Loose: Must meet all Environmental Health commercial septic system permitting requirements if plumbing proposed and public sewer not available. A detailed business plan must be submitted to Hall County Environmental Health for review.

2375 Whippoorwill Lane, Morris: Environmental Health performed an existing system evaluation in regards to the proposed construction and documentation provided to the owner.

6693 Bass Circle, Clark: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

6747 Holly Springs Road, Hill: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0262. Environmental Health comments were provided to the applicant on December 1, 2025.

2567 Athens Hwy, Vargas: 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.

4189 Holly Springs, Torres: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0232. Environmental Health comments were provided to the applicant on November 4, 2025.

5461 Union Church Rd, Benifield: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. This plat is currently under review by the Hall County Plat Review Team HPLT25-0270. Environmental Health comments were provided to the applicant on January 28, 2026.

13 Liberty Street, Devries: No comment. Public sewer.

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.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 2/16/2026 9:59 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 rezoning comments in red.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:38 PM
Subject: March 26, 2026, Tentative Agenda 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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**
  Off system no impacts expected

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**
  Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**
  Off system no impacts expected

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  Off system no impacts expected

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**
  Off system no impacts expected

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**
  Existing access, no new impacts expected to the state route.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**
  Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**
  Will need a residential driveway permit from the area office.

Outlook

RE: March 26, 2026, Tentative Agenda Planning Items

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 2/18/2026 3:26 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.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Tuesday, February 17, 2026 9:09 AM
Subject: March 26, 2026, Tentative Agenda 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 Morning,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road

and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**
Off-System no impacts expected to the State Route.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries**, applicant**
Off-System no impacts expected to the State Route.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. 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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

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

Date: February 26, 2026

Subject: Thursday, March 26, 2026
Hall County Planning Commission Agenda

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.

- **3428 Mooney Drive | Variance to Section 3.2** | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | **Proposed use: New manufactured home** | Commission District 2 | **Bobby Shoemaker, applicant**

  - **Engineering**: No Comment
  - **Traffic:** There are no impacts to traffic with this proposed use.
  - **Utilities:** Gainesville sewer SA
    No infrastructure in vicinity

- **5908 & 5912 Atlanta Highway | Special Use** | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | **Proposed use: Covered and enclosed boat and RV storage** | Commission District 1 | **Bill Stark Properties, Inc., applicant**

  - **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:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
  - **Utilities:** Flowery Branch SA
    No infrastructure in vicinity

- **3172 Heritage Crossing Drive | Conditional use** | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | **Proposed use: Rural business** | Commission District 1 | **Donald W. Loose, Jr., applicant**

    - **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 parking on Heritage Crossing Dr. to be allowed. Parking pn driveway should be restricted to not block vehicles.
    - **Utilities:** Hall County Sewer Service Area
      No infrastructure in vicinity

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on the site.
    - **Traffic**: This request will not impact traffic.
    - **Utilities**: Gainesville Sewer Service Area; No Infrastructure I vicinity

- **6693 Bass Circle | Variance to section 4.1** | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | **Proposed use: New single-family residence** | Commission District 2 | **Emily Clark, applicant**

    - **Engineering**: No Comment
    - **Traffic:** This request will not impact traffic
    - **Utilities:** Buford SA

- **6747 Holly Springs Road | Variance to section 9.2.4** | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | **Proposed use: Minor subdivision** | Commission District 3 | **Ruth C. Hill, applicant**

    - **Engineering**: Show FEMA and Hall County studied Flood plains that are present on site.
      Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
- **Utilities:** Hall County SA
  No infrastructure in the vicinity.

- **2567 Athens Highway | Special Use** | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | **Proposed use: Vehicle Repair, Major** | Commission District 3 | **Gerardo Vargas, applicant**

  - **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:** An access permit from G-DOT will be required before an LDP is issued.
  - **Utilities:** Hall County/Gainesville First come first served area
    No sewer in vicinity
    Pond Fork future phase in long term plan. (Developer funded)

- **4189 Holly Springs Road | Special use** | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | **Proposed Use: 3-lot subdivision** | Commission District 3 | **Edgar & Paola Torres, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
  - **Utilities:** Hall County SA
    No infrastructure in the vicinity.

- **5461 Union Church Road | Variance to section 9.2.4 |** to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | **Proposed Use: Minor subdivision** | Commission District 1 | **Charline Benifield, applicant**

  - **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
  - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
  - **Utilities:** No infrastructure in the vicinity.

- **13 Liberty Street** | **Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | Philip Devries, **applicant**

    - **Engineering**: No Comment
    - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
    - **Utilities:** No infrastructure in the vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 2/12/2026 4:00 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

March 26, 2026,

- **2375 Whippoorwill Lane | Variance to Section 4.3** | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | **Proposed Use: New accessory structure** | Commission District 4 | **Clyde Morris, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN FEBRUARY 11TH AND NO LATER THAN MARCH 1ST.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MARCH 1ST 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, Clyde Morris **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 2/18/26 **for** Clyde Morris.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: CLYDE MORRIS
REQUEST: REDUCE THE MINIMUM YARDS FOR A NEW ACCESSORY STRUCTURE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
Date: MAR 16 2026
Time: 6:00 PM
FOR MORE INFORMATION CALL: (770) 531-

AGENDA ITEM

Commission Time

REPORT TO: **Work Session (03/23/26)**

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

ITEM NO: 166/2026

SUBJECT: Approval and authorization for the County Attorney to draft a resolution requesting that local delegation introduce local legislation to amend the enabling act for the requirement that all zoning items must be approved by an affirmative vote of at least the District Commissioner in which the property is located, or another Commissioner elected at large, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 03/23/26 **Voting Meeting Date:** 03/26/26

Executive Summary:

Presenter: JL

Recommendation:
N/A

Purpose of Request:
Approval and authorization for the County Attorney to draft a resolution requesting that local delegation introduce local legislation to amend the enabling act for the requirement that all zoning items must be approved by an affirmative vote of at least the District Commissioner in which the property is located, or another Commissioner elected at large, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-26

Approvals:

Submit	Attorney	Administration	Clerk
AD	JL	CR	AD

Attachments:

Public Comment - from Charles Vanderbilt
Public Comment - from Charles Vanderbilt 2
Public Comment - from Charles Vanderbilt 3

Jennifer Rivera (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, March 24, 2026 10:27 AM
To: 'Charles Vanderbilt'; David Gibbs (County Commission)
Cc: Casey Ramsey (Administration); Justin R. Lawhon (Legal Services)
Subject: RE: Follow-Up on Governance Discussions and Upcoming Agenda Item

Hi Charles,
Thank you for your email. I will forward your comment to the Board of Commissioners and it will be included in the official record.

Thanks,
Jennifer

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Charles Vanderbilt [redacted]
Sent: Monday, March 23, 2026 7:27 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>
Cc: Casey Ramsey (Administration) <cramsey@hallcounty.org>; Justin R. Lawhon (Legal Services) <jrlawhon@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Follow-Up on Governance Discussions and Upcoming Agenda Item

You don't often get email from [redacted]. Learn why this is important

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

Dear Chair Gibbs,

I wanted to follow up after today's letter regarding the addition of an agenda item to begin drafting a resolution related to zoning vote requirements.

I had previously shared a note following the March 9 work session regarding the discussion of countywide commissioner elections, and I wanted to respectfully revisit that context as these conversations continue to develop.

As I understand it, the current proposal would explore requiring an affirmative vote from the district commissioner where the property is located (or an at-large commissioner) for zoning matters to move forward. While I understand the intent to strengthen local input, it seems this discussion is closely tied to broader questions of representation, accountability, and how decision-making authority is structured across the Board.

As these topics are considered together, I wanted to respectfully note a potential alignment question. If decision-making authority on zoning matters becomes more closely tied to individual districts, while commissioner elections are considered on a countywide basis, there may be a disconnect between who elects a commissioner and the specific community their decisions most directly affect. I would appreciate any insight into how this alignment is being evaluated.

In addition, I wanted to ask:

1. Has there been any coordinated legal or structural analysis of how these concepts may interact under the current enabling framework?

2. How might the Board evaluate alignment between geographic representation and voting authority if both concepts are considered?

3. What process will be used to ensure public awareness and input before advancing any proposed legislative changes of this nature?

I share these questions/concerns as a Hall County resident interested in how governance structures support both fair representation and consistent decision-making across the county. Given the potential long-term implications, a clear and transparent review process would be valuable for the community.

Thank you for your time and consideration.

Charles Vanderbilt

On Mar 12, 2026, at 5:31 PM, Charles Vanderbilt [redacted] wrote:

Mr. Lawhon,

Your email address was included below in error. The previous message did not go through and was returned, which is why I am sending it again.

Best regards,
Charles Vanderbilt

From: Charles Vanderbilt [redacted]
Date: March 12, 2026 at 5:15:16 PM EDT
To: dgibbs@hallcounty.org
Cc: jlawhon@hallcounty.org, cramsey@hallcounty.org
Subject: Question Regarding Discussion of Countywide Commissioner Elections

Dear Chair Gibbs,

I wanted to follow up on the discussion during the March 9 work session regarding the possibility of changing the commissioner election structure so that all commissioners would run countywide. I have attached the work session minutes for reference.

I understand the concern that was raised about accountability when commissioners vote on matters outside their own districts. At the same time, I wanted to respectfully ask whether a countywide election system could unintentionally reduce geographic representation across the county.

For example, under the current district-based structure, different areas of the county, including communities with lower population density, have direct representation on the Board. If commissioner seats were elected countywide, could areas with larger population concentrations have greater influence over multiple seats? And could this potentially make it more difficult for smaller or less densely populated communities to maintain representation?

From a governance perspective, district-based representation has traditionally helped ensure that the Board reflects the diversity of the county's communities while still allowing commissioners to collaborate on decisions affecting the county as a whole.

Before any structural changes are considered, I would appreciate understanding:

Has there been any legal or structural analysis regarding how such a change might impact representation across districts?

What process would be required under state law to modify the current election structure?

Would public input be sought before exploring a change of this magnitude?

I have copied the County Attorney and County Administrator simply for awareness given the governance and administrative considerations related to this topic.

I share this comment as a Hall County resident interested in how governance structures support fair and balanced representation across the county.

Thank you for your time and for considering these questions.

Best regards,

Charles Vanderbilt
Hall County Resident

Attachment: March 9 Work Session Minutes

<3-9-2026_Work_Session_Minutes.pdf>

Jennifer Rivera (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, March 24, 2026 9:57 AM
To: 'Charles Vanderbilt'
Subject: RE: Public Comment Submission for Thursday Meeting March 26, 2026

Hi Charles,
Thank you for your email. I will forward your comment to the Board of Commissioners and it will be included in the official record.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

-----Original Message-----
From: Charles Vanderbilt [redacted]
Sent: Monday, March 23, 2026 7:46 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Public Comment Submission for Thursday Meeting March 26, 2026

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

To Commission Clerk,

I would like to submit the following comment for the upcoming Thursday meeting. This comment relates to the agenda item regarding the proposed zoning vote structure and the broader discussion of commissioner election methods.

If possible, I would appreciate it being read into the record during the public comment portion. If that is not part of the current process, I would still ask that it be included in the official record.

Thank you for your time and assistance.

Respectfully,
Charles Vanderbilt

Public Comment Submission

Good evening, Mr. Chairman and Commissioners,

I wanted to briefly share a governance perspective as these discussions move forward.

As I understand it, there are conversations around both district-based authority on zoning decisions and the possibility of countywide commissioner elections.

I would respectfully ask the Board to consider how these two ideas align. If decision-making authority becomes more closely tied to a specific district, while elections are conducted countywide, there may be a disconnect between who elects a commissioner and the community most directly affected by their decisions.

Given the potential long-term impact of these types of structural changes, I would encourage a clear and transparent process, with opportunity for public input, before moving forward.

Thank you for your time.
Submitted by:
Charles Vanderbilt

Jennifer Rivera (Administration)

From:	Charles Vanderbilt [redacted]
Sent:	Thursday, March 26, 2026 6:46 AM
To:	Jennifer Rivera (Administration)
Cc:	David Gibbs (County Commission); Casey Ramsey (Administration); Justin R. Lawhon (Legal Services)
Subject:	Public Comment Submission – Agenda Item 166/2026 (Tonight's 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.

Dear Ms. Rivera,

I would like to submit the following public comment for **tonight's meeting regarding Agenda Item 166/2026**.

If possible, I would appreciate it being read into the record during the public comment portion.

Thank you for your time and assistance.

Respectfully,
Charles Vanderbilt

COMMENT (optimized for Clerk to read aloud)

Public Comment – Agenda Item 166/2026

Good evening, Mr. Chairman and Commissioners,

I wanted to briefly share a governance perspective regarding Agenda Item 166/2026.

As I understand it, this item would begin the process of drafting a resolution to require an affirmative vote from the district commissioner

where the property is located, or an at-large commissioner, for zoning matters to move forward.

As these discussions continue, I would respectfully ask the Board to consider how this concept aligns with the broader discussion of commissioner election structure, including the possibility of countywide elections.

If decision-making authority becomes more closely tied to a specific district, while elections are conducted countywide, there may be a disconnect between who elects a commissioner and the community most directly affected by their decisions.

Given the potential long-term impact of this type of structural change, I would encourage a clear and transparent process, with opportunity for public input, before moving forward.

Thank you for your time.
Charles Vanderbilt

On Mar 24, 2026, at 10:27 AM, Jennifer Rivera (Administration) <jrivera@hallcounty.org> wrote:

Hi Charles,
Thank you for your email. I will forward your comment to the Board of Commissioners and it will be included in the official record.

Thanks,
Jennifer

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

From: Charles Vanderbilt [redacted]
Sent: Monday, March 23, 2026 7:27 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>
Cc: Casey Ramsey (Administration) <cramsey@hallcounty.org>; Justin R. Lawhon (Legal Services) <jrlawhon@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Follow-Up on Governance Discussions and Upcoming Agenda Item

You don't often get email from [redacted]. Learn why this is important

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

Dear Chair Gibbs,

I wanted to follow up after today's letter regarding the addition of an agenda item to begin drafting a resolution related to zoning vote requirements.

I had previously shared a note following the March 9 work session regarding the discussion of countywide commissioner elections, and I wanted to respectfully revisit that context as these conversations continue to develop.

As I understand it, the current proposal would explore requiring an affirmative vote from the district commissioner where the property is located (or an at-large commissioner) for zoning matters to move forward. While I understand the intent to strengthen local input, it seems this discussion is closely tied to broader questions of representation, accountability, and how decision-making authority is structured across the Board.

As these topics are considered together, I wanted to respectfully note a potential alignment question. If decision-making authority on zoning matters becomes more closely tied to individual districts, while commissioner elections are considered on a countywide basis, there may be a disconnect between who elects a commissioner and the specific community their decisions most directly affect. I would appreciate any insight into how this alignment is being evaluated.

In addition, I wanted to ask:

1. Has there been any coordinated legal or structural analysis of how these concepts may interact under the current enabling framework?

2. How might the Board evaluate alignment between geographic representation and voting authority if both concepts are considered?

3. What process will be used to ensure public awareness and input before advancing any proposed legislative changes of this nature?

I share these questions/concerns as a Hall County resident interested in how governance structures support both fair representation and consistent decision-making across the county. Given the potential long-term implications, a clear and transparent review process would be valuable for the community.

Thank you for your time and consideration.

Charles Vanderbilt

On Mar 12, 2026, at 5:31 PM, Charles Vanderbilt [redacted] wrote:

Mr. Lawhon,

Your email address was included below in error. The previous message did not go through and was returned, which is why I am sending it again.

Best regards,
Charles Vanderbilt

From: Charles Vanderbilt [redacted]
Date: March 12, 2026 at 5:15:16 PM EDT
To: dgibbs@hallcounty.org
Cc: jlawhon@hallcounty.org, cramsey@hallcounty.org
Subject: Question Regarding Discussion of Countywide Commissioner Elections

Dear Chair Gibbs,

I wanted to follow up on the discussion during the March 9 work session regarding the possibility of changing the commissioner election structure so that all commissioners would run countywide. I have attached the work session minutes for reference.

I understand the concern that was raised about accountability when commissioners vote on matters outside their own districts. At the same time, I wanted to respectfully ask whether a countywide election system could unintentionally reduce geographic representation across the county.

For example, under the current district-based structure, different areas of the county, including communities with lower population density, have direct representation on the Board. If commissioner seats were elected countywide, could areas with larger population concentrations have greater influence over multiple seats? And could this potentially make it more difficult for smaller or less densely populated communities to maintain representation?

From a governance perspective, district-based representation has traditionally helped ensure that the Board reflects the diversity of the county's communities while still allowing commissioners to collaborate on decisions affecting the county as a whole.

Before any structural changes are considered, I would appreciate understanding:

Has there been any legal or structural analysis regarding how such a change might impact representation across districts?

What process would be required under state law to modify the current election structure?

Would public input be sought before exploring a change of this magnitude?

I have copied the County Attorney and County Administrator simply for awareness given the governance and administrative considerations related to this topic.

I share this comment as a Hall County resident interested in how governance structures support fair and balanced representation across the county.

Thank you for your time and for considering these questions.

Best regards,

Charles Vanderbilt
Hall County Resident

Attachment: March 9 Work Session Minutes

<3-9-2026_Work_Session_Minutes.pdf>