HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, April 06, 2026 - 03:00 PM

Call to Order

Appointments for Consideration

1 Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4. *Note: Tabled at the March 26, 2026 Voting Meeting until the April 9, 2026 Voting Meeting.*

Community Services and Parks

2 Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $767,500.00.

3 Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $832,500.00.

County Attorney

4 Approval and authorization for the Chairman to execute a resolution accepting certain deeded real property as County Right-of-Way from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13); authorization for the Chairman to execute any and all documents necessary to effectuate the acceptance, subject to the review and approval of the County Attorney.

5 Approval and authorization for the Chairman to execute a resolution transferring County Right-of-Way previously accepted from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13), to the Chicopee Woods Area Park Commission; authorization for the Chairman to execute any and all documents necessary to effectuate the transfer, subject to the review and approval of the County Attorney.

Elections

6 Approve the annual renewal of the Hardware Warranty Agreement for Elections to Liberty Vote (formerly Dominion Voting Systems, Inc.) of Denver, CO, in the amount of $94,009.99.

Emergency Management

7 Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County, GA and Barrow County, GA regarding the Hall Regional Radio System, subject to review and approval by the County Attorney.

Planning & Zoning

8 **0, 0 and 4258 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 **| Proposed Use: Uses permitted in I-2 |** Commission District 3 **| DCCM, applicant**

9 **6245, 6249 & 0 Ben Parks Road | Rezone |** from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 **| Proposed Use: Non-profit retreat center |** Commission District 3 **| Thumbs Up Mission, applicant**

10 **886 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 **| Proposed Use: Uses permitted in I-1 |** Commission District 1 **| Generations Metal Recycling c/o Sarah Hales, applicant**

11 **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use |** for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 **| Proposed use: Construction trailer |** Commission District 1 **| Century Communities of Georgia, LLC, applicant**

12 **5407 Technology Parkway & 5472 Winder Highway | Special Use |** for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

13 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 |** GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

14 **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 8.1 |** Parking standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

15 **4939 Old Orr Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) **| Proposed Use: Single-family residence |** Commission District 1 **| C&E Real Estate Inc. c/o Edward Coglianese, applicant**

Public Works and Utilities

16 Approval and authorization for the Chairman to execute a resolution to amend Title 8, Chapter 8.60 of the Code of Ordinances of Hall County, GA with regard to forbidden deposits at County disposal sites, subject to review and approval by County Attorney.

17 Approval and authorization for the Chairman to execute a resolution to approve the installation of an all-way stop at the intersection of Ponderosa Farm Road and LJ Martin Drive, subject to review and approval by the County Attorney.

Sheriff's Office

18 Approve the purchase of one (1) new 2026 Ford Transit 350 DRW 15-Passenger Van and (1) 2025 Ford Transit T250 Van for the Sheriff's Office to Billy Howell Ford of Cumming, GA, and establish a capital projects budget in the amount of $116,395.00.

Solicitor of State Court

19 Approve the ratification of the application to the Office of U.S. House Representative Rich McCormick for FY 2027 Community Project Funding (CPF) to provide funding to purchase additional software from Axon Enterprises, in the amount of $512,002.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $102,400.00 is required.

Tax Assessors

20 Approve the 2023 and 2024 real property tax refund in the amount of $3,249.00 for overpayment of Hall County taxes regarding property located at 3 Loggins Street, Gainesville, GA 30501 (tax parcel #00135 005003) to Snow Services, Inc.

County Administrator

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

Commission Time

Executive Session

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

Adjourn

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

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Appointments for Consideration

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 168/2026

SUBJECT: Appointment to the Board of Health to serve an unexpired term to December 31, 2030. Commission Districts 1, 2, 3 & 4. *Note: Tabled at the March 26, 2026 Voting Meeting until the April 9, 2026 Voting Meeting.*

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

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

Community Services and Parks

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 150/2026

SUBJECT: Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $767,500.00.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:

Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $767,500.00.

History:
Vendor is in good standing with the County.

Top-scoring firms in technical evaluation for Civil and Architectural Design were interviewed and provided best and final offer. Lose Design provided lowest bid.

Facts and Issues:
This Scope of Work outlines the tasks and deliverables for the civil design services required for the new South Hall Park. This new park will include an active life community center, maintenance building, pickleball courts and a baseball field complex as well as all associated parking, drives and related infrastructure.

Options:

Funding Requested	$ 767,500.00
Are funds within current budget?	Yes
Source of Funds	Impact Fees
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
LF	BH	BH	LF
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Signature Request
Contract
Cost Proposal
Bid Tab

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 150/2026

Funds Requested: $ 767,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Impact Fees

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	301-IMPACT FEES FUND	6210-PARKS AND LEISURE SERVICES	541400-INFRASTRUCTURE	$125,000.00
2027	301-IMPACT FEES FUND	6210-PARKS AND LEISURE SERVICES	541400-INFRASTRUCTURE	$642,500.00

Budget Transfer Items:

Additional Information/Comments:

The recommended funding source for this project is going to be impact fees. The CIP currently says SPLOST VIII funding for FY 2026 totaling $ 350K. The CIP will be adjusted as part of this agenda item to reflect the recommended funding source for both FY 2026 and FY 2027.

Contact for Questions: BH

Phone: 678-997-5823

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Date: March 23, 2026

To: David Gibbs, Chairman, BOC

From: Laura Falleck, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 46-032

Bid/Contract Name: Civil Design Services for South Hall Park

Department(s) Requesting Contract: Parks

Award Recipient Name: Lose Design

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $767,500.00

☐ Product Contract Estimated Amount:

Comment:

This contract is for RFQ/P#: 46-032 Civil Design Services for South Hall Park. This Scope of Work outlines the tasks and deliverables for the civil design services required for the new South Hall Park. This new park will include an active life community center, maintenance building, pickleball courts and a baseball field complex as well as all associated parking, drives and related infrastructure. FY 2026 estimated amount has been reviewed against the projected FY 2026 budget by finance.

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #46-032

For the provision of

Civil Design Services for South Hall Park

ARTICLE #101 – INTRODUCTION

This Contract for civil design services for a new community park including athletic fields (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 Lose & Associates, Inc. d.b.a. Lose Design which is principally located at 3237 Satellite Blvd., Suite 450, Duluth, GA 30096. (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 persons:

COUNTY PROJECT MANAGER
Doug Straughan, AIA
Capital Projects Manager
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
dstraughan@hallcounty.org
Ph: (770) 297-5542

COUNTY ISSUING OFFICER
Laura Falleck
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
lfalleck@hallcounty.org
Ph: (770) 531-4939

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Whit Alexander

Email Address(es): walexander@lose.design

Phone Number(s): 770-338-0017

Physical Address: 3237 Satellite Blvd Suite 450

City/State/ZIP: Duluth, GA 30096

REMIT TO ADDRESS (if different): _____

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 120 days from the issuance of a Notice to Proceed for final completion of construction drawings.

The awarded bidder will also be expected to participate in the construction of the facility.

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.

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

Umbrella Liability Insurance: Required for all contracts.
$1,000,000 per Occurrence

Additional Provisions: Required for all contracts.

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

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

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

ARTICLE #119 – NO WAIVER

A. **Authority to Enter into Contract.** The 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 a 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 under any circumstances pay a third party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS
Reserved.

ARTICLE #124 – RETAINAGE
Reserved.

ARTICLE #125 – VENUE AND GOVERNING LAW
The Parties agree that this Contract shall be interpreted, construed, and enforced in accordance with the laws of the State of Georgia. Should either party bring a legal suit to enforce the terms of this Contract, including suit in equity, the Parties agree and consent to file any such suit in the Superior Court of Hall County, Georgia.

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE
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 #127 – 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 #128 – 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 #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the 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
Exhibit G – Scored Questions

ARTICLE #130 – 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 #131 – 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 #132 – NOT A JOINT VENTURE

Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind of agent and principal relationship between the parties thereto. Each party shall be deemed to be an independent contractor contracting for goods and services and acting toward the mutual benefits expected to be derived herefrom. Neither 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 #133 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.
3. The terms and conditions set herein shall supersede and govern over all vendor's terms and conditions or service level agreements.

4. The County retains the right to "red line" sections of the vendor's terms and conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of goods or services shall be deemed as the vendor's full and complete acceptance of the County's terms and conditions.
6. The terms supplier, vendor, bidder, offeror, contractor, consultant, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "contractor" for services.
7. The terms goods, materials, commodities, components, drawings, drafts, renderings, plans (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.
9. The County's payment terms are net 30 days (N30) in arrears. The County does not pay for services not yet rendered or goods not received and accepted. The County holds no obligation to goods delivered or services rendered that were not ordered and specified in writing. The vendor shall only deliver goods and services as described on the PO and within the Scope of Work and the vendor's bid response.
10. The vendor shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.
11. The vendor shall not construe any verbal consent to purchase goods or services as valid.
12. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, contract, or agreement unless mutually agreed in writing by both Parties.
13. The County does not accept automatic contract renewals except for monthly subscription services.
14. The County does not pay deposits towards goods ordered or services not yet rendered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
15. The County will accept back orders only if goods are out of stock and with prior written notice. The vendor shall ship all quantities that it has in stock and hold orders for back orders.
16. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memorandums of understanding, and other such agreements.
17. For all legalities, the jurisdiction shall be the State of Georgia, County of Hall.
18. Deliveries shall be made to the ship-to address(es) listed on the PO and within the specified time. The vendor must note if multiple ship-to addresses are used and deliver goods to the appropriate ship-to address.
19. Risk of loss of the goods shall pass to the County upon inspection and acceptance only. Receipt of goods or services does not constitute acceptance. Title to goods shall remain with the vendor until acceptance by the County.
20. The vendor warrants that its goods and services are merchantable, and it has a legal right to deliver the goods and services and as described herein.
21. The County shall have the right to inspect all goods or services at the time and place of delivery.
22. No right or interest in the contract shall be assigned by the vendor without written permission of the County, and no delegation of any obligation owed or the performance of any obligation

by the vendor shall be made without the written permission of the County. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

23. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
24. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 et seq. of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
25. All goods and services supplied pursuant to a PO shall, unless otherwise noted, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation, request for proposals, invitation for bid, or other solicitations upon which the PO is based, and the terms, conditions, and specifications of the solicitation are incorporated herein by reference and made a part hereof.
26. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials owned by the County shall become and remain County property and shall be delivered to the County upon request.
27. Invoices should be submitted to the County as described in the PO. Each PO number and/or contract number must be shown on each invoice submitted.
28. A PO issued with an attached contract or agreement, the terms and conditions of the attached contract or agreement shall govern in the event of any conflict with these terms and conditions.
29. The vendor may be suspended, terminated, or debarred if it is determined that it has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the vendor certifies that it and any of its subcontractors have not been debarred, suspended, or declared ineligible by any agency of the County or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The vendor certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Goods are Free-On-Board (F.O.B.) destination unless otherwise denoted. Freight, shipping, and delivery shall be pre-paid and added to the invoice as a separate line item. The vendor shall charge the County the exact amount of freight, delivery, handling, and insurance charges.
32. The County does not pay late fees nor interest charges.
33. The County is not bound to any minimum or maximum quantity or dollar amount set by the vendor.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.
35. Any changes to a PO in quantity or dollar amount require a written change order issued by the County.

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

Print Contractor's Full Legal Name Below:

Lose & Associates, Inc. d.b.a Lose Design

By: _____

Print Name: Whit Alexander

Title: Executive Vice President - CMO

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

Sworn to and subscribed before me this

13 Day of January, 2026.

Notary Public: Madison E. Creech

Notary commission expires: May 17, 2027

[Locus Sigilli – Seal or Stamp]

MADISON ELISE CREECH
NOTARY
EXPIRES
GEORGIA
05/17/2027
PUBLIC
GWINNETT COUNTY

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

LOSE DESIGN
SPACES FOR LIFE.

03/9/26

Laura Falleck
Purchasing Supervisor
Hall County Government
2875 Browns Bridge Road
Gainesville, GA 30504

RE: South Hall Active Life Center and Park Fees (RFQPs 46-032 & 46-024)

Dear Laura,

Per your request we have evaluated our fees if the County were to award us both the Civil and Architectural packages.

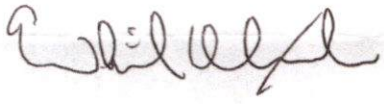
From our original Proposals-

- Civil Engineering fee: $875,000 (includes 1 effort of 14 month CA)
- Architecture fee: $940,000 (includes 1 effort of 14 month CA)
- Added together, that is $1,815,000, but it includes a double effort of management of CA.

If awarded together-

- There will be an efficiency during CA where we don't need 2 separate CA managers. That would save $137,000. We can expect a few more efficiencies in meetings, lowering the fee further, making the combined fee $1,600,000 (roughly 3% of the stated $53 million construction budget)
- This assumes that both the Civil and Architecture packages would be designed and permitted at the same time, and that during bidding and construction award, the County would decide how much to take forward into construction. Both would be built under the same general contractor. If in the future, the County bid remaining construction work, there would be a separate bidding/CA process and fee.

Sincerely,



Lose Design
Whit Alexander
Executive Vice President, CMO

RFQ/P #46-032, Civil Design Services for South Hall Park

Bid Tab Summary

INITIAL SCORES	**CPL Architects Engineers & Landscape**	**Thomas & Hutton Engineering**	**Dovetail Civil Design Inc.**	**DCCM Infrastructure Inc.**	**Hussey, Gay, Bell & DeYoung International**	**Lose & Associates Inc dba Lose Design**	**Foresite Group LLC**	**Goodwyn Mills Cawood, LLC**	**CSC Design, Inc.**
	Suwanee, GA	**Savannah, GA**	**Watkinsville, GA**	**Gainesville, GA**	**Duluth, GA**	**Duluth, GA**	**Peachtree Corners, GA**	**Cartersville, GA**	**Canton, GA**
Average Technical Scores	535.61	556.82	498.48	588.64	604.55	641.67	593.94	450.76	NO BID
Average Cost Scores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO BID
Total Scores	**535.61**	**556.82**	**498.48**	**588.64**	**604.55**	**641.67**	**593.94**	**450.76**	**NO BID**

SHORT LIST SCORES	**Lose & Associates Inc dba Lose Design**	**Hussey, Gay, Bell & DeYoung International**
	Duluth, GA	**Duluth, GA**
Average Technical Scores	641.67	604.55
Average Cost Scores	275.00	275.00
Total Scores	**916.67**	**879.55**

Number of bids emailed	45
Number of bids emailed to Hall Co	4
Total responses	9
Number of Hall Co responses	1
No Bids	1

Short List	2

AGENDA ITEM

Community Services and Parks

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 149/2026

SUBJECT: Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $832,500.00.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:

Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to Lose & Associates, Inc. (dba Lose Design) of Duluth, GA, in the amount of $832,500.00.

History:
Vendor is in good standing with the County.

Top-scoring firms in technical evaluation for Civil and Architectural Design were interviewed and provided best and final offer. Lose Design provided lowest bid.

Facts and Issues:
This Scope of Work outlines the tasks and deliverables for the architectural design services required for the new South Hall Park. This new park will include an active life community center and maintenance building as well as free standing restroom facilities and a 2 story scoring tower/concessions/ restroom at the baseball fields, as outlined in the enclosed master plan.

Options:

Funding Requested	$ 832,500.00
Are funds within current budget?	Yes
Source of Funds	Impact Fees
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:

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

Attachments:
Financial Supplement
Signature Request
Cost Proposal
Bid Tab
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 149/2026

Funds Requested: $ 832,500.00

Request Budgeted: Yes

Proposed Source of Funding:

Impact Fees

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	301-IMPACT FEES FUND	6210-PARKS AND LEISURE SERVICES	541400-INFRASTRUCTURE	$125,000.00
2027	301-IMPACT FEES FUND	6210-PARKS AND LEISURE SERVICES	541400-INFRASTRUCTURE	$707,500.00

Budget Transfer Items:

Additional Information/Comments:

The recommended funding source for this project is going to be impact fees. The CIP currently says SPLOST VIII funding for FY 2026 totaling $ 350K. The CIP will be adjusted as part of this agenda item to reflect the recommended funding source for both FY 2026 and FY 2027.

Contact for Questions: BH

Phone: 678-997-5823

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 23, 2026

To: David Gibbs, Chairman, BOC

From: Laura Falleck, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 46-024

Bid/Contract Name: Architectural Design Services for South Hall Active Life Center

Department(s) Requesting Contract: Parks

Award Recipient Name: Lose Design

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $832,500

☐ Product Contract Estimated Amount:

Comment:

This contract is for RFQ/P#: 46-024 Architectural Design Services for South Hall Active Life Center. This Scope of Work outlines the tasks and deliverables for the architectural design services required for the new South Hall Park. This new park will include an active life community center and maintenance building as well as free standing restroom facilities and a 2 story scoring tower/concessions/ restroom at the baseball fields, as outlined in the enclosed master plan. FY 2026 estimated amount has been reviewed against the projected FY 2026 budget by finance.

LOSE DESIGN
SPACES FOR LIFE.

03/9/26

Laura Falleck
Purchasing Supervisor
Hall County Government
2875 Browns Bridge Road
Gainesville, GA 30504

RE: South Hall Active Life Center and Park Fees (RFQPs 46-032 & 46-024)

Dear Laura,

Per your request we have evaluated our fees if the County were to award us both the Civil and Architectural packages.

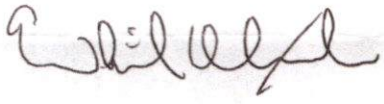
From our original Proposals-

- Civil Engineering fee: $875,000 (includes 1 effort of 14 month CA)
- Architecture fee: $940,000 (includes 1 effort of 14 month CA)
- Added together, that is $1,815,000, but it includes a double effort of management of CA.

If awarded together-

- There will be an efficiency during CA where we don't need 2 separate CA managers. That would save $137,000. We can expect a few more efficiencies in meetings, lowering the fee further, making the combined fee $1,600,000 (roughly 3% of the stated $53 million construction budget)
- This assumes that both the Civil and Architecture packages would be designed and permitted at the same time, and that during bidding and construction award, the County would decide how much to take forward into construction. Both would be built under the same general contractor. If in the future, the County bid remaining construction work, there would be a separate bidding/CA process and fee.

Sincerely,



Lose Design
Whit Alexander
Executive Vice President, CMO

RFQ/P #46-024, Architectural Design Services for South Hall Active Life Center

Bid Tab Summary

INITIAL SCORES	CPL Architects Engineers & Landscape	Lose & Associates dba Lose Design	MPS Architects P.C.	CSC Design	Tunnell Spangle & Associates dba TSW	Hussey, Gay, Bell & DeYoung International	Christopher Architecture & Interiors	Jericho Design Group LLC	BCA Studios Architect, LLC	Goodwyn Mills Cawood, LLC	Chattahoochee Group
	Suwanee, GA	Duluth, GA	Atlanta, GA	Canton, GA	Atlanta, GA	Duluth, GA	Birmingham, AL	Cumming, GA	Gainesville, GA	Atlanta, GA	Clermont, GA
Average Technical Scores	562.12	620.45	567.42	562.12	551.52	615.15	456.06	604.55	551.52	514.39	NO BID
Average Cost Scores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NO BID
Total Scores	**562.12**	**620.45**	**567.42**	**562.12**	**551.52**	**615.15**	**456.06**	**604.55**	**551.52**	**514.39**	**0.00**

SHORT LISTED SCORES	Lose & Associates dba Lose Design	Hussey, Gay, Bell & DeYoung International
	Duluth, GA	Duluth, GA
Average Technical Scores	620.45	615.15
Average Cost Scores	275.00	275.00
Total Scores	**895.45**	**890.15**

Number of bids emailed	45
Number of bids emailed to Hall Co	6
Total responses	11
Number of Hall Co responses	1
No Bids	1

Short List	2

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 #46-024

For the provision of

Architectural Design Services for South Hall Active Life Center

ARTICLE #101 – INTRODUCTION

This Contract for architectural design services for a multi-generational active life center for the new South Hall Park to be constructed (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 Lose & Associates, Inc. d.b.a. Lose Design which is principally located at 3237 Satellite Blvd., Suite 450, Duluth, GA 30096. (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

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 persons:

COUNTY PROJECT MANAGER
Doug Straughan, AIA
Capital Projects Manager
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
dstraughan@hallcounty.org
Ph: (770) 297-5542

COUNTY ISSUING OFFICER
Laura Falleck
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
lfalleck@hallcounty.org
Ph: (770) 531-4939

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Whit Alexander

Email Address(es): walexander@lose.design

Phone Number(s): 770-338-0017

Physical Address: 3237 Satellite Blvd Suite 450

City/State/ZIP: Duluth, GA 30096

REMIT TO ADDRESS (if different): _____

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 120 days from the issuance of a Notice to Proceed for final completion of construction drawings.

The awarded bidder will also be expected to participate in the construction of the facility.

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.

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

Umbrella Liability Insurance: Required for all contracts.
$1,000,000 per Occurrence

Additional Provisions: Required for all contracts.

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

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

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

ARTICLE #119 – NO WAIVER

A. **Authority to Enter into Contract.** The 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 a 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.
   5. Contractor must submit Applications for Payment (Pay Apps) in accordance with the conditions of the Contract.
   6. If monthly progress payments are agreed upon, then County will make such payments upon inspection of services completed by the County's Project Manager. Additionally, the County may employ Engineers of Record.
   7. Retainage payments shall be paid by County after final acceptance of work.

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 under any circumstances pay a third party.

ARTICLE #123 – PERFORMANCE AND PAYMENT BONDS

Reserved.

ARTICLE #124 – RETAINAGE

The County will retain and withhold funds from compensation in compliance with Georgia law. The County may hold up to five percent (5%) retainage throughout the entire project and will release said retainage at the point of completion and final acceptance by the County.

ARTICLE #125 – VENUE AND GOVERNING LAW

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

ARTICLE #126 – NOTICE OF INTENT TO LITIGATE

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 #127 – 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 #128 – 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 #129 – CONTRACT EXHIBITS AND ATTACHMENTS

The Parties mutually acknowledge that all exhibits and attachments listed below made a part of this Contract, as though expressly written in the solicitation documents and the 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
Exhibit G – Scored Questions

ARTICLE #130 – 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 #131 – 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 #132 – NOT A JOINT VENTURE

Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind of agent and principal relationship between the parties thereto. Each party shall be deemed to be an independent contractor contracting for goods and services and acting toward the mutual benefits expected to be derived herefrom. Neither 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 #133 – CONTRACT TERMS AND CONDITIONS

1. All purchases must comply with the Official Code of Hall County Sections 3.10.010 – 3.10.190.
2. If any conflict or ambiguity arises between the terms and conditions herein and the Official Code of Hall County, the latter will govern.
3. The terms and conditions set herein shall supersede and govern over all vendor's terms and conditions or service level agreements.
4. The County retains the right to "red line" sections of the vendor's terms and conditions if such are in conflict with the best interest of the County.
5. Acceptance of a Purchase Order (PO) and delivery of goods or services shall be deemed as the vendor's full and complete acceptance of the County's terms and conditions.
6. The terms supplier, vendor, bidder, offeror, contractor, consultant, designer, distributor, dealer or manufacturer or otherwise purveyor or source of supply or performance of service shall mean one and the same, herein denoted as "supplier" for goods and "contractor" for services.
7. The terms goods, materials, commodities, components, drawings, drafts, renderings, plans (physical or digital), software, SaaS, capital asset equipment, vehicles, heavy earth-moving or other equipment (purchased or leased), or other such deliverables are herein denoted as "goods" and shall mean one and the same.
8. "Services" shall mean all services, either financial, advisory, consultative, labor, staff augmentation, construction, rehabilitation, restoration, repair, support or maintenance, communication, telephony, internet, TV or streaming, pest control, grounds maintenance, custodial and janitorial, street or paved surfaces cleaning, drain cleaning, or otherwise where services are offered for consideration.
9. The County's payment terms are net 30 days (N30) in arrears. The County does not pay for services not yet rendered or goods not received and accepted. The County holds no obligation to goods delivered or services rendered that were not ordered and specified in writing. The vendor shall only deliver goods and services as described on the PO and within the Scope of Work and the vendor's bid response.
10. The vendor shall transfer and deliver all goods or services described on the attached PO for the consideration set forth herein.
11. The vendor shall not construe any verbal consent to purchase goods or services as valid.
12. The County does not accept substitutions of services or goods that do not comply with the Scope of Work or specifications set forth in the PO, contract, or agreement unless mutually agreed in writing by both Parties.
13. The County does not accept automatic contract renewals except for monthly subscription services.
14. The County does not pay deposits towards goods ordered or services not yet rendered. Exceptions exist for custom made items such as window treatments, floor coverings, pre-mixed paints and stains, fabrication, decoration, or otherwise custom designed products specifically for the County.
15. The County will accept back orders only if goods are out of stock and with prior written notice. The vendor shall ship all quantities that it has in stock and hold orders for back orders.
16. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memorandums of understanding, and other such agreements.
17. For all legalities, the jurisdiction shall be the State of Georgia, County of Hall.
18. Deliveries shall be made to the ship-to address(es) listed on the PO and within the specified time. The vendor must note if multiple ship-to addresses are used and deliver goods to the appropriate ship-to address.

19. Risk of loss of the goods shall pass to the County upon inspection and acceptance only. Receipt of goods or services does not constitute acceptance. Title to goods shall remain with the vendor until acceptance by the County.
20. The vendor warrants that its goods and services are merchantable, and it has a legal right to deliver the goods and services and as described herein.
21. The County shall have the right to inspect all goods or services at the time and place of delivery.
22. No right or interest in the contract shall be assigned by the vendor without written permission of the County, and no delegation of any obligation owed or the performance of any obligation by the vendor shall be made without the written permission of the County. Any attempted assignment or delegation shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.
23. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
24. This issuance of a PO shall not violate the Code of Ethics and Conflicts of Interest for Public Officers and Employees for Government Service set forth in the 2020 Section 45-1020 et seq. of the Official Code of Georgia Annotated and the Official Code of Hall County Section 3.10.070 governing Ethics.
25. All goods and services supplied pursuant to a PO shall, unless otherwise noted, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation, request for proposals, invitation for bid, or other solicitations upon which the PO is based, and the terms, conditions, and specifications of the solicitation are incorporated herein by reference and made a part hereof.
26. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials owned by the County shall become and remain County property and shall be delivered to the County upon request.
27. Invoices should be submitted to the County as described in the PO. Each PO number and/or contract number must be shown on each invoice submitted.
28. A PO issued with an attached contract or agreement, the terms and conditions of the attached contract or agreement shall govern in the event of any conflict with these terms and conditions.
29. The vendor may be suspended, terminated, or debarred if it is determined that it has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the vendor certifies that it and any of its subcontractors have not been debarred, suspended, or declared ineligible by any agency of the County or State of Georgia or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The vendor certifies that it is not currently engaged in an active or pending lawsuit or other grievance, injunction, or levy against the County.
31. Goods are Free-On-Board (F.O.B.) destination unless otherwise denoted. Freight, shipping, and delivery shall be pre-paid and added to the invoice as a separate line item. The vendor shall charge the County the exact amount of freight, delivery, handling, and insurance charges.
32. The County does not pay late fees nor interest charges.
33. The County is not bound to any minimum or maximum quantity or dollar amount set by the vendor.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.
35. Any changes to a PO in quantity or dollar amount require a written change order issued by the County.

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

Print Contractor's Full Legal Name Below:

Lose & Associates, Inc. d.b.a Lose Design

By: _____

Print Name: Whit Alexander

Title: Executive Vice President, CMO

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

Sworn to and subscribed before me this

13 Day of January, 2026.

Notary Public: _____

Notary commission expires: May 17, 2027

[Locus Sigilli – Seal or Stamp]

MADISON ELISE CREECH
NOTARY PUBLIC
GWINNETT COUNTY
GEORGIA
EXPIRES
05/17/2027

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 145/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution accepting certain deeded real property as County Right-of-Way from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13); authorization for the Chairman to execute any and all documents necessary to effectuate the acceptance, subject to the review and approval of the County Attorney.

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: NA

Recommendation:
Approve

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution accepting certain deeded real property as County Right-of-Way from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13); authorization for the Chairman to execute any and all documents necessary to effectuate the acceptance, subject to the review and approval of the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-09

Approvals:

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

Attachments:

Resolution and Exhibit A

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION ACCEPTING CERTAIN DEEDED REAL PROPERTY FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION RELATED TO GDOT PROJECT NUMBER F-013-1(13)

WHEREAS, the State of Georgia, through its Department of Transportation has deeded to Hall County certain tracts of real property (collectively referred to hereafter as "the Property") which the State of Georgia acquired during it's completion of Georgia Department of Transportation Project Number F-013(13). The Property is more particularly described in the deed documents and plats attached hereto as Exhibit "A"; and

WHEREAS, Hall County is willing to accept all of the Property described in Exhibit A as assets of the County; and

WHEREAS, the Board of Commissioners has determined that a transfer of the Property to Hall County, Georgia would support the general welfare of the citizens of Hall County; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners accepts the Property as described particularly in the documents attached hereto as Exhibit "A". The Board further authorizes the Chairman to sign any and all documents necessary to effectuate this transaction, subject to the review and approval of the County Attorney.

SO RESOLVED this the 9th day of April, 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

EXTRACT FROM FULL DOCUMENT

GEORGIA DEPARTMENT OF TRANSPORTATION

QUITCLAIM DEED AND MAINTENANCE AGREEMENT

GEORGIA, HALL COUNTY

PROJECT NO. F-013-1(13)
P. I. NO. H000276

THIS INDENTURE, made this day 17 of August, 2021, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, party of the first part, and HALL COUNTY, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of whereof is hereby acknowledged has bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to that certain roads as shown colored in yellow on the attached plats; and

WHEREAS, the COUNTY and the DEPARTMENT agree that the COUNTY shall provide for proper maintenance of the roadway system that approaches, goes under, above or adjacent to Georgia Department of Transportation Highway Project Number F-013-1(13) A/K/A ATLANTA – GAINESVILLE ROAD and will make ample provision for such maintenance on roads shown and indicated on attached plats.

"SEE ATTACHMENT"

Said project BEGINNING at station 438 + 92.28 on the centerline of Georgia Highway Project F-013-1(13) running to station 908+ 46.72.

IN WITNESSETH WHEREOF, the party of the first part, acting by and through the Commissioner of the DEPARTMENT OF TRANSPORTATION, has hereunto caused the hand and seal of the DEPARTMENT OF TRANSPORTATION to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

BY: _____
Russell R. McMurry, P.E.
Commissioner

Signed, Sealed and Delivered
this the 17 day of August,
2021, in the Presence of:

_____
Witness

_____
Notary Public

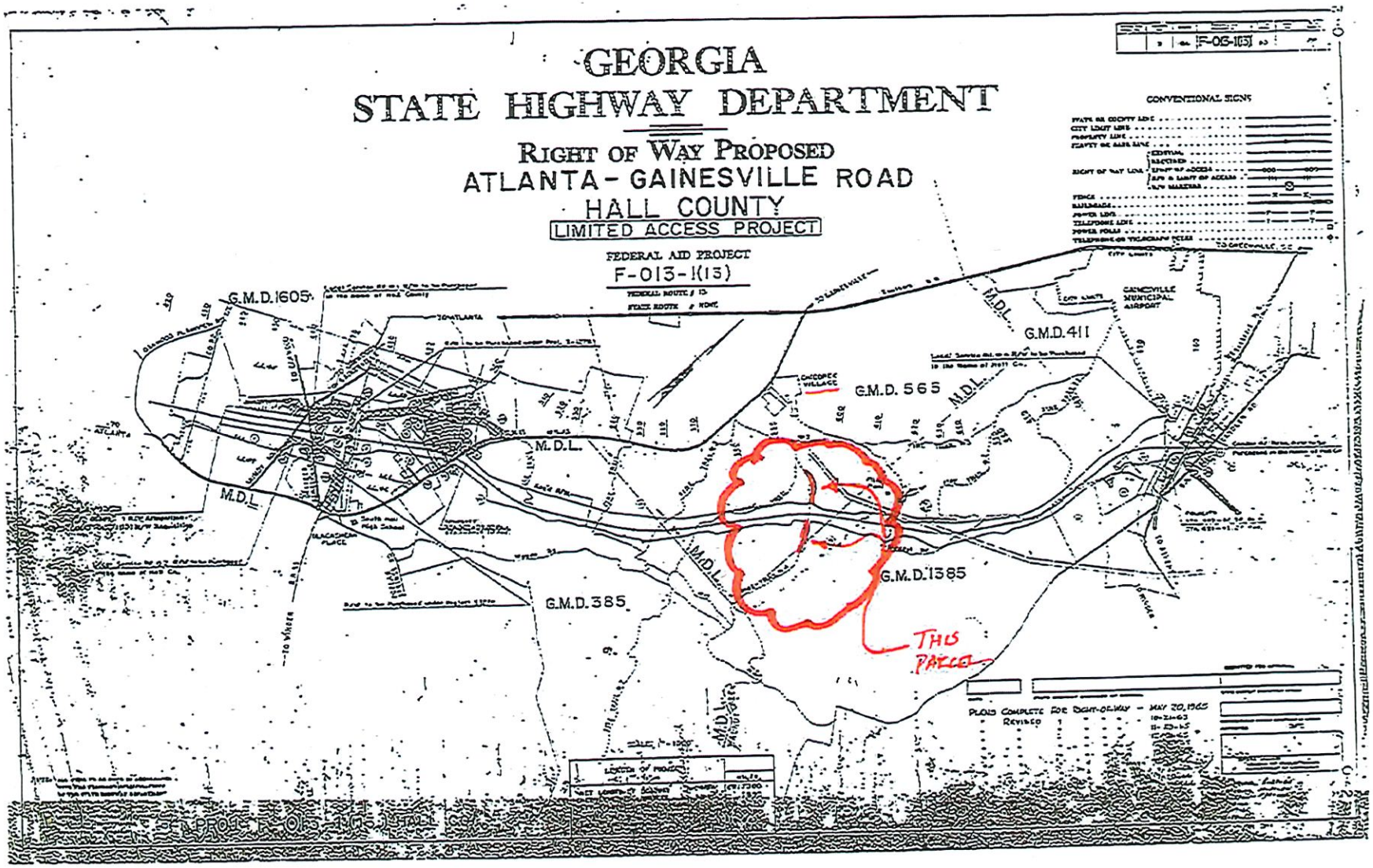
CRYSTAL JAMES NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 09, 2024

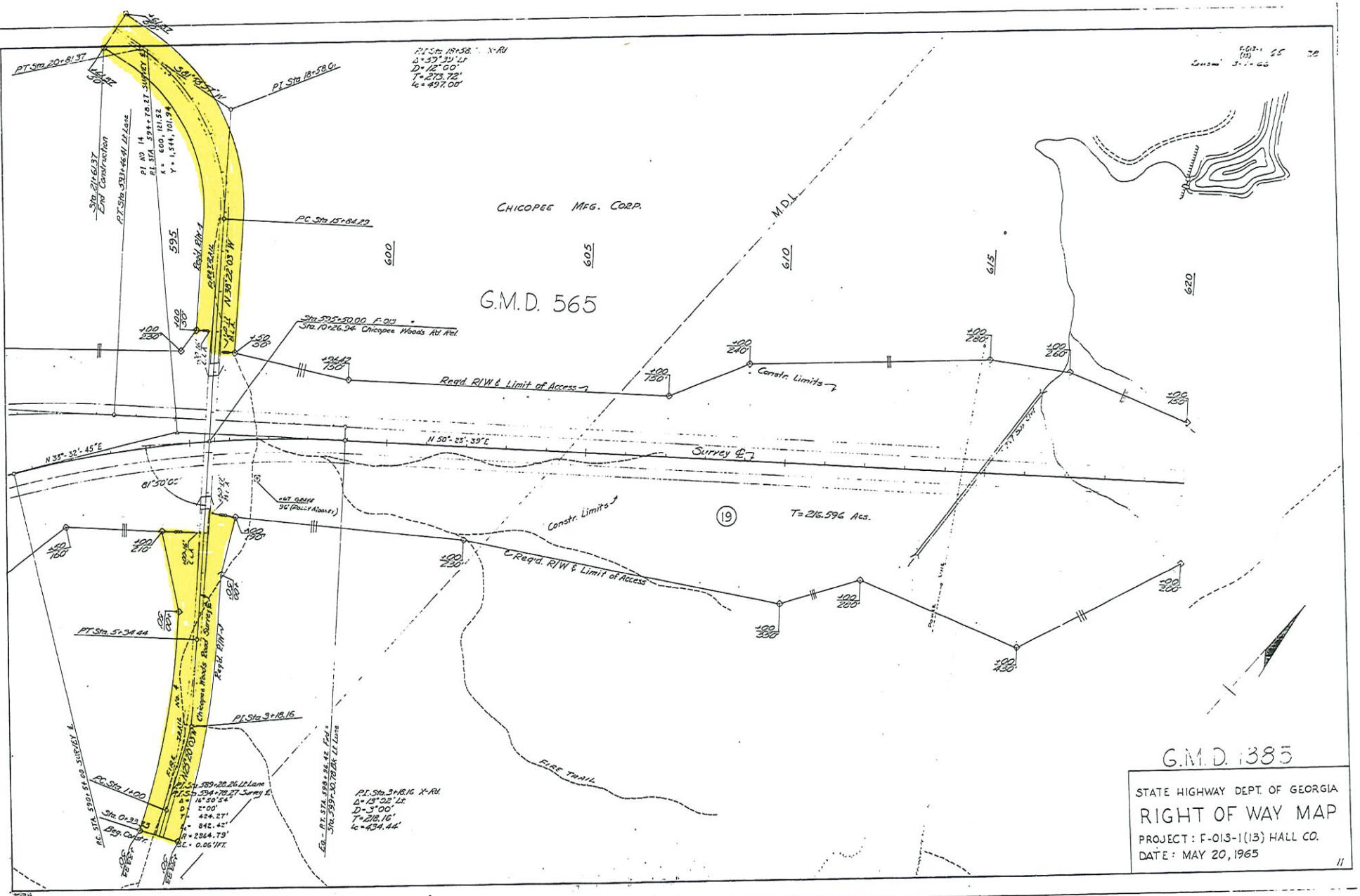
ATTEST: _____
Angela O. Whitworth
Treasurer

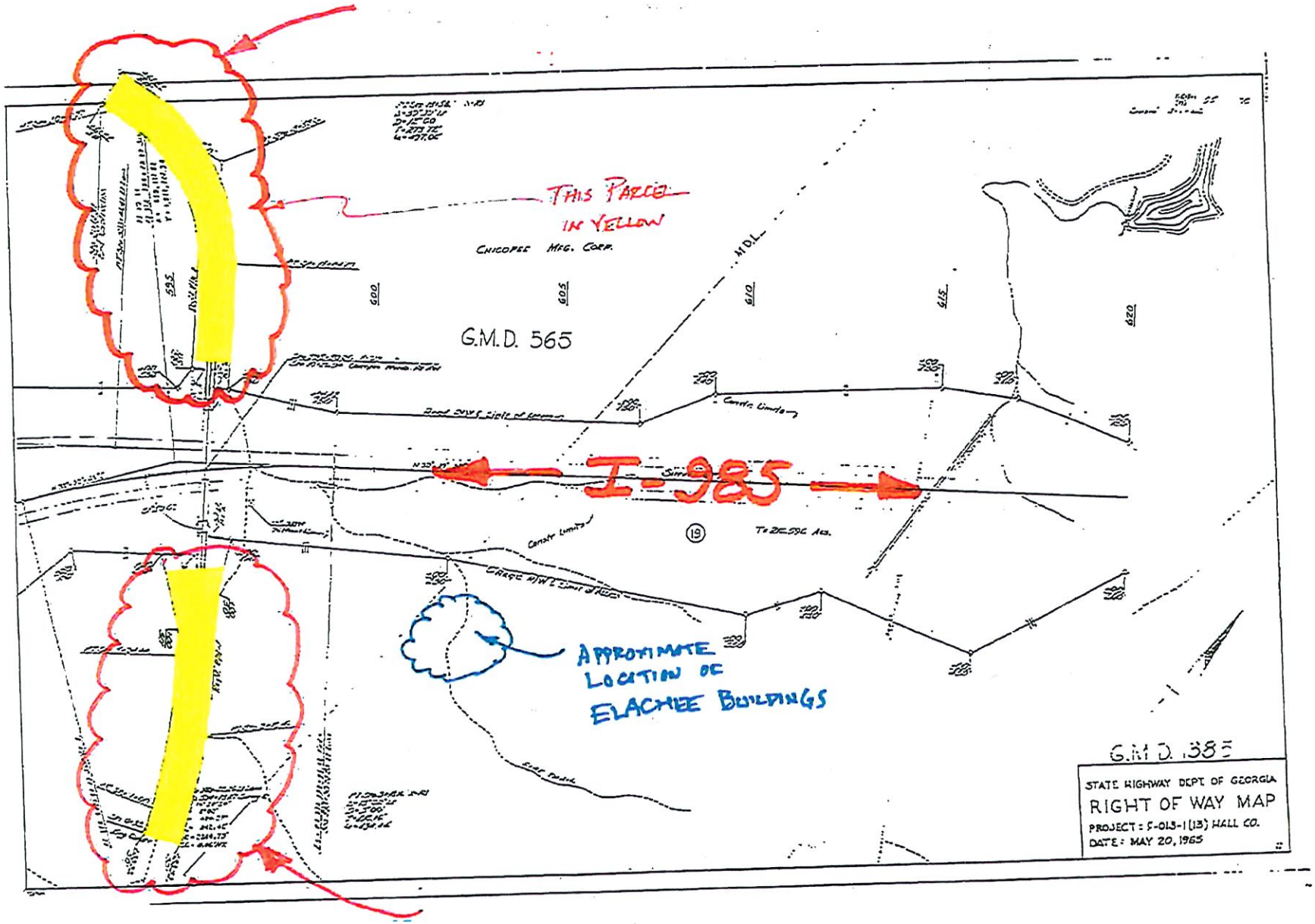
DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

R/W 1278B

Rev 01-08-2013


GEORGIA
STATE HIGHWAY DEPARTMENT
RIGHT OF WAY PROPOSED
ATLANTA - GAINESVILLE ROAD
HALL COUNTY
LIMITED ACCESS PROJECT
FEDERAL AID PROJECT
F-013-1(13)
F-013-1(13)
CONVENTIONAL SIGNS
G.M.D.1605
G.M.D.411
G.M.D. 565
G.M.D.1385
G.M.D.385
M.D.L.
THIS PARCEL
PLANS COMPLETE FOR RIGHT-OF-WAY - MAY 20, 1965
Revised


PT Sta 20+81.37
PT Sta 18+58.01
P.I. Sta 18+58.
Δ = 39° 31' Lt
D = 12° 00'
T = 273.72'
Lc = 497.00'
Sta 21+61.37
End Construction
PT Sta 393+46.41 Lt Line
P.I. NO 14
P.I. STA 391+78.27 Survey ℄
Δ = 600, 121.52
Y = 1,541, 101.94
CHICOPEE MFG. CORP.
M.D.L.
PC Sta 15+64.29
Road 81W-1
G.M.D. 565
595
600
605
610
615
620
Sta 395+50.00 F-013
Sta. 10+26.94 Chicopee Woods Rd. Rel.
Reqd R/W & Limit of Access
Constr. Limits
N 33°-32'-45"E
N 50°-23'-39"E
Survey ℄
81°30'00"
Constr. Limits
19
T = 216.596 Acs.
Reqd. R/W & Limit of Access
PT Sta. 5+34.44
Road 81W-1
Chicopee Woods Road Survey ℄
P.I. Sta. 3+18.16
FIRE TRAIL
PC Sta 1+00
Sta. 0+33.33
Beg. Constr.
P.I. Sta. 3+18.16 X-Rd.
Δ = 13° 02' Lt.
D = 3° 00'
T = 218.16'
Lc = 434.44'
G.M.D. 1385
STATE HIGHWAY DEPT. OF GEORGIA
RIGHT OF WAY MAP
PROJECT : F-013-1(13) HALL CO.
DATE : MAY 20, 1965


THIS PARCEL IN YELLOW
CHICOPEE MFG. CORP.
G.M.D. 565
I-985
APPROXIMATE LOCATION OF ELACHEE BUILDINGS
G.M.D. 385
STATE HIGHWAY DEPT OF GEORGIA
RIGHT OF WAY MAP
PROJECT: S-013-1(13) HALL CO.
DATE: MAY 20, 1965

AGENDA ITEM

County Attorney

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 146/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution transferring County Right-of-Way previously accepted from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13), to the Chicopee Woods Area Park Commission; authorization for the Chairman to execute any and all documents necessary to effectuate the transfer, subject to the review and approval of the County Attorney.

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: NA

Recommendation:
Approve

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution transferring County Right-of-Way previously accepted from the Georgia Department of Transportation, related to GDOT Project Number F-013-1(13), to the Chicopee Woods Area Park Commission; authorization for the Chairman to execute any and all documents necessary to effectuate the transfer, subject to the review and approval of the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-09

Approvals:

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

Attachments:

Resolution and Exhibit A

STATE OF GEORGIA
COUNTY OF HALL

RESOLUTION TRANSFERRING RIGHT OF WAY PREVIOUSLY QUITCLAIMED TO HALL COUNTY, GEORGIA IN ASSOCIATION WITH GEORGIA DEPARTMENT OF TRANSPORATION PROJECT F-013(13) TO THE CHICOPEE WOODS AREA PARK COMMISSION

WHEREAS, Hall County, Georgia has the authority pursuant to O.C.G.A. § 32-7-1 to abandon, dispose of, or lease property any public road or right-of-way that is under its jurisdiction, if such abandonment, disposal or lease is deemed to be in the public interest; and

WHEREAS, a portion of right-of-way, described in Exhibit "A" attached hereto and hereby incorporated by reference, was previously quit claimed to Hall County, Georgia by the Georgia Department of Transportation and was subsequently accepted as an asset of the County by the Hall County Board of Commissioners; and

WHEREAS Hall County, Georgia desires to quit-claim that same portion of right-of-way described in Exhibit "A" to the Chicopee Woods Area Park Commission and the Chicopee Woods Area Park Commission desires to accept it; and

WHEREAS, after a public hearing and due consideration, it appears that the right-of-way sought to be quit-claimed is no longer needed for public road purposes by Hall County, Georgia. It further appears to be in the best interest of all concerned as well as in the best interest of the public and of Hall County, Georgia that the right-of-way previously quit claimed to Hall County, Georgia by the Georgia Department of Transportation now be quit-claimed to the Chicopee Woods Area Park Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, that the right-of-way quit claimed to Hall County, Georgia by the Georgia Department of Transportation as shown by Exhibit "A" a copy of which is on file in the Office of this Board, be and the same is hereby approved to be quit-claimed to the Chicopee Woods Area Park Commission.

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners of Hall County, Georgia be, and is hereby authorized and directed to execute any and all documents necessary to effectuate the transfer of ownership and maintenance responsibilities thereto of the right-of-way shown by Exhibit "A" to the Chicopee Woods Area Park Commission.

[SIGNATURES ON FOLLOWING PAGE]

This the 9th day of April, 2026.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman

ATTEST: _____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

CLERK'S CERTIFICATE

The undersigned Clerk of Hall County, Georgia (the "County") does hereby certify that the foregoing constitutes a true and correct copy of a Resolution duly adopted by the Board of Commissioners of the County, that the original of said Resolution appears of record in the minute books of the County which are in my custody and control, and that the same has not been amended or repealed.

Given under my hand this the _____ day of April, 2026.

_____

Clerk, Board of Commissioners

(SEAL)

EXHIBIT A

EXTRACT FROM FULL DOCUMENT

GEORGIA DEPARTMENT OF TRANSPORTATION

QUITCLAIM DEED AND MAINTENANCE AGREEMENT

GEORGIA, HALL COUNTY

PROJECT NO. F-013-1(13)
P. I. NO. H000276

THIS INDENTURE, made this day 17 of August, 2021, between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, party of the first part, and HALL COUNTY, party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of whereof is hereby acknowledged has bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to that certain roads as shown colored in yellow on the attached plats; and

WHEREAS, the COUNTY and the DEPARTMENT agree that the COUNTY shall provide for proper maintenance of the roadway system that approaches, goes under, above or adjacent to Georgia Department of Transportation Highway Project Number F-013-1(13) A/K/A ATLANTA – GAINESVILLE ROAD and will make ample provision for such maintenance on roads shown and indicated on attached plats.

"SEE ATTACHMENT"

Said project BEGINNING at station 438 + 92.28 on the centerline of Georgia Highway Project F-013-1(13) running to station 908+ 46.72.

IN WITNESSETH WHEREOF, the party of the first part, acting by and through the Commissioner of the DEPARTMENT OF TRANSPORTATION, has hereunto caused the hand and seal of the DEPARTMENT OF TRANSPORTATION to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

BY: _____
Russell R. McMurry, P.E.
Commissioner

Signed, Sealed and Delivered
this the 17 day of August,
2021, in the Presence of:

_____
Witness

_____
Notary Public

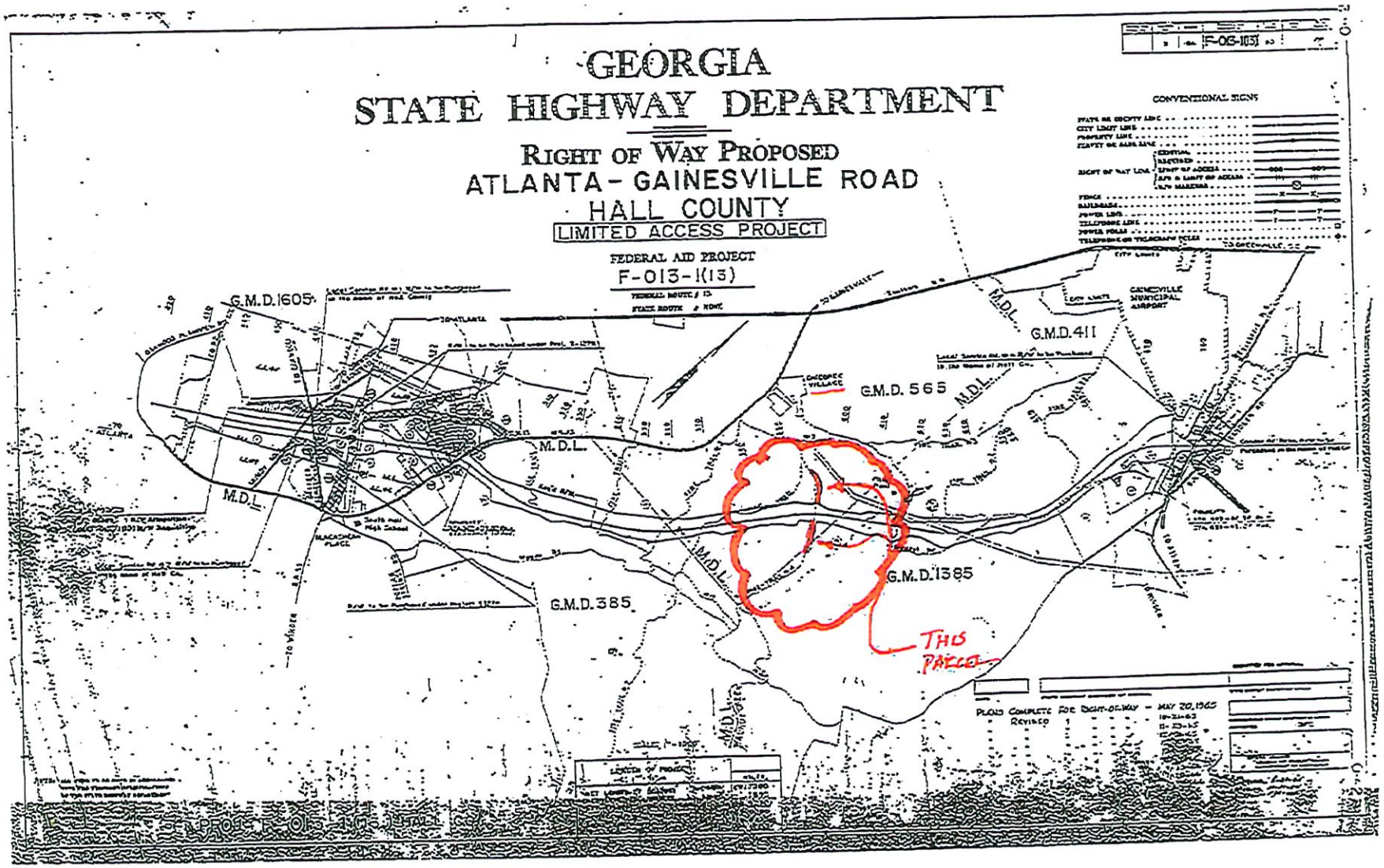
CRYSTAL JAMES NOTARY PUBLIC BARTOW COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 09, 2024

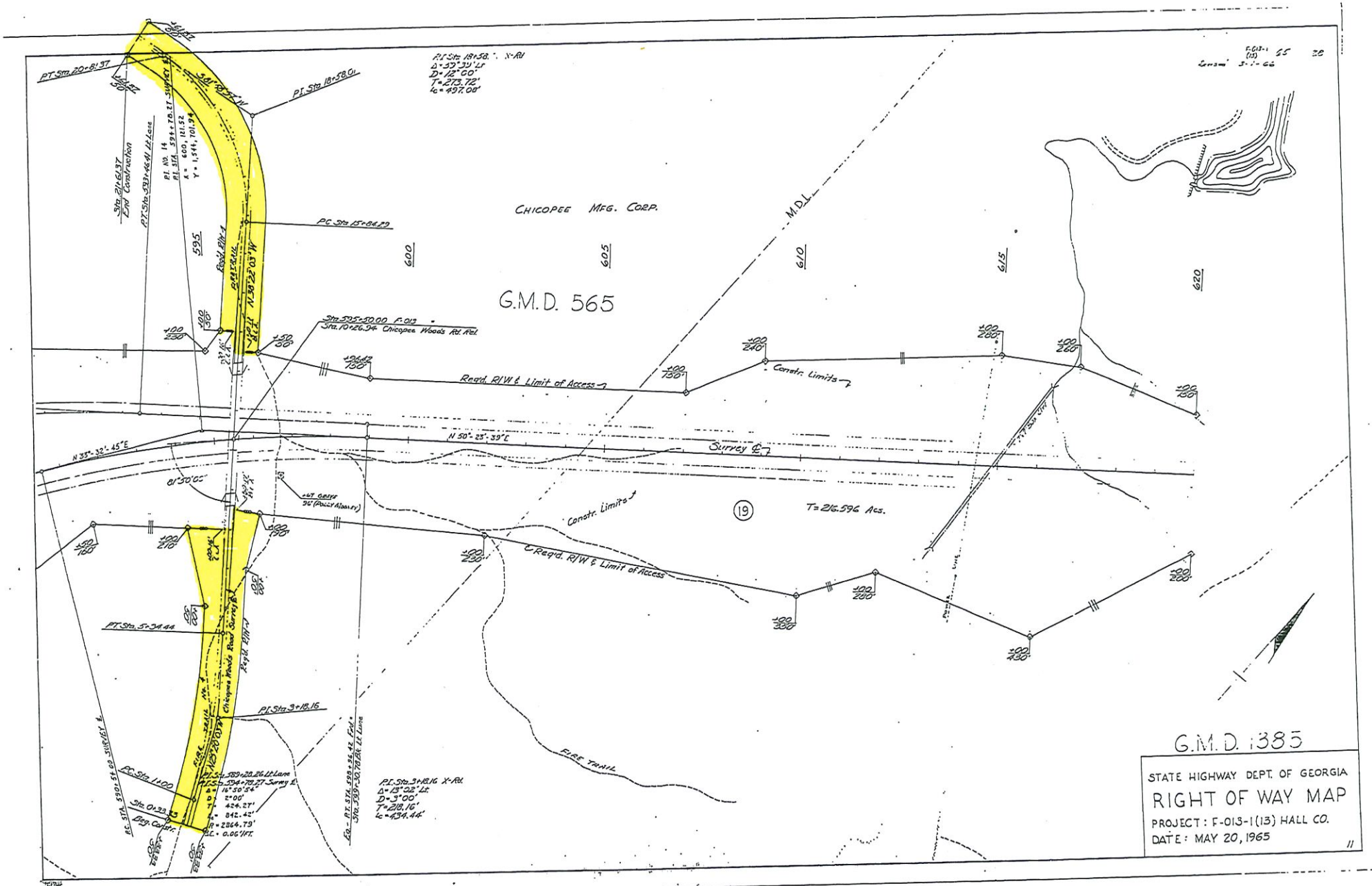
ATTEST: _____
Angela C. Whitworth
Treasurer

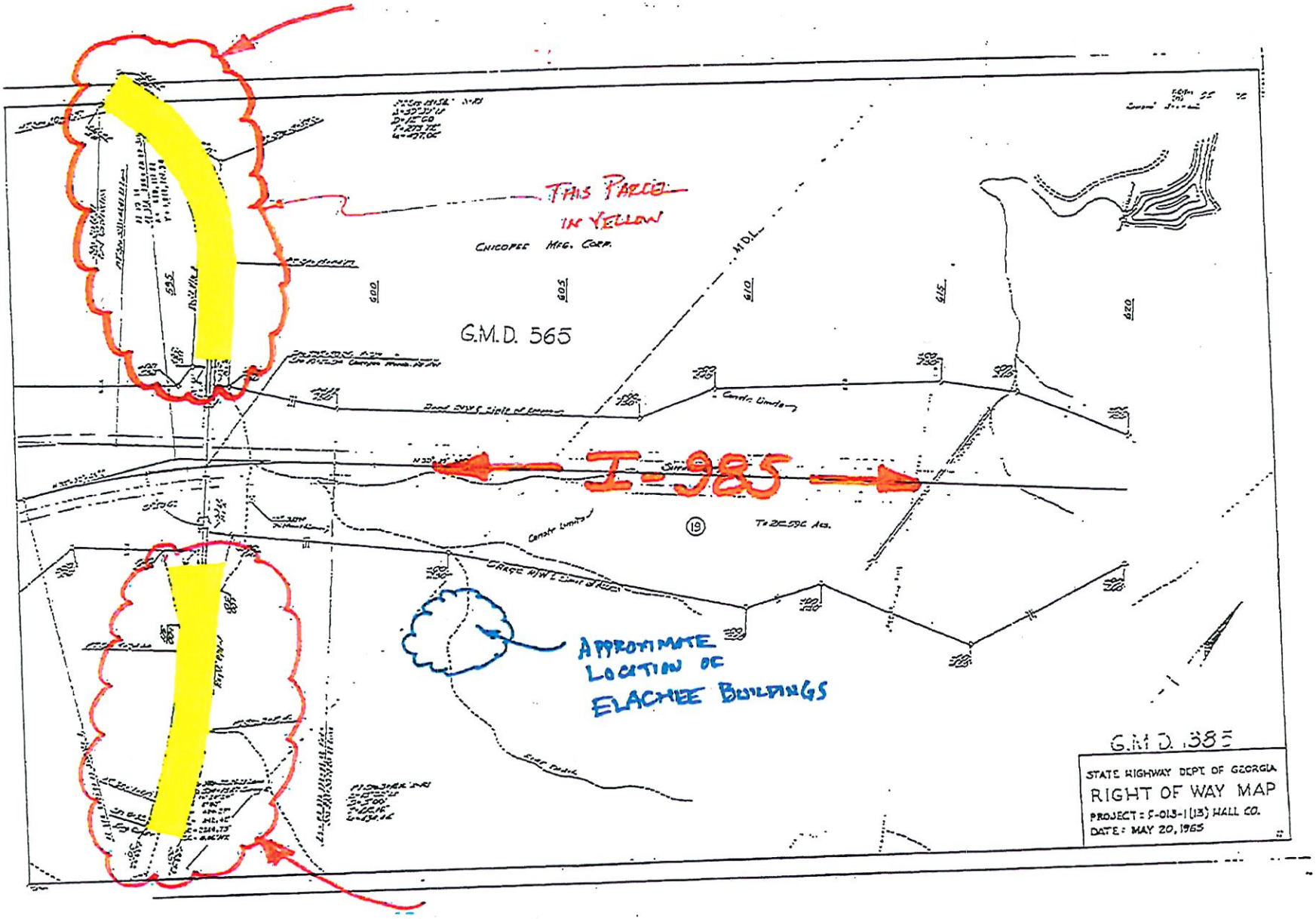
DEPARTMENT OF TRANSPORTATION

R/W 1278B

Rev 01-08-2013


GEORGIA
STATE HIGHWAY DEPARTMENT
RIGHT OF WAY PROPOSED
ATLANTA - GAINESVILLE ROAD
HALL COUNTY
LIMITED ACCESS PROJECT
FEDERAL AID PROJECT
F-013-1(13)
F-013-1(13)
CONVENTIONAL SIGNS
G.M.D.1605
G.M.D.411
G.M.D. 565
G.M.D.1385
G.M.D.385
M.D.L.
GAINESVILLE MUNICIPAL AIRPORT
CHICOPEE VILLAGE
THIS PARCEL
PLANS COMPLETE FOR RIGHT-OF-WAY - MAY 20, 1965
REVISED


CHICOPEE MFG. CORP.
G.M.D. 565
G.M.D. 385
M.D.L.
Reqd. R/W & Limit of Access
Constr. Limits
Survey ℄
Chicopee Woods Road Survey
Reqd. R/W
FIRE TRAIL
T= 216.596 Acs.
STATE HIGHWAY DEPT. OF GEORGIA
RIGHT OF WAY MAP
PROJECT: F-013-1(13) HALL CO.
DATE: MAY 20, 1965


THIS PARCEL IN YELLOW
CHICOPEE MFG. CORP.
G.M.D. 565
I-985
APPROXIMATE LOCATION OF ELACHEE BUILDINGS
G.M.D. 385
STATE HIGHWAY DEPT OF GEORGIA
RIGHT OF WAY MAP
PROJECT: S-013-1 (13) HALL CO.
DATE: MAY 20, 1965

AGENDA ITEM

Elections

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 131/2026

SUBJECT: Approve the annual renewal of the Hardware Warranty Agreement for Elections to Liberty Vote (formerly Dominion Voting Systems, Inc.) of Denver, CO, in the amount of $94,009.99.

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: PAT

Recommendation:
Approval.

Purpose of Request:

Approve the annual renewal of the Hardware Warranty Agreement for Elections to Liberty Vote (formerly Dominion Voting Systems, Inc.) of Denver, CO, in the amount of $94,009.99.

History:
The warranty agreement was previously with the Secretary of State of the State of Georgia and Dominion Voting Systems. In 2022, the warranty agreement transitioned to be directly with Hall County. In 2025, Liberty Vote purchased Dominion Voting Systems.

Facts and Issues:
Liberty Vote contracts with the State of Georgia to provide services related to the statewide voting systems.

The eRFP number is 47800-SOS0000037.

Options:

Funding Requested	$ 94,009.99
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?	

Approvals:

Submit	Approve	Purchasing	Budget
PT	LW	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
Invoice
Warranty Agreement
Sole Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 131/2026

Funds Requested: $ 94,009.99

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	1400-ELECTIONS	521101-ELECTION EXPENSE	$47,004.99
2027	100-GENERAL FUND	1400-ELECTIONS	521101-ELECTION EXPENSE	$47,005.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: PAT

Phone: 770-531-6945

STATEMENT OF ACCOUNT

LIBERTY VOTE

Customer:	USGAHALLCO
Date:	03/04/2026
Terms:	Net 30

P.O. Box 40005
Denver CO, 80204

Hall County, GA

Document #	Type	Date	Original Amt	Amt Remaining	Balance
LV162244	Invoice	1/14/2026	$94,009.99	$94,009.99	$94,009.99
				Total Due:	$94,009.99

Current	31-60	61-90	91+
$0.00	$94,009.99	$0.00	$0.00

REMIT TO:	COURIER ADDRESS:
Liberty Vote USA Inc. P.O. Box 538214 Atlanta, GA 30353-8214	Liberty Vote USA Inc. Lockbox #538214 1669 Phoenix Parkway, Suite 210 College Park, GA 30349

HARDWARE WARRANTY AGREEMENT
BY AND BETWEEN
DOMINION VOTING SYSTEMS, INC.
AND HALL COUNTY, GA

This Hardware Warranty Agreement (the "Agreement") dated January 1, 2022, (the "Effective Date"), is made between Hall County, GA ("County") and Dominion Voting Systems, Inc. ("Dominion"). This Agreement may refer to Dominion and the County together as the "Parties," or individually as a "Party."

WHEREAS, the Secretary of State of the State of Georgia entered into a Master Solution Purchase and Services Agreement contract (the "State Contract") with Dominion on July 29, 2019;

WHEREAS, the State Contract authorizes the County to purchase voting system hardware warranties for voting system items purchased by the State of Georgia for use by the County;

WHEREAS, The County desires to purchase voting system hardware warranties;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and in accordance with the terms and conditions set forth herein, Dominion agrees to sell voting system hardware warranties as described more fully below.

1. Composition of Agreement. Exhibit A is attached and incorporated herein by reference and forms a part of this Agreement. This Agreement consists of the general terms and conditions contained in the following sections, together with the Exhibit A. The total compensation payable under this Agreement shall be in accordance with the item prices incorporated within Exhibit A.

2. Definitions.

2.1. "Confidential Information" means those materials, documents, data, and technical information, specifications, business information, County information, or other information that a Party (the "Disclosing Party") maintains as trade secrets or confidential and which are disclosed to the other Party (the "Receiving Party") in tangible form marked as "confidential," or with words having similar meaning, which includes without limitation, Dominion software.

2.2. "Hardware" means the ImageCast® system hardware listed in Exhibit A of this Agreement.

2.3. "Specifications" means descriptions and data regarding the features, functions and performance of the Hardware, as set forth in user manuals or other applicable documentation provided by Dominion.

3. Term of Agreement. The Term of this Agreement shall begin on the Effective Date and shall continue until the first anniversary of the Effective Date. This Agreement shall automatically renew on an annual basis for an additional three (3) years, subject to the warranty fees and terms defined in Exhibit A. The County, at its sole discretion, may choose the terminate the Agreement prior to any annual renewal. Notification of termination must be in writing and provided to Dominion within forty-five (45) calendar days of expiration.

4. Dominion's Responsibilities. Dominion shall provide this Hardware warranty based upon the terms defined herein. Dominion shall provide invoices to County for the warranty items listed in Exhibit A and pursuant to the payment schedule described in Section 5 and Exhibit A.

5. County's Responsibilities. County shall pay invoices no later than thirty (30) calendar days from receipt of a Dominion invoice. Payments specified in this Section 5 are exclusive of all excise, sale, use and other sales taxes imposed by any governmental authority. If County is exempt from taxes, County shall supply Dominion with a tax exemption certificate or similar form demonstrating its exempt status upon request.

6. Warranties. The following warranties shall apply to the Hardware.

6.1. Hardware Warranty Terms. Dominion warrants that when used with the hardware and software configuration purchased through or approved by Dominion, each component of Hardware will be free of defects that would prevent the Hardware from operating in conformity in all material respects with its Specifications. The Hardware warranty shall remain in effect during the Term.

6.2. Hardware Warranty Services. If any Hardware component fails to operate in conformity with its specifications during the warranty period, Dominion shall provide a replacement for the Hardware component or, at Dominion's sole option, shall repair the Hardware component, so long as the Hardware is operated with its designated Dominion software and with third party products approved by Dominion for use with the Hardware. The following conditions apply:

6.2.1. County shall bear the shipping costs to return the malfunctioning Hardware component to Dominion, and Dominion shall bear the costs for shipping the repaired or replaced Hardware component to County.

6.2.2. The following services are not covered by this Agreement, but may be available at Dominion's current time and material rates:

6.2.2.1. Replacement of consumable items including but not limited to batteries, toner[1], paper rolls, ribbons, seals, smart cards, and removable memory devices, scanner rollers, disks, etc.;

6.2.2.2. Repair or replacement of Hardware damaged by of accident, disaster, theft, vandalism, neglect, abuse, or any improper use;

6.2.2.3. Repair or replacement of Hardware modified by any person other than those authorized in writing by Dominion;

6.2.2.4. Repair or replacement of Hardware from which the serial numbers have been removed, defaced or changed.

6.2.3. County is not authorized to provide or transfer any Hardware or other voting system component to a third party unless explicitly authorized in writing by Dominion. Providing or transferring Hardware will void the terms of the Warranty and shall be considered a breach of the Agreement.

[1] Toner will be included for Counties choosing the ICX warranty with annual replacement toner option.

6.3. No Other Warranties. DOMINION DISCLAIMS ALL OTHER WARRANTIES, AND REPRESENTATIONS, WHETHER WRITTEN, ORAL, EXPRESS, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY BASED ON A COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE.

7. Confidential Information.

7.1. Each Party shall treat the other Party's Confidential Information as confidential within their respective organizations and each Party shall be given the ability to defend the confidentiality of its Confidential Information to the maximum extent allowable under the law prior to disclosure by the other Party of such Confidential Information.

7.2. Subject to the requirements of the County's public record laws ("PRL"), neither Party shall disclose the other Party's Confidential Information to any person outside their respective organizations unless disclosure is made in response to, or because of, an obligation to any federal, state, or local governmental agency or court with appropriate jurisdiction, or to any person properly seeking discovery before any such agency or court.

7.3. Any specific information that Dominion claims to be confidential must be clearly marked or identified as such by Dominion. To the extent consistent with PRL, County shall maintain the confidentiality of all such information marked by Dominion as confidential. If a request is made to view such Confidential Information, County will notify Dominion of such request and the date the information will be released to the requestor unless Dominion obtains a court order enjoining such disclosure. If Dominion fails to obtain such court order enjoining such disclosure, the County will release the requested information on the date specified. Such release shall be deemed to have been made with Dominion's consent and shall not be deemed to be a violation of law or this Agreement.

8. Force Majeure. Should any circumstances beyond the control of Dominion or County occur that delay or render impossible the performance of any obligation due under this Agreement, such obligation will be postponed for the period of any delay resulting from any such circumstances, plus a reasonable period to accommodate adjustment to such extension or cancelled if performance has been rendered impossible thereby. Such events may include, without limitation, accidents; war, acts of terrorism; natural disasters; pandemic; labor disputes; acts, laws, rules or regulations of any government or government agency; or other events beyond the control of both Dominion and County. Neither Party shall be liable under this Agreement for any loss or damage to the other Party due to such delay or performance failures. Notwithstanding the foregoing, both Parties shall use commercially reasonable efforts to minimize the adverse consequences of any such circumstances. This Section shall not operate to excuse any Party from paying amounts that are owed pursuant to this Agreement.

9. Indemnification. Dominion, at its sole expense, will indemnify and defend the County, its officers, agents and employees from and against any loss, cost, expense or liability (including but not limited to attorney's fees and awarded damages) arising out of a claim, suit or action that the System infringes, violates, or misappropriates a Third Party's patent, copyright, trademark, trade secret or other intellectual property or proprietary rights.

10. Limitation of Liability. EXCEPT FOR THE INDEMNIFICATION OBLIGATIONS CONTAINED IN THIS AGREEMENT AND ANY WILLFUL MISCONDUCT OR GROSS NEGLIGENCE, DOMINION'S TOTAL AGGREGATE LIABILITY FOR ANY LOSS, DAMAGE, COSTS OR EXPENSES UNDER OR IN CONNECTION WITH THIS AGREEMENT, HOWSOEVER ARISING, INCLUDING WITHOUT LIMITATION, LOSS, DAMAGE, COSTS OR EXPENSES CAUSED BY BREACH OF CONTRACT, NEGLIGENCE, STRICT LIABILITY, BREACH OF STATUTORY OR ANY OTHER DUTY SHALL IN NO CIRCUMSTANCES EXCEED THE TOTAL DOLLAR AMOUNT OF THE AGREEMENT. NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY LOSS OF PROFITS, LOSS OF BUSINESS, LOSS OF DATA, LOSS OF USE OR ANY OTHER INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL LOSS OR DAMAGE WHATSOEVER, HOWSOEVER ARISING, INCURRED BY THE OTHER PARTY OR ANY THIRD PARTY, WHETHER IN AN ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORT, EVEN IF THE PARTIES OR THEIR REPRESENTATIVES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

11. Assignment. Neither Party may assign its rights, obligations, or interests in this Agreement without the written consent of the other Party, providing however that Dominion may assign the proceeds of this Agreement to a financial institution without prior consent of the County.

12. Termination. In the event either Party violates any provisions of this Agreement, the non-violating Party may serve written notice upon the violating Party identifying the violation and providing a reasonable cure period. Except as otherwise noted herein, such cure period shall be at least thirty (30) days. In the event the violating Party has not remedied the infraction at the end of the cure period, the non-violating Party may terminate this Agreement, and seek legal remedies for breach of contract as allowed hereunder. If the breach identified in the notice cannot be completely cured within the specified time period, no default shall occur if the Party receiving the notice begins curative action within the specified time period and thereafter proceeds with reasonable diligence and in good faith to cure the breach as soon as practicable, but in no event shall the cure period exceed sixty (60) days without written consent by the non-breaching party.

13. Legality and Severability. This Agreement and the Parties' actions under this Agreement shall comply with all applicable federal, state and local laws, ordinances, rules, regulations, court orders, and applicable governmental agency orders. If any term or provision of this Agreement is held to be illegal or unenforceable, the remainder of this Agreement shall not be affected thereby and each term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree that any court reviewing this Agreement shall reform any illegal or unenforceable provision to carry out the express intent of the parties as set forth herein to the fullest extent permitted by law.

14. Choice of Law and Jurisdiction. Interpretation of this Agreement shall be governed by the laws of the State of Georgia, and the courts of competent jurisdiction located in the State of Georgia will have jurisdiction to hear and determine questions relating to this Agreement.

15. Waiver. Any failure of a Party to assert any right under this Agreement shall not constitute a waiver or a termination of that right or any provisions of this Agreement.

16. Notices. All notices required or permitted to be given hereunder shall be given in writing and shall be deemed to have been given when personally delivered or by certified or registered mail, return receipt requested, addressed to the intended recipient or e-mailed as follows:

If to Dominion:
Dominion Voting Systems, Inc.
Attn: Contracts Administrator
PO Box 343
Broomfield, CO 80038
Email: contracts@dominionvoting.com

If to the County:
Hall
Attn: Lori Wurtz
2875 Browns Bridge Rd.
Gainesville, GA 30503
Email: lwurtz@hallcounty.org

17. Independent Contractor. Dominion and its agents and employees are independent contractors performing professional services for the County and are not employees of the County. Dominion and its agents and employees shall not accrue leave, retirement, insurance, bonding, use of County vehicles, or any other benefits afforded to employees of the County as a result of this Agreement. Dominion acknowledges that all sums received hereunder are personally reportable by it for income tax purposes as self-employment or business income and are reportable for self-employment tax.

18. Entire Agreement. This Agreement constitutes the entire agreement, understanding and representations between Dominion and the County, and supersede and replace all prior agreements, written or oral. No modifications or representations to the Agreement shall be valid unless made in writing and signed by duly authorized representatives of both the County and Dominion, and incorporated as an amendment hereto.

19. Third-Party Beneficiary. No person shall be a third-party beneficiary pursuant to this Agreement. No obligation of Dominion or County may be enforced against Dominion or County, as applicable, by any person not a party to this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date above written.

DOMINION VOTING SYSTEMS, INC.

AUTHORIZED SIGNATURE

John Poulos

PRINTED NAME

President & CEO

TITLE

12/29/2021

DATE

HALL COUNTY, GEORGIA

AUTHORIZED SIGNATURE

Richard Higgins

PRINTED NAME

Chairman

TITLE

1/27/2022

DATE

EXHIBIT A

PRICING AND PAYMENT SUMMARY

1. **Pricing Summary**

DESCRIPTION	QTY	UNIT PRICE	EXTENSION
Annual Hardware Fees*			
ICP Annual Hardware Warranty	52	$146.00	$7,592.00
ICC Annual Hardware Warranty	1	$1,200.00	$1.200.00
ICX Annual Hardware Warranty (with annual replacement toner supply)**	544	$136.00	$73,984.00
MBP Annual Hardware Warranty	2	$375.00	$750.00
Total Annual Fees:			**$83,526.00**

* Dominion reserves the right to adjust the Annual Hardware Warranty Fee within three percent (3%) of the then current fee.

** For Counties choosing the ICX Warranty with annual replacement toner supply, Dominion shall ship 1 toner cartridge per unit annually.

2. **Payment Schedule** - Dominion shall provide invoices to the Customer as described below. The Customer shall pay invoices in a timely manner and no later than thirty (30) calendar days from receipt of a Dominion invoice. Payments specified in this Exhibit are exclusive of all excise, sale, use and other taxes imposed by any governmental authority, all of which taxes shall be reimbursed by the Customer. The initial invoice shall be provided at the Agreement signing and on each anniversary of the Effective Date thereafter through the Term.

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

For Sole Source or Sole Brand, identify efforts made to locate other possible sources.
Desired Supplier Name:
Desired Supplier Email:
Desired Supplier Phone Number:

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

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

AGENDA ITEM

Emergency Management

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 169/2026

SUBJECT: Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County, GA and Barrow County, GA regarding the Hall Regional Radio System, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: ZB

Recommendation:
Approval

Purpose of Request:
Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County, GA and Barrow County, GA regarding the Hall Regional Radio System, subject to review and approval by the County Attorney.

History:

Facts and Issues:
Barrow County is currently designing and constructing their 800mHz P25 Public Safety Radio Sytem to join onto the Hall Regional Radio System. This agreement spells out the requirements for them to join our system including the sharing of core costs of the system with Hall County and our exisiting tenant, Jackson County.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-10

Approvals:

Submit	Approve	Budget	Finance
ZB	ZB	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

IGA
Exhibit A

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 169/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: ZB

Phone: 470-201-0795

STATE OF GEORGIA

COUNTY OF HALL/BARROW

INTERGOVERNMENTAL AGREEMENT
BETWEEN HALL COUNTY, GEORGIA
AND BARROW COUNTY, GEORGIA
REGARDING THE HALL REGIONAL RADIO SYSTEM

This Intergovernmental Agreement (hereinafter referred to as the "Agreement") is made on this_____ day of _____, 2025 (the "Effective Date") by and between Hall County, Georgia and Barrow County, Georgia (hereinafter sometimes referred to individually as the "Party" or collectively as the "Parties") regarding inclusion of Barrow County in the Hall Regional Radio System.

WITNESSETH:

WHEREAS, the Parties to this Agreement are governmental entities; and

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia authorizes and empowers the Parties to cooperate with each other and to that end enter into intergovernmental agreements with each other for up to fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, Hall County has acquired the "SmartZone Controller" (defined as a technological system used to process commands, call processing, and mobility management functions for the radio communications system and trunking call processing for system operations and known as the "core") and is capable of directly interfacing with Federal, State, and local governments, including Barrow County; and

WHEREAS, Barrow County is purchasing, designing, implementing and deploying a simulcast subsystem with technology that can interface directly with the SmartZone Controller acquired by Hall County; and

WHEREAS, it is advisable for the Parties to form a collaborative team to sustain a secure real-time interoperable communications network with the goal of achieving increased public safety through direct seamless communication; and

WHEREAS, the Parties agree to pursue grant funds jointly and separately to enhance interoperable radio communication between multiple jurisdictions through Georgia Emergency Management Agency (GEMA), the Department of Homeland Security (DHS) and other grant mechanisms; and

WHEREAS, Hall County has already entered into an intergovernmental agreement with Jackson County, Georgia, effective September 20, 2021, by which the HALL REGIONAL RADIO SYSTEM was created for the purpose of establishing a real-time interoperable communications network between governmental entities to enhance public safety;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and in consideration of the mutual promises and undertakings contained herein, the Parties hereto do hereby agree and consent to the following:

I. PARTICIPATION OF BARROW COUNTY IN THE HALL REGIONAL RADIO SYSTEM

The Parties agree that Barrow County shall participate as a member of the HALL REGIONAL RADIO SYSTEM, a collaborative team created for the purposes set out in this Agreement and any other purposes related thereto. The HALL REGIONAL RADIO SYSTEM is and shall be managed by a committee as set forth below. The Parties further agree that each will act in accordance with the purposes of this Agreement as detailed below.

A. Purpose and Intent. The HALL REGIONAL RADIO SYSTEM has been created for the following purposes:

1. To establish interoperable communications among the first responder providers both within and between their designated geographic areas;
2. To plan for future real-time interoperable communication needs to enhance public safety;
3. To share in the costs of establishing and managing an effective interoperable communications system; and
4. To expand scope of voice and data communications in the region so that in the future surrounding counties may become a part of a larger interoperable communications network.

B. Terms for Sharing Costs. The Parties agree to share in the costs of the SmartZone Controller under the following terms:

1. The Parties agree to share in the costs of the SmartZone Controller, and each Party shall pay its respective proportion of the Annual Maintenance Expenses associated with the SmartZone Controller. For the purposes of this Agreement, "Annual Maintenance Expenses" shall be defined as the annual cost associated with the maintenance of infrastructure equipment shared by the Parties, including 3rd party and/or inhouse professional maintenance, Motorola monitoring, advanced replacement and repair of faulty components, 24/7 technical support, and any other expense associated with equipment shared by the Parties under this Agreement and billed to Hall County by Motorola and participating vendors.
2. Each party shall be responsible for its proportion of the Annual Maintenance Expenses of the SmartZone Controller, at a prorated basis following a Party's

connection of one or more mobile or portable radios to the SmartZone Controller. Hall County shall pay all costs associated with the SmartZone Controller prior to the commencement of a Party's cost share obligation.

3. Each Party's proportional share of the Annual Maintenance Expenses shall equal the total Annual Maintenance Expenses divided by the number of Parties to this Agreement and any other governmental entities that are members of the HALL REGIONAL RADIO SYSTEM. The total amount of the fees incurred shall be provided by invoice(s) from the company or companies that provide the services associated with the SmartZone Controller (hereinafter the "Providers"). Hall County shall pay directly to the Providers the full amount of fees incurred from the SmartZone Controller and associated services. Each Party's proportion of the Annual Maintenance Expenses of the SmartZone Controller shall be determined in January of each year by the Hall Regional Radio System Manager and communicated by the representative to the other Parties in writing by January 31 of each year, accompanied by an invoice to be paid within thirty (30) days and a copy of the invoice(s) from the Providers.
4. Each Party agrees to participate in the replacement or future capital costs of the SmartZone Controller. The Hall Regional Radio System Manager will track and provide each Party with estimated upgrade information and a timeline for shared equipment.
5. Motorola shall be responsible for the task of switching over radios currently maintained by Barrow County to the HALL REGIONAL RADIO SYSTEM as outlined in Barrow County's contract with Motorola and attached to this Agreement. See Exhibit A.

C. Infrastructure Responsibility. Each Party shall be responsible for the design, implementation, testing and maintenance of its own infrastructure including electronics, tower sites and auxiliary equipment. Equipment shall be installed and maintained to industry standards and vendor recommendations. To maintain system integrity, all equipment, both infrastructure and subscribers, shall meet industry and vendor standards and shall be reviewed by the Executive Committee or their designees as identified below.

D. Cybersecurity. Each Party (or Barrow County) is responsible for having and maintaining an advanced, state-of-the-art cybersecurity system that shall be a Managed Detection and Response (MDR) platform for the purpose of monitoring and protecting from cybersecurity threats all equipment, systems, and data in use with the HALL REGIONAL RADIO SYSTEM.

E. Legal Compliance. Each Party shall be responsible for systems that comply with Federal, State and local regulations including, but not limited to, maintaining FCC licensing of its equipment, implementing sites that meet FAA requirements, and utilizing the most recent APCO, NFPA, National Electric Code and other applicable standards.

F. Upgrades. System upgrade schedules shall be implemented at the sole discretion of the Hall County Radio System Manager. The Parties or their designees agree to work in good faith with Hall County to determine a practical and reasonable time for upgrades to occur.

G. Interoperable Communications. To ensure that both jurisdictions have the ability to communicate seamlessly with each other and to provide for interoperable communications during significant events, disasters, or planned events, both Parties agree to the following:

1. Each Party shall create a zone in all subscriber units and dispatch consoles that contain appropriate jurisdictional talk groups that may be utilized as needed for the purpose of efficient communications during inter-agency operations.
2. Each Party shall create a zone in all subscriber units and dispatch consoles that contain pre-established interoperable talk groups.
3. The use of the above-mentioned talk groups will be considered as "Wide Area Roaming" talk groups. In the event there is an unacceptable number of System Busies, either Party may request that the other Party meet and evaluate the shared Wide Area Talk Groups in an attempt to resolve the System Busies issue.

H. Creation of Committees and Mutual Responsibilities. The Parties agree to create and participate in a committee designated to managing the SmartZone Controller and the terms of this Agreement, assigning sufficient and knowledgeable personnel to carry out the goals and specific projects of the HALL REGIONAL RADIO SYSTEM, and to carry out any other related objectives and goals associated with achieving interoperable communications for public safety purposes among various agencies. To facilitate the goals of this provision, the Parties agree to the following:

1. The Directors of EMA and 911 of the governing bodies of Hall County and Barrow County shall be members of the executive committee. The Chairperson of the Executive Committee shall be a representative of Hall County.
2. The Executive Committee shall meet when necessary to discuss issues relative to the goals of the HALL REGIONAL RADIO SYSTEM, organize themselves as they deem necessary, and do whatever else in the interest of achieving the goals of the HALL REGIONAL RADIO SYSTEM.
3. The Members of the Executive Committee shall:

    a. Create ad hoc committees as needed, such as technical and operational committees.

b. Work together to execute vendor contracts, implement communications technologies, and improve public safety operations for their citizens, and all such contracts shall be subject to the approval of the Executive Committee and the governing bodies of each of the member counties, as appropriate;
c. Plan for future communication needs of the members of the HALL REGIONAL RADIO SYSTEM and any future members;
d. Meet with the frequency necessary, and organize themselves as they deem necessary to perform these tasks and to advise the Executive Committee members on current issues regarding the matters referenced herein;
e. Cooperate in the day-to-day issues of implementing the various contracts negotiated and entered hereunder and upgrading and testing the communication equipment purchased and used by their governmental units; and do anything else necessary or advisable to carry out the objectives and goals associated with achieving interoperable communications among various agencies; and
f. Establish any function that deals with the operation of the system.

II. TERM

This Agreement shall commence on the effective date set forth herein and shall continue for a term of twenty (20) years. This Agreement may be renewed for up to four (4) additional five (5) year terms by agreement of the governing bodies of each Party.

III. NOTICE

All notices and written requests required herein shall be deemed validly given if sent via U.S. Mail, certified mail, or overnight delivery, return receipt requested, addressed to the governing body of each Party. A mailed or electronic copy shall also be provided to the County Attorney for each Party. All notices shall be effective when received. The addresses for each Party are as follows:

Hall County, Georgia
Attn: Hall County Administrator
Hall County Government Center
2875 Browns Bridge Road
Gainesville, Georgia 30504

Barrow County, Georgia
Attn: Barrow County Manager
Barrow County Historic Courthouse
30 North Broad Street
Winder, Georgia 30680

IV. EXECUTION OF THIS AGREEMENT

Each Party to this Agreement shall sign two (2) signature pages in blue ink.

V. ANNUAL MAINTENANCE ON SHARED EQUIPMENT

Hall County agrees to provide annual maintenance on shared equipment under its Motorola contract.

VI. TERMINATION

Either Party may terminate this Agreement for breach if, after giving ninety (90) days prior written notice of the nature and extent of the breach to the breaching Party, the breaching Party fails to cure its own material breach or default under this Agreement. If the alleged breach is not cured within the ninety (90) day notice period, then the non-breaching party may serve a subsequent written notice of termination of the Agreement, and the Agreement will automatically terminate as of the date of the receipt of the subsequent (second) notice. In the event of notice of a breach, the Parties shall continue to perform their duties and obligations under this Agreement during the applicable notice period in the manner prescribed herein. In the event of a breach, the Parties shall have all rights and remedies provided by law. This Agreement may also be terminated on a specific date if mutually agreed upon by both Parties.

VII. NO THIRD-PARTY BENEFICIARIES

This Agreement is for the benefit of the Parties hereto only and is not intended to benefit any third party or to give rise to any duties to or causes of action for any third party.

VIII. GOVERNING LAW

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

IX. SUCCESSORS AND ASSIGNS

No Party shall assign, sublet or transfer its interest in this Agreement without the written consent of the other Parties hereto. Nothing herein shall be construed as creating any personal liability on the part of any officer or employees or members of the governing body, agents or officials of any Party.

X. ENTIRE AGREEMENT

This Agreement and any attached exhibits constitute the entire Agreement between the Parties hereto as to all matters contained herein. No representation, oral or written, not set forth

and incorporated herein shall be binding upon the Parties hereto. All subsequent changes to this Agreement must be signed by all Parties.

XI. AMENDMENTS

This Agreement shall not be amended or changed except by written instrument signed by both Parties.

XII STRICT PERFORMANCE

The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement shall not constitute a waiver thereof.

XIII IMMUNITIES

No provision of this Agreement is intended, nor shall it be construed, to in any way waive any immunities, protections, or defenses to liability provided to either of the Parties hereto by the laws of the State of Georgia or by federal law.

XIV SEVERABILITY

In the event any section of this Agreement is declared and adjudged invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this Agreement.

XV AUTHORIZATION

The Parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in two counterparts, each to be considered as an original, by its authorized representatives who have set their hands and affixed their seals on the day and date hereinabove written.

[Signatures on following page.]

HALL COUNTY, GEORGIA

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

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk
Hall County, Georgia

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney
Hall County, Georgia

BARROW COUNTY, GEORGIA

By:_____
Pat Graham, Chairman
Barrow County Board of Commissioners

ATTEST:

_____(SEAL)
Abril Olivas, County Clerk
Barrow County, Georgia

THE SEAL OF BARROW COUNTY
1914
GEORGIA

Exhibit A

Proposal

Barrow County, Georgia

ASTRO Upgrade Project

June 27, 2025

4/3/2026:
Entire Exhibit A Document is 796 pages and was not added to the meeting packet.
A complete copy can be obtained from the Commission Clerk.
- J. Rivera

The design, technical, and price information furnished with this proposal is proprietary information of Motorola Solutions, Inc. (Motorola). Such information is submitted with the restriction that it is to be used only for the evaluation of the proposal, and is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the proposal, without the express written permission of Motorola Solutions, Inc.

MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2025 Motorola Solutions, Inc. All rights reserved.

Motorola Solutions, Inc.
500 W. Monroe Street, Suite 4400
Chicago, IL 60661

June 27, 2025

Barrow County Board of Commissioners
Attn: Jeremy Pickett, Emergency Communications Director
222 Pleasant Hill Church Rd NE
Winder, Georgia 30680

Subject: P25 Radio System Proposal Draft

Dear Mr. Pickett:

Motorola Solutions, Inc. (Motorola) is grateful for the opportunity to propose an upgrade to Barrow County's 700 MHz P25 Simulcast Radio System for its first responders and its public works personnel. Our Georgia-based project team has taken great care to propose a solution that will meet your needs and provide unsurpassed value to the first responders and citizens of Barrow County. The contents of this proposal represent our offering based on information the County's consultant and employees have provided.

Key elements of our proposal to Barrow County include:

- A 6-site Project 25 TDMA/FDMA Public Safety Simulcast Radio System Infrastructure Upgrade connecting to the Hall County Core
- Seven (7) Next-Generation AXS Dispatch Consoles for the 9-1-1 Emergency Communication Center
- WAVE and Critical Connect connectivity using the Hall County Core
- Five hundred forty-four (544) APX P25 TDMA mobiles and portables, as well as Flash codes for additional existing subscribers

Motorola Solutions' time-based proposal incentives are valid through August 28, 2025 and subject to Motorola Solutions' Customer Agreement, or a negotiated version thereof. If you have any questions concerning our proposal, please contact Parks McIntosh, Motorola Account Executive at (470) 927-2457 or Jarrod Shupe, Motorola Strategic Projects Area Sales Manager at (386) 227-7675.

Sincerely,
Motorola Solutions, Inc.

Janet Fernandez
Regional Vice President, Southeastern Territory
North America Government Markets

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 140/2026

SUBJECT: **0, 0 and 4258 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 **| Proposed Use: Uses permitted in I-2 |** Commission District 3 **| DCCM, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed zoning is consistent with the "Employment or Business Nodes & Corridors" future land use designation in the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated February 5, 2026, and as described in the project narrative dated February 25, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Connection to the public water system located along Cornelia Highway, including the extension of the water line to the subject property, shall be constructed at the developer's expense.
3. All truck traffic must turn right out of the proposed development to access SR 365. No thru traffic is permitted traveling southwest along Cagle Road beyond the limits of the proposed development.
4. A trip generation memo shall be submitted to Hall County Public Works to determine whether a full Traffic Impact Study is required. Additionally, a pavement analysis for the full buildout of the development shall be provided to identify any necessary pavement structure improvements.
5. All signage shall comply with the Unified Development Code.
6. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request: **History:**

0, 0 and 4258 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 | **Proposed Use: Uses permitted in I-2 |** Commission District 3 | **DCCM, applicant**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deeds
Gainesville Water Comment
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Signs
Public Comment - from Timothy Blackwell
Public Comment - from Taylor Kelln

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... DCCM

Request ..... **Rezone** |from Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2)

Proposed Use ..... Uses permitted in I-2

Size ..... 28.18± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Heavy Industrial (I-2)

Location ..... **0, 0 and 4258 Cagle Road|** Tax parcels 09098 000007, 000008 & 000002

Commission District ..... Three

Commission Date ..... April 9, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed zoning is consistent with the "Employment or Business Nodes & Corridors" future land use designation in the Comprehensive Plan.

Record Number.....HZON26-0002

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 February 5, 2026, and as described in the project narrative dated February 25, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Connection to the public water system located along Cornelia Highway, including the extension of the water line to the subject property, shall be constructed at the developer's expense.

3. All truck traffic must turn right out of the proposed development to access SR 365. No thru traffic is permitted traveling southwest along Cagle Road beyond the limits of the proposed development.

4. A trip generation memo shall be submitted to Hall County Public Works to determine whether a full Traffic Impact Study is required. Additionally, a pavement analysis for the full buildout

of the development shall be provided to identify any necessary pavement structure improvements.

5. All signage shall comply with the Unified Development Code.

6. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

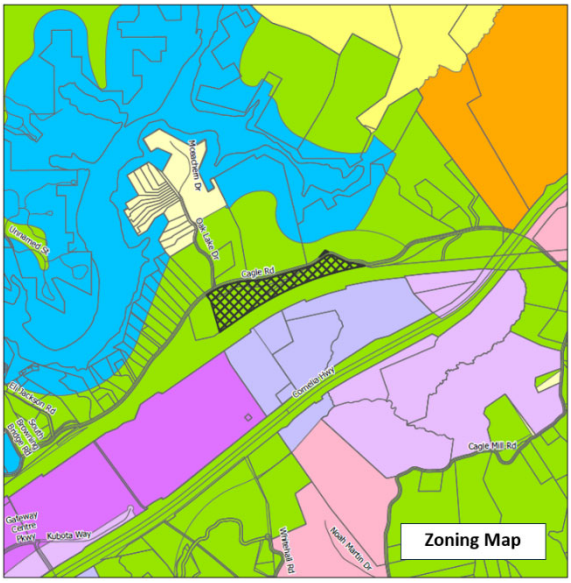
7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a combined 28.18± acre tract from Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) for uses permitted in Heavy Industrial (I-2). Currently, the site is undeveloped.

The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) – Single-family-residences and undeveloped
East: Agricultural Residential 1 (AR-1) – Single-family-residences and undeveloped
South: Norfolk Southern Railroad Right-of-Way; Planned Industrial Development (PID) – Cold storage facility; Heavy Industrial (I-2) – Kubota manufacturing facility
West: Agricultural Residential 1 (AR-1) – Electrical utility substation

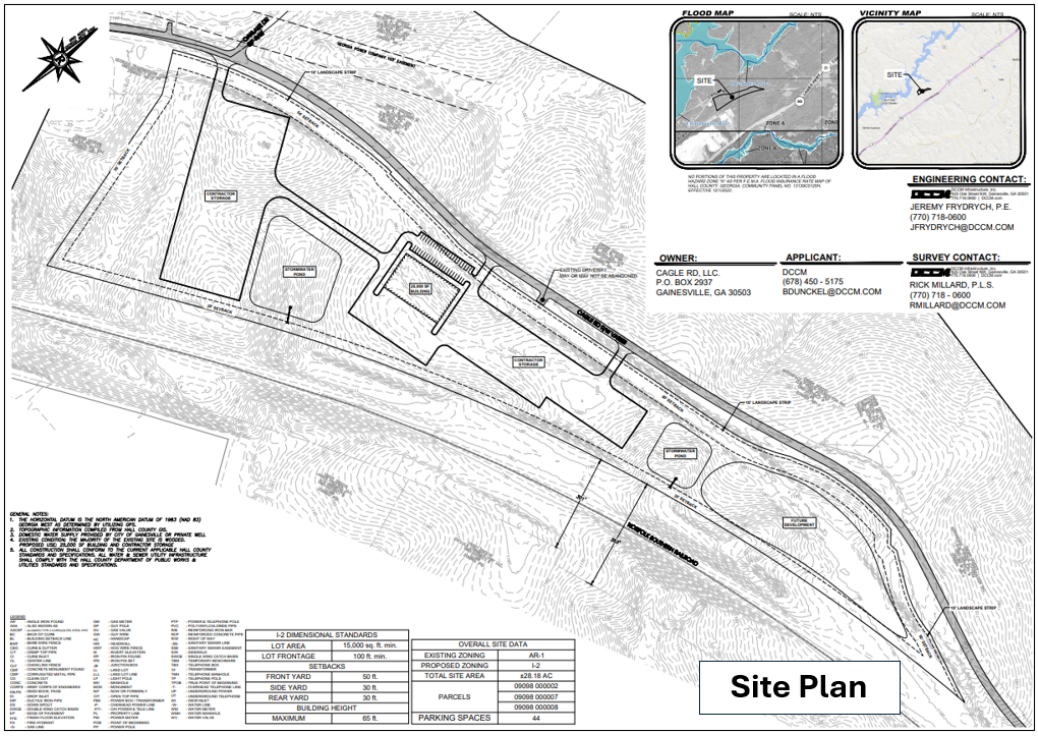


Per the submitted narrative and site plan, the proposed development is comprised of three parcels and will consist of a 25,000 square foot industrial building, contractor storage lots, employee and customer parking, and two stormwater ponds. The area identified as future development may be utilized as an additional building site or additional contractor storage.

The submitted site plan identifies three full-access driveways along Cagle Road serving the proposed development. Comments provided by the Georgia Department of Transportation state that roadway improvements may be required for State Route 365 and Cagle Road. Hall County Public Works states that a trip generation memo is required to help inform if a full traffic impact study will be required. A pavement analysis will be required for the full maximum build out, which may require pavement structure to be added. The applicant states in their narrative that all access points will comply with Hall County standards and be permitted accordingly.

The development includes a 10-foot landscape strip along the Cagle Road right-of-way. The adjacent property to the west is zoned Agricultural Residential 1 (AR-1). A vegetated buffer has not been

proposed along this boundary, as is required, because the adjoining site is developed with an electrical substation and does not contain any residential use. The applicant is proposing one temporary sales sign along Cagle Road, as well as, permanent internal directional signage throughout the development. Signage must comply with the standards of the Unified Development Code unless a variance is obtained.



Comments received on March 2, 2026, from the City of Gainesville Department of Water Resources state that public water service is located approximately 3,000 feet from the proposed development on Cornelia Highway. Any project requiring connection to the public water system must extend the water line to the site at the developer's expense. Per the submitted narrative, the site will be served by on-site sewage management.

Based on the future land use plan, staff finds the requested rezoning *<u>is consistent</u>* with the Hall County Comprehensive Plan and the future land use designation of "Employment or Business Nodes & Corridors" Together, the Employment or Business Nodes & Corridors designations support a development pattern that concentrates higher-intensity commercial, office, and industrial uses along major transportation corridors with access to necessary infrastructure. These areas are intended to accommodate job-generating uses while allowing higher-density residential development where appropriate to support nearby employment centers. Both designations emphasize high-quality site design, protection of natural resources, and landscape enhancements, ensuring that future development contributes positively to the county's economic growth and overall community character.

<u>Zoning Analysis</u>

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed zoning is suitable in view of the existing use, development patterns, and zoning of adjacent and nearby properties. The subject parcels have a future land use designation of Employment or Business Nodes and Corridors while parcels to the south are designated Inland Port. Together, these designations reflect a development pattern that concentrates higher-intensity commercial, office, and industrial uses along major transportation corridors where supporting infrastructure is available.**

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 any road impacts are mitigated as determined by Georgia Department of Transportation and Hall County Public Works.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned.**

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 result in an excessive or burdensome demand on transportation facilities, utilities, schools, police protection, fire protection, public health facilities, or emergency medical services provided any road impacts are mitigated as determined by the Georgia Department of Transportation and Hall County Public Works.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning proposal is in conformity with the policy and intent of the future land use plan for this area. The proposed use aligns with the Comprehensive Plan's Employment or Business Nodes & Corridors designation, which supports higher-intensity commercial activity and low-intensity, consumer-oriented industrial uses along major transportation corridors. The rezoning advances the plan's goals for targeted employment growth and coordinated development within these designated nodes and corridors.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The subject property is currently undeveloped. Surrounding properties reflect a mix of development patterns, including established single-family residential uses as well as nearby industrial developments. In this context, the property's undeveloped status is consistent with the transitional nature of the area, where development has occurred incrementally as infrastructure and market conditions have evolved. The proposed rezoning aligns with the broader development trends in the vicinity and along Cornelia Highway.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are existing and emerging conditions in the vicinity that support the proposed zoning. The property is in close proximity to the Inland Port which is contributing to a shift toward employment-oriented and logistics-supportive development in this area. These transportation investments are expected to continue influencing land use patterns by attracting industrial, commercial, and distribution-related uses. In this context, the proposed rezoning aligns with these changing conditions and is compatible with the evolving development trends surrounding the site.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning, Heavy Industrial (I-2), would not create an isolated district as properties to south, across the Norfolk Southern Railroad, are also zoned Heavy Industrial (I-2). Additional properties to the south are zoned Planned Industrial Development (PID) which is consistent with the established industrial and commercial character of the area.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The requested zoning change is not out of scale with the needs of the County or the immediate neighborhood. The area is experiencing a transition toward employment-oriented and logistics-supportive development due to its proximity to the Inland Port. The proposed rezoning is consistent with these emerging development patterns and aligns with the County's broader goals for accommodating employment growth within designated nodes and corridors.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support Heavy Industrial (I-2) uses based on the Future Land Use Map, however, the development as proposed requires rezoning approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

    d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study

and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 5, 2026, 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 may be required after review of business plan. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off-system but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required."

Hall County Public Works and Utilities
In a memorandum dated March 11, 2026, Jorge Gomez, 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:
A trip generation memo is required to help inform if a full traffic impact study will be required. A pavement analysis will be required for the full maximum build out, which may require pavement structure to be added.

Utilities:
No comment. Site will be served by septic.

Hall County Fire Marshal
In an email dated March 5, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If approved the site plan will have to meet fire code, see attached Hall County Fire civil checklist."

City of Gainesville Department of Water Resources
In an email dated March 2, 2026, Nick Swafford, Permitting Services &GIS Manager, stated, "With regards to the proposed rezoning of 4258 Cagle Road, The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Cornelia Highway approximately 3,000 feet away from the property. Any development requiring public water service would be required to extend a developer-constructed water main meeting all standards and specifications, latest edition, set forth by Gainesville DWR."

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

ZONING APPLICATION

Applicant (Name & Mailing Address)

DCCM
425 Oak St.
Gainesville, GA 30501
Phone [redacted]
Email Address bdunckel@dccm.com

Property Owner (Name & Mailing Address)

Cagle Road, LLC
P.O. Box 2937
Gainesville, GA 30503
Phone
Email Address

Proposed Use Industrial Uses

Contact Person (Name & Mailing Address)

Bradley Dunckel
425 Oak St.
Gainesville, GA 30501
Phone [redacted]
Email Address bdunckel@dccm.com

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
(Y) Other

Requested Action

Existing Zoning: AR-1
Rezone to: I-2
Fee:$
Receipt #:
Check #:

Tax Parcel Number 09098 00000209098 000007, 09098 000008,
Acreage 28.18 +/-
Location Address 4258 Cagle Road, Lula, GA 30554

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

Print: BRADLEY DUNCKEL Date: 2/5/26
Sign: Date: 2/5/26

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 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) Cagle Road, LLC

Address P.O. Box 2937

Gainesville, GA 30503

Phone Number

Name of applicant(s) DCCM

Address 425 Oak St.

Gainesville, GA 30501

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) Jackie D. Allen

Personally appeared before me
Patricia A. Millard

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Patricia A. Millard
Notary Public

2/5/26
Date

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

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: B K Dunckel **Date:** 2/5/26

Applicant's/Owner's Name (Printed): Bradley Dunckel

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:** 2/5/26

Applicant's/Owner's Name (Printed): Cagle Road, LLC

Project Narrative for 4258 Cagle Road

Amended February 25, 2026

LOCATION – 4258 Cagle Road, Gainesville, GA 30506
ACREAGE – 28.18 acres +/-
PARCELS – 09098 000002, 09098 000007, & 09098 000008
EXISTING ZONING – AR-1
REQUESTED ZONING – I-2
APPLICANT – DCCM

Summary

The accompanying application seeks zoning district change from Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) for approximately 28.18 acres of unimproved property located at 4258 Cagle Road in northeast Hall County, approximately 3,000 feet west of the intersection of Cagle Road with Cornelia Highway (SR 365). The intent is to develop no more than two 25,000 square foot industrial buildings with employee and customer parking, as well as contractor storage lots. An area identified as "Future Development" on the site plan may be used for a future building site or additional contractor storage.

The proposed uses are consistent with the Hall County Comprehensive Plan. The property is located within the "East Hall" character area with a future land use designated as "Employment or Business Nodes & Corridors". The Employment or Business Nodes & Corridors future land use designation encourages a mix of uses ranging from commercial to industrial. The area surrounding the subject property is predominantly industrial, and the parcel's entire southern boundary is adjacent to the railroad; the other side of the railroad tracks is developed with industrial uses and the entire area is served by the Blue Ridge Connector and SR 365. Completion of the development is anticipated by 2030.

Site Description

The parcel has nearly 3,600 linear feet of frontage along Cagle Road; it is generally rectangular in shape and varies in width between 350 and 730 feet. The property is currently undeveloped and wooded, with no streams or floodplains according to county GIS maps. Domestic water (12") is available from the City of Gainesville and is located adjacent to Cornelia Highway (SR365). On-Site sewerage systems are planned for all sanitary sewer requirements. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to the successful development of the property for the purposes intended.

Adjacencies

The property is adjacent to railroad tracks operated by Norfolk Southern Railroad, and is located northwest of the Blue Ridge Connector (previously referred to as the Inland Port). On the other side of the railroad tracks are Planned Industrial Development (PID) zoned properties, one tract is developed with a cold storage facility and another is undeveloped. To the southwest of the cold storage facility is a parcel zoned Heavy Industrial (I-2) and owned by Kubota Manufacturing for a manufacturing facility. Adjacent to the subject property to the southwest is a parcel developed with an electrical substation. Across Cagle Road, there are several large tracts zoned Agricultural Residential 1 (AR-1) which are mostly undeveloped. Two small subdivisions are located to the south of the development, also on the opposite side of Cagle Road, with the home sites located to the rear of the lots and adjacent to the Chattahoochee River.

Access

Access to the property is from Cagle Road, with three driveways planned for the development. All driveways will meet Hall County access standards and be permitted accordingly.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – Parcel #15007 000276 zoned Planned Industrial Development (PID) (on the other side of the railroad tracks).
- Nearest distance to developed commercial property – Parcel #15007 000215 zoned PID for a cold storage facility (on the other side of the railroad tracks)
- Nearest distance to a single-family home – a single-family home at 4324 Oak Lake Drive is located approximately 700’ from the northern boundary
- Nearest distance to a subdivision – Oak Lake Estates S/D is located to the north of the property on the opposite side of Cagle Road

Aerial View

Traffic Impact Study

A Traffic Impact Study has not been provided and is presumably below the County's threshold requirements. Trip Generation from the industrial site is expected to produce an average daily trip (ADT) of 175 trips.

Development Strategy

The industrial development may be developed in several phases, although the specific program is not identified at this time. The industrial uses would be pad graded for single or multiple end users, with actual building construction occurring based on demand.

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the property for identification purposes. All permanent internal signage must be outside of any right of way or utility easement and within a landscape and signage easement recorded on the final plat.

One temporary sales and marketing sign not exceeding 32 square feet per sign face and 12 feet in height may be used along Cagle Road.

Conceptual Master Plan

The development of the site shall be controlled by this narrative. 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, parking areas, storage areas, stormwater facilities and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so

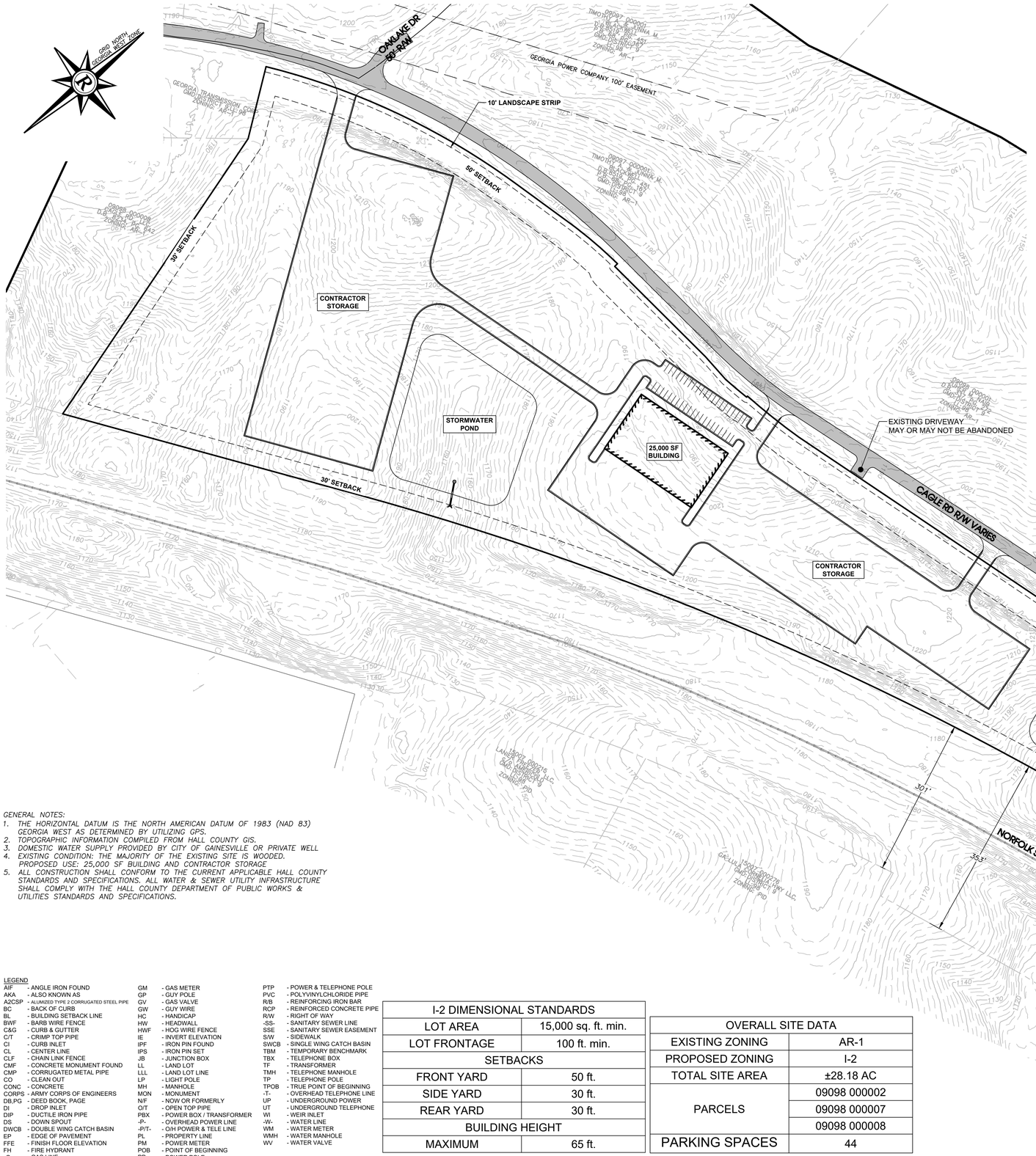
long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Buffers

As the property is not immediately adjacent to any property developed for residential use, buffers are not necessary. A 10' landscape strip will be planted along Cagle Road. The configuration of the property naturally limits the need for buffering adjacent residential uses, as the eastern boundary is a corner formed by the road frontage of Cagle Road and the right-of-way of Norfolk Southern Railroad. The subject property is effectively bounded on all sides by the road, the railroad, and an electrical substation.

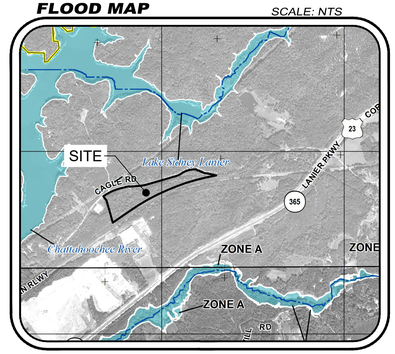
Open Space

The project will provide at least 20% open space as required through landscaped areas and undeveloped portions of the site.



FLOOD MAP

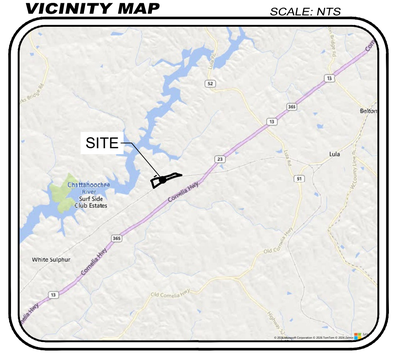
SCALE: NTS



NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO. 13139C0125H, EFFECTIVE 12/1/2022.

VICINITY MAP

SCALE: NTS



ENGINEERING CONTACT:

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

JEREMY FRYDRYCH, P.E.
(770) 718-0600
JFRYDRYCH@DCCM.COM

OWNER:

CAGLE RD, LLC.
P.O. BOX 2937
GAINESVILLE, GA 30503

APPLICANT:

DCCM
(678) 450 - 5175
BDUNCKEL@DCCM.COM

SURVEY CONTACT:

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

RICK MILLARD, P.L.S.
(770) 718 - 0600
RMILLARD@DCCM.COM

GENERAL NOTES:

1. *THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) GEORGIA WEST AS DETERMINED BY UTILIZING GPS.*
2. *TOPOGRAPHIC INFORMATION COMPILED FROM HALL COUNTY GIS.*
3. *DOMESTIC WATER SUPPLY PROVIDED BY CITY OF GAINESVILLE OR PRIVATE WELL*
4. *EXISTING CONDITION: THE MAJORITY OF THE EXISTING SITE IS WOODED. PROPOSED USE: 25,000 SF BUILDING AND CONTRACTOR STORAGE*
5. *ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT APPLICABLE HALL COUNTY STANDARDS AND SPECIFICATIONS. ALL WATER & SEWER UTILITY INFRASTRUCTURE SHALL COMPLY WITH THE HALL COUNTY DEPARTMENT OF PUBLIC WORKS & UTILITIES STANDARDS AND SPECIFICATIONS.*

LEGEND

AIF	- ANGLE IRON FOUND	GM	- GAS METER	PTP	- POWER & TELEPHONE POLE
AKA	- ALSO KNOWN AS	GP	- GUY POLE	PVC	- POLYVINYLCHLORIDE PIPE
AZCSP	- ALUMIZED TYPE 2 CORRUGATED STEEL PIPE	GV	- GAS VALVE	R/B	- REINFORCING IRON BAR
BC	- BACK OF CURB	GW	- GUY WIRE	RCP	- REINFORCED CONCRETE PIPE
BL	- BUILDING SETBACK LINE	HC	- HANDICAP	R/W	- RIGHT OF WAY
BWF	- BARB WIRE FENCE	HW	- HEADWALL	SS-	- SANITARY SEWER LINE
C&G	- CURB & GUTTER	HWF	- HOG WIRE FENCE	SSE	- SANITARY SEWER EASEMENT
C/T	- CRIMP TOP PIPE	IE	- INVERT ELEVATION	S/W	- SIDEWALK
CI	- CURB INLET	IPF	- IRON PIN FOUND	SWCB	- SINGLE WING CATCH BASIN
CL	- CENTER LINE	IPS	- IRON PIN SET	TBM	- TEMPORARY BENCHMARK
CLF	- CHAIN LINK FENCE	JB	- JUNCTION BOX	TBX	- TELEPHONE BOX
CMF	- CONCRETE MONUMENT FOUND	LL	- LAND LOT	TF	- TRANSFORMER
CMP	- CORRUGATED METAL PIPE	LLL	- LAND LOT LINE	TMH	- TELEPHONE MANHOLE
CO	- CLEAN OUT	LP	- LIGHT POLE	TP	- TELEPHONE POLE
CONC	- CONCRETE	MH	- MANHOLE	TPOB	- TRUE POINT OF BEGINNING
CORPS	- ARMY CORPS OF ENGINEERS	MON	- MONUMENT	-T-	- OVERHEAD TELEPHONE LINE
DB,PG	- DEED BOOK, PAGE	N/F	- NOW OR FORMERLY	UP	- UNDERGROUND POWER
DI	- DROP INLET	O/T	- OPEN TOP PIPE	UT	- UNDERGROUND TELEPHONE
DIP	- DUCTILE IRON PIPE	PBX	- POWER BOX / TRANSFORMER	WI	- WEIR INLET
DS	- DOWN SPOUT	-P-	- OVERHEAD POWER LINE	-W-	- WATER LINE
DWCB	- DOUBLE WING CATCH BASIN	-P/T-	- O/H POWER & TELE LINE	WM	- WATER METER
EP	- EDGE OF PAVEMENT	PL	- PROPERTY LINE	WMH	- WATER MANHOLE
FFE	- FINISH FLOOR ELEVATION	PM	- POWER METER	WV	- WATER VALVE
FH	- FIRE HYDRANT	POB	- POINT OF BEGINNING		
-G-	- GAS LINE	PP	- POWER POLE		

I-2 DIMENSIONAL STANDARDS	
LOT AREA	15,000 sq. ft. min.
LOT FRONTAGE	100 ft. min.
SETBACKS	
FRONT YARD	50 ft.
SIDE YARD	30 ft.
REAR YARD	30 ft.
BUILDING HEIGHT	
MAXIMUM	65 ft.

OVERALL SITE DATA	
EXISTING ZONING	AR-1
PROPOSED ZONING	I-2
TOTAL SITE AREA	±28.18 AC
PARCELS	09098 000002
	09098 000007
	09098 000008
PARKING SPACES	44

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

REZONING PLAN
FOR:

CAGLE ROAD TRACT
4258 CAGLE ROAD

LOCATED IN:
LAND LOT 98, 9TH DISTRICT
HALL COUNTY, GEORGIA

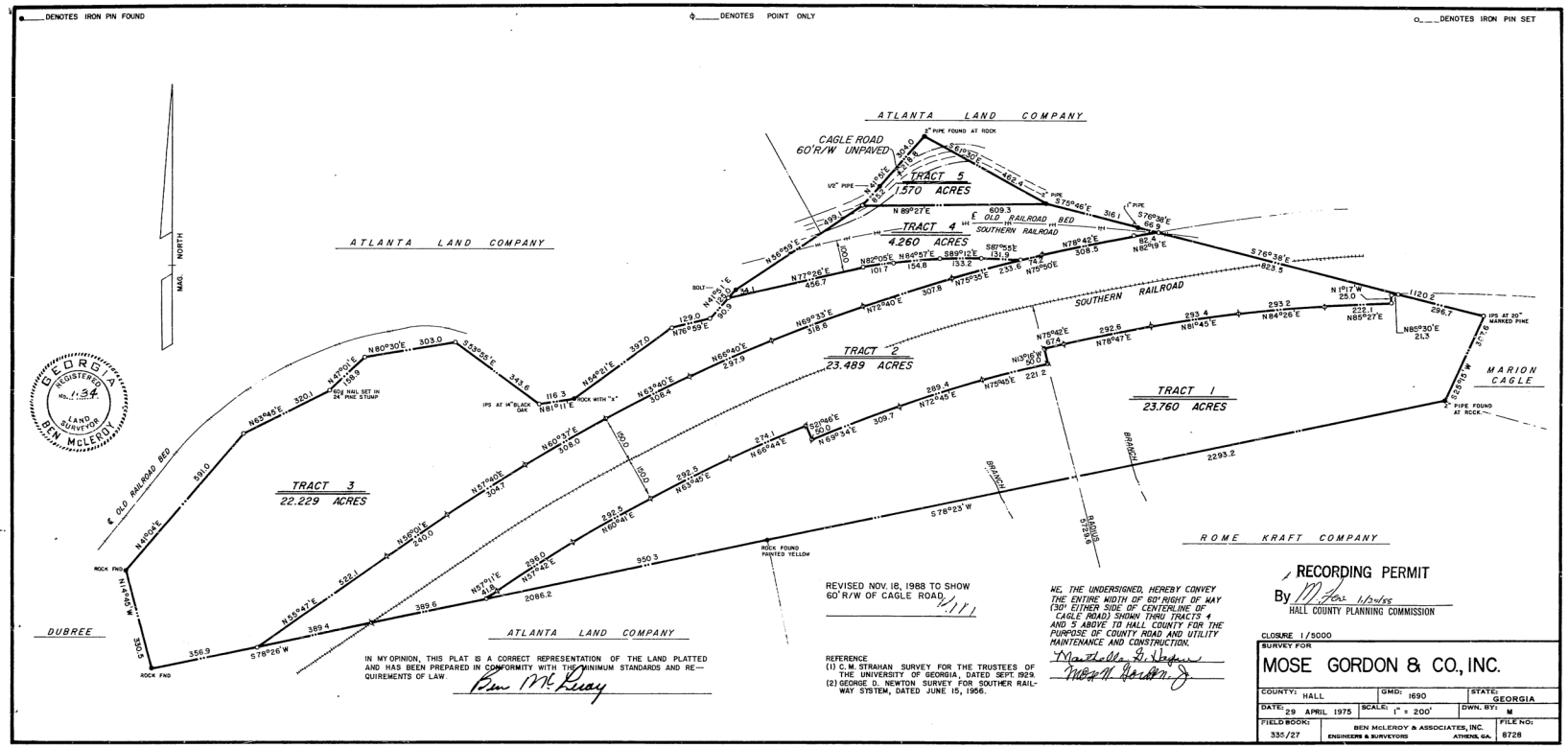
NO.	DATE	REVISIONS
		DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN CONSENT OF DCCM AND ITS SEAL AFFIXED HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE ON FILE FOR VERIFICATION OF ANY CHANGES

GRAPHIC SCALE
50' 0' 100' 200'

SHEET 1
OF 1

DATE: 02/05/26
SCALE: 1" = 100'
JOB NO. G226015.PRP
DWG NO. 22WE.dwg
DRAWN BY: CAM

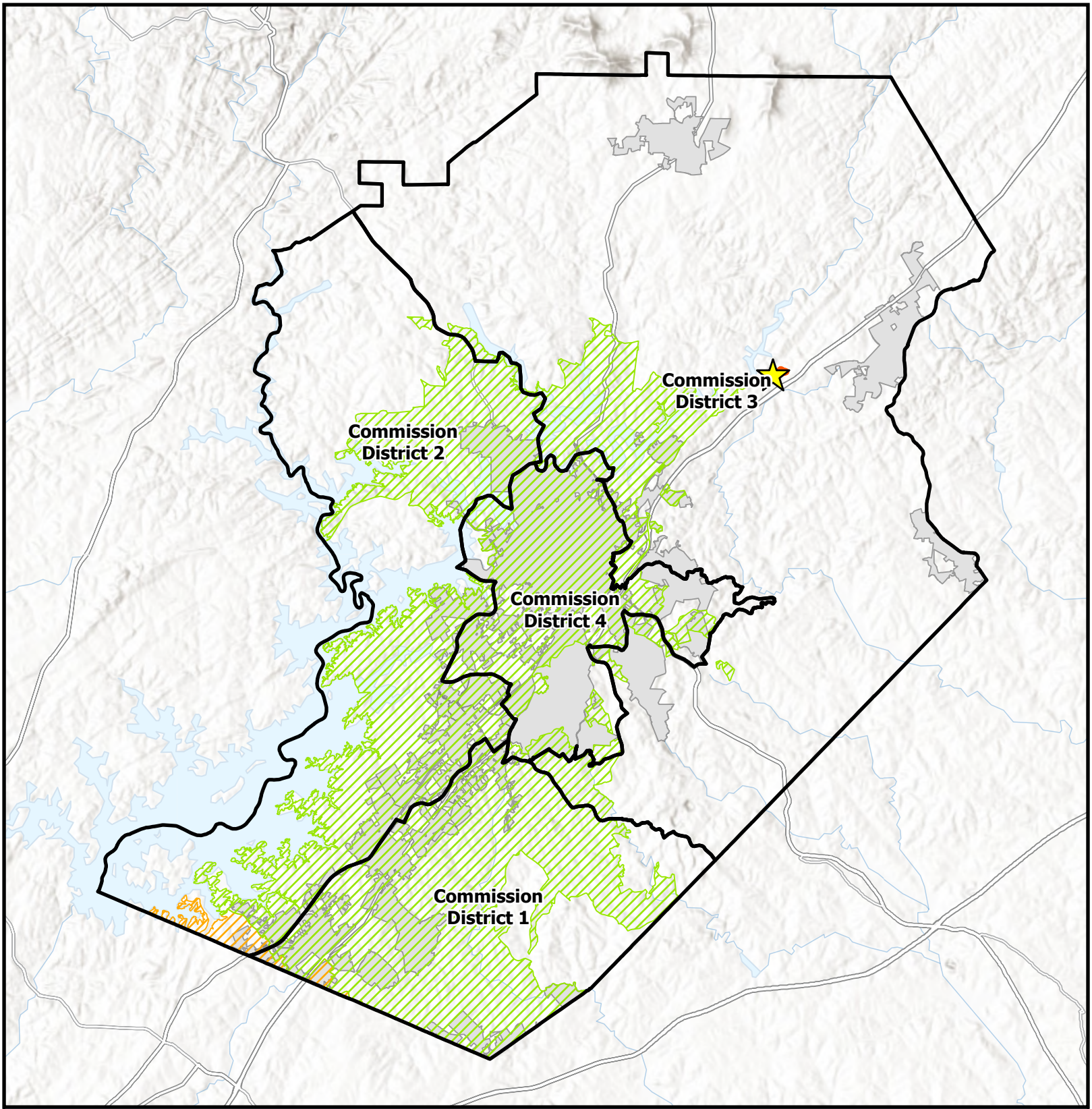


Recorded November 29, 1988

Dwight S. Wood, Clerk

14

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0133&key2=14&county=69&countyname=HALL&userid=891638&appid=28



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

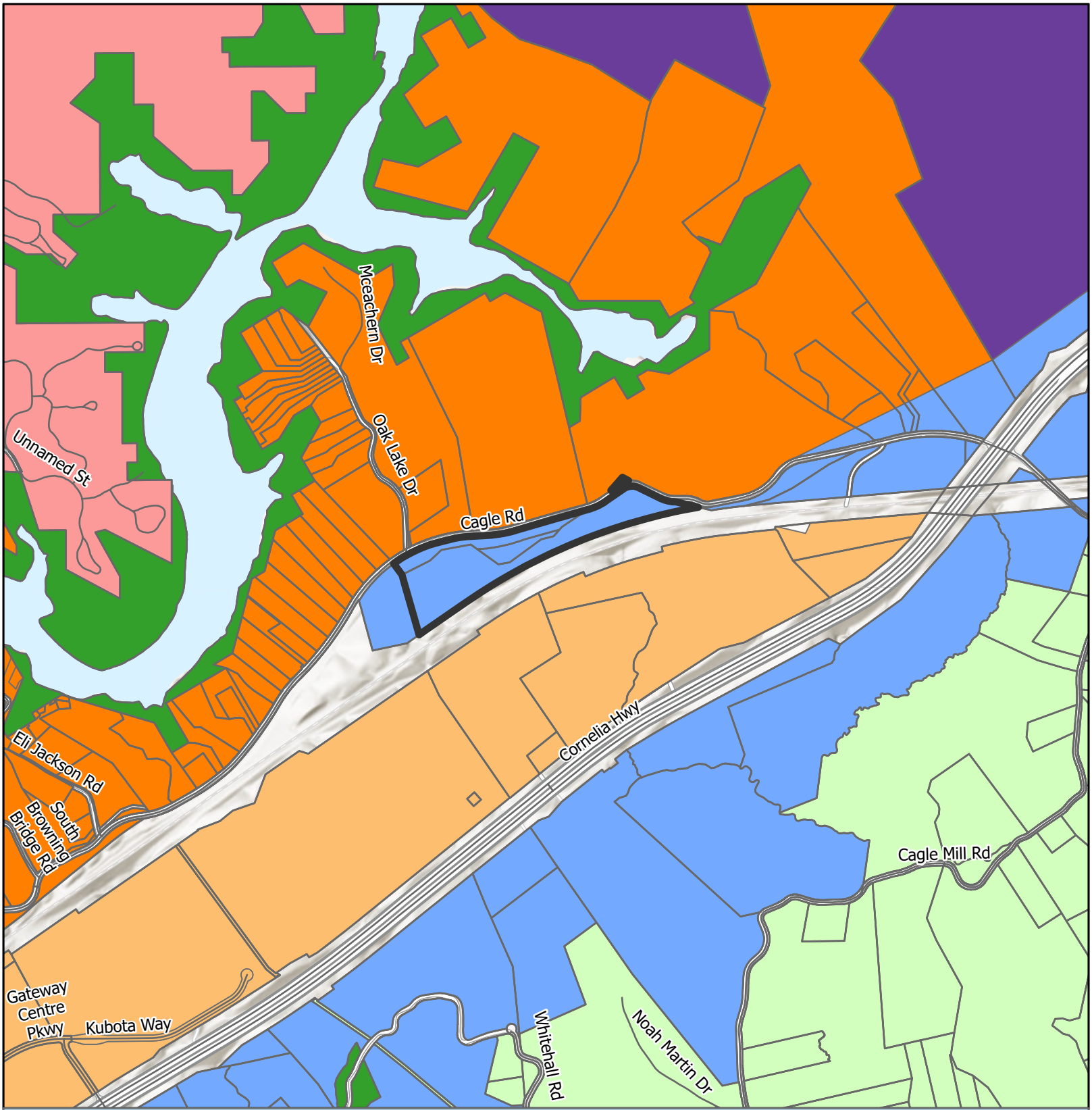
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: DCCM
Tax Parcel #: 09098 000007, 000008, 000002
Location: 0, 0 & 4258 Cagle Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Future Land Use Map

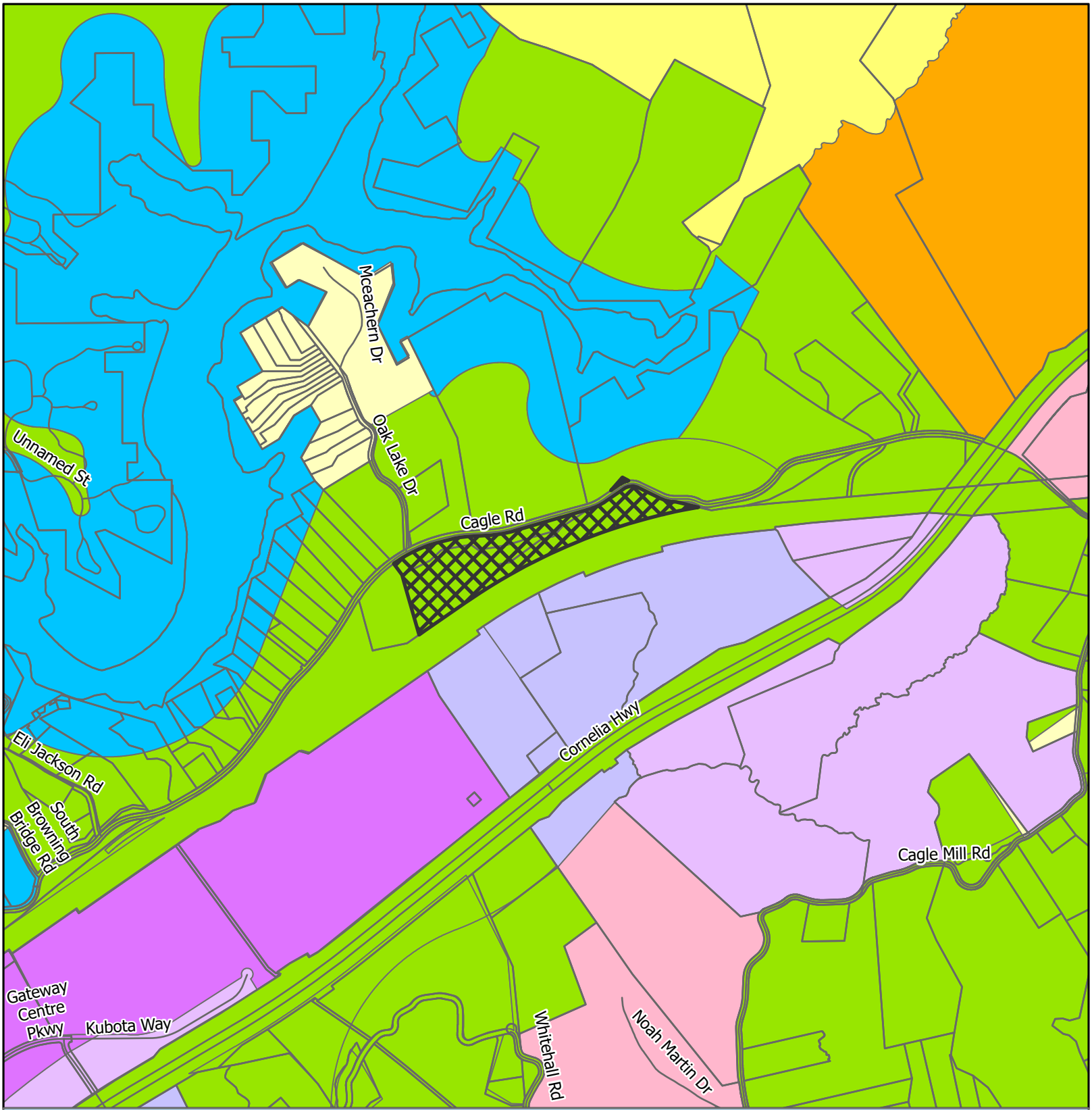
Subject Area
City Limits

Future Land Use Zones
- Employment or Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Inland Port
- Lakeside Residential
- Rural Agriculture
- Suburban Neighborhood, Low-Density

Applicant: DCCM
Tax Parcel #: 09098 000007, 000008, 000002
Location: 0, 0 & 4258 Cagle Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

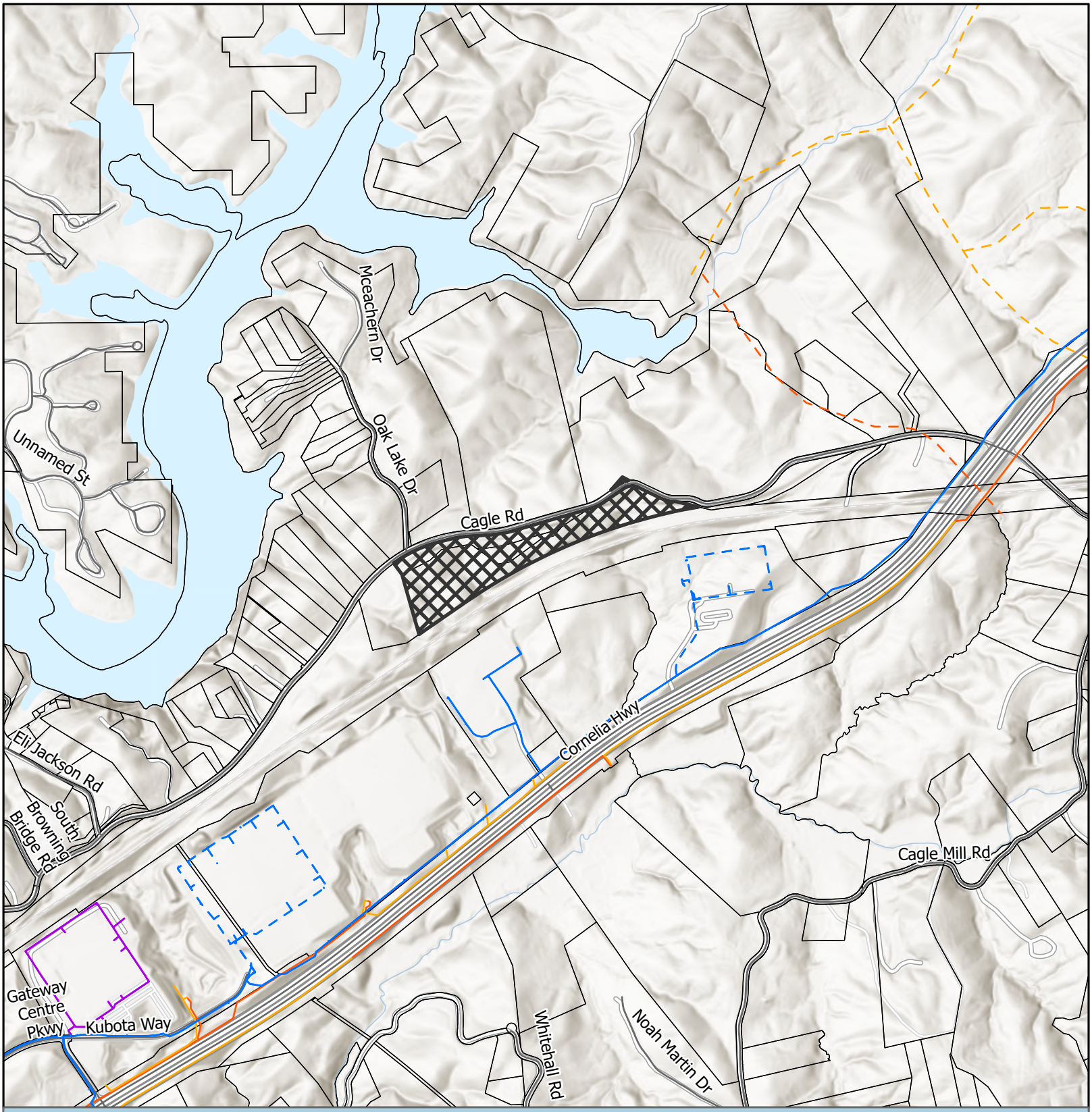
Subject Area
City Limits

Zoning
AR-1
I-1
I-2
PCD
PID
PRD
R-1
R-X
V-C

Applicant: DCCM
Tax Parcel #: 09098 000007, 000008, 000002
Location: 0, 0 & 4258 Cagle Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



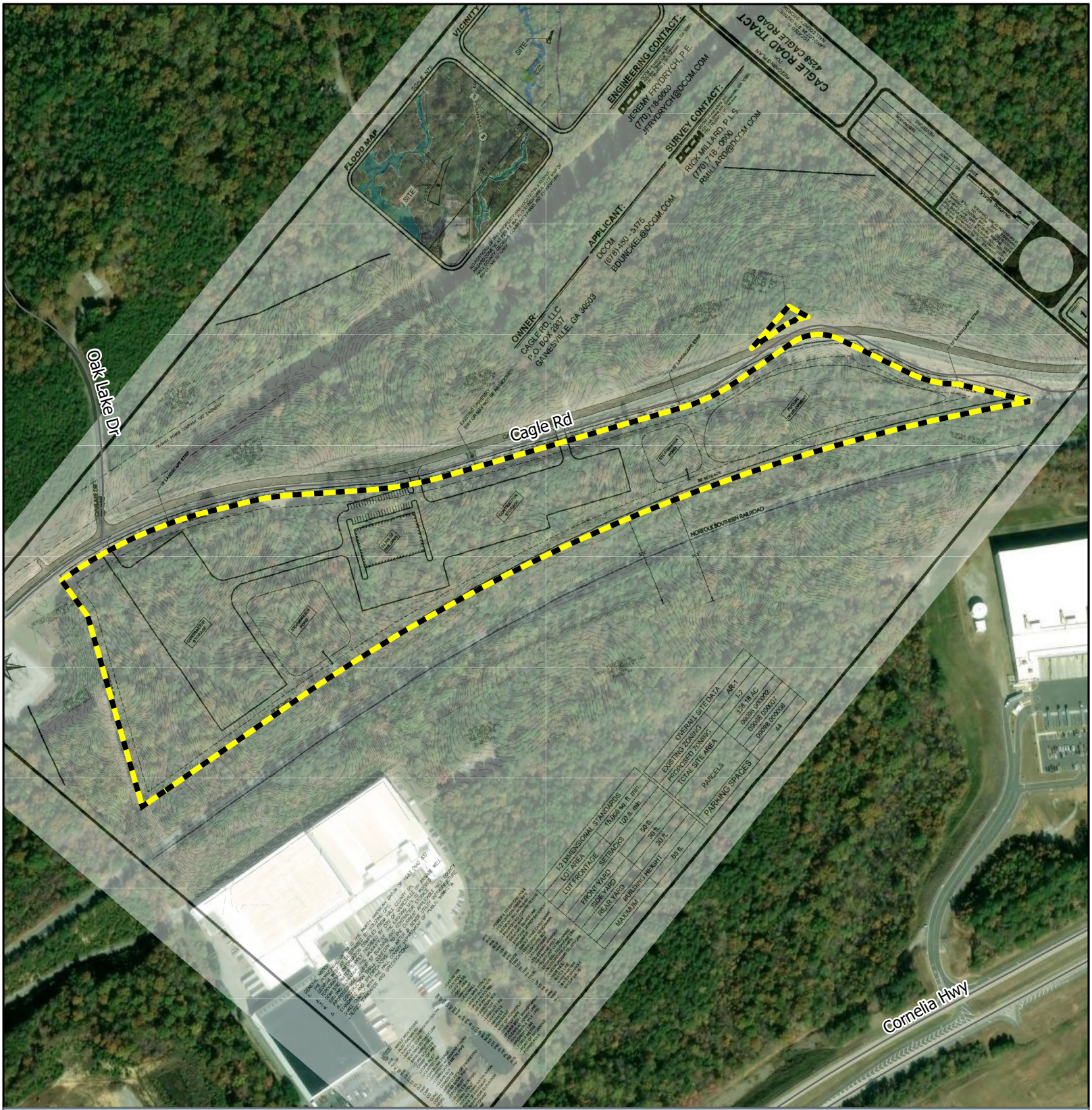
Utilities Map

- Subject Area
- City Limits
- Private of Other System
- Waterline
- Preliminary Waterline
- County Existing Sewerline
- County Proposed Sewerline
- County Forcemain
- County Propsed Forcemain

Applicant: DCCM
Tax Parcel #: 09098 000007, 000008, 000002
Location: 0, 0 & 4258 Cagle Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: DCCM
Tax Parcel #: 09098 000007, 000008, 000002
Location: 0, 0 & 4258 Cagle Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

FILED & RECORDED
DATE: 3/19/2019
TIME: 2:57PM
DEED BOOK: 8234
PAGES: 642-647
FILING FEES: $20.00
PT61: 0692019001570
TRANSFER TAX: $150.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

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

LIMITED

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 7th day of March in the year of our Lord Two Thousand, and Nineteen between **DENNIS L. BARRON A/K/A DENNIS BARRON**, of the First Part and **CAGLE RD., LLC,** of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Parties of the Second Part their heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' TRACTS ONE THROUGH FOUR ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

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

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public
My Commission Expires:

CHERYL WALTERS NOTARY PUBLIC HALL COUNTY GEORGIA EXPIRES Oct. 21, 2022

_____(SEAL)
DENNIS L. BARRON A/K/A DENNIS BARRON

_____(SEAL)

EXHIBIT A

LEGAL DESCRIPTION - TRACT ONE

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia, thence running along the center of the said Railroad North 55° 09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way) and the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, leave the aforesaid Right of Way of the Norfolk Southern Railroad the following courses and distances: North 16° 02' 01" West for a distance of 632.19 feet to a 1/2" Rebar; thence, North 63° 10' 43" East for a distance of 320.01 feet to a 1/2" Rebar; thence, North 46° 28' 01" East for a distance of 158.93 feet to a 1/2" Rebar; thence, North 79° 54' 23" East for a distance of 302.99 feet; thence, South 54° 28' 49" East for a distance of 343.58 feet to a 1/2" Rebar; thence, North 80° 37' 55" East for a distance of 116.33 feet to a Rock; thence, North 53° 46' 46" East for a distance of 396.95 feet to a 1/2" Rebar; thence, North 76° 22' 42" East for a distance of 129.18 feet to a 1/2" Rebar; thence, North 41° 16' 04" East for a distance of 90.91 feet to a 1/2" Rebar; thence, North 41°10' 31" East for a distance of 34.04 feet to a 1/2" Rebar; thence, North 56° 23' 43" East for a distance of 322.49 feet to a point on the Southern Right of Way of Cagle Road (having a 60' Right of Way); thence, running along the said Right of Way of Cagle Road along a curve to the left for an arc distance of 199.18 feet having a radius of 578.47 feet being subtended by a chord having a bearing of North 64° 58' 33" East and a distance of 198.20 feet to a point; thence, continuing along the Right of Way of Cagle Road the following; North 55° 06' 41" East for a distance of 219.38 feet to a point; thence, along a curve to the right for an arc distance of 158.88 feet having a radius of 150.00 feet being subtended by a chord having a bearing of North 85° 38' 06" East and a distance of 151.56 feet to a point; thence, South 64° 01' 15" East for a distance of 247.28 feet to a point; thence, along a curve to the left for an arc distance of 164.06 feet having a radius of 351.86 feet being subtended by a chord having a bearing of South 77° 22' 42" East and a distance of 162.58 feet to a point; thence, South 76° 18' 21" East for a distance of 176.74 feet to a point; thence, South 77° 12' 52" East for a distance of 59.79 feet to a point at the intersection of the said Southern Right of Way of Cagle Road with the Northern Right of Way of the aforesaid Norfolk Southern Railroad; thence leaving the said Right of Way of Cagle road and running along the Northern Right of Way of the said Norfolk Southern Railroad along an arc to the left for an arc distance of 2575.20 feet having a radius of 5898.57 feet being subtended by a chord having a bearing of South 67° 46' 25" West and a distance of 2554.80 feet to a point; thence continuing along the Northern Right of Way of Norfolk Southern Railroad South 55° 19' 04" West for a distance of 574.38 feet to a point and the TRUE POINT OF BEGINNING.

Said parcel contains 21.4282 Acres more or less

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT TWO

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County thence running along the center of the said Railroad North 55° 09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way), thence, leaving the aforesaid Right of Way of the Norfolk Southern Railroad the following courses and distances: North 16° 02' 01" West for a distance of 632.19 feet to a 1/2" Rebar; thence, North 63° 10' 43" East for a distance of 320.01 feet to a 1/2" Rebar; thence, North 46° 28' 01" East for a distance of 158.93 feet to a 1/2" Rebar; thence, North 79° 54' 23" East for a distance of 302.99 feet; thence, South 54° 28' 49" East for a distance of 343.58 feet to a 1/2" Rebar; thence, North 80° 37' 55" East for a distance of 116.33 feet to a Rock; thence, North 53° 46' 46" East for a distance of 396.95 feet to a 1/2" Rebar; thence, North 76° 22' 42" East for a distance of 129.18 feet to a 1/2" Rebar; thence, North 41° 16' 04" East for a distance of 90.91 feet to a 1/2" Rebar; thence, North 41°10' 31" East for a distance of 34.04 feet to a 1/2" Rebar; thence, North 56° 23' 43" East for a distance of 499.01 feet to a point at the Centerline of Cagle Road (having a 60' Right of Way); thence, North 41° 16' 18" East for a distance of 85.29 feet to a point on the Northern Right of Way of Cagle Road (having a 60' Right of Way) and the TRUE POINT OF BEGINNING.

Thence, from the TRUE POINT OF BEGINNING, leave the aforesaid Right of Way of Cagle Road the following; North 41° 15' 35" East for a distance of 178.71 feet to a 2" Open Top Pipe; thence, South 62° 06' 13" East for a distance of 70.88 feet to a point on the aforesaid Northern Right of Way of Cagle Road; thence running along the said Right of Way of Cagle Road along a curve to the left for an arc distance of 92.32 feet having a radius of 210.00 feet being subtended by a chord having a bearing of South 67° 53' 03" West and a distance of 91.58 feet to a point; thence South 55° 06' 41" West for a distance of 116.62 feet to a point and the TRUE POINT OF BEGINNING.

Said parcel contains 0.1073 Acres more or less

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT THREE

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia thence running along the center of the said Railroad North 55°09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way); thence leaving the aforesaid Right of Way of the Norfolk Southern Railroad North 16°02' 01"West, 632.19 feet to a 1/2"rebar found and the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, North 36°00' 29" West, 141.50 feet to a point on the southern Right of Way Line of Cagle Road (having a 60' Right of Way); thence running along the said Right of Way of Cagle Road 537.08 feet along the arc of a curve to the right having a radius of 1,362.45 feet and being subtended by a chord of North 65°17' 06"East, 533.61 feet; thence North 76°13' 14" East, 120.30 feet; thence, 173.68 feet along the arc of a curve to the right having a radius of 854.94 feet and being subtended by a chord of North 82°22' 04"East, 173.38 feet; thence, North 86°13' 58" East, 217.44 feet; thence, 206.03 feet along the arc of a curve to the left having a radius of 206.03 feet and being subtended by a chord of North 80°22' 55"East, 205.82 feet; thence North 73°51' 36" East, 812.16 feet; thence, leaving the aforesaid Right of Way of Cagle Road South 56°23' 43" West, 322.49 feet to a 1/2"rebar found; thence, South 41°10' 31" West,, 34.04 feet to a 1/2"rebar found; thence, South 74° 22' 11"West, 371.80 feet; thence, 489.23 feet along the arc of a curve to the right having a radius of 1,532.69 feet and being subtended by a chord of South 78°16' 57"West, 487.16 feet; thence, North 54°28' 49" West, 79.99 feet; thence, South 79°54' 23"West, 302.99 feet to a 1/2"rebar found; thence, South 46°28' 01"West, 158.93 feet to a 1/2"rebar found; thence, South 63°10' 43"West, 320.01 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said parcel contains 5.1097 Acres more or less a

EXHIBIT A

CONTINUED

LEGAL DESCRIPTION - TRACT FOUR

All that tract or parcel of land lying and being in Land Lot 97 of the 9th District of Hall County and being more particularly described as follow:

To find the TRUE POINT OF BEGINNING, commence at a point at the center of the Norfolk Southern Railroad at Mile Post Number 576 located in Land Lot 99 of the 9th District of Hall County, Georgia, said Land Lot being Southwest and adjacent to aforesaid Land Lot 97 of the 9th District of Hall County, Georgia thence running along the center of the said Railroad North 55°09' 01" East for a distance of 515.48 feet to a point; thence leaving the centerline of the said Railroad North 34° 48' 41" West for a distance of 150.07 feet to a point on the north Right of Way of the said Norfolk Southern Railroad (having a variable Right of Way); thence leaving the aforesaid Right of Way of the Norfolk Southern Railroad North 16°02' 01"West, 632.19 feet to a 1/2"rebar found; thence, North 63°10' 43" East, 320.01 feet; thence, North 46°28' 01" East, 158.93 feet; thence, North 79°54' 23" East, 302.99 feet; thence, South 54°28' 49" East, 79.99 feet to the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING, 489.23 feet along the arc of a curve deflecting to the left, having a radius of 1532.69 feet and a chord bearing and distance of North 78°16' 57" East, 487.16 feet; thence, North 74°22' 11" East, 371.80 feet; thence, South 41° 16' 04" West, 90.91 feet; thence, South 76°22' 42" West, 129.18 feet; thence, South 53°46' 46" West, 396.95 feet; thence, South 80°37' 55" West, 116.33 feet; thence, North 54°28' 49" West, 263.58 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 1.9411 Acres more or less

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98, 9TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF CAGLE ROAD (RIGHT OF WAY VARIES); THENCE ALONG THE SOUTH RIGHT OF WAY OF CAGLE ROAD THE FOLLOWING COURSES AND DISTANCES: 537.08 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 65°17'06" EAST 533.61 FEET AND A RADIUS OF 1362.45 FEET TO A POINT; THENCE NORTH 76°13'14" EAST, 120.30 FEET TO A POINT; THENCE 117.97 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°30'04" EAST 117.88 FEET AND A RADIUS OF 854.94 FEET TO A POINT; THENCE SOUTH 05°06'49" EAST, 7.33 FEET TO A POINT; THENCE NORTH 84°53'11" EAST, 244.19 FEET TO A POINT; THENCE NORTH 88°13'50" EAST, 58.00 FEET TO A POINT; THENCE 51.90 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 80°15'22" EAST 51.89 FEET AND A RADIUS OF 1038.00 FEET TO A POINT; THENCE NORTH 11°10'35" WEST, 2.51 FEET TO A POINT; THENCE 125.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 78°37'11" EAST 125.44 FEET AND A RADIUS OF 1309.32 FEET TO A POINT; THENCE NORTH 73°51'57" EAST, 822.00 FEET TO A POINT; THENCE 189.35 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF NORTH 64°29'19" EAST 188.50 FEET AND A RADIUS OF 578.47 FEET TO A POINT; THENCE NORTH 55°06'42" EAST, 23.89 FEET TO A POINT; THENCE NORTH 63°02'19" EAST, 100.25 FEET TO A POINT; THENCE 287.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 80°31'10" EAST 285.42 FEET AND A RADIUS OF 690.00 FEET TO A POINT; THENCE SOUTH 48°32'36" EAST, 46.96 FEET TO A POINT; THENCE NORTH 82°56'15" EAST, 26.18 FEET TO A POINT; THENCE SOUTH 64°01'15" EAST, 113.15 FEET TO A POINT; THENCE 164.06 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 77°22'42" EAST 162.58 FEET AND A RADIUS OF 351.86 FEET TO A POINT; THENCE SOUTH 76°18'21" EAST, 176.74 FEET TO A POINT; THENCE SOUTH 77°12'52" EAST, 59.79 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF CAGLE ROAD AND ALONG THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD THE FOLLOWING COURSES AND DISTANCES: 2575.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 67°46'25" WEST 2554.80 FEET AND A RADIUS OF 5898.57 FEET TO A POINT; THENCE SOUTH 55°19'04" WEST, 574.38 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY OF SOUTHERN RAILROAD AND ALONG THE PROPERTY NOW OR FORMERLY GEORGIA TRANSMISSION CORPORATION THE FOLLOWING

COURSES AND DISTANCES: NORTH 16°02'03" WEST, 632.19 FEET TO A POINT; THENCE NORTH 36°00'23" WEST, 141.50 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINS 28.181 ACRES.

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 Heavy Industrial (I-2) rezoning 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 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 hereinabove.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Heavy Industrial rezoning application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Bradley Dunckel
DCCM
425 Oak St.
Gainesville, GA 30501
[redacted]
bdunckel@dccm.com

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Nick Swafford <NSwafford@gainesvillega.gov>
Date Mon 3/2/2026 3:06 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Chris Thornhill <CThornhill@gainesvillega.gov>

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,

With regards to the proposed rezoning of 4258 Cagle Road, The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Cornelia Highway approximately 3,000 feet away from the property. Any development requiring public water service would be required to extend a developer-constructed water main meeting all standards and specifications, latest edition, set forth by Gainesville DWR.

Please let me know if you have any questions.

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: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, February 27, 2026 1:48 PM
Subject: [EXTERNAL] Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its

intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Planning and Zoning
(770) 531-6810 www.hallcounty.org
kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

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

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

0,0, and 4258 Cagle Road - Signage Discussion

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 3/20/2026 9:54 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Brent Cook (Engineering) <becook@hallcounty.org>
Sent: Friday, March 20, 2026 9:51 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Re: 0,0, and 4258 Cagle Road - Signage Discussion

Katie - yes, I would make the condition stating the following:

"All truck traffic must turn right out of the proposed development to access SR 365. No thru traffic is permitted traveling southwest along Cagle Road beyond the limits of the proposed development."

Let me know if you have any questions.

Brent E. Cook, PE, PTOE, RSP1
Assistant Director of Public Works & Utilities
Hall County Community Development and Infrastructure
(770) 531-6800 | www.hallcounty.org

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

Please note, as of January 20, Community Development and Infrastructure departments, including Public Works,
have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Friday, March 20, 2026 9:13 AM
To: Brent Cook (Engineering) <becook@hallcounty.org>
Subject: 0,0, and 4258 Cagle Road - Signage Discussion

Brent,

Please see attached site plan. Per our conversation, would you recommend a no left turn sign be placed anywhere along Cagle Road at this proposed development?

Thank you,

Katie Ahmed
Director of Planning and Zoning
Planning and Zoning
(direct office) 770-297-2649
kahmed@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.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 3/5/2026 4:29 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (102 KB)
Civil Plan Checklist.pdf;

April 9, 2026

0, 0 and 4258 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
Fire comment: if approved the site plan will have to meet fire code, see attached Hall County Fire civil checklist.
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

Civil Plan Checklist

GENERAL REQUIRED ITEMS

Yes	No		
☐	☐	1)	Complete Plans Review Submittal Form w/IFC 510 Acknowledgement
☐	☐	2)	Plan Review Fees submitted and recorded
☐	☐	3)	Items documented on the plans: o building/project name o site location o address o parcel number
☐	☐	4)	Plans stamped by GA Licensed design professional (GA Rules & Regs 103.3)
☐	☐	5)	Verify project is in Hall County Fire Jurisdiction via GIS
☐	☐	6)	Verify plans have all associated stamps: o IFC 510 o Knox Box o Fire Marshal Approval w/date

FIRE LINE SERVICES \ FIRE SPRINKLER SYSTEMS

Yes	No		
☐	☐	1)	Include fire flow test in plan set, if applicable (cover page and/or utility page)
☐	☐	2)	Electrical conduit from PIV to the building for the remote PIV (for sprinkler monitoring)
☐	☐	3)	If the building is equipped w/a sprinkler system, the fire service vault location must be shown
☐	☐	4)	FDC(s) shall be within 50 feet of a hydrant
☐	☐	5)	Fire service vault has a hydrant within 50' upstream
☐	☐	6)	FDC at fire vault (unless special circumstance)
☐	☐	7)	If fire pump required, FDC located on discharge side of pump
☐	☐	8)	**FIRE HYDRANTS**: Show fire hydrants arranged to have a hydrant available for the distribution of hose of any portion of any building on premises at distance not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart.
☐	☐	9)	**TRANSFORMERS**: Provide dimensions from the building to the transformer. Show transformer pads no less than 14 feet from any door, 10 feet from any building, overhangs, canopies, exterior walls, balcony, exterior stairs and walkway or wall openings. Provide dimensions for visual compliance reference. (GA Modifications IFC 604.12)
☐	☐	10)	For non-residential subdivisions or structures, note if building is to have installed sprinklers. If domestic sprinkler is used note sprinkler system as one of the following on the utility sheet: o NFPA 13 system o NFPA 13R system
☐	☐	11)	Fire main line size (Refer to GA Modifications 120.3.3, NFPA 24 13.1)

FIRE ACCESS (fire access plan may be requested)

Yes	No		
☐	☐	1)	Fire apparatus access roads shall extend (hose pull from fire truck around the building) to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (GA Modifications IFC 503.1.1). (See IFC Code & Commentary Volume for more explanation)
☐	☐	2)	All retaining walls or other steep grades must be clearly marked on the site and utility sheets to ensure that there will not be any impedance to the fire department appurtenances.
☐	☐	3)	Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC 503.2.5)
☐	☐	4)	**HAMMERHEAD TURN-AROUND**: total of 120 feet needed (60 feet + 60 feet from the centerline) or equivalent alternative. (IFC 503) (See Appendix D Figure D103.1 and Table D103.4)
☐	☐	5)	Access roads meet minimum requirements - width, inside radius, outside radius, unobstructed vertical clearance, and design for the imposed load of fire apparatus.
☐	☐	6)	CUL-DE-SAC (Reference Appendix D and construction details)
☐	☐	7)	FIRE ACCESS DRIVE SURFACES: The all-weather surface must be specified, anything other than asphalt or concrete requires individual approval. Must have construction details for GAB (gravel aggregate base)
☐	☐	8)	Maximum slope of the access road. Considerations for aerial apparatus (Angle of approach & departure)
☐	☐	9)	Aerial apparatus access considerations to include overhead utilities.

REQUIRED FIRE DEPARTMENT GENERAL NOTES

Yes	No		
☐	☐	1)	For private fire service mains show all piping materials and diameter of pipe.
☐	☐	2)	Fire lines shall not extend under the building more than 10 fee as measured from the outside edge of the building to the center of the vertical pipe. (NFPA 24-10.6.3.1) (removed but may need for other plans)
☐	☐	3)	All intermediate control valves on the fire line shall be equipped with a roadway box or PIV
☐	☐	4)	**FIRE APPARATUS ACCESS ROAD MARKINGS**: Clearly show red painted curbing and location of all fire lane signage. (if required)
☐	☐	5)	**ACCESS CONTROL GATES AND BARRICADES**: Shall have a Knox key switch override device installed.
☐	☐	6)	Verify right of way-if Hall Co. right of way the plans must be reviewed by Hall County

'the above is not an all—inclusive list; all applicable codes must be met

(Revised 07/2023)

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, BRADLEY DUNCKEL (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** 3/17/26 (Date) **for** CAGLE ROAD (Name application filed as).

Signature _____
(The original document is required)

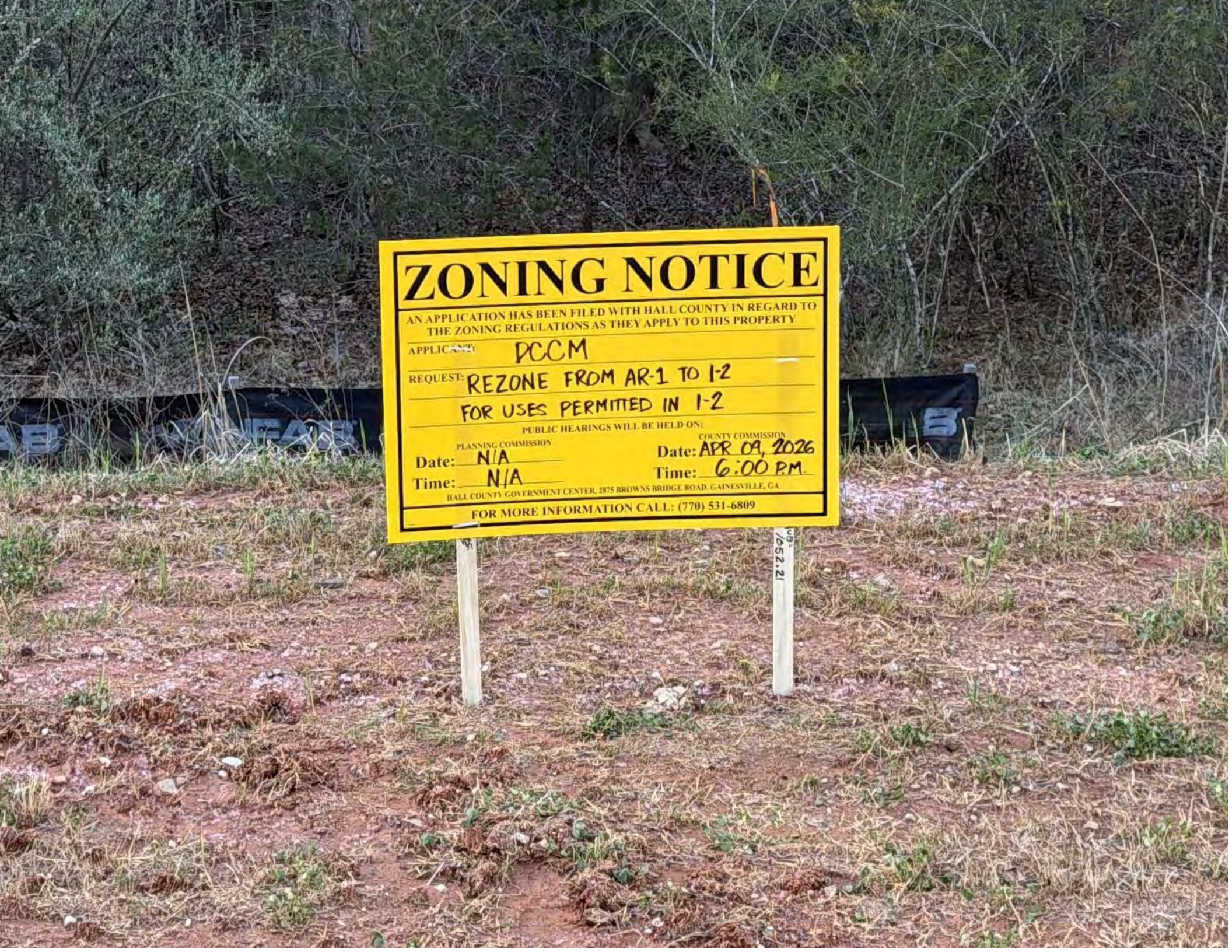
Revised September 2021

Mar 23, 2026 at 3:28:34 PM
4300–4472 Cagle Rd
Lula GA 30554
United States
ZONING NOTICE

Mar 23, 2026 at 3:28:39 PM
4300–4472 Cagle Rd
Lula GA 30554
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DCCM
REQUEST: REZONE FROM AR-1 TO I-2
FOR USES PERMITTED IN I-2
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Mar 23, 2026 at 3:31:53 PM
4300–4472 Cagle Rd
Lula GA 30554
United States
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DCCM
REQUEST: REZONE FROM AR-1 TO I-2
FOR USES PERMITTED IN I-2
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Mar 23, 2026 at 3:32:00 PM
4300–4472 Cagle Rd
Lula GA 30554
United States
ZONING NOTICE


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: PCCM
REQUEST: REZONE FROM AR-1 TO I-2
FOR USES PERMITTED IN I-2
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #138899

Date Submitted: 3/26/2026

Comments completed in the form below will be submitted into the record for the April 9, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Timothy

Last Name*

Blackwell

Address1*

4345 McEachern Dr

Address2

City*

LULA

State*

GA

Zip*

30554-3350

Item for Comment*

0, 0 and 4258 Cagle 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*

Commissioners,
My wife and I are home and landowners at 4345 McEachern Rd. Our property is directly across the street to the North from this proposed rezoning. We built our dream home/forever home here 3 years ago on the lake. Before building the home, we did our due diligence and looked at ALL the zoning for properties around us. All the properties are zoned Agricultural Residential. This is the second time Cagle Rd, LLC has tried to rezone from Agricultural Residential to Heavy Industrial. We OPPOSE this rezoning and should NOT be approved. The rezoning would be a complete disaster for the residents that live off Cagle Road. The area is not appropriate for Heavy Industrial land use. Keep Cagle Road Agricultural Residential. Please keep our residential roads safe and keep BIG trucks off our roads and out of our neighborhoods.
Thank you for your attention in this matter.
Adam & Jenna Blackwell

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.

Outlook

Cagle Rd - Direct Industrial Zone on Cagle?

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 3/26/2026 4:16 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Taylor Kelln <[redacted]>
Sent: Thursday, March 26, 2026 4:07 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Re: Cagle Rd - Direct Industrial Zone on Cagle?

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 Kaitlyn,

Thank you for getting back to me so quickly.

I will be out of town the week of April 6 and will miss the meeting on April 9. I'm hoping you could forward my comments here to the Commissioner.

I'll be upfront: I personally prefer no industrial truck traffic on Cagle Rd or industrial zoning without direct egress to 365. It's clear by the sinuousity, gradient, and scale of Cagle make it clear that it was not designed for industrial use. While egress to the north is relatively short and obvious, I fear we cannot guarantee truck traffic will always obey that direction. If trucks inadvertently divert south that could be potentially dangerous (especially at the steep section near the intersection of Lakeview Dr and Cagle Rd). If trucks from 4258 Cagle intend to offload at the Blue Ridge Connector, this may make them more likely to inadvertently try to take Cagle to the Connector.

I support industrial growth and the jobs it brings, but the community and infrastructure would best be served by confining these zones to Highway 365. Likewise, plenty of future potential industrial zonage has been opened up with the reworking of White Sulfur. We have the industrial capacity elsewhere and in better logistical locations confined to more coherent corridors.

Thank you!
Taylor

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 141/2026

SUBJECT: **6245, 6249 & 0 Ben Parks Road | Rezone |** from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 **| Proposed Use: Non-profit retreat center |** Commission District 3 **| Thumbs Up Mission, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Denial, as the proposed zoning is not consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated February 6, 2026, and narrative dated March 10, 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. Short term rentals are prohibited in this development.
4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property

Purpose of Request: **History:**

6245, 6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center |** Commission District 3 | **Thumbs Up Mission, applicant**

Facts and Issues: **Options:**

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Proffered conditions
Site Plan
Reconfiguration Survey
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Public Comment

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Thumbs Up Mission

Request ..... **Rezone** | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD)

Proposed Use ..... Non-profit retreat center

Size ..... 89.56± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1)
Proposed: Planned Commercial Development (PCD)

Location ..... **6245, 6249 & 0 Ben Parks Road |** Tax Parcels 11065 000002 (pt), 000012(pt), 000023(pt)

Commission District ..... Three

Commission Date ..... April 9, 2026

Staff Recommendation ..... **Denial,** as the proposed zoning is not consistent with the "Rural Neighborhood" future land use classification within the Comprehensive Plan.

Record Number..... HZON26-0003

Staff recommends <u>DENIAL</u> of the applicant's request. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated February 6, 2026, and narrative dated March 10, 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. Short term rentals are prohibited in this development.

4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.

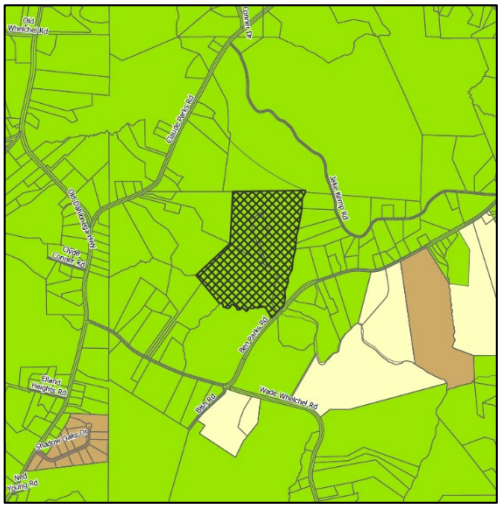
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.

6. 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 reconfigure and rezone a 54.30± acre portion of an 89.56± acre assemblage from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) for a non-profit retreat center.



The site is currently developed with a single-family residence (RES20041-00988), a guest house (RES2001-01415), detached garage (RES2005-00622), inground pool (MIS2001-00288), barn (MIS2004-00250), and gymnasium (RES2019-01733). The site is impacted by County-studied and FEMA-designated flood zones and stream buffer requirements.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and developed with single-family residences and agricultural uses.

According to the submitted narrative, the faith-based development will offer a comprehensive range of services for patients with cancer and their families as well as other ministry organizations. The non-profit retreat center is proposed to be constructed in multiple phases over an anticipated 25-year period and will include a chapel, staff and guest lodging, day and overnight camps, a gymnasium, laundry and dining facilities, temporary and hardship housing, and a wide variety of supportive amenities as identified in the narrative. Phase One of the development will include the construction of two cabins or cottages. Phase Two will provide additional lodging units and a multi-purpose building designed to accommodate dining and group gatherings. This phase will also incorporate supporting features such as pavilions, trails, an activity lawn, and a camp store. The organization anticipates a total of three or four phases; however, the final number and sequence of phases will be determined as the project progresses.

The narrative states that select outdoor courts and fields may be illuminated for evening use and will comply with applicable lighting standards and positioned to avoid impact on adjacent properties.

The proposed development is further outlined below.

Proposed Use	Number Proposed	# of Bedrooms per unit	Existing Facility (Square Feet)	New Facilities (Max Square Feet each)
Chapel	1	N/A	N/A	5,000
Activity/Ministry Center/Multi-Purpose Dining	2	N/A	N/A	15,000
Staff Accommodations	5	5	2	5,000
Pastoral Retreats	2	20	1	15,000
Cabin/Cottages	24	6	N/A	3,000
Lodge	3	30	N/A	20,000
Day/Summer Camp	_	_	_	_
Gymnasium	2	N/A	4,500	10,000
Laundry	1	N/A	N/A	3,000
Camp Commons	1	N/A	N/A	6,000

The site is currently served by wells; however, the applicant states that they are considering coordinating with the City of Gainesville's Water Resources Department to extend a water line from Wade Whelchel Road. Sanitary services are currently provided by on-site septic systems. The comment provided by Hall

County Environmental Health states that the site's wastewater treatment and disposal will be required to be permitted by Environmental Protection Division.

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 "Rural Neighborhood". The intent of this future land use designation is for these areas to consist of active farms and agricultural enterprises and low-density, large-lot single-family residential uses of up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies.

The proposed development is unique in nature and was not specifically considered in the Comprehensive Plan; however, the proposed development does not directly align with the Plan's listed uses. Furthermore, the site currently lacks the necessary supporting infrastructure to accommodate the proposed development.

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 property's future land use designation is Rural Neighborhood, which supports active farms and agricultural enterprises and low-density, large-lot single-family residential. The proposed development does not directly align with the listed uses. Furthermore, the site currently lacks the necessary supporting infrastructure to accommodate the proposed development.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed retreat center is not consistent with the surrounding development pattern and may adversely affect the existing use or usability of adjacent and nearby properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed zoning could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service as the area has a lack of infrastructure to support the development. Furthermore, Hall County Public Works and Utilities has stated that a traffic impact study is required to determine if any improvements to the county road network will be required.**

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 development is unique in nature and was not specifically considered in the Comprehensive Plan; however, the proposed use is not consistent with the intent of the future land use designation Rural Neighborhood, which supports low-density agricultural or residential development and preservation of natural features. Additionally, the site lacks the supporting infrastructure necessary to accommodate the proposed development.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property 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 site is currently developed with a single-family residence (RES20041-00988), a guest house (RES2001-01415), detached garage (RES2005-00622), inground pool (MIS2001-00288), barn (MIS2004-00250), and gymnasium (RES2019-01733).**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD). Per the Hall County Unified Development Code, Planned Development Districts are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request may be out of scale with the needs of the county as the use is not consistent with the intent of the future land use designation Rural Neighborhood,**

which supports low-density agricultural or residential development and preservation of natural features.

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that support this specific use based on the Future Land Use map as this is a unique development appropriate for a Planned Development zoning designation.**

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. **While the proposed development does not meet 100 or more residential dwelling units, comments provided by the Hall County Public Works and Utilities state that a traffic impact study is required to determine if any improvements to the county road network are required.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 5, 2026, Emily McGahee stated "Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act."

Georgia Department of Transportation
In an email dated March 2, 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 March 11, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
The 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 the centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on the site.

Traffic:
A traffic impact study is required to determine if any improvements to the county road network are required.

Utilities:

There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

Hall County Fire Marshal

In an email dated March 6, 2026, 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 modification during the development review process to meet fire code, currently there is no public water on Ben Parks Road. See attached Hall Fire development check list."

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 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)

Thumbs Up Mission
1242 Industrial Blvd.
Gainesville, GA 30501

Phone [redacted]

Email Address miles@thumbsupmission.org

Property Owner (Name & Mailing Address)

Assemblage - see attached sheet

Phone

Email Address

Proposed Use Retreat center for a non-profit organization that supports families battling cancer

Contact Person (Name & Mailing Address)

Brian Rochester
425 Oak St.
Gainesville, GA 30501

Phone 770-718-0600

Email Address brochester@dccm.com

Status of Applicant

- Y Owner
- ✓ Option to Purchase
- Y Area Resident
- Y Other

Requested Action

Existing Zoning: AR-1

Rezone to: PCD

Fee:$

Receipt #:

Check #:

Tax Parcel Number 11065 000002, 11065 000012, & 11065 000023 Acreage approximately 55 acres

Location Address 6245, 6249, & 0 Ben Parks Rd, Murrayville, GA 30564

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

Sign Miles Cohn Date: 2/04/2026

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 DEVELOPMENT DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503 t: 770-531-6809 f
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) David Jernigan & Keeley Dodd

Address 6259 & 0 Ben Parks Road

Murrayville, GA 30564

Phone Number

Name of applicant(s) Thumbs Up Mission

Address 1242 Industrial Blvd.

Gainesville, GA 30501

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
David Jernigen

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Brittany Hacker
Notary Public

02/04/2026
Date

dotloop signature verification:

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) The Wahoo Sanctuary, LLC. (James & Marci Knauss)

Address 6303 Ben Parks Rd. Murrayville, GA 30564

Phone Number James Knauss [redacted] Marci Knauss [redacted]

Name of applicant(s) Lewis Miles Coker for Keaton Franklin Coker Foundation aka/Thumbs Up

Address Thumbsupmission.org

Phone Number Lewis Miles Coker [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) Marci Knauss

Personally appeared before me James Knauss & Marci Knauss

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public Kory L Beganics

Date 12/15/25

Notary Public State of Florida
Kory L Beganics
My Commission HH 640281
Expires 2/13/2029

GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

HOME

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**The Wahoo Sanctuary, LLC**	Control Number:	**21251245**
Business Type:	**Domestic Limited Liability Company**	Business Status:	**Active/Owes Current Year AR**
NAICS Code:	**Any legal purpose**	NAICS Sub Code:	
Principal Office Address:	**6249 Ben Parks Road, Murrayville, GA, 30564, USA**	Date of Formation / Registration Date:	**9/21/2021**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name:	**James Knauss**
Physical Address:	**6249 Ben Parks Road, Murrayville, GA, 30564, USA**
County:	**Hall**

A new interactive version of Form 1023 is available at StayExempt.irs.gov. It includes prerequisite questions, auto-calculated fields, help buttons and links to relevant information.

Form **1023** (Rev. December 2013)
Department of the Treasury
Internal Revenue Service

Application for Recognition of Exemption

Under Section 501(c)(3) of the Internal Revenue Code

▶ (Use with the June 2006 revision of the Instructions for Form 1023 and the current Notice 1382)

(00)

OMB No. 1545-0056

Note: *If exempt status is approved, this application will be open for public inspection.*

Use the instructions to complete this application and for a definition of all ***bold*** *items.* For additional help, call IRS Exempt Organizations Customer Account Services toll-free at 1-877-829-5500. Visit our website at **www.irs.gov** for forms and publications. If the required information and documents are not submitted with payment of the appropriate user fee, the application may be returned to you.

Attach additional sheets to this application if you need more space to answer fully. Put your name and EIN on each sheet and identify each answer by Part and line number. Complete Parts I - XI of Form 1023 and submit only those Schedules (A through H) that apply to you.

Part I Identification of Applicant

1 Full name of organization (exactly as it appears in your **organizing document**)

The Keaton Franklin Coker Foundation, Inc.

2 c/o Name (if applicable)

3 **Mailing address** (Number and street) (see instructions)

1242 Industrial Blvd.

Room/Suite

4 Employer Identification Number (EIN)

[redacted]

City or town, state or country, and ZIP + 4

Gainesville, GA 30501

5 Month the annual accounting period ends (01 - 12)

12

6 Primary contact (officer, director, trustee, or **authorized representative**)

a Name: **Miles Coker, Director**

b Phone: [redacted]

c Fax: (optional)

7 Are you represented by an authorized representative, such as an attorney or accountant? If "Yes," provide the authorized representative's name, and the name and address of the authorized representative's firm. Include a completed Form 2848, *Power of Attorney and Declaration of Representative,* with your application if you would like us to communicate with your representative.

☑ **Yes** ☐ **No**

8 Was a person who is not one of your officers, directors, trustees, employees, or an authorized representative listed in line 7, paid, or promised payment, to help plan, manage, or advise you about the structure or activities of your organization, or about your financial or tax matters? If "Yes," provide the person's name, the name and address of the person's firm, the amounts paid or promised to be paid, and describe that person's role.

☐ **Yes** ☑ **No**

9a Organization's website: **www.thumbsupmission.com**

b Organization's email: (optional) **contact@thumbsupmission.com**

10 Certain organizations are not required to file an information return (Form 990 or Form 990-EZ). If you are granted tax-exemption, are you claiming to be excused from filing Form 990 or Form 990-EZ? If "Yes," explain. See the instructions for a description of organizations not required to file Form 990 or Form 990-EZ.

☐ **Yes** ☑ **No**

11 Date incorporated if a corporation, or formed, if other than a corporation. (MM/DD/YYYY) **09 / 09 / 2014**

12 Were you formed under the laws of a **foreign country?** If "Yes," state the country.

☐ **Yes** ☑ **No**

Form **2848**
(Rev. July 2014)
Department of the Treasury
Internal Revenue Service

Power of Attorney and Declaration of Representative

▶ Information about Form 2848 and its instructions is at *www.irs.gov/form2848.*

OMB No. 1545-0150

For IRS Use Only
Received by:
Name
Telephone
Function
Date / /

Part I Power of Attorney

Caution: *A separate Form 2848 must be completed for each taxpayer. Form 2848 will not be honored for any purpose other than representation before the IRS.*

1 Taxpayer information. Taxpayer must sign and date this form on page 2, line 7.

Taxpayer name and address	Taxpayer identification number(s)	
The Keaton Franklin Coker Foundation, Inc. **1242 Industrial Blvd.** **Gainesville, GA 30501**	[redacted]	
	Daytime telephone number **(770) 654-6783**	Plan number (if applicable)

hereby appoints the following representative(s) as attorney(s)-in-fact:

2 Representative(s) must sign and date this form on page 2, Part II.

Name and address	CAF No. / PTIN / Telephone No. / Fax No.
Curtis S. Collins, 4209 Oakwood Rd, Suite 10, Oakwood, GA 30566	CAF No. **6500-29590r** [redacted] PTIN [redacted] Telephone No. [redacted] Fax No. [redacted]
Check if to be sent copies of notices and communications ☑	Check if new: Address ☐ Telephone No. ☐ Fax No. ☐
Name and address	CAF No. PTIN Telephone No. Fax No.
Check if to be sent copies of notices and communications ☐	Check if new: Address ☐ Telephone No. ☐ Fax No. ☐
Name and address	CAF No. PTIN Telephone No. Fax No.
(Note. IRS sends notices and communications to only two representatives.)	Check if new: Address ☐ Telephone No. ☐ Fax No. ☐
Name and address	CAF No. PTIN Telephone No. Fax No.
(Note. IRS sends notices and communications to only two representatives.)	Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

to represent the taxpayer before the Internal Revenue Service and perform the following acts:

3 Acts authorized (you are required to complete this line 3). With the exception of the acts described in line 5b, I authorize my representative(s) to receive and inspect my confidential tax information and to perform acts that I can perform with respect to the tax matters described below. For example, my representative(s) shall have the authority to sign any agreements, consents, or similar documents (see instructions for line 5a for authorizing a representative to sign a return).

Description of Matter (Income, Employment, Payroll, Excise, Estate, Gift, Whistleblower, Practitioner Discipline, PLR, FOIA, Civil Penalty, Sec. 5000A Shared Responsibility Payment, Sec. 4980H Shared Responsibility Payment, etc.) (see instructions)	Tax Form Number (1040, 941, 720, etc.) (if applicable)	Year(s) or Period(s) (if applicable) (see instructions)
501 (c)(3) application	**Form 1023**	

4 Specific use not recorded on Centralized Authorization File (CAF). If the power of attorney is for a specific use not recorded on CAF, check this box. See the instructions for **Line 4. Specific Use Not Recorded on CAF** . . . . . ▶ ☐

5a Additional acts authorized. In addition to the acts listed on line 3 above, I authorize my representative(s) to perform the following acts (see instructions for line 5a for more information):

☐ Authorize disclosure to third parties; ☐ Substitute or add representative(s); ☐ Sign a return; _____

☐ Other acts authorized: _____

b **Specific acts not authorized.** My representative(s) is (are) not authorized to endorse or otherwise negotiate any check (including directing or accepting payment by any means, electronic or otherwise, into an account owned or controlled by the representative(s) or any firm or other entity with whom the representative(s) is (are) associated) issued by the government in respect of a federal tax liability.
List any specific deletions to the acts otherwise authorized in this power of attorney (see instructions for line 5b):

6 **Retention/revocation of prior power(s) of attorney.** The filing of this power of attorney automatically revokes all earlier power(s) of attorney on file with the Internal Revenue Service for the same matters and years or periods covered by this document. If you **do not** want to revoke a prior power of attorney, check here . . . . . ▶ ☐
YOU MUST ATTACH A COPY OF ANY POWER OF ATTORNEY YOU WANT TO REMAIN IN EFFECT.

7 **Signature of taxpayer.** If a tax matter concerns a year in which a joint return was filed, each spouse must file a separate power of attorney even if they are appointing the same representative(s). If signed by a corporate officer, partner, guardian, tax matters partner, executor, receiver, administrator, or trustee on behalf of the taxpayer, I certify that I have the authority to execute this form on behalf of the taxpayer.
▶ **IF NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THIS POWER OF ATTORNEY TO THE TAXPAYER.**

Signature	Date	Title (if applicable)
J Miles Coker	10/14/14	Director/President
Miles Coker		
Print Name		Print name of taxpayer from line 1 if other than individual

Part II Declaration of Representative

Under penalties of perjury, by my signature below I declare that:

- I am not currently suspended or disbarred from practice before the Internal Revenue Service;
- I am subject to regulations contained in Circular 230 (31 CFR, Subtitle A, Part 10), as amended, governing practice before the Internal Revenue Service;
- I am authorized to represent the taxpayer identified in Part I for the matter(s) specified there; and
- I am one of the following:

a Attorney—a member in good standing of the bar of the highest court of the jurisdiction shown below.
b Certified Public Accountant—duly qualified to practice as a certified public accountant in the jurisdiction shown below.
c Enrolled Agent—enrolled as an agent by the Internal Revenue Service per the requirements of Circular 230.
d Officer—a bona fide officer of the taxpayer organization.
e Full-Time Employee—a full-time employee of the taxpayer.
f Family Member—a member of the taxpayer's immediate family (for example, spouse, parent, child, grandparent, grandchild, step-parent, step-child, brother, or sister).
g Enrolled Actuary—enrolled as an actuary by the Joint Board for the Enrollment of Actuaries under 29 U.S.C. 1242 (the authority to practice before the Internal Revenue Service is limited by section 10.3(d) of Circular 230).
h Unenrolled Return Preparer—Your authority to practice before the Internal Revenue Service is limited. You must have been eligible to sign the return under examination and have prepared and signed the return. **See Notice 2011-6 and *Special rules for registered tax return preparers and unenrolled return preparers* in the instructions (PTIN required for designation h).**
i Registered Tax Return Preparer—registered as a tax return preparer under the requirements of section 10.4 of Circular 230. Your authority to practice before the Internal Revenue Service is limited. You must have been eligible to sign the return under examination and have prepared and signed the return. **See Notice 2011-6 and *Special rules for registered tax return preparers and unenrolled return preparers* in the instructions (PTIN required for designation i).**
k Student Attorney or CPA—receives permission to represent taxpayers before the IRS by virtue of his/her status as a law, business, or accounting student working in an LITC or STCP. See instructions for Part II for additional information and requirements.
r Enrolled Retirement Plan Agent—enrolled as a retirement plan agent under the requirements of Circular 230 (the authority to practice before the Internal Revenue Service is limited by section 10.3(e)).

▶ **IF THIS DECLARATION OF REPRESENTATIVE IS NOT COMPLETED, SIGNED, AND DATED, THE IRS WILL RETURN THE POWER OF ATTORNEY. REPRESENTATIVES MUST SIGN IN THE ORDER LISTED IN PART I, LINE 2.** See the instructions for Part II.

Note. For designations d-f, enter your title, position, or relationship to the taxpayer in the "Licensing jurisdiction" column. See the instructions for Part II for more information.

Designation—Insert above letter (a–r)	Licensing jurisdiction (state) or other licensing authority (if applicable)	Bar, license, certification, registration, or enrollment number (if applicable). See instructions for Part II for more information.	Signature	Date
B	GA	5263	Curtis S Colleran	

Georgia Department of Revenue
REGISTRATION AND LICENSING
P.O. BOX 105499
ATLANTA, GA 30348-5499
Telephone: (877) 423-6711

Ronald Johnson Jr., Director, Taxpayer Services Division

aL026

Lynnette T. Riley, State Revenue Commissioner

XNGD1TZF 000442
THE KEATON FRANKLIN COKER FOUNDATION INC
1242 INDUSTRIAL BLVD
GAINESVILLE GA 30501-6563

Letter ID: [redacted]
Issued Date: 23-Nov-2015
WTN: [redacted]

XNGD1TZF 000442 NNNNNNNNN NNN NNN 001 001 320093522116

Re: GEORGIA STATE WITHHOLDING TAX REGISTRATION

You are receiving this letter because the Georgia Department of Revenue has completed the registration of your business for the collection and remittance of Withholding Tax. Please keep this letter for reference only.

Legal Business Name: THE KEATON FRANKLIN COKER FOUNDATION INC
Doing Business As (DBA): THUMBS UP MISSION

Location Address: 1242 INDUSTRIAL BLVD
GAINESVILLE, GA 30501-6563

Federal Employer Identification Number (FEIN): [redacted]

Withholding Number: 3197067-VA

Filing Frequency: Quarterly
Payment Frequency: Monthly

Electronic filing and payment are available online with Georgia Tax Center (GTC) at https://gtc.dor.ga.gov.

This is the Department's online self-service portal and preferred method of payment and filing. Instructional videos are available at http://www.gataxinfo.org to assist with registration and other functionality. Otherwise, coupons are available on our website at http://www.etax.dor.ga.gov .

Returns are required even if you do not have withholding to report for that period. The State of Georgia will assess penalty and interest on a return or payment received after the due date.

Please use our self-service portal at https://gtc.dor.ga.gov if there are any changes relating to this business including the following: (1) Business closed; (2) Change in ownership; (3) Change of mailing address; (4) Change DBA name and (5) Change of Responsible Party.

If you need additional information, please contact Registration and Licensing at (877) 423-6711 or by email to TSD-Withholding-Lic@dor.ga.gov.

Registration and Licensing Unit

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: Miles Coker **Date:** 2/04/2026

Applicant's/Owner's Name (Printed): Miles Coker o/b/o Thumbs Up Mission

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: _____ **Date:** 02-4-2026

Applicant's/Owner's Name(Printed): David Jernigan and/or Keeley Dodd

dotloop signature verification:

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Marci Knauss **Date:** _____

Applicant's/Owner's Name (Printed): Marci Knauss, James F. Knauss

Thumbs Up Mission

Letter of Intent/Zoning Narrative

Amended March 10, 2026

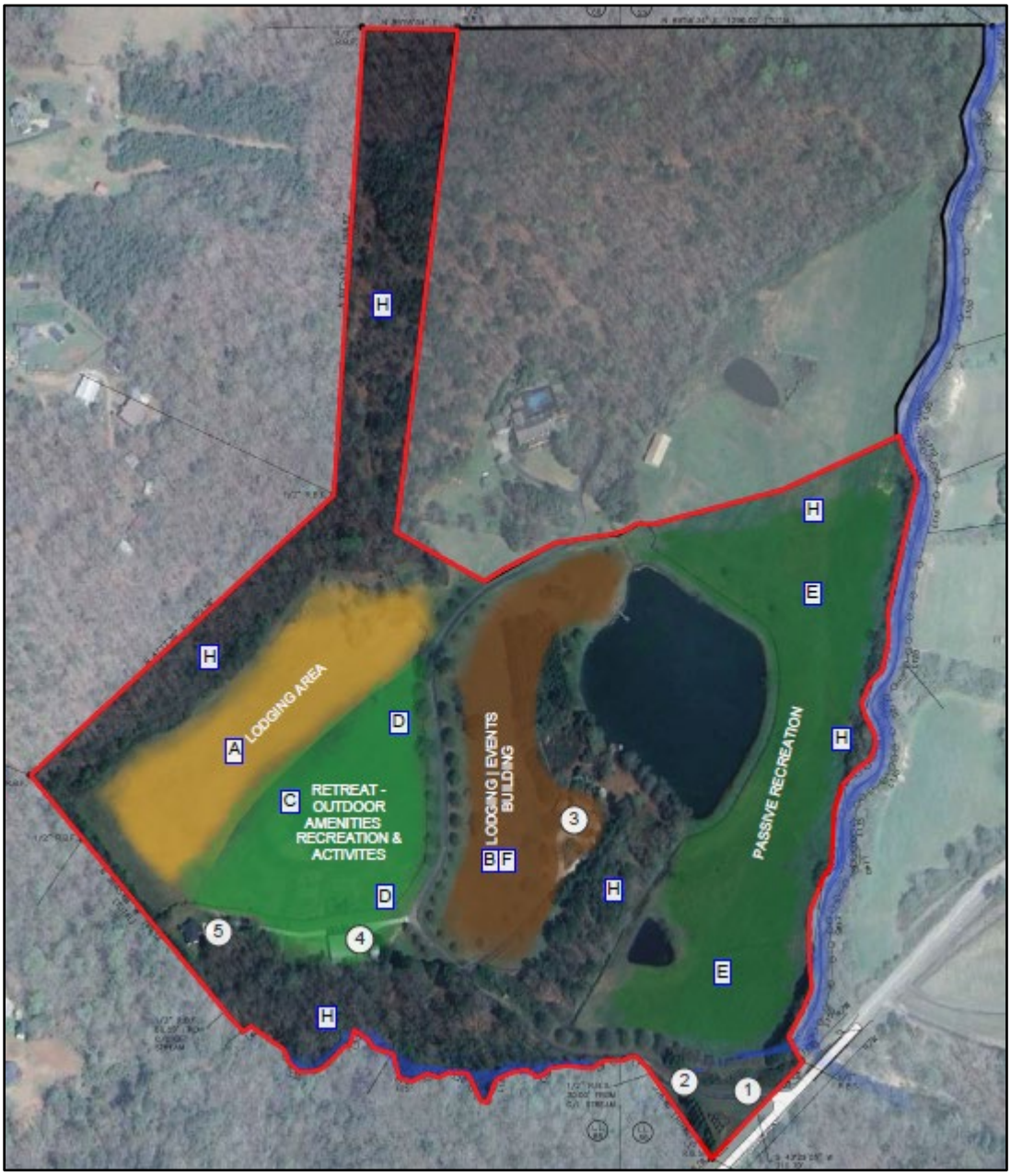
Background and Purpose

Thumbs Up Mission was established by Miles and Sharon Coker to carry on the legacy of their son Keaton Coker. Diagnosed with brain cancer at 16 years old, Keaton lived a life full of grace, generosity and strength of spirit. Although he passed at the young age of 18, his memory is the foundation for this non-profit organization which endeavors to fortify families where a parent or child is fighting cancer. Thumbs Up battles fear by infusing hope, inspiring laughter, and instilling an eternal perspective in every family served. This mission is accomplished by hosting weekend retreats at kid-friendly resort properties. To date, 24 retreats have been held, 1,458 families and 6,523 individuals have been served, and 4,855 volunteers have given their time and efforts. The weekend retreats are designed to benefit the whole family, and are a blend of unstructured free time and planned group activities. Retreats are completely free to the families and include meals, lodging, and entertainment. While this time together is priceless for the families in attendance, it also provides them with an ongoing community of support and understanding; the retreats create the strongest bonds of love and hope.

The subject property was chosen due to its idyllic location in North Hall. Conveniently located near Thompson Bridge Road and Old Dahlonega Highway, the property totals approximately 60 acres and includes the main house, a guest house, and gymnasium. The main house overlooks a small lake and features scenic views of the Blue Ridge Mountains.

Thumbs Up Mission intends to use the existing structures for the retreat center, as well as construct additional buildings to accommodate guests. The following chart lists the proposed uses and facilities, as well as the quantities, number of units, and existing and proposed maximum square footage. Currently referred to as Camp Keaty, in honor of Keaton Coker, Thumbs Up Mission continues to consider other naming possibilities and may ultimately choose another name once the camp is established.

PROPOSED MASTER ZONING PLAN



**Images are for illustrative purposes only and may be changed at time of development plans.*

Planned Uses

Planned Uses	Number Proposed	# of Bedrooms per Unit	Existing Facility (SF)	New Facilities (Max SF each)
Facilities				
1. Chapel	1	N/A	N/A	5,000
2. Activity / Ministry Center / Multi - Purpose / Dining	2	N/A	N/A	15,000
3. Staff Accommodations *	5	5	2	5,000
4. Pastoral Retreats *	2	20	1	15,000
5. Cabins / Cottages *	24	6	N/A	3,000
6. Lodge **	3	30	N/A	20,000
7. Day / Summer Camp	—	—	—	—
8. Gymnasium	2	N/A	4,500	10,000
9. Laundry	1	N/A	N/A	3,000
10. Camp Commons	1	N/A	N/A	6,000

The applicant requests an additional maximum of 10,000 SF for auxiliary construction, to include an additional maximum of 10 guestrooms.

Other support areas & miscellaneous structures may include: outdoor gathering areas such as patios and firepits, activity lawns, swimming pools, hiking trails and overlooks, pavilions, buildings for the maintenance of the property such as storage sheds, guardhouses, security center, boathouse, stables, and barns. The siting of these accessory structures is not shown in the concept plan and will be determined after decisions for other primary elements are made.

* Overnight accommodation structures will be built to Residential Code requirements.
** Thumbs Up Camp Keaty may include meeting rooms, snack and/or dining facilities and assembly area(s) in addition to overnight accommodations. Each will be built to Commercial Code requirements.

Camp Use Facilities

1. Chapel

A chapel is planned, although the specific location has not yet been determined. The chapel will not exceed 5,000 square feet and will be used for worship, ministry gatherings, prayer, teaching services, and other faith-based programs served by Thumbs Up's Camp Keaty.

2. Activity/Ministry/Multi-Purpose/Dining

Thumbs Up's Camp Keaty includes indoor flexible-space ministry buildings which may include commercial kitchen capabilities to be used for group meals, meetings, conferences, recreational activity, instructional programming, counseling, worship gatherings, and religious services. Up to two (2) such facilities are proposed, each with a maximum building area of 15,000 square feet.

**Images are for illustrative purposes only and may be changed at time of development plans.*

3. Staff Accommodations

Up to five (5) staff accommodation units are proposed. These units may include up to five (5) bedrooms per unit and are intended to provide permanent year-round housing for ministry staff and transitional ministry program leaders and their families. Staffing residents will have active ministry responsibilities and will provide onsite presence when guests or ministry participants are present.

4. Pastoral Retreats

Up to two (2) pastoral retreat residences are proposed. These will be detached or attached site-built residential structures intended primarily for temporary or extended rest, sabbatical care, renewal, study, and retreat use by pastors, missionaries, and ministry leaders. Each unit may include up to twenty (20) bedrooms. Pastoral retreats will maintain the architectural character of residential dwellings.

5. Cabins/Cottages

Up to twenty-four (24) cabins/cottages may be constructed. These are site-built structures of up to six (6) bedrooms per unit, with one to six bathrooms, kitchen space, dining area, and group discussion/activity area. Units shall be residential in character and may be clustered in locations across the property or placed in a unified area.

Cabins may temporarily house groups including but not limited to:
a. Unrelated families with children
b. Married couples without children
c. Widows or widowers
d. Same-gender college and career participants
e. Adult-chaperoned youth
f. Parent-chaperoned children
g. Individuals with special needs and caregivers
h. Pastors and spouses
i. Ministry leadership

6. Lodges

Thumbs Up's Camp Keaty may include up to three (3) lodge facilities. Each lodge may provide temporary large-group accommodations with up to thirty (30) bedrooms per lodge, with bathroom facilities. Lodges may include meeting rooms, gathering rooms, kitchen and dining service areas, and group common areas. Lodges allow larger ministry groups to stay together in a single building rather than being divided among cabins.

**Images are for illustrative purposes only and may be changed at time of development plans.*

Overnight Accommodations

Overnight accommodations are intended for exclusive use by Thumbs Up Ministries and its guests and shall not be used as privately owned transitional housing, group homes, or long-term rehabilitation facilities. No overnight units will be owned or operated by unaffiliated third parties. Overnight accommodations will not be made available for general public lodging or short-term rental use (including but not limited to VRBO, AirBnB, or similar platforms).

7. Day / Overnight / Summer Camp

Thumbs Up's Camp Keaty may operate as a traditional faith-based camp for:

- Single-day events
- Overnight events
- Multi-day weekend programming
- Week-long seasonal programming

Overnight accommodations may be provided in approved lodging facilities and cottages allowable under this plan. Bathing facilities and restrooms shall be appropriately segregated by age and gender.

Camp activities may include, but are not limited to:

- dining hall service
- pavilions and outdoor instruction areas
- archery
- challenge courses
- low- and high-element ropes courses
- outdoor educational programming

Recreational vehicles (RVs) will not be accommodated. Tent camping may be permitted on platforms or ground locations as designated.

Some or none of the cottages may be dedicated to camp use seasonally. Camp programming may also include supervised trips to nearby recreational or natural resources.

8. Gymnasium

Gymnasium facilities may be used for recreational ministry, physical training, athletic events, camps, and gatherings. One existing gymnasium of approximately 4,500 square feet is present on

the property, and up to one (1) additional gymnasium facility may be constructed with a maximum 10,000 square feet.

9. Laundry Facilities

Thumbs Up's Camp Keaty may include one or more centralized laundry facilities to support camp operations and overnight lodging needs. Laundry buildings will be accessory to the approved use and are intended to provide cleaning services for linens, bedding, towels, camp uniforms, and related items necessary to maintain safe, sanitary, and healthy accommodations for guests and staff.

Laundry facilities may include:

- Commercial-grade washers and dryers
- Sorting and folding space
- Storage for linens and cleaning supplies
- Mechanical and utility service areas

Laundry buildings will be constructed to applicable building code standards and will comply with Hall County regulations, health department standards, and environmental requirements. Laundry facilities are not intended for public or community use and will serve only Thumbs Up's Camp Keaty guests, staff, and ministry operations.

The final size, number, and exact locations of laundry facilities will be determined during site development planning, ensuring compatibility with surrounding uses and efficient proximity to lodging facilities.

10. Camp Commons - Store/Food Service/Common Areas

Thumbs Up's Camp Keaty may include one or more camp stores/food service/common areas to support camp guests, ministry programming, and recreational activities. These facilities are intended to function as accessory use buildings serving only the guests, members, and staff of Thumbs Up's Camp Keaty and are not intended for public retail or restaurant operations.

These buildings may include:

- Snack, beverage, and light food service areas
- Merchandise and camp store retail space
- Informal seating, tables, and gathering space
- Recreational and social activity areas
- Restrooms, storage, and utility areas

Camp store/common areas are anticipated to range between 3,000 and 6,000 square feet, with the final size and number to be determined during site planning based on ministry programming needs. All facilities will comply with applicable Hall County development regulations, health standards, and building codes.

Temporary & Hardship Housing Allowances

Overnight accommodations may also be used for up to six months to assist ministry families or guests experiencing:

- Serious illness
- House loss due to fire or disaster
- Family crisis
- Other documented ministry-approved hardship needs

Temporary housing is defined as less than 30 consecutive days.
Long-term temporary housing is defined as 30 days up to a maximum of 12 months.

Use by Other Ministries

By mutual agreement, other ministry organizations, para-church organizations, faith-based entities, non-profits, or select aligned organizations may temporarily use facilities on either a recurring or one-time basis. Reasonable lodging, cleaning, and meal service costs may be charged.

Amenities

Thumbs Up's Camp Keaty may include a range of recreational, programmatic, and operational support structures to serve ministry activities, overnight guests, day programming, and seasonal camp operations. These may include, but are not limited to:

- Swimming pool and pool house
- Splash pad/water play area
- Archery range
- Athletic courts and recreation fields (including basketball, multi-use courts, etc.)
- Zipline elements
- Gymnasium facilities
- Covered and uncovered outdoor gathering areas and pavilions
- Picnic areas and seating areas
- Walking trails and hiking trails
- Exercise and fitness activity areas
- Playgrounds, play forts, and children's activity structures
- Treehouse activity areas
- Campfire and outdoor fellowship gathering areas
- Bathhouses and restroom support facilities
- Arts and crafts building/creative lodge
- Camp store and common areas
- Coffee house/social fellowship space
- Laundry facility
- Security/guard house
- Maintenance building, shop areas, and equipment storage facilities
- Canoeing/kayaking
- Paddleboarding
- Fishing

- Rock climbing/climbing wall
- Ropes courses (high & low)
- Mountain biking
- Orienteering/scavenger hunts
- Outdoor survival skills/bushcraft
- Slip-and-slide or water inflatables
- Arts & crafts
- Tie-dye shirts
- Pottery/clay sculpting
- Painting/drawing
- Woodworking
- Jewelry making
- Photography & videography
- Talent shows/skits
- Music
- Frisbee/ultimate frisbee
- Obstacle courses
- Field games (relay races, tug-of-war)
- Trampoline or bounce pillow
- Animal encounters/petting zoo
- Gardening or farming activities

Additionally, similar recreational activities may be added in the future, subject to compliance with all applicable zoning, safety, and regulatory requirements.

Select outdoor courts and fields may be illuminated for evening use. Lighting will be fully shielded, downward-facing, and designed to minimize glare, light spill, and skyglow with lights turned off immediately following activities. Illumination levels will comply with applicable lighting standards and will be positioned to avoid impact on adjacent properties.

These facilities will serve only Thumbs Up's Camp Keaty guests, members, staff, and ministry programs and are not intended for general public recreational operation. All structures will comply with applicable Hall County development regulations and building codes.

Utilities

It is anticipated that the development will be served by individual on-site septic systems, and shall meet the requirements of all environmental and health regulations which govern. Water is currently provided on the property by wells, and the applicant is considering coordinating with the City of Gainesville's Water Resources Department to extend a water line from an existing 12" line along Wade Whelchel Road.

Zoning and Comprehensive Plan

The subject property is currently zoned Agricultural Residential 1 (AR-1). Surrounding properties are also zoned AR-1, and are developed with agricultural and residential uses. Wahoo

Creek runs along the eastern boundary of the property, and an unnamed stream defines the southern boundary. There is FEMA and County Studied Flood Zones in both of these areas as well (southern and eastern boundaries).

The applicant is requesting to rezone approximately 54.3 acres of an assemblage, identified as Tract 1 on a survey by Patton Land Surveying, LLC and dated January 7, 2026. The remaining acreage of the assemblage is identified as Tract 2 and measures approximately 35.26 acres. This tract includes a residential home, metal shed, and pond. Tract 2 is not included in this rezoning application and no changes to its zoning or use are being proposed.

The Hall County Unified Development Code (UDC) was adopted on November 14, 2024 as an update to the county's ordinances. The extensive review and consideration performed by the county is reflected in the document, as it provides requirements for zoning and development processes. The UDC defines specific zoning districts and associated standards for residential, commercial, and industrial uses. The type of development envisioned for Camp Keaty is fairly unique to Hall County, although a similar application was approved in 2025 for the rezoning of property in South Hall from AR-1 to PCD for a different ministry and retreat center (HZON24-0048). While the PCD zoning designation may seem incongruent with the described use, the district is intended to permit the development of property which allows for greater flexibility in development standards and site planning conditions, and encourages a mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts. These districts are intended to be "floating zones" that can be individually evaluated for designation. The development standards and land uses presented with the application would become the standards for the subject property.

The 2045 Comprehensive Plan was adopted in December of 2024, and also serves as an important tool to guide growth within Hall County as well as assist the county commissioners in making zoning decisions. The Comprehensive Plan divides the county into six Character Areas, which designate certain areas of the county according to similar features and identifies appropriate development. The subject property is located on the boundary between Murrayville/Sardis and North Hall Character Areas. The property is identified as a Rural Neighborhood Future Land Use, which supports agricultural enterprises and low-density single-family residential uses. Although the Comprehensive Plan does not reference a retreat center in any of the Future Land Use designations, it is a unique type of use that will closely align with the agricultural character of the area. Planning staff recommended approval of HZON24-0048, noting that the proposed use is consistent with the intent of the Rural Neighborhood future land use. In fact, it is this pastoral setting that makes the site appealing for Thumbs Up Mission in their pursuit of providing respite for the families entrusted in their care. As more and more large tracts are converted into residential subdivisions, the preservation of this rural character for a retreat center benefits not only the local North Hall area, but also the county and region as a whole.

Phased Development

Thumbs Up Mission expects that the uses and facilities of the retreat center will be phased over the next 25 years. The first phase is anticipated to include the construction of two cabins/cottages. A second phase will consist of additional cabins/cottages, a multi-purpose

building to accommodate meals and gatherings, and possibly other supporting features such as pavilions, trails, the activity lawn, and a camp store. Various factors would influence future growth as outlined in the proposed uses, although the organization plans for three or four phases of development.

Changes to Zoning

The applicant requests that a change to the development or inclusion of an additional use, if any, can occur at an administrative level of review without further approval action required by the Board of Commissioners, only if the Director of Planning and Chair of the Board of Commissioners both agree in writing that a written request received from the owner for modification of uses is:
(1) consistent with the overall purpose and function of Thumbs Up Camp Keaty, and
(2) is minor in effect.

If the two cannot agree that the matter is consistent with the overall purpose and minor, the owner shall be notified in writing that the matter, if pursued further, merits formal review as a zoning amendment. In that case the owner may make application for formal review and consideration of the matter with public hearings by the Planning Commission and Board of Commissioners. In either scenario (approval or denial of the letter request), the other members of the Board of Commissioners will be copied with the request and findings of the Planning Director and Chair of the Board of Commissioners.

Planned Uses for which zoning approval is specifically being sought include a range of day-use facilities and overnight Accommodations. These terms are general and reflect the primary products or nature of activity. Day Use Facilities will be primarily for large and small group activities during general daylight hours. Overnight Accommodations will be primarily used for small group activities during evening hours and at night. However, it is not the applicant's intention to limit use of any specific facility to a single use or specific hours.

No extended daily long-term use (year-round year-after-year use) of any facilities other than Staffing Accommodations is permitted. Uses shown may be relocated elsewhere on the site as later required for overall efficiency of operations overtime. There is no requirement that specific uses be undertaken in any specific buildings. Some building(s) or use(s) may not be built. No further county approvals shall be required to discontinue a use after its establishment or to change uses over the life of buildings.

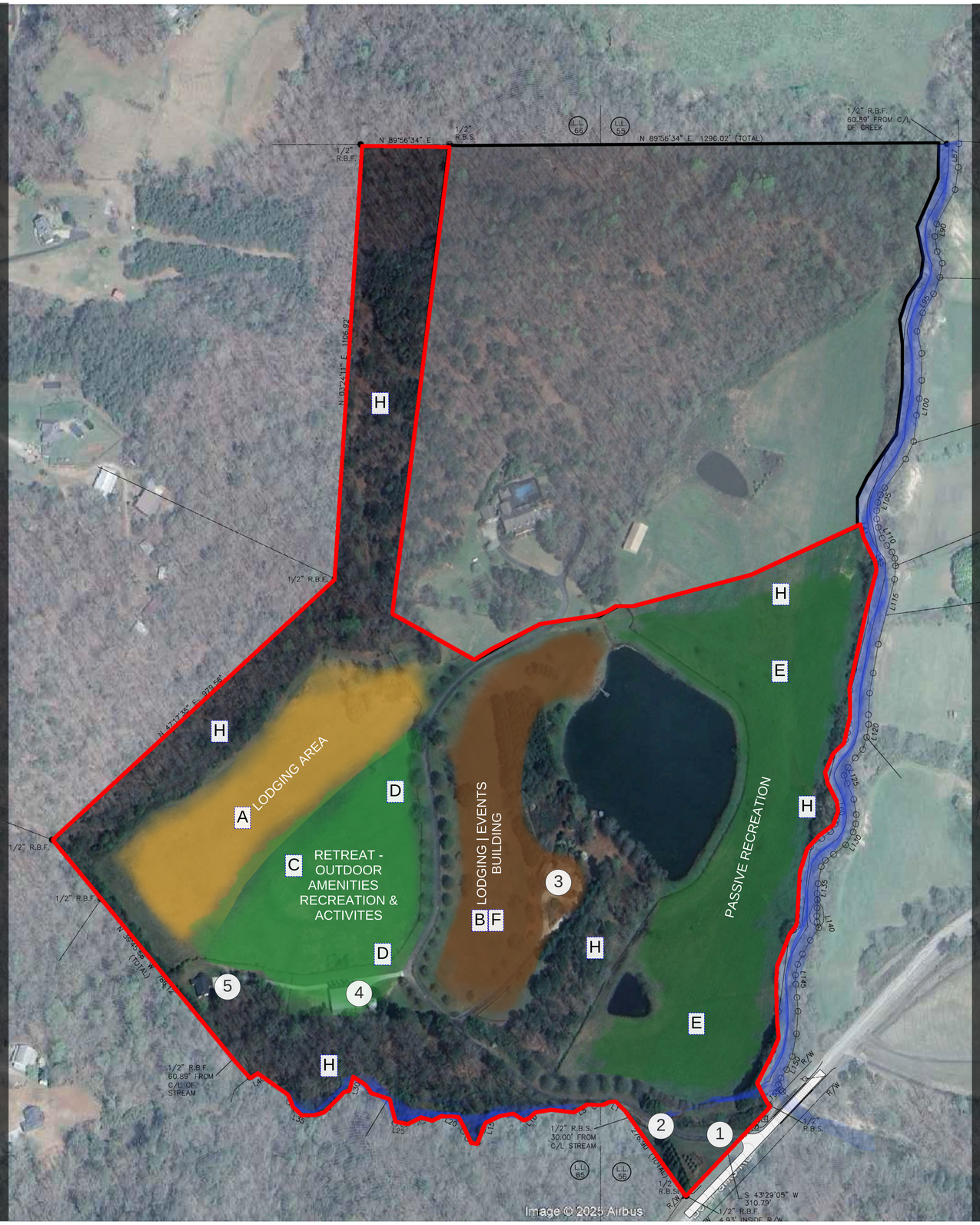
Thumbs Up Mission – Ben Parks Road

Proffered conditions:

1. Any major deviation, as defined by the Planning Director, to the site plan will be subject to further review of the Planning Commission, with appeal to the Board of Commissioners.
2. Prior to the issuance of a land disturbance permit, sewage management will be designed and approved in accordance with Environmental Protection Division (EPD) or Hall County Environmental Health requirements, whichever is determined to govern.
3. Developer will obtain a Land Disturbance Permit for Phase 1, as described in the project narrative, within 36 months of zoning approval. This condition will supersede any future ordinances that establish a timeline for permitting and development, and serve as evidence of vested interest in the project.

RECEIVED
February 6, 2026
Planning & Zoning Department

FACILTIES STYLING



OUTDOOR ACTIVITES

EXISTING FEATURES

1. MAIN ENTRY
2. MAIN ENTRY GATE
3. EXISTING MAIN HOUSE
4. EXISTING GYM
5. EXISTING HOUSE

PROPOSED ZONES

- A RETREAT LODGING AREA
- B LODGING | EVENTS BUILDING
- C RETREAT - OUTDOOR AMENITIES RECREATION & ACTIVITES
- D INDOOR ACTIVITY BUILDING
- E PASSIVE RECREATION
- F OUTREACH | MINISTRY | WHOLENESS FACILITY | FAMILY CENTER
- G CABINS | COTTAGES
- H NATURE TRAILS | NATURAL BUFFER ZONE

Note: The plan/location(s) depicted are only to show approximated zones. Locations of actual proposed structures and facilities may vary depending on final design and programming.

PROPOSED MASTER ZONING PLAN

BCA-STUDIOS
ARCHITECTS
GAINESVILLE | ATLANTA | DALLAS

THUMBS UP MISSION

SUBDIVIDE SURVEY FOR:
VINCENT LAWRENCE DUDAS, JR. & KATHRYN WALKER DUDAS & THUMBS UP MISSION

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999908119. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).

3. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION 20T OR 20TL GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK. MAXIMUM HORIZONTAL TOLERANCE FOR SURVEY CONTROL IS 0.05' WHICH IS WITHIN A 95% CONFIDENCE INTERVAL.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 378,705 FEET.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

6. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

7. THE FIELD SURVEY WAS CONDUCTED ON 01/05/2026.

11. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

HALL COUNTY 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 LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #130466 0059G & #130466 0067G, HALL COUNTY GEORGIA, DATED 04/04/2018.

4) THIS PROPERTY OR A PORTION THEREOF IS 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.

PARCEL CONTROL NUMBERS:

11065 000002, 11065 0000012 & 11065 0000023

VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

REFERENCES:

1. DEED BOOK 9382, PAGES 477-478
2. PLAT BOOK 874, PAGE 483

WATER SERVICE BY:

EXISTING INDIVIDUAL PRIVATE WELLS

SEWER SERVICE BY:

EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM

ZONING AND BUILDING SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE:

CURRENT HALL COUNTY ZONING:
AR-I - AGRICULTURAL RESIDENTIAL I

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR AVERAGE PER SECTION 2.1.4.C.
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

AREA:

TRACT 1: 54.30 ACRES

TRACT 2: 35.26 ACRES

ENVIRONMENTAL HEALTH NOTES: UPDATED

All lots to be served by On-Site Sewage Management Systems to be permitted by the Hall County Environmental Health Department.

All lots to be served by indivudual wells.

All lots meet Hall County Board of Health Lot Size Resolution requirements. Number of bedrooms permitted will be based on the non-restricted lot size and suitable soil area available for each lot.
Must notify Hall County Environmental Health Department before burial of mulch, organic debris, trash or other material, and when setting up burn pits.

Must submit grading plans with septic tank application for any lots requiring extensive grade modification. Further soil studies may be required prior to the issuance of a septic tank permit or approval of an on-site sewage management system.

Slab construction is prohibited without grading plans on all lots at time of septic system permit application.

Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

SURVEYOR'S CERTIFICATION:

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON

HALL COUNTY 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.

Chris M. Patton — 01/07/2026

CHRIS M. PATTON, GA. R.L.S. #2647 — DATE:

LEGEND:

- A.I.F. – ANGLE IRON FOUND
- A.F. – AXLE FOUND
- C.M.F. – CONCRETE MONUMENT FOUND
- A.M.F. – ALUMINUM MONUMENT FOUND
- C.T.F. – CRIMP TOP PIN FOUND
- R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. – IRON PIN FOUND
- P.K.N.F. – PARKER KALON NAIL FOUND
- F.X. – X-CUT FOUND
- N.F. – NAIL FOUND
- R.F. – ROCK FOUND
- R.R.F. – RAILROAD SPIKE FOUND
- T.F. – TACK FOUND
- P.K.N.S. – PARKER KALON NAIL SET
- R.B.S. – 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. – CONCRETE MONUMENT SET
- N.S. – NAIL SET
- C.P. – CALCULATED POINT
- D.I. – DROP INLET
- J.B. – JUNCTION BOX
- W.I. – WIER INLET
- Y.I. – YARD INLET
- C.V. – CABLE TV VAULT
- C.R. – CABLE RISER
- T.R. – TELEPHONE RISER
- T.V. – TELEPHONE VAULT
- T.P. – TELEPHONE POLE
- T.M.H. – TELEPHONE MANHOLE
- U.T.B. – UNDERGROUND TELEPHONE BOX
- A.C. – AIR CONDITIONER
- P.B. – POWER TRANSFORMER BOX
- E.P.B. – ELECTRIC PULL BOX
- E.M. – ELECTRIC METER
- P.P. – POWER POLE
- F.L. – FLOOD LIGHT
- S.P. – SERVICE POLE
- L.P. – LIGHT POLE
- G.W. – GUY WIRE
- G.P. – GUY ANCHOR POLE
- E.S. – ELECTRIC SERVICE
- W.M. – WATER METER
- W.V. – WATER VALVE
- F.H. – FIRE HYDRANT
- F.D.C. – FIRE DEPARTMENT CONNECTION
- I.C.V. – IRRIGATION CONTROL VALVE
- W.P. – WELL POINT
- S.P.G. – WATER SPIGOT
- B.O. – WATER BLOW OFF
- B.F.P. – WATER BACKFLOW PREVENTER
- SPK – SPRINKLER
- C.O. – SANITARY CLEANOUT
- S.S.M.H. – SANITARY SEWER MANHOLE
- G.V. – SANITARY GATE VALVE
- G.T. – GREASE TRAP
- U.M. – UNKNOWN TYPE MANHOLE
- GAS – GAS VALVE
- G.M. – GAS METER
- P.R. – PROPANE TANK
- F.P. – FLAG POLE
- T.S.P. – TRAFFIC SIGNAL POLE
- T.S.B. – TRAFFIC SIGNAL BOX
- M.W. – MONITORING WELL
- S.H. – SPRING HEAD
- B.P. – BOLLARD POST
- S.N.L. – TRAFFIC SIGN
- H.C.P. – HANDICAP PARKING
- B.M. – BENCHMARK
- M.B. – MAILBOX
- H.C.R. – HANDICAP RAMP
- A.H. – ACCESS HATCH
- R.L. – ROOF LINE
- E.P. – EDGE OF PAVEMENT
- B.C. – BACK OF CURB
- S.W.C.B. – SINGLE WING CATCH BASIN
- D.W.C.B. – DOUBLE WING CATCH BASIN
- I.E. – INVERT ELEVATION
- EL. – ELEVATION
- C.M.P. – CORRUGATED METAL PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- B.C.C.M.P. – BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. – POLYVINYL CHLORIDE PIPE
- D.I.P. – DUCTILE IRON PIPE
- R.W. – RETAINING WALL
- —T— – BURIED TELEPHONE LINE
- — \ — – OVERHEAD TELEPHONE LINE
- —W— – BURIED WATER MAIN
- — SS — – BURIED SEWER LINE
- — G — – BURIED GAS LINE
- — E — – BURIED ELECTRIC LINE
- —TV— – BURIED CABLE TV
- —O— – CHAIN LINK FENCE
- —□— – WOOD FENCE
- —x— – WIRE FENCE
- —◇— – WROUGHT IRON FENCE
- —OHP— – OVERHEAD POWER LINES
- —A— – TRAFFIC SIGNAL LINE
- C> – FENCE GATE
- P/L – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- ℄ – CENTERLINE
- INTX – INTERSECTION
- R – CURVE RADIUS
- L – CURVE ARC LENGTH
- Δ – CURVE CENTRAL ANGLE
- C BRG – CHORD BEARING
- C DIST – CHORD DISTANCE
- L.L. – LAND LOT
- N – NORTHING COORDINATE
- E – EASTING COORDINATE
- S/B – SETBACK
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- G.D.O.T. – GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. – STATION
- SQ. FT. – SQUARE FEET
- ⟷ – CONTINUOUS OWNERSHIP
- ⊕ – BUILDING HEIGHT LOCATION
- 25.5' – BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- X 25.52 – SPOT ELEVATION
- – CONCRETE
- – WOOD DECKING
- – GRAVEL
- – ASPHALT
- – PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.M.P.
SURVEYED BY: C.P., M.P.
DRAFTED BY: J.M.J.
CHECKED BY: C.P.

SUBDIVIDE SURVEY FOR:
VINCENT LAWRENCE DUDAS, JR. & KATHRYN WALKER DUDAS & THUMBS UP MISSION
- LOCATED IN -
LAND LOTS 56 & 65
11TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 2

SCALE: N/A

SURVEY DATE: 01/05/2026

PLAT DATE: 01/07/2026

25-240.dwg
JN. 25-240

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH

AREA:

TRACT 1: 54.30 ACRES

TRACT 2: 35.26 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.84'	45.78'	45.75'	N 58°33'59" E	7°28'35"
C2	388.73'	57.38'	57.33'	N 61°09'19" E	8°27'28"
C3	1116.03'	55.61'	55.08'	N 71°54'40" W	2°51'30"
C4	311.04'	55.23'	55.15'	N 62°01'57" W	10°10'24"
C5	150.03'	69.09'	68.48'	N 85°03'14" W	26°23'01"
C6	194.57'	153.29'	149.36'	N 72°56'59" W	45°08'23"
C7	371.12'	94.28'	94.03'	N 41°09'03" W	14°33'20"
C8	65.50'	76.68'	72.38'	N 07°11'48" W	67°04'53"
C9	99.82'	26.96'	26.88'	N 29°10'44" E	15°28'11"
C10	158.45'	85.88'	84.83'	N 20°37'51" E	31°03'10"
C11	871.64'	52.27'	52.26'	N 00°20'15" E	3°26'08"
C12	897.06'	108.55'	108.49'	N 04°47'11" W	6°56'00"
C13	705.53'	49.41'	49.40'	N 08°53'06" W	4°00'45"
C14	200.90'	166.99'	162.23'	N 11°14'54" E	47°37'33"
C15	350.84'	135.00'	134.17'	N 43°48'17" E	22°02'49"

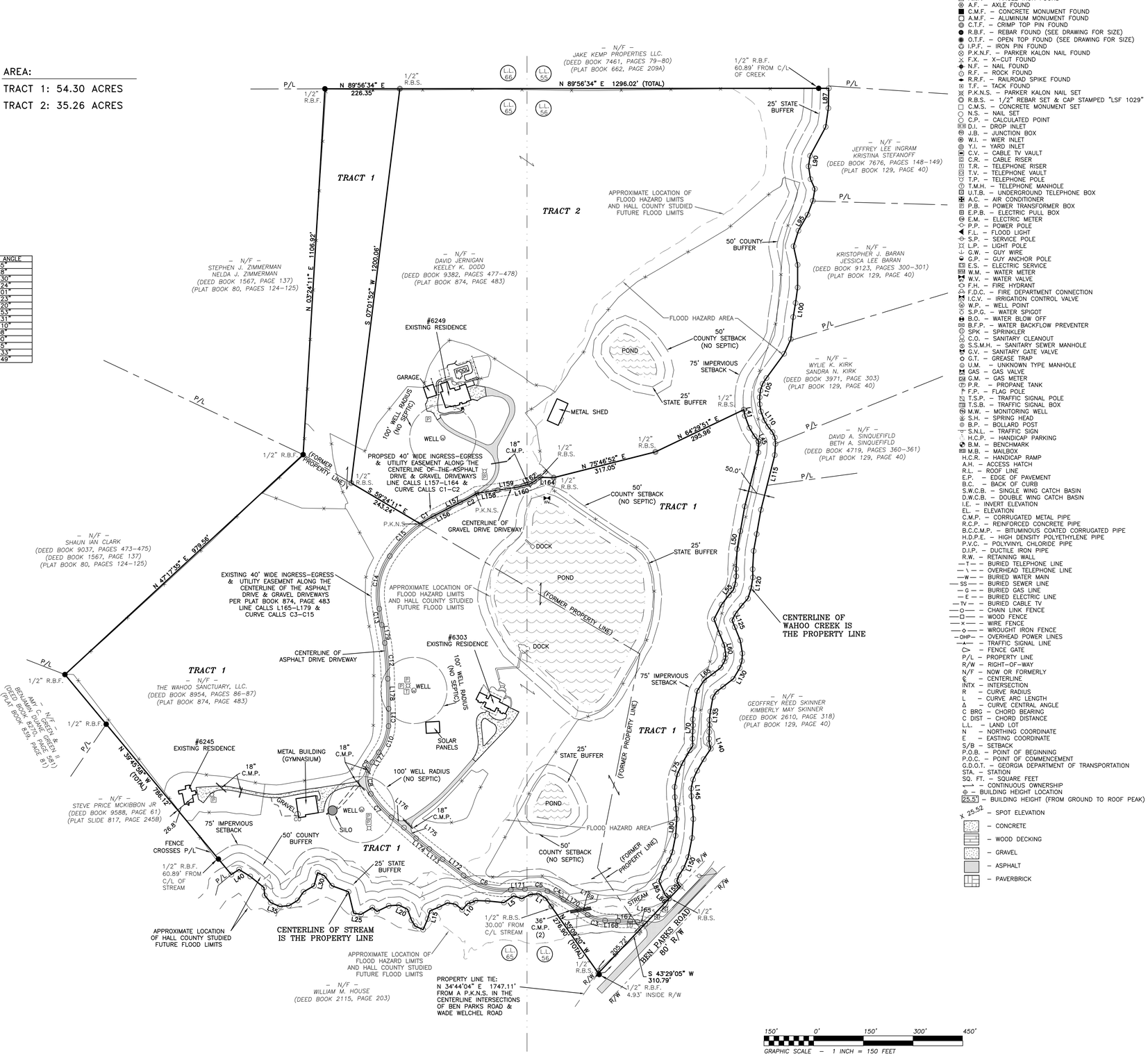
LINE	BEARING	DISTANCE
L1	N 56°06'34" W	23.96'
L2	S 86°35'52" W	26.08'
L3	S 63°02'41" W	29.01'
L4	N 71°27'09" W	26.17'
L5	S 55°18'36" W	35.35'
L6	S 64°16'20" W	49.68'
L7	N 88°00'24" W	36.54'
L8	S 60°30'23" W	12.52'
L9	S 77°51'28" W	12.77'
L10	S 41°55'40" W	25.47'
L11	N 50°07'46" W	25.62'
L12	S 80°01'12" W	25.17'
L13	S 62°51'32" W	27.56'
L14	S 67°24'51" W	30.66'
L15	S 15°50'07" W	25.61'
L16	S 23°25'42" W	34.72'
L17	N 65°36'32" W	26.24'
L18	N 31°51'11" W	20.78'
L19	N 20°00'39" W	34.78'
L20	N 63°30'52" W	29.07'
L21	S 86°05'19" W	31.04'
L22	S 64°10'52" W	39.27'
L23	N 50°37'18" W	18.17'
L24	S 59°06'26" W	39.55'
L25	N 81°42'34" W	22.82'
L26	N 13°29'19" W	66.60'
L27	N 69°54'28" W	53.62'
L28	N 36°36'45" W	37.38'
L29	N 65°42'32" W	22.24'
L30	S 16°10'52" W	41.06'
L31	S 60°09'58" W	36.50'
L32	S 34°08'50" W	31.29'
L33	S 59°53'05" W	30.98'
L34	S 85°03'34" W	27.57'
L35	N 66°41'14" W	30.06'
L36	N 39°43'07" W	27.94'
L37	N 05°37'28" E	23.95'
L38	N 51°07'20" W	53.38'
L39	N 58°06'16" W	39.74'
L40	N 56°37'34" W	27.89'

LINE	BEARING	DISTANCE
L41	S 09°46'43" E	18.87'
L42	S 20°35'34" E	38.76'
L43	S 31°33'42" E	29.83'
L44	S 38°57'50" E	17.95'
L45	S 24°20'35" E	2.77'
L46	S 04°47'45" E	6.74'
L47	S 03°46'23" W	25.88'
L48	S 14°08'47" W	167.66'
L49	S 10°01'22" W	76.03'
L50	S 10°14'05" W	54.92'
L51	S 03°01'23" W	60.41'
L52	S 01°29'57" E	22.20'
L53	S 08°54'42" W	24.82'
L54	S 17°30'10" W	18.17'
L55	S 41°44'56" W	19.82'
L56	S 37°14'49" W	36.55'
L57	S 27°17'42" W	49.47'
L58	S 21°18'05" E	45.36'
L59	S 22°14'13" E	38.37'
L60	S 09°13'51" E	28.21'
L61	S 03°07'15" W	11.54'
L62	S 17°42'01" W	10.22'
L63	S 30°13'02" W	22.36'
L64	S 52°32'31" W	29.00'
L65	S 53°03'32" W	34.47'
L66	S 32°53'15" W	37.90'
L67	S 10°23'44" W	55.86'
L68	S 06°20'28" W	31.05'
L69	S 02°34'31" E	17.83'
L70	S 02°29'47" W	18.44'
L71	S 02°31'23" W	22.35'
L72	S 03°01'02" E	21.50'
L73	S 34°09'43" W	16.72'
L74	S 29°50'48" W	44.25'
L75	S 24°49'01" W	37.13'
L76	S 11°45'10" W	39.15'
L77	S 01°17'48" E	30.76'
L78	S 05°20'33" E	35.42'
L79	S 04°28'06" E	31.30'
L80	S 03°56'44" W	50.39'
L81	S 11°16'51" W	50.86'
L82	S 22°20'18" W	26.26'
L83	S 33°12'42" W	26.55'
L84	S 21°15'13" W	43.88'
L85	S 24°17'28" E	46.73'
L86	S 49°25'36" E	15.13'

LINE	BEARING	DISTANCE
L165	N 77°27'57" W	23.99'
L166	N 82°50'16" W	21.95'
L167	N 89°13'28" W	36.30'
L168	N 88°04'19" W	39.58'
L169	N 57°16'07" W	33.06'
L170	N 58°05'10" W	53.25'
L171	S 87°07'28" W	42.72'
L172	N 52°28'58" W	79.79'
L173	N 52°11'18" W	50.63'
L174	N 51°06'11" W	51.30'
L175	N 48°30'50" W	48.73'
L176	N 50°42'33" W	49.39'
L177	N 32°46'16" E	35.82'
L178	N 01°35'06" W	90.77'
L179	N 09°36'40" W	52.88'

LINE	BEARING	DISTANCE
L156	N 62°56'55" E	51.21'
L157	N 62°33'10" E	39.55'
L158	N 81°43'15" E	63.50'
L159	N 81°32'07" E	58.20'
L160	N 75°48'06" E	20.99'
L161	N 74°47'26" E	19.77'
L162	N 61°40'03" E	15.46'
L163	N 52°06'01" E	20.44'
L164	S 88°41'59" E	42.90'

LINE	BEARING	DISTANCE
L87	S 01°19'34" W	60.07'
L88	S 08°07'50" W	57.09'
L89	S 28°17'09" W	99.19'
L90	S 08°25'46" W	32.21'
L91	S 08°56'55" E	39.17'
L92	S 24°04'34" E	72.05'
L93	S 09°48'44" W	36.65'
L94	S 20°53'24" W	44.95'
L95	S 29°36'01" W	55.39'
L96	S 17°34'14" W	49.18'
L97	S 12°14'40" E	57.87'
L98	S 00°06'12" E	68.33'
L99	S 07°40'34" W	46.97'
L100	S 09°35'40" W	43.20'
L101	S 06°05'07" W	67.46'
L102	S 24°44'02" W	48.42'
L103	S 36°07'48" W	90.62'
L104	S 32°45'13" W	20.84'
L105	S 18°38'17" W	21.05'
L106	S 06°43'15" W	20.87'
L107	S 00°20'29" E	21.14'
L108	S 09°46'43" E	22.09'
L109	S 20°35'34" E	29.22'
L110	S 31°33'42" E	21.80'
L111	S 38°57'50" E	21.13'
L112	S 24°20'35" E	17.80'
L113	S 04°47'45" E	19.10'
L114	S 03°46'23" W	34.16'
L115	S 14°08'47" W	170.40'
L116	S 10°01'22" W	74.32'
L117	S 10°14'05" W	51.86'
L118	S 03°01'23" W	55.28'
L119	S 01°29'57" E	24.78'
L120	S 08°54'42" W	33.13'
L121	S 17°30'10" W	32.67'
L122	S 41°44'56" W	28.59'
L123	S 37°14'49" W	30.23'
L124	S 27°17'42" W	22.54'
L125	S 21°18'05" E	22.38'
L126	S 22°14'13" E	43.66'
L127	S 09°13'51" E	39.30'
L128	S 03°07'15" W	23.35'
L129	S 17°42'01" W	22.10'
L130	S 30°13'02" W	37.71'
L131	S 52°32'31" W	39.09'
L132	S 53°03'32" W	25.80'
L133	S 32°53'15" W	19.07'
L134	S 10°23'44" W	44.14'
L135	S 06°20'28" W	25.38'
L136	S 02°34'31" E	16.14'
L137	S 02°29'47" W	20.66'
L138	S 02°31'23" W	19.94'
L139	S 03°01'02" E	15.45'
L140	S 17°27'50" E	15.76'
L141	S 34°09'43" W	38.16'
L142	S 29°50'48" W	40.17'
L143	S 24°49'01" W	29.21'
L144	S 11°45'10" W	27.70'
L145	S 01°17'48" E	23.28'
L146	S 05°20'33" E	34.04'
L147	S 04°28'06" E	35.36'
L148	S 03°56'44" W	57.27'
L149	S 11°16'51" W	58.90'
L150	S 22°20'18" W	35.86'
L151	S 33°12'42" W	26.07'
L152	S 21°15'13" W	17.65'
L153	S 24°17'28" E	14.59'
L154	S 49°25'36" E	6.53'
L155	S 43°29'05" W	50.06'



LEGEND:

- A.I.F. – ANGLE IRON FOUND
- A.F. – AXLE FOUND
- C.M.F. – CONCRETE MONUMENT FOUND
- A.M.F. – ALUMINUM MONUMENT FOUND
- C.T.F. – CRIMP TOP PIN FOUND
- R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. – IRON PIN FOUND
- P.K.N.F. – PARKER KALON NAIL FOUND
- F.X. – X–CUT FOUND
- N.F. – NAIL FOUND
- R.F. – ROCK FOUND
- R.R.F. – RAILROAD SPIKE FOUND
- T.F. – TACK FOUND
- P.K.N.S. – PARKER KALON NAIL SET
- R.B.S. – 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.M.S. – CONCRETE MONUMENT SET
- N.S. – NAIL SET
- C.P. – CALCULATED POINT
- D.I. – DROP INLET
- J.B. – JUNCTION BOX
- W.I. – WIER INLET
- Y.I. – YARD INLET
- C.V. – CABLE TV VAULT
- C.R. – CABLE RISER
- T.R. – TELEPHONE RISER
- T.V. – TELEPHONE VAULT
- T.P. – TELEPHONE POLE
- T.M.H. – TELEPHONE MANHOLE
- U.T.B. – UNDERGROUND TELEPHONE BOX
- A.C. – AIR CONDITIONER
- P.B. – POWER TRANSFORMER BOX
- E.P.B. – ELECTRIC PULL BOX
- E.M. – ELECTRIC METER
- P.P. – POWER POLE
- F.L. – FLOOD LIGHT
- S.P. – SERVICE POLE
- L.P. – LIGHT POLE
- G.W. – GUY WIRE
- G.P. – GUY ANCHOR POLE
- E.S. – ELECTRIC SERVICE
- W.M. – WATER METER
- W.V. – WATER VALVE
- F.H. – FIRE HYDRANT
- F.D.C. – FIRE DEPARTMENT CONNECTION
- I.C.V. – IRRIGATION CONTROL VALVE
- W.P. – WELL POINT
- S.P.G. – WATER SPIGOT
- B.O. – WATER BLOW OFF
- B.F.P. – WATER BACKFLOW PREVENTER
- SPK – SPRINKLER
- C.O. – SANITARY CLEANOUT
- S.S.M.H. – SANITARY SEWER MANHOLE
- G.V. – SANITARY GATE VALVE
- G.T. – GREASE TRAP
- U.M. – UNKNOWN TYPE MANHOLE
- GAS – GAS VALVE
- G.M. – GAS METER
- P.R. – PROPANE TANK
- F.P. – FLAG POLE
- T.S.P. – TRAFFIC SIGNAL POLE
- T.S.B. – TRAFFIC SIGNAL BOX
- M.W. – MONITORING WELL
- S.H. – SPRING HEAD
- B.P. – BOLLARD POST
- S.N.L. – TRAFFIC SIGN
- H.C.P. – HANDICAP PARKING
- B.M. – BENCH MARK
- M.B. – MAILBOX
- H.C.R. – HANDICAP RAMP
- A.H. – ACCESS HATCH
- R.L. – ROOF LINE
- E.P. – EDGE OF PAVEMENT
- B.C. – BACK OF CURB
- S.W.C.B. – SINGLE WING CATCH BASIN
- D.W.C.B. – DOUBLE WING CATCH BASIN
- I.E. – INVERT ELEVATION
- EL. – ELEVATION
- C.M.P. – CORRUGATED METAL PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- B.C.C.M.P. – BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. – POLYVINYL CHLORIDE PIPE
- D.I.P. – DUCTILE IRON PIPE
- R.W. – RETAINING WALL
- —T— – BURIED TELEPHONE LINE
- —\— – OVERHEAD TELEPHONE LINE
- —W— – BURIED WATER MAIN
- —SS— – BURIED SEWER LINE
- —G— – BURIED GAS LINE
- —E— – BURIED ELECTRIC LINE
- —TV— – BURIED CABLE TV
- —O— – CHAIN LINK FENCE
- —□— – WOOD FENCE
- —×— – WIRE FENCE
- —◇— – WROUGHT IRON FENCE
- –OHP– – OVERHEAD POWER LINES
- —•— – TRAFFIC SIGNAL LINE
- – FENCE GATE
- P/L – PROPERTY LINE
- R/W – RIGHT–OF–WAY
- N/F – NOW OR FORMERLY
- ℄ – CENTERLINE
- INTX – INTERSECTION
- R – CURVE RADIUS
- L – CURVE ARC LENGTH
- Δ – CURVE CENTRAL ANGLE
- C BRG – CHORD BEARING
- C DIST – CHORD DISTANCE
- L.L. – LAND LOT
- N – NORTHING COORDINATE
- E – EASTING COORDINATE
- S/B – SETBACK
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- G.D.O.T. – GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. – STATION
- SQ. FT. – SQUARE FEET
- ⟷ – CONTINUOUS OWNERSHIP
- ⊕ – BUILDING HEIGHT LOCATION
- 25.5' – BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- X 25.52 – SPOT ELEVATION
- – CONCRETE
- – WOOD DECKING
- – GRAVEL
- – ASPHALT
- – PAVERBRICK

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532–6492
www.pattonsurveying.com

LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.M.P.
SURVEYED BY: C.P., M.P.
DRAFTED BY: J.M.J.
CHECKED BY: C.P.

SUBDIVIDE SURVEY FOR:

VINCENT LAWRENCE
DUDAS, JR. & KATHRYN
WALKER DUDAS &
THUMBS UP MISSION

– LOCATED IN –
LAND LOTS 56 & 65
11TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS			
No.	DATE	DESCRIPTION	

SHEET NUMBER: 2 of 2

SCALE: 1" = 150'

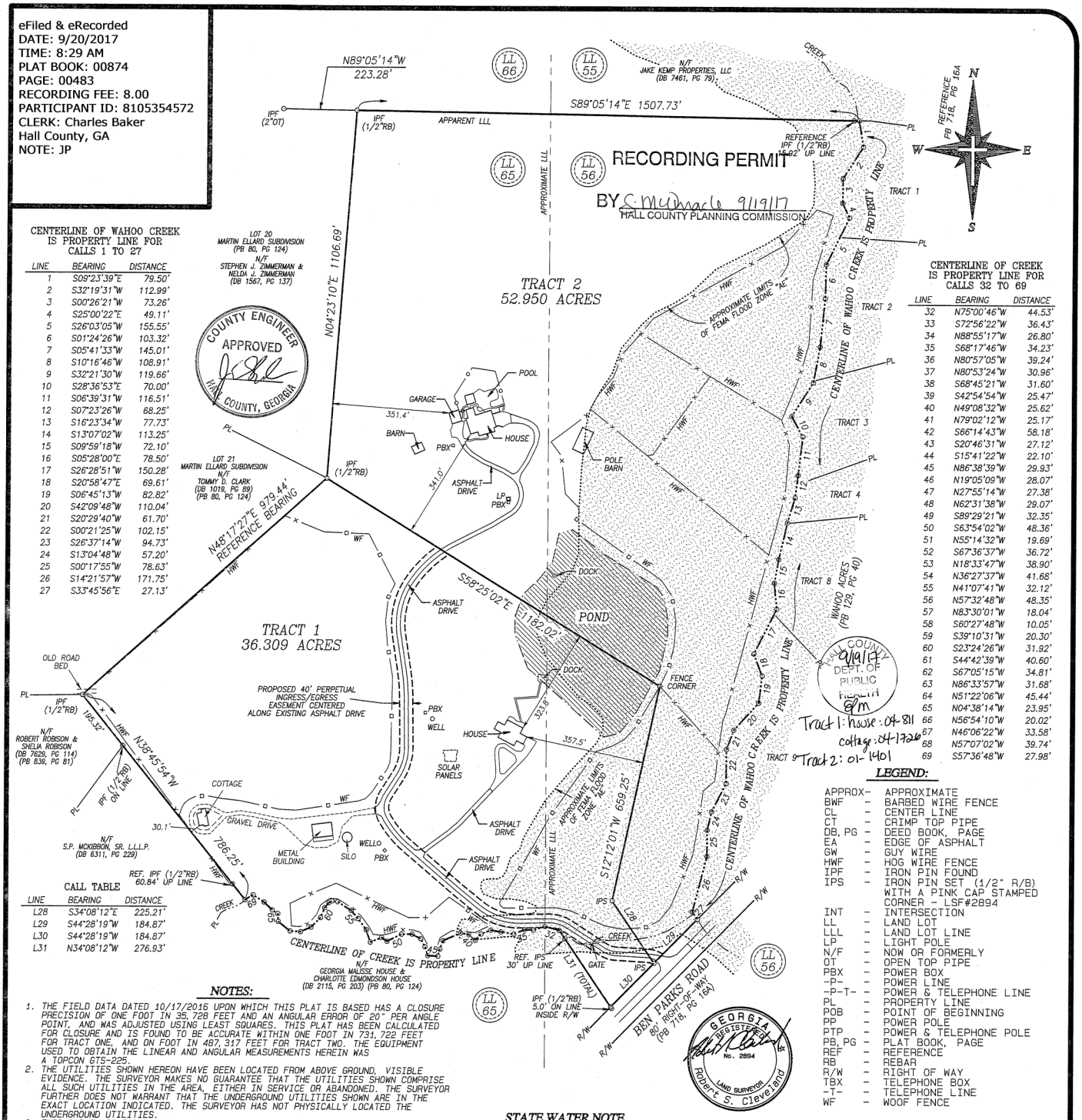
SURVEY DATE: 01/05/2026

PLAT DATE: 01/07/2026

25-240.dwg

JN. 25–240

eFiled & eRecorded
DATE: 9/20/2017
TIME: 8:29 AM
PLAT BOOK: 00874
PAGE: 00483
RECORDING FEE: 8.00
PARTICIPANT ID: 8105354572
CLERK: Charles Baker
Hall County, GA
NOTE: JP



CENTERLINE OF WAHOO CREEK IS PROPERTY LINE FOR CALLS 1 TO 27

LINE	BEARING	DISTANCE
1	S09°23'39"E	79.50'
2	S32°19'31"W	112.99'
3	S00°26'21"W	73.26'
4	S25°00'22"E	49.11'
5	S26°03'05"W	155.55'
6	S01°24'26"W	103.32'
7	S05°41'33"W	145.01'
8	S10°16'46"W	108.91'
9	S32°21'30"W	119.66'
10	S28°36'53"E	70.00'
11	S06°39'31"W	116.51'
12	S07°23'26"W	68.25'
13	S16°23'34"W	77.73'
14	S13°07'02"W	113.25'
15	S09°59'18"W	72.10'
16	S05°28'00"E	78.50'
17	S26°28'51"W	150.28'
18	S20°58'47"E	69.61'
19	S06°45'13"W	82.82'
20	S42°09'48"W	110.04'
21	S20°29'40"W	61.70'
22	S00°21'25"W	102.15'
23	S26°37'14"W	94.73'
24	S13°04'48"W	57.20'
25	S00°17'55"W	78.63'
26	S14°21'57"W	171.75'
27	S33°45'56"E	27.13'

CENTERLINE OF CREEK IS PROPERTY LINE FOR CALLS 32 TO 69

LINE	BEARING	DISTANCE
32	N75°00'46"W	44.53'
33	S72°56'22"W	36.43'
34	N88°55'17"W	26.80'
35	S68°17'46"W	34.23'
36	N80°57'05"W	39.24'
37	N80°53'24"W	30.96'
38	S68°45'21"W	31.60'
39	S42°54'54"W	25.47'
40	N49°08'32"W	25.62'
41	N79°02'12"W	25.17'
42	S66°14'43"W	58.18'
43	S20°46'31"W	27.12'
44	S15°41'22"W	22.10'
45	N86°38'39"W	29.93'
46	N19°05'09"W	28.07'
47	N27°55'14"W	27.38'
48	N62°31'38"W	29.07'
49	S89°29'21"W	32.35'
50	S63°54'02"W	48.36'
51	N55°14'32"W	19.69'
52	S67°36'37"W	36.72'
53	N18°33'47"W	38.90'
54	N36°27'37"W	41.68'
55	N41°07'41"W	32.12'
56	N57°32'48"W	48.35'
57	N83°30'01"W	18.04'
58	S60°27'48"W	10.05'
59	S39°10'31"W	20.30'
60	S23°24'26"W	31.92'
61	S44°42'39"W	40.60'
62	S67°05'15"W	34.81'
63	N86°33'57"W	31.68'
64	N51°22'06"W	45.44'
65	N04°38'14"W	23.95'
66	N56°54'10"W	20.02'
67	N46°06'22"W	33.58'
68	N57°07'02"W	39.74'
69	S57°36'48"W	27.98'

CALL TABLE

LINE	BEARING	DISTANCE
L28	S34°08'12"E	225.21'
L29	S44°28'19"W	184.87'
L30	S44°28'19"W	184.87'
L31	N34°08'12"W	276.93'

GRAND COUNTY 9/19/17 DEPT. OF PUBLIC HEALTH 9m

Tract 1: house: 04-811
cottage: 04-1726
Tract 2: 01-1401

LEGEND:

APPROX-	-	APPROXIMATE
BWF	-	BARBED WIRE FENCE
CL	-	CENTER LINE
CT	-	CRIMP TOP PIPE
DB, PG	-	DEED BOOK, PAGE
EA	-	EDGE OF ASPHALT
GW	-	GUY WIRE
HWF	-	HOG WIRE FENCE
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED CORNER - LSF#2894
INT	-	INTERSECTION
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
N/F	-	NOW OR FORMERLY
OT	-	OPEN TOP PIPE
PBX	-	POWER BOX
-P-	-	POWER LINE
-P-T-	-	POWER & TELEPHONE LINE
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PB, PG	-	PLAT BOOK, PAGE
REF	-	REFERENCE
RB	-	REBAR
R/W	-	RIGHT OF WAY
TBX	-	TELEPHONE BOX
-T-	-	TELEPHONE LINE
WF	-	WOOF FENCE

NOTES:

1. THE FIELD DATA DATED 10/17/2016 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,728 FEET AND AN ANGULAR ERROR OF 20" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 731,722 FEET FOR TRACT ONE, AND ON FOOT IN 487,317 FEET FOR TRACT TWO. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-225.
2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. PORTIONS OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS # 13139C0059F & 13139C0067F, HALL COUNTY, GEORGIA DATED, SEPTEMBER 29, 2006, AND WITHIN FUTURE FLOOD ZONE PER HALL COUNTY GIS.
5. ALL DISTANCES AS SHOWN ARE HORIZONTAL, GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY A TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. THE BEARING SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

STATE WATER NOTE

THIS PROPERTY CONTAINS STATE WATERS REQUIRING A 50' UNDISTURBED AND 75' IMPERVIOUS BUFFERS. PRIOR TO DEVELOPMENT A PERMIT OR VARIANCE MAYBE REQUIRED FROM THE CORPS OF ENGINEERS, EPD, AND OR HALL COUNTY.

REFERENCES:
1. DEED BOOK 3320, PAGE 63
2. PLAT BOOK 718, PG 16A
3. DEED BOOK 7629, PAGE 121
4. PLAT BOOK 798, PAGE 27A
5. DEED BOOK 6220, PAGE 285
6. PLAT BOOK 841, PAGE 223

GEORGIA REGISTERED No. 2894 LAND SURVEYOR Robert S. Cleveland

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 the O.C.G.A. Section 15-6-67.

Robert S. Cleveland
Registration No. 2894

8/31/2017
Date:

1.	8/31/2017	REVISED CERTIFICATE
	DATE	DESCRIPTION

REVISIONS

RECOMBINATION SURVEY FOR:

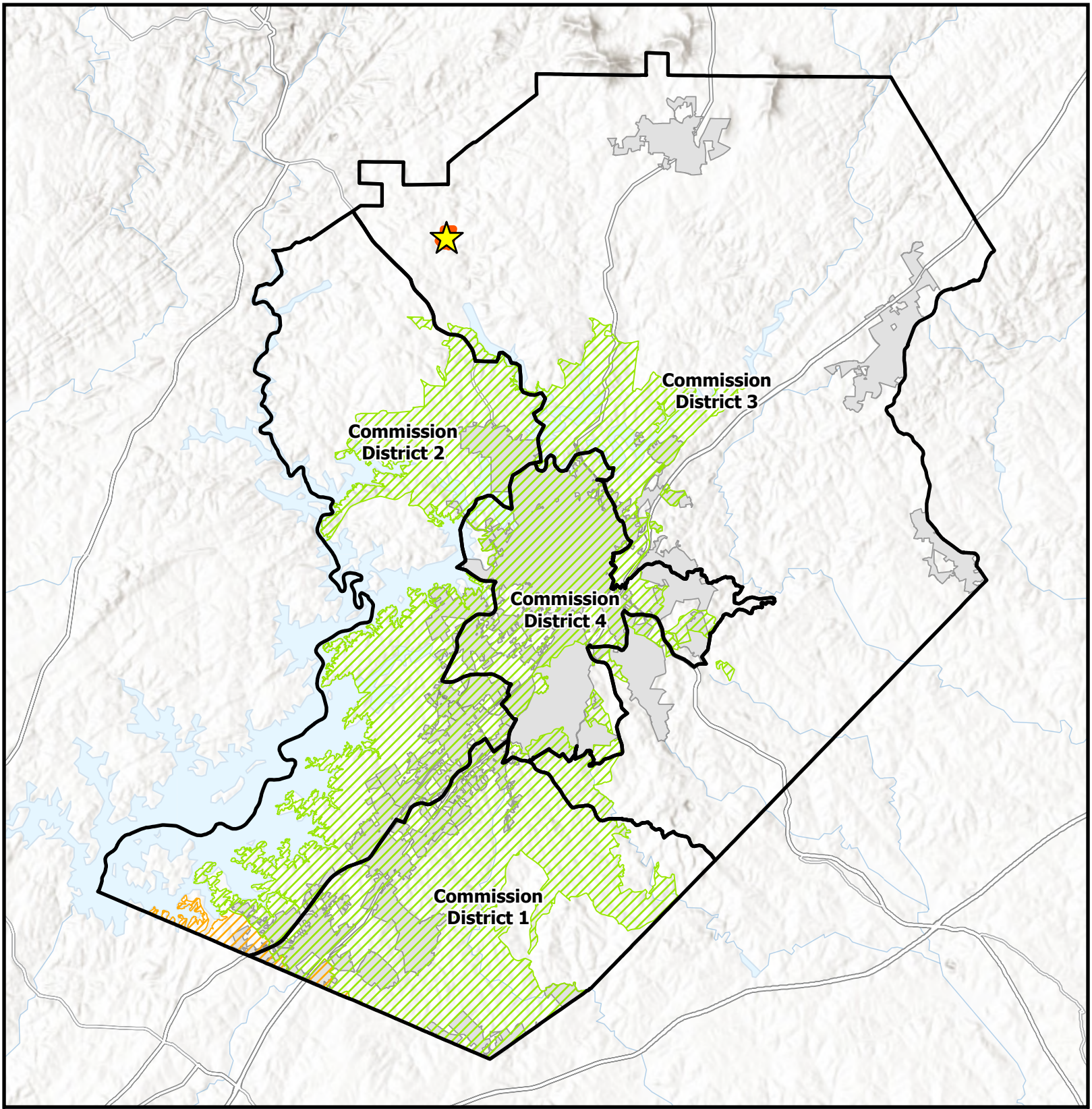
STEVE P. McKIBBON

LOCATED IN
LAND LOTS 56 & 65 ,
11th DISTRICT,
HALL COUNTY, GEORGIA

Cleveland Land Surveying
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: RSC	SCALE: 1"=200' GRAPHIC SCALE 0' 100' 200' 400'	SHEET 1 OF 1
DATE: 10/18/2016		
PDF: G216048	JOB# G216048	

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2484246&key1=874&key2=483&county=69&countyname=HALL&userid=891638&appid=28 1/1



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

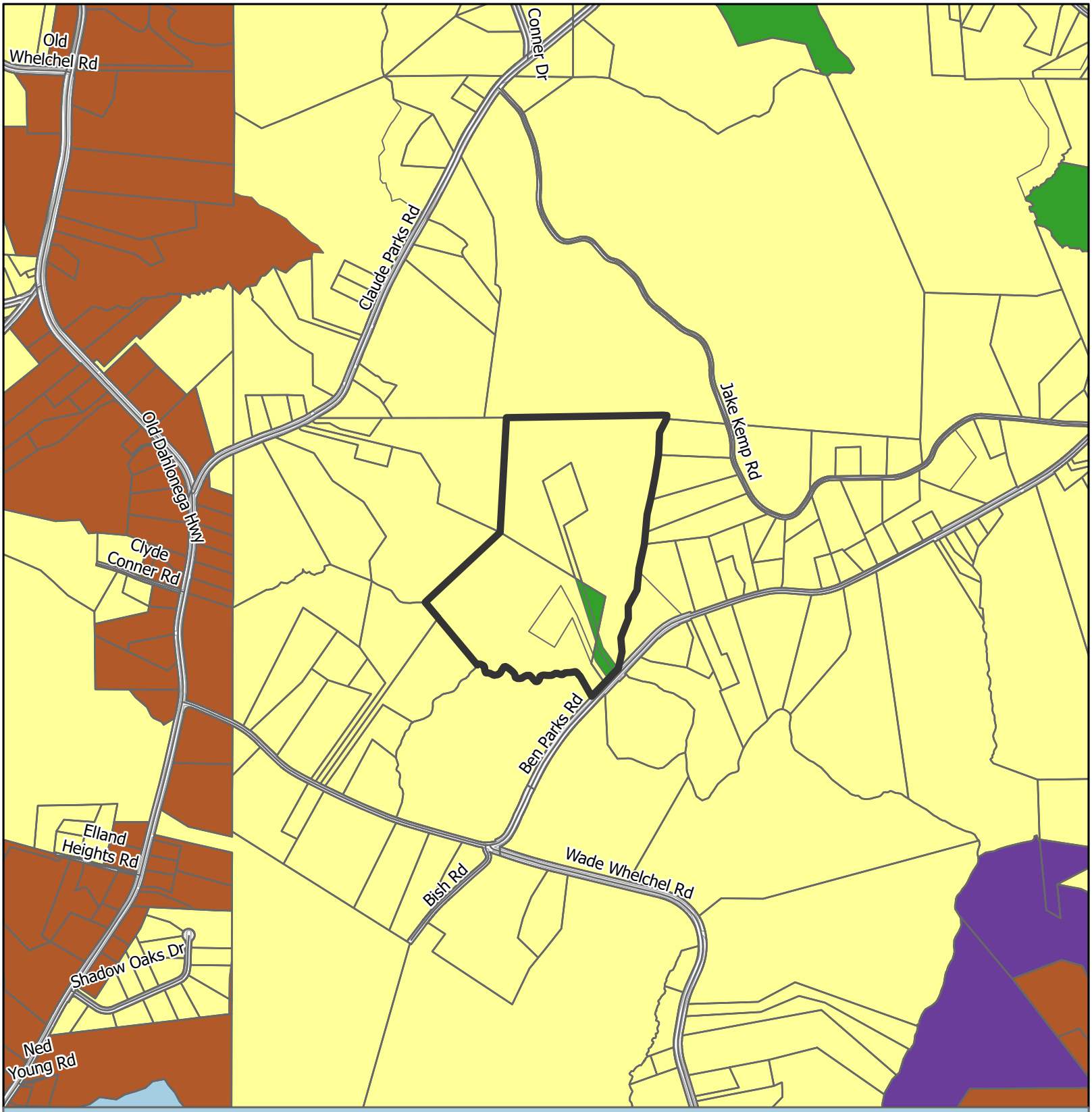
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Thumbs Up Mission
Tax Parcel #: 11065 000002, 000012, 000023
Location: 6245, 6249 & 0 Ben Parks Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Future Land Use Map

Subject Area
City Limits

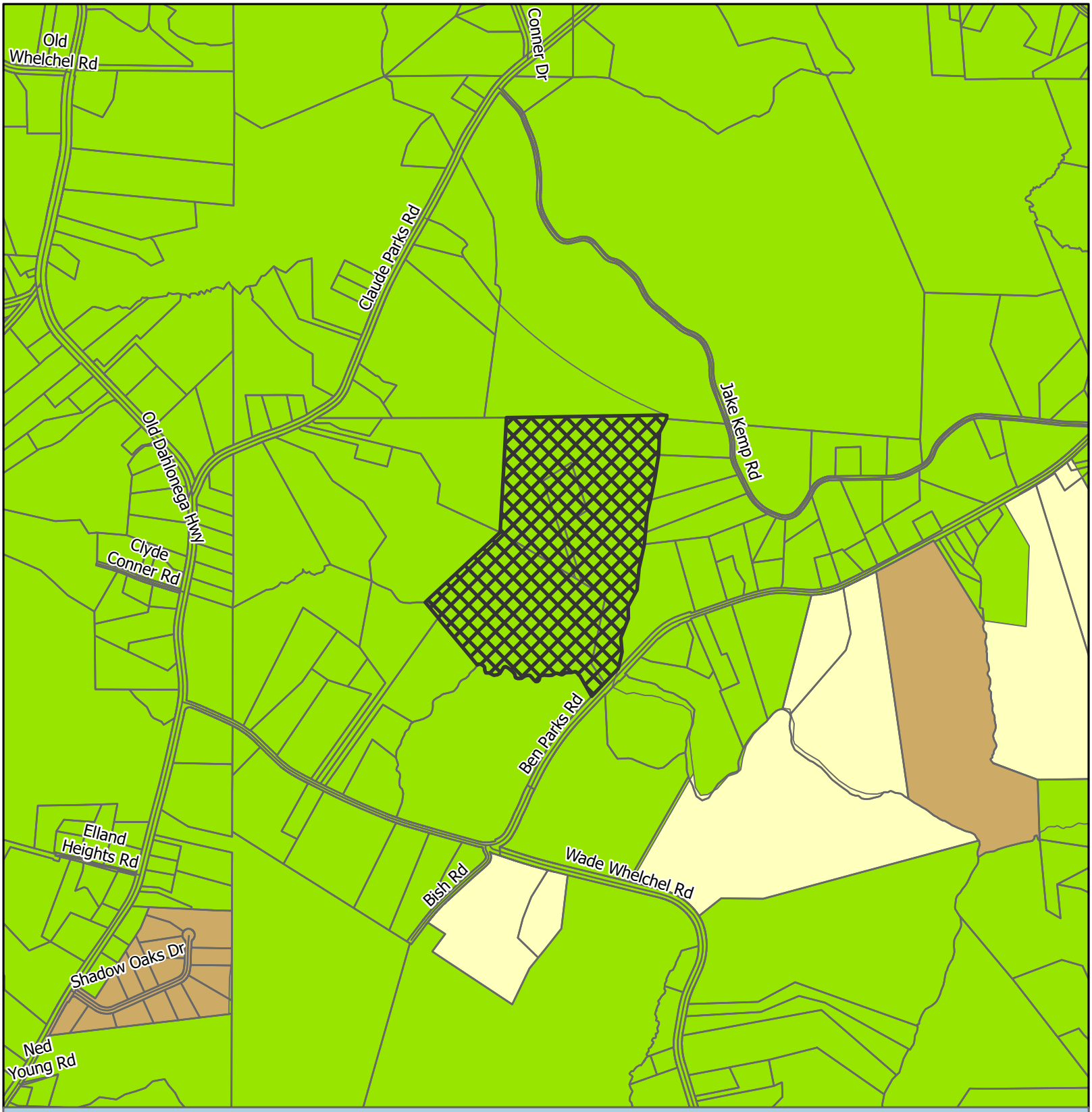
Future Land Use Zones

- Business Corridors
- Greenspace - Conservation
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Thumbs Up Mission
Tax Parcel #: 11065 000002, 000012, 000023
Location: 6245, 6249 & 0 Ben Parks Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

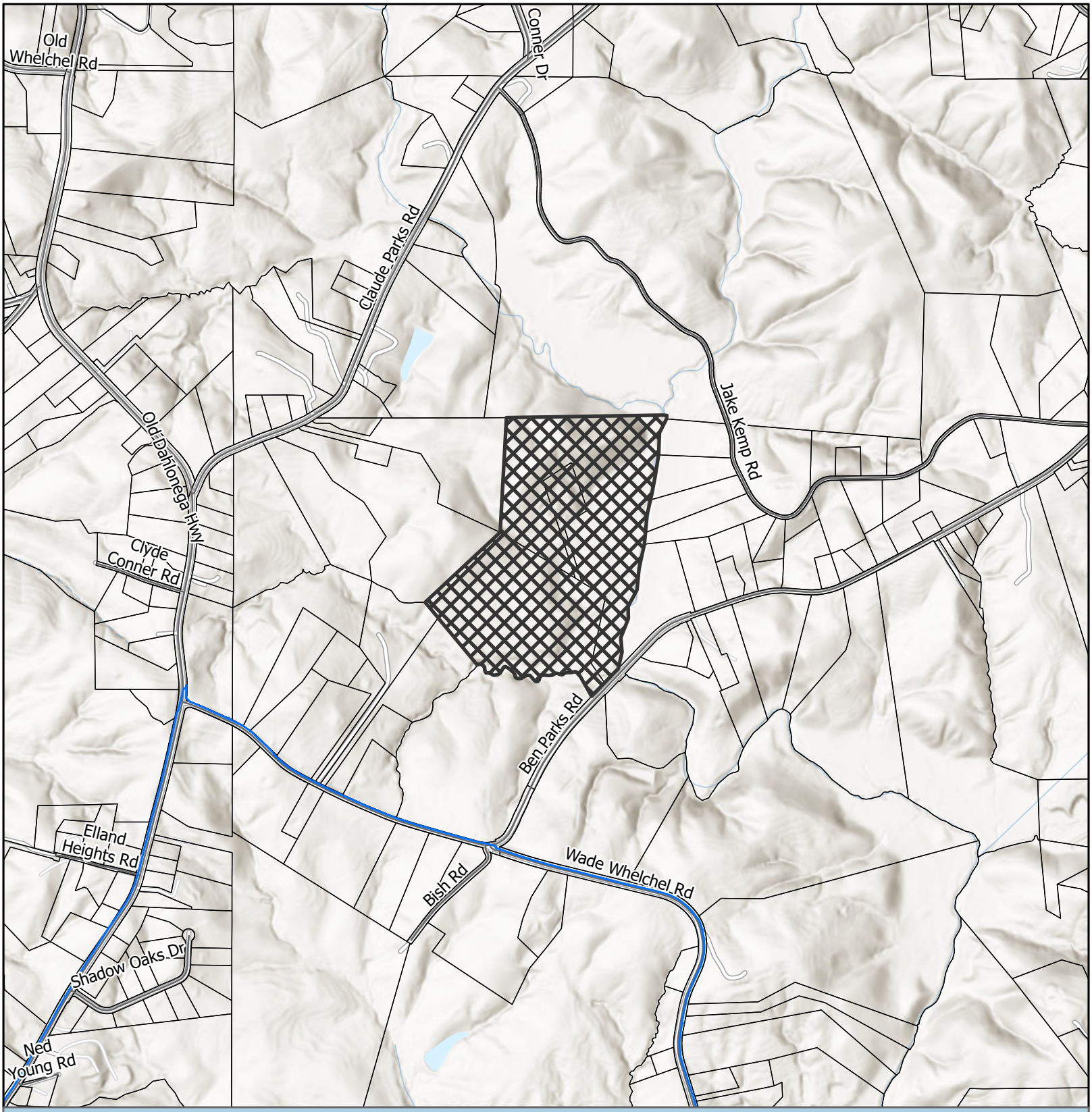
Subject Area
City Limits

Zoning
AR-1
R-1
R-1-L

Applicant: Thumbs Up Mission
Tax Parcel #: 11065 000002, 000012, 000023
Location: 6245, 6249 & 0 Ben Parks Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



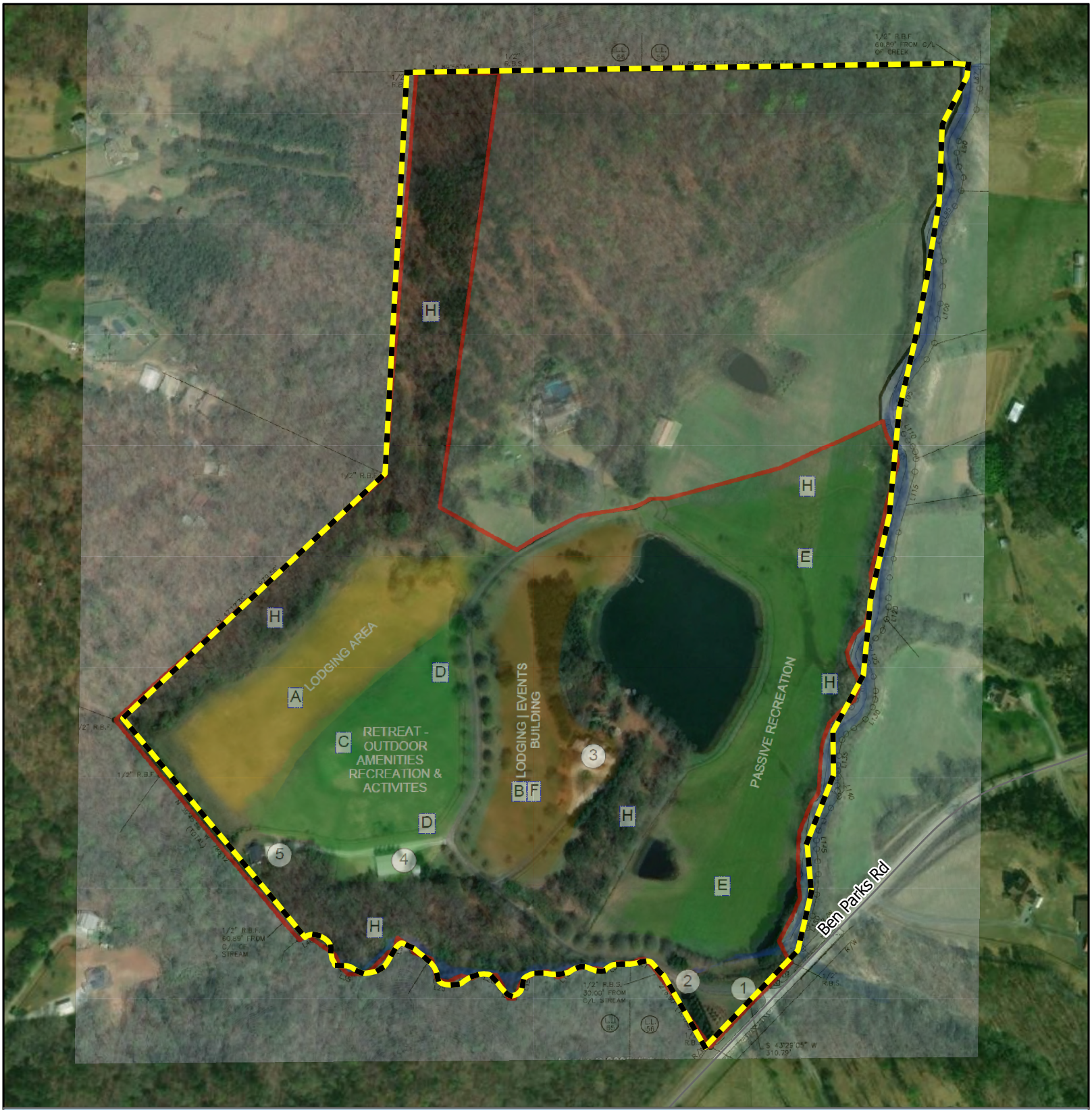
Utilities Map

- Subject Area
- City Limits
- Waterline
- Preliminary Waterline

Applicant: Thumbs Up Mission
Tax Parcel #: 11065 000002, 000012, 000023
Location: 6245, 6249 & 0 Ben Parks Road
Commission District 3

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

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: Thumbs Up Mission
Tax Parcel #: 11065 000002, 000012, 000023
Location: 6245, 6249 & 0 Ben Parks Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

eFiled and eRecorded
DATE: 10/08/2021
TIME: 4:36 PM
DEED BOOK: 8954
PAGE: 88 - 89
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 0790106118
PT61: 069-2021-010218
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by and Return to:
GA ESTATE PLANNING & PROBATE
800 Johnson Ferry Rd, NE, Suite B
Atlanta, GA 30342
(678) 325-0345

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL
Parcel No: out of 11065 000012
Brief Description: 6249 Ben Parks Rd.
Transfer Tax Due: $0.00

THIS DEED, made this the 8th day of October, 2021, by and between:

Grantors	Grantee
JAMES F. KNAUSS, II and MARCI E. KNAUSS	THE WAHOO SANCTUARY, LLC
6249 Ben Parks Rd. Murrayville, GA 30564	6249 Ben Parks Rd. Murrayville, GA 30564

WITNESSETH:

WITNESSETH: That Grantors for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in the following described real property, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall Co GA and being shown and delineated as Tract 1 on plat prepared for Steve P. McKibbon by Cleveland Land Surveying, Ga. Reg. Surveyors dated October 18, 2016 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 874 page 483. Said plat and the record thereof are herein incorporated for a full and complete legal description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the parties of the second part, their heirs and assigns, forever in Fee Simple.

THIS DEED WAS PREPARED WITHOUT A TITLE EXAMINATION

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:

Witness

JAMES F. KNAUSS, II (SEAL)

MARCIE E. KNAUSS (SEAL)

Notary Public

My commission expires: 08.27.2023

[Notary Seal]

eFiled and eRecorded
DATE: 10/08/2021
TIME: 4:38 PM
DEED BOOK: 8954
PAGE: 90 - 91
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 0790106118
PT61: 069-2021-010218
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by and Return to:
GA ESTATE PLANNING & PROBATE
800 Johnson Ferry Rd, NE, Suite B
Atlanta, GA 30342
(678) 325-0345

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL
Parcel No: out of 11065 000002
Brief Description: 6245 Ben Parks Rd.
Transfer Tax Due: $0.00

THIS DEED, made this the 8th day of October, 2021, by and between:

Grantors	Grantee
JAMES F. KNAUSS, II and MARCI E. KNAUSS	THE WAHOO SANCTUARY, LLC
6249 Ben Parks Rd. Murrayville, GA 30564	6249 Ben Parks Rd. Murrayville, GA 30564

WITNESSETH:

WITNESSETH: That Grantors for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in the following described real property, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall Co GA and being shown and delineated as Tract 1 on plat prepared for Steve P. McKibbon by Cleveland Land Surveying, Ga. Reg. Surveyors dated October 18, 2016 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 874 page 483. Said plat and the record thereof are herein incorporated for a full and complete legal description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the parties of the second part, their heirs and assigns, forever in Fee Simple.

THIS DEED WAS PREPARED WITHOUT A TITLE EXAMINATION

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:

Witness

JAMES F. KNAUSS, II (SEAL)

MARCI E. KNAUSS (SEAL)

Notary Public

My commission expires: 08-27-2023

[Notary Seal]

eFiled and eRecorded
DATE: 10/13/2023
TIME: 2:20 PM
DEED BOOK: 9382
PAGE: 477 - 478
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 9273387672
PARTICIPANT ID: 7067927936
PT61: 069-2023-007178
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by, record and return to:
Mozley, Finlayson & Loggins LLP
1050 Crown Pointe Parkway, Suite 1500
Atlanta, GA 30338
(404)256-0700
File No.: 23-012099ATL

Tax ID No.: 11065 000023and 11065 000012

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, **12th day of October, 2023**, by and between **David Jernigan**, as party or parties of the first part, hereinafter called Grantor, and **David Jernigan and Keeley K. Dodd**, as joint tenants with rights of survivorship and not as tenants in common, 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 DOLLARS AND NO/100 ($10.00) AND OTHER 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, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall County, consisting of approximately 52.95 acres, and being designated as Tract 2 on a certain plat of survey entitled Recombination Survey for Steve P. McKibbon, by Robert S. Cleveland, GA RLS No. 2894, dated 10/18/2016, recorded in Plat Book 874, Page 483, Hall County, Georgia records.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants 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 forever.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated Section 44-6-190, 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 warranty and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness James Coyle

Notary Public

GRANTOR:

David Jernigan **(SEAL)**

DAWN TURNER
Notary Public, Georgia
Cobb County
My Commission Expires
June 22, 2024

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 3/6/2026 3:43 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

1 attachment (102 KB)
Civil Plan Checklist.pdf;

April 9, 2026

6245, 6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modification during the development review process to meet fire code, currently there is no public water on Ben Parks Road. See attached Hall Fire development check list.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:41 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Don't need these quite yet!

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane** | **Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway** | **Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

This location will need a business license.

- **(B) 5407 Technology Parkway & 5472 Winder Highway** | **Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road** | **Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road** | **Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

This location will need a business license.

- **886 Gainesville Highway** | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

This location will need a business license.

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*

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Miles Coker **, 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 3/17/26 **for** Thumbs Up Mission **.**
Date (Name application filed as)

Signature Miles Coker
(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: THUMBS UP MISSION
REQUEST: REZONE FROM AR-1 TO PCD FOR NON-PROFIT RETREAT CENTER
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 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: THUMBS UP MISSION
REQUEST: REZONE FROM AR-1 TO PCD FOR NON-PROFIT RETREAT CENTER
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Outlook

Formal Opposition to Rezoning – Ben Parks Rd (AR-1 to PCD)

From Jessica Baran [redacted]
Date Mon 3/23/2026 11:05 AM
To Planning <planning@hallcounty.org>
Cc Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>

Some people who received this message don't often get email from jessicalee41588@gmail.com. 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.

Please include this correspondence in the official record for the April 9, 2026 public hearing.

Dear Hall County Board of Commissioners,
My name is Jessica Lee Baran, and I am a nearby property owner writing to formally oppose the proposed rezoning of approximately 89.56 acres located at 6245, 6249 & 0 Ben Parks Road from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for a “non-profit retreat center.”
I have lived in this area for over 35 years. I grew up here, playing in these same surrounding properties with friends, and I know this land as a beautiful countryside made up of hardworking families, open land, livestock, and a quiet rural character that is increasingly rare. My husband is an honorable United States Marine Corps veteran, and we chose to build and maintain our life here because of the peace, privacy, and stability this community provides.
This proposed rezoning represents a significant and permanent shift in land use that would negatively impact my property, my families quality of life, and the surrounding community.
First and foremost, this request is not a minor adjustment, it is a conversion from a rural residential/agricultural designation to a commercial zoning classification. Regardless of how the proposed use is described, a retreat center introduces commercial level activity, including increased traffic, group gatherings, operational staff, deliveries, lighting, and noise. These impacts are not consistent with the expectations of an AR-1 community.
Additionally, zoning decisions apply to the land itself and not the current applicant. Even if the present proposal is described as a nonprofit use, the approval of a Planned Commercial Development would remain with the property indefinitely. If ownership changes, the organization dissolves, or the use evolves over time, the property would still retain commercial zoning, allowing for future uses that could be more intensive and disruptive than what is currently already being proposed.
There are also serious concerns regarding traffic and safety. Ben Parks Road and the surrounding road network are not designed to accommodate the increased volume and type of traffic associated with a retreat-style development. This includes not only guests, but staff, service vehicles, and potential event traffic, all of which raise legitimate safety and infrastructure concerns.

Environmental considerations are equally important to this community. This tract is located in close proximity to a river system, and development of this scale introduces risks related to stormwater runoff, erosion, water quality, and long-term ecological impact. These are not isolated effects. They extend beyond the property and directly affect neighboring landowners.

Equally concerning is the impact on nearby property values and the overall character of the area. Introducing a commercial zoning district into a rural residential setting creates uncertainty and diminishes the desirability of surrounding properties. This is a lasting change that cannot be undone once approved.

Finally, this request appears inconsistent with the existing land use pattern of the area and raises concerns about precedent. Approving this rezoning could open the door for additional commercial encroachment into agricultural and residential areas, fundamentally altering the nature of our community over time.

I am actively coordinating with other affected residents who share these concerns.

For all of these reasons, I respectfully request that the Board of Commissioners deny this rezoning application.

Please include this email in the official record for the public hearing scheduled for April 9, 2026. In addition, I respectfully request that all supporting documents, studies, and materials related to this application be made available to affected property owners prior to any decision. At minimum, this application should not be considered complete or eligible for approval without supporting documentation and analysis, including but not limited to:

- Traffic Impact Study
- Stormwater and Drainage Study
- Environmental Impact Assessment
- Septic/Wastewater Capacity Analysis
- Lighting and Visual Impact Study
- Noise Impact Study
- Parking and Circulation Plan
- Public Safety Impact Review
- Property Value Impact Analysis
- Detailed Site Development Plan (as required for PCD zoning)
- Future Land Use Plan Consistency Analysis
- Operational Impact Statement outlining occupancy, events, and hours of operation.

Thank you for your time.

Respectfully,

Jessica Lee Baran
6810 Jake Kemp Rd, Murrayville, GA 30564
[redacted]

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 142/2026

SUBJECT: **886 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 **| Proposed Use: Uses permitted in I-1 |** Commission District 1 **| Generations Metal Recycling c/o Sarah Hales, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. No outside storage is permitted, including the existing shipping containers on site. The fenced area located in front of the building shall be utilized for employee/customer parking only.
2. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

886 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 **| Proposed Use: Uses permitted in I-1 |** Commission District 1 **| Generations Metal Recycling c/o Sarah Hales, 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?	No
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 Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Generations Metal Recycling c/o Sarah Hales

Request ..... **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)

Proposed Use ..... Uses permitted in Light Industrial (I-1)

Size ..... 0.229± acres

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

Location ..... **886 Gainesville Highway |** Tax Parcel 08170 001004

Commission District ..... One

Commission Date ..... April 9, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan

Record Number..... HZON26-0004

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. No outside storage is permitted, including the existing shipping containers on site. The fenced area located in front of the building shall be utilized for employee/customer parking only.
2. 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 0.229± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) to recognize the historical light industrial use of the property.

The site is developed with a 2,400 square-foot warehouse constructed in 1972. The surrounding properties are zoned and developed as outlined below:

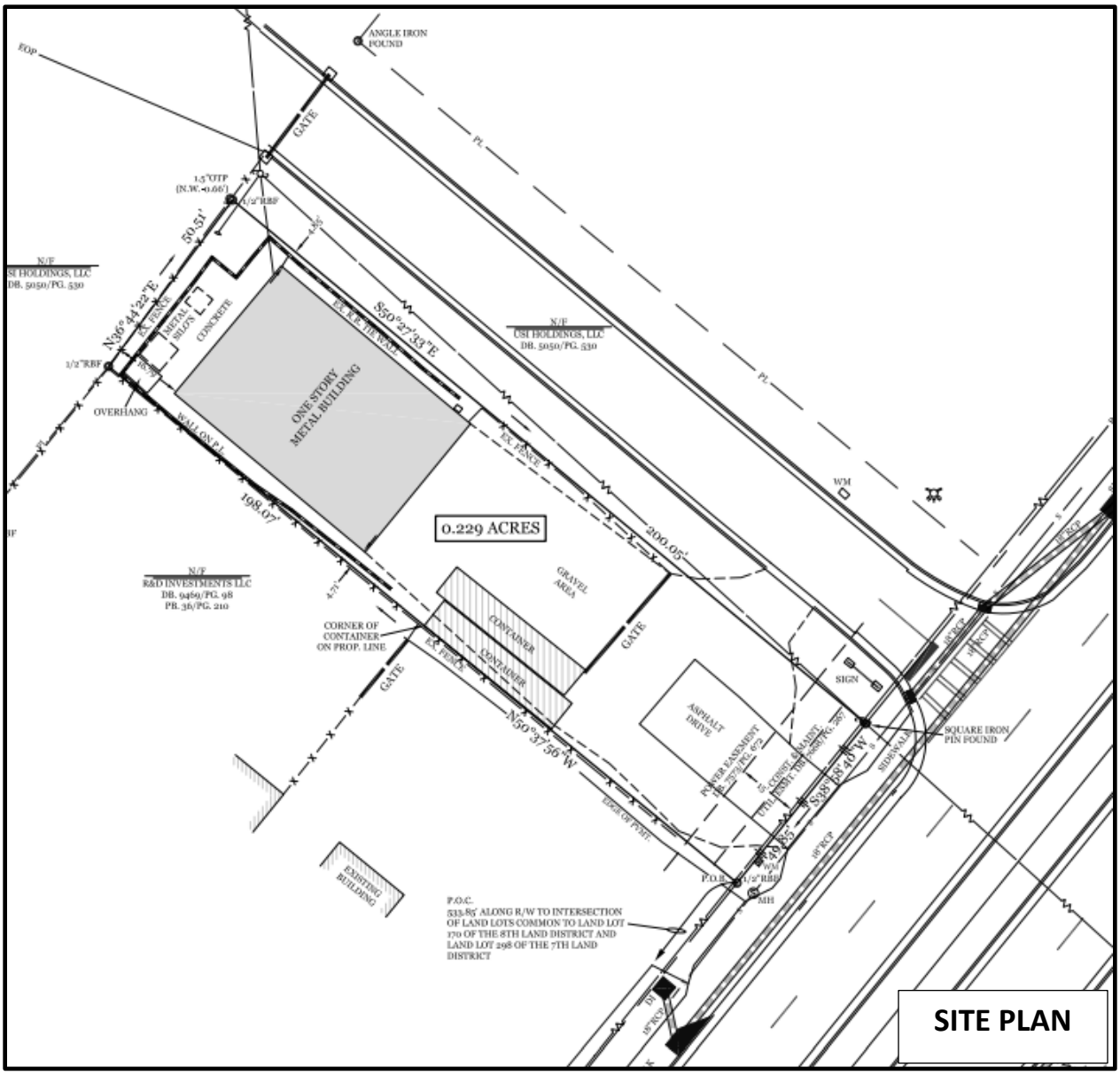
North:	Light Industrial (I-1): Steel fabrication business
East:	Light Industrial (I-1): Steel fabrication business
South:	City of Buford, M-1 Light Industrial: Amazon distribution facility
West:	Highway-Business (H-B): Used vehicle sales

According to Hall County tax records, the property was developed in 1972. The current property owner acquired the site from Tullis Metals in May 2023 and has continued the long-standing scrap metal recycling operation under the name Generations Metal Recycling. No building permits or business licenses are on file with the County, as there has been uncertainty over time as to whether this property was located within the Town of Resthaven or unincorporated Hall County. With the jurisdictional boundary now confirmed to be unincorporated Hall County, the property owner seeks to bring the property into compliance with its long established industrial use by requesting to rezone from Agricultural Residential (AR-1) to Light Industrial (I-1) to allow uses permitted in the I-1 zoning district.

Per the submitted narrative, the property has continuously been used as a metal commodities processing facility. The existing shipping containers, which were placed by the previous owner, will be removed to bring site into compliance with zoning standards and the fenced area will be used solely for employee/customer parking and not outdoor storage.

The submitted site plan shows that the existing warehouse and overall site development do not meet current building setbacks, minimum road frontage standards, or the Gateway Corridor Overlay District (GCOD) standards. However, because the subject property was created and developed before the adoption of the Unified Development Code (UDC), the UDC does not require changes to buildings or uses that were lawfully established and actively pursued prior to the code's adoption or amendment (Section 11.3.2, Continuation of Nonconforming Use or Structure), subject to the following limitations:

- It cannot be changed to another nonconforming use.
- It cannot be re-established if discontinued for one year.
- It cannot be expanded beyond its size or intensity at the time it became nonconforming, including building size, number of employees, hours of operation, use of additional land, or more powerful equipment.
- It cannot be rebuilt or replaced if damaged by more than 75% of its fair market value at the time of damage.



Water service is provided by the City of Gainesville Department of Water Resources and sanitary sewer services are provided by on-site septic.

Based on the future land use plan, staff finds the rezoning request *is consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors. The intent of this future land use designation is for new development along major road corridors and intersections to consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. Site designs should use the quality development principals to the fullest extent possible.

(A) <u>Zoning Analysis</u> – Rezone

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 Light Industrial (I-1) zoning district and existing use is consistent with the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the use would adversely affect adjacent or nearby property as the property is surrounded by industrially and commercially zoned property.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The subject property is currently developed. The applicant is planning to use the property as it currently exists and is not proposing any additional improvements.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; ; **The proposed rezoning is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service as the use has been in continuous operation since before the adoption of the Unified Development Code.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Business Nodes & Corridors future land use designation.**

f. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance.**

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Denying the rezoning would provide no meaningful public benefit, as the use has operated safely and compatibly for decades. However, it would impose a hardship on the property owner by leaving the long-established business in a legal non-conforming status, limiting routine maintenance and operational certainty. Rezoning removes this hardship without negatively affecting the public.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1). The site is currently developed with a warehouse building constructed in 1972 as reflected in the county tax records. Research indicates that it has been utilized for scrap metal recycling for more than 40 years.**

j. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning of Light Industrial (I-1) would not create an isolated district as other surrounding properties are also zoned I-1.**

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support light industrial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is indication that a mistake was made in the original zoning as the property was developed in 1972 for industrial use prior to the adoption of the first Zoning Ordinance in 1978.**

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 March 5, 2026, Emily McGahee stated, "No comment."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "On-System no impacts expected to the State Route."

Hall County Public Works and Utilities
In a memo dated March 11, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment

Traffic:
This application does not impact traffic operations at the intersection with SR13.

Utilities:
No comment. Site is in Buford sewer district.

Hall County Fire Marshal
In an email dated March 6, 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

ZONING APPLICATION

Applicant (Name & Mailing Address)
Sarah Hales / Generations Metal Recycling
5392 Timber Wild Ln
Buford, GA 30518
Phone [redacted]
Email Address shales@generationsmetal.com

Property Owner (Name & Mailing Address)
Generations Metal Recycling
5392 Timber Wild Ln
Buford, GA 30518
Phone [redacted]
Email Address shales@generationsmetal.com

Proposed Use rezone from AR-1 to I-1 for uses permitted in I-1

Contact Person (Name & Mailing Address)
Sarah Hales
5392 Timber Wild Ln
Buford, GA 30518
Phone [redacted]
Email Address shales@generationsmetal.com

Status of Applicant
- Y Owner
- Y Option to Purchase
- Y Area Resident
- Y Other

Requested Action
Existing Zoning: AR-1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 08170 001004
Acreage .23
Location Address 886 Gainesville Hwy Buford, GA 30518

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

Print: Sarah Hales Date: 2-5-26
Sign: Sarah Hales Date: 2-5-26

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 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: Sarah Hales **Date:** 2-5-26

Applicant's/Owner's Name (Printed): Sarah Hales

To: Hall County Planning and Zoning

From: Generations Metal Recycling

Date: February 5, 2026

Re: Rezoning of 886 Gainesville Hwy

Generations Metal Recycling is requesting that 886 Gainesville Hwy, parcel 08170 001004, be rezoned from AR1 to I-1.

We purchased this property from Tullis Metals, Inc on 5/23/2023. Tullis Metals had owned the property since 1990, and operated the scrap metal processing facility on this site, as one piece of his scrap yard operation otherwise located at 3100 Buford Hwy. .

Generations Metal Recycling is a family owned and operated metal commodities processing company. We are not a scrap or junk yard, nor are we open to the public for drop in sales. We do not buy scrap vehicles. We purchase material in bulk from secondary scrap metal dealers and from electrical contractors. We are a commodities processing facility; we use specialized equipment to separate the commodities (aluminum, steel and copper) of the products we purchase. Once we separate the commodities, we sell them to companies to melt and produce new consumer products.

Per the 2024 Official Code of Georgia regarding Professions and Businesses, OCGA 43-43-1 Definitions: a “scrap metal processor” means any person, firm, or corporation which is engaged in the business of buying scrap vehicles, automotive parts, or other metallic waste by weight to process such material into scrap metal for remelting purposes; which utilizes machinery and equipment for processing ferrous and nonferrous metallic scrap into prepared grades; and whose principal product is metallic scrap.”

Per Section 7.6 of Hall County’s Unified Development Code, our type of business, scrap metal processors, is specifically named and categorized under 7.6.9 (A7) as a Waste Related Service.

Per the Hall County Unified Development Code’s Allowed Use Table, 7.2.1, on the 6th printed page, Waste Related services can operate in I-1 and I-2, other than 4 specified exceptions of waste related services, which do not include scrap metal processors.

As this has been the use of this property for decades, we are requesting that the property be rezoned to reflect this usage, and to allow all light industrial uses currently and in the future as well. Universal Steel, operated on the contiguous property, which upon passerby’s initial glance appears that we are a part of, is also a many decade old I-1 business at this location ,and is requesting rezoning for the same.

The area is a multi-use area, but there are many industrial properties, including multiple industrial parks and complexes.

We would also like to request a variance from the GCOD standards for this property. As a .23 acre parcel, the buffers, landscaping and road frontage requirements in particular would be difficult to implement. The widening of Hwy 13 in recent years further decreased the size of the front of the property, hindering the usage as well.

The aerial maps show two shipping containers in the front of the property. These were there when we purchased the property, and will be removed to be compliant with zoning. The fence covering will also be removed. The area serves as fenced parking, but will not serve as storage.

LEGEND

RBF	RE-BAR FOUND
NLF	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
○	COMPUTED POINT
CTP	CRIMP TOP PIPE
C/O	SANITARY SEWER CLEAN OUT
ICV	IRRIGATION CONTROL VALVE
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
LL	LAND LOT LINE
LL.	LAND LOT
P.L.	PROPERTY LINE
C.L.	CENTERLINE
B.L.	BUILDING SETBACK LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
GA. SPC	GA. STATE PLANE COORDINATES (WEST)
EOP	EDGE OF PAVEMENT
TOC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
YI	YARD INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
941.0	EXISTING GROUND ELEVATION
⊙	PIN FOUND OR SET
710	EXISTING CONTOUR ELEVATION
FO	UNDERGROUND FIBER OPTIC
P	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE
UT	UNDERGROUND TELEPHONE LINE
UG	UNDERGROUND GAS LINE
⊡	CONCRETE RIGHT-OF-WAY MARKER
CATV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
SD	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	BRANCH / CREEK / STREAM CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	PINE TREE
	HARDWOOD TREE
LA	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
BM	BENCH MARK
CP	CONTROL POINT

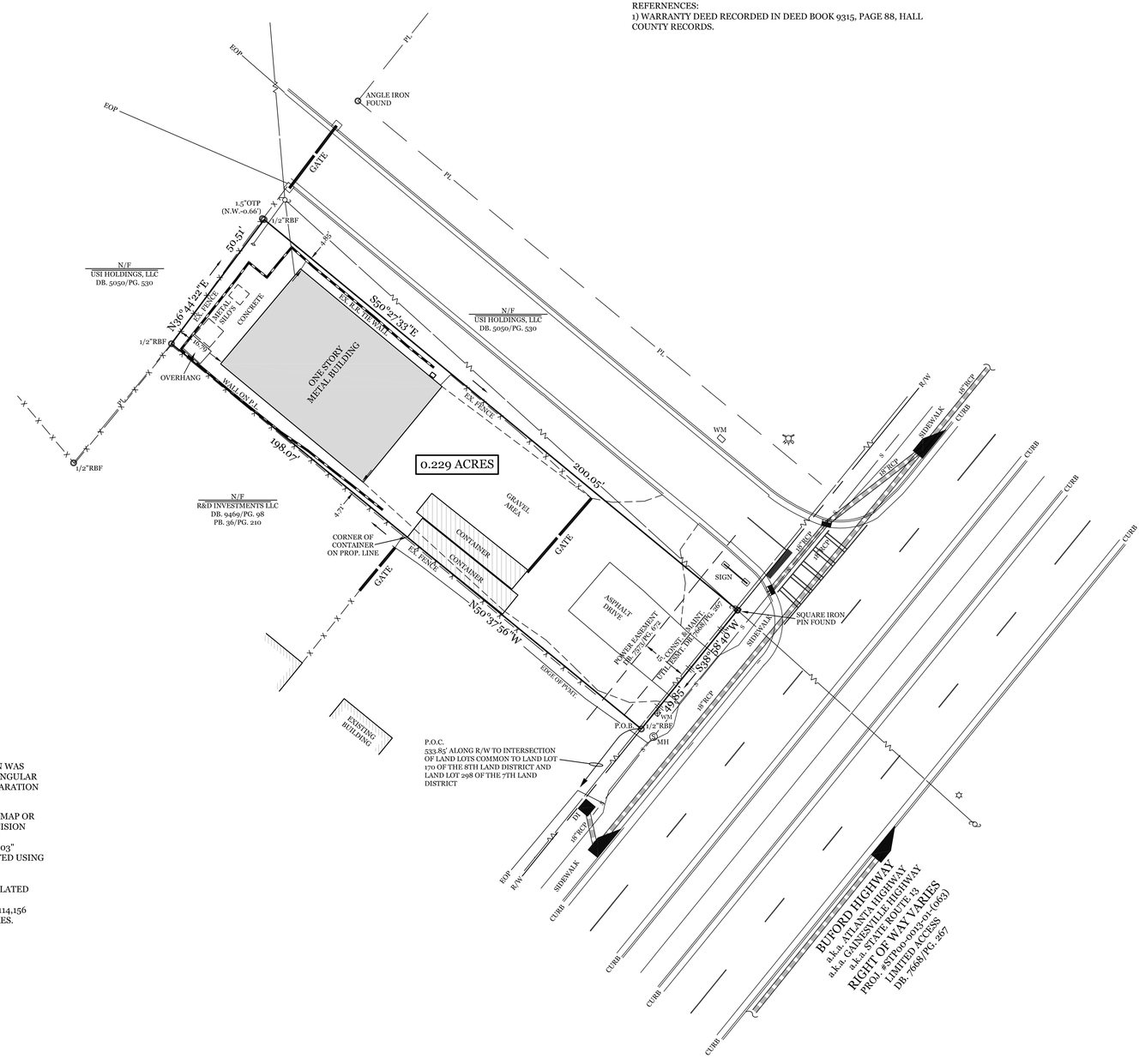
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

GEORGIA811
www.Georgia811.com

REFERENCES:
1) WARRANTY DEED RECORDED IN DEED BOOK 9315, PAGE 88, HALL COUNTY RECORDS.



A TRIMBLE S-7 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,145 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 114,156 FEET AND CONTAINS 0.229 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.I.R.M. PANEL NO. 13139C0288 G, DATED APRIL 4, 2018

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-2004 FAX (770) 614-3956
LAND SURVEYING COA #177

RETRACEMENT SURVEY FOR:

GENERATIONS METAL RECYCLING LLC
TAX PARCEL NO. 08170 001004

LOCATED IN LAND LOT 170 OF THE 8th LAND DISTRICT
HALL COUNTY, GEORGIA SCALE 1"=20'

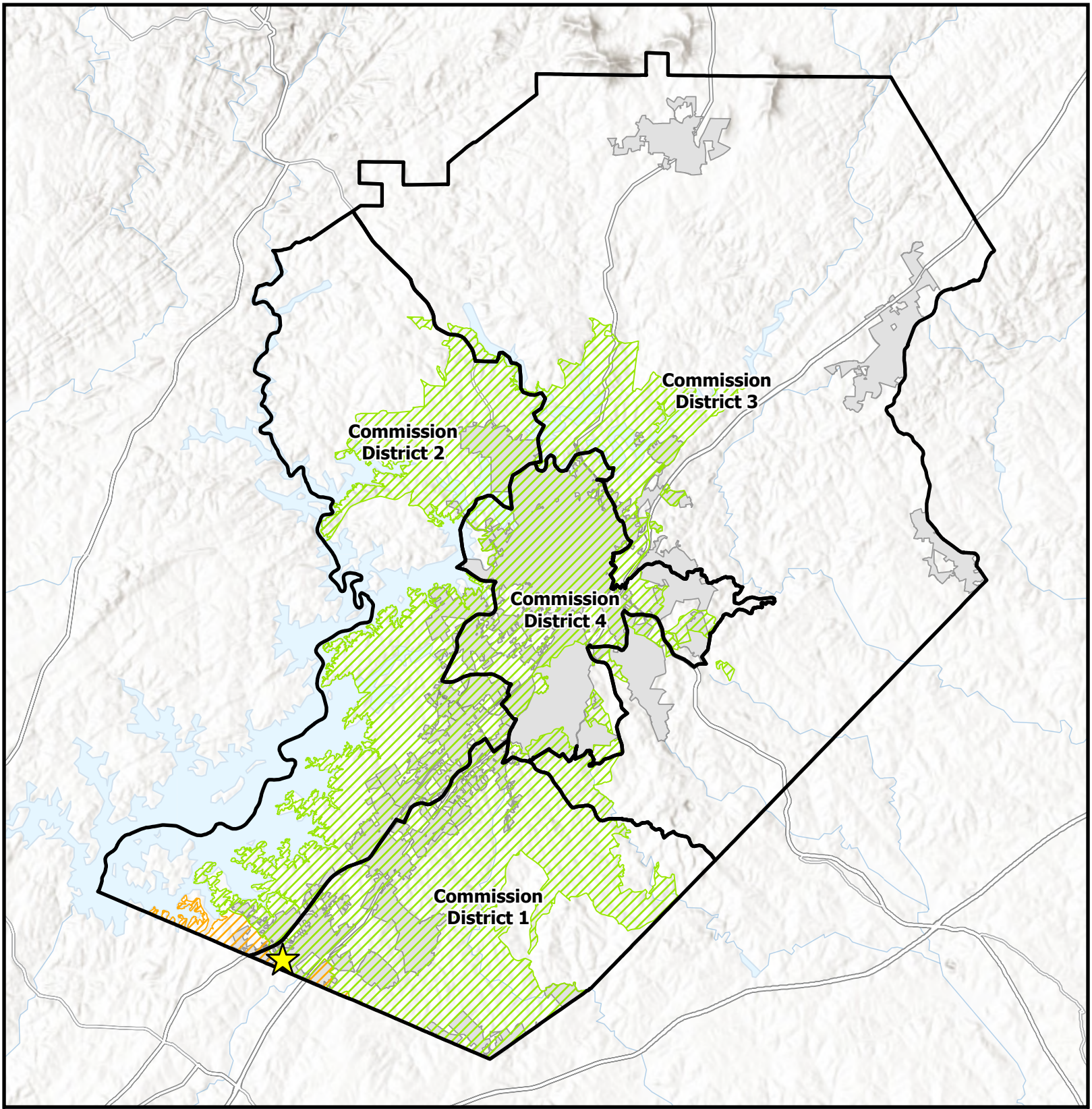
GEORGIA PROFESSIONAL Brian Sutherland NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND
12/23/2025

DATE	NO	DESCRIPTION

LAST DATE OF FIELDWORK: 12/23/2025

12/23/2025	25273	BS
DATE	PROJ. NUMBER	DRAWN BY

1 of 1



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

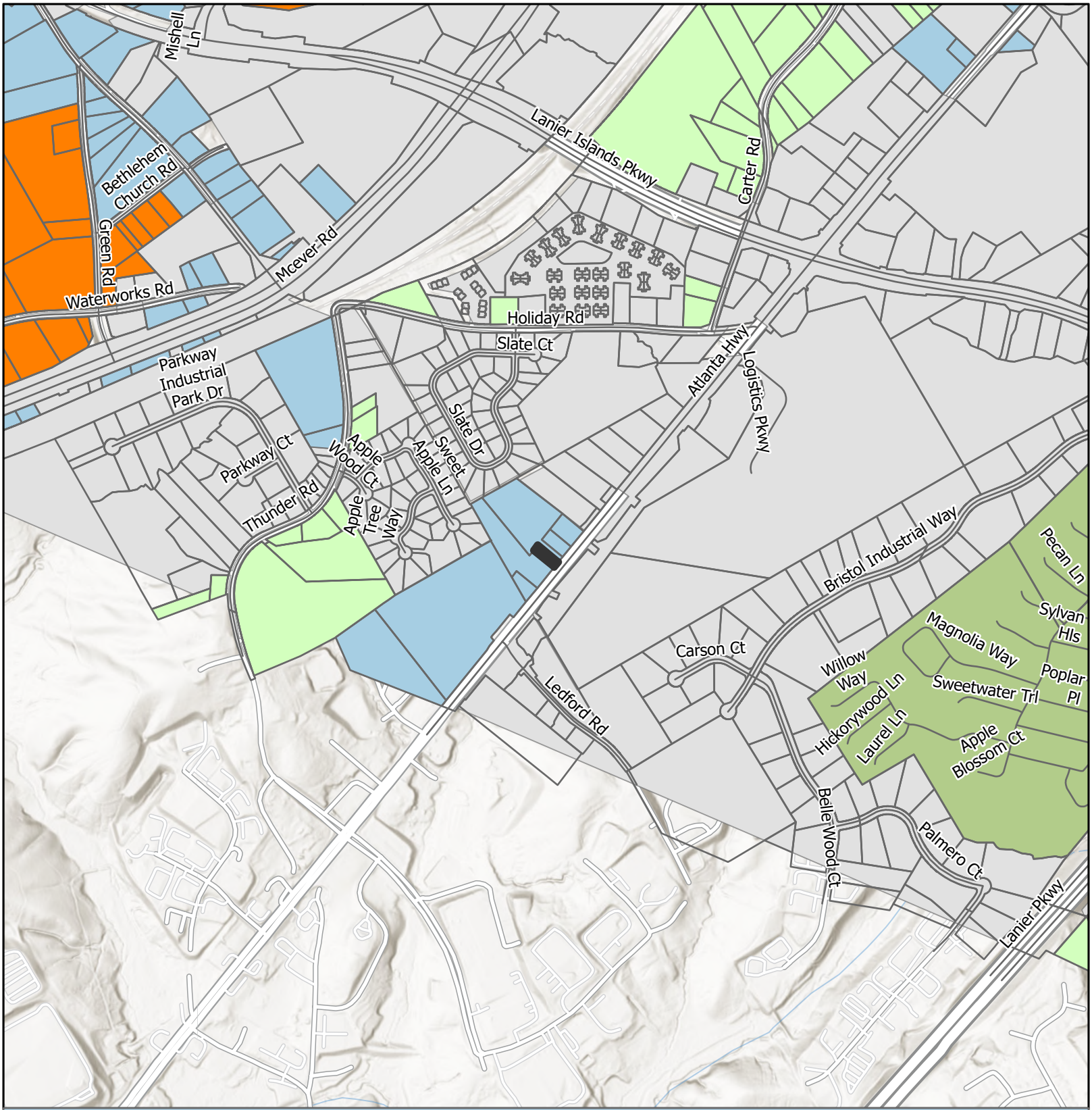
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Generations Metal Recycling
c/o Sarah Hales
Tax Parcel #: 08170 001004
Location: 886 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Future Land Use Map

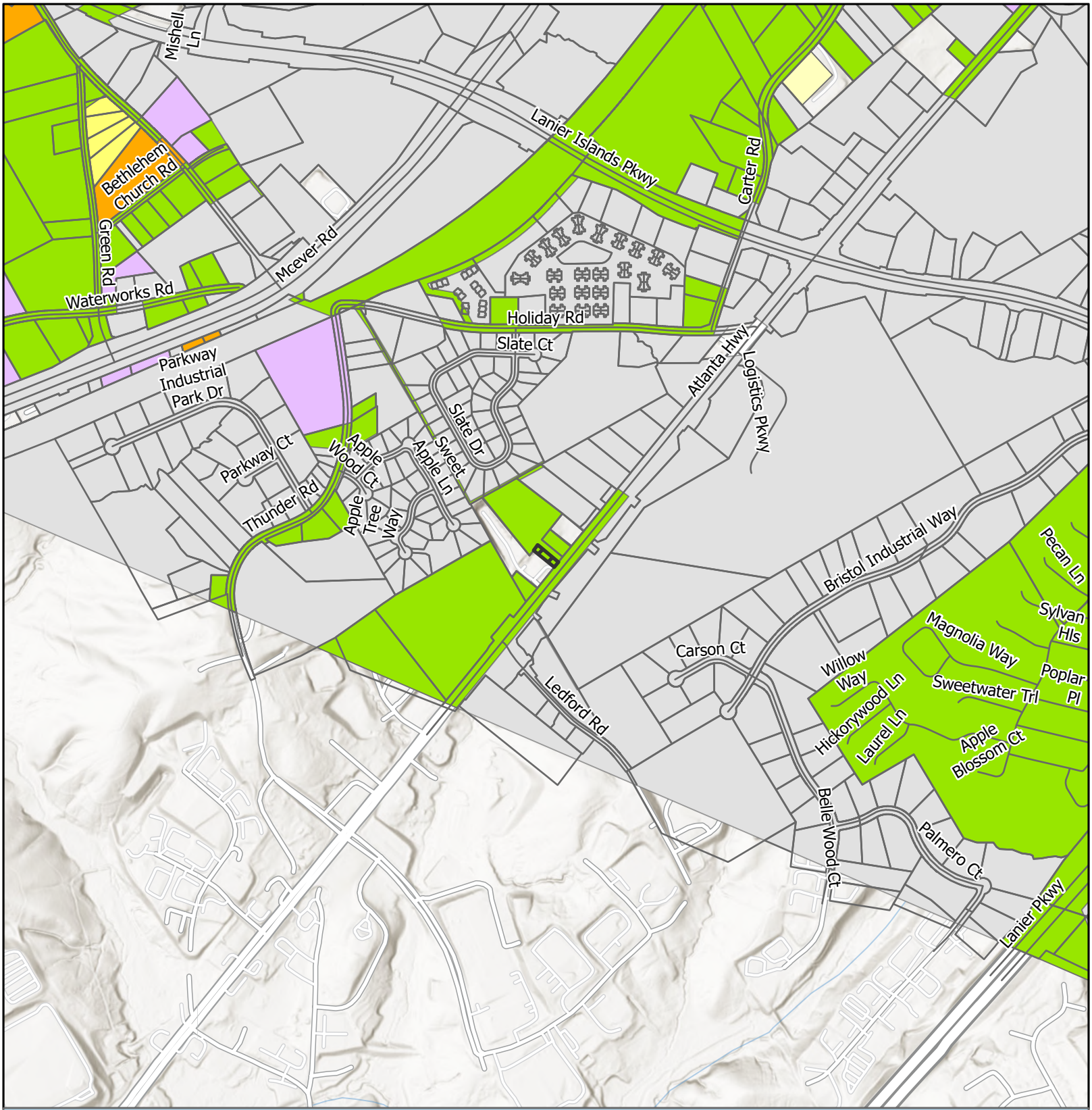
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Generations Metal Recycling c/o Sarah Hales
Tax Parcel #: 08170 001004
Location: 886 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

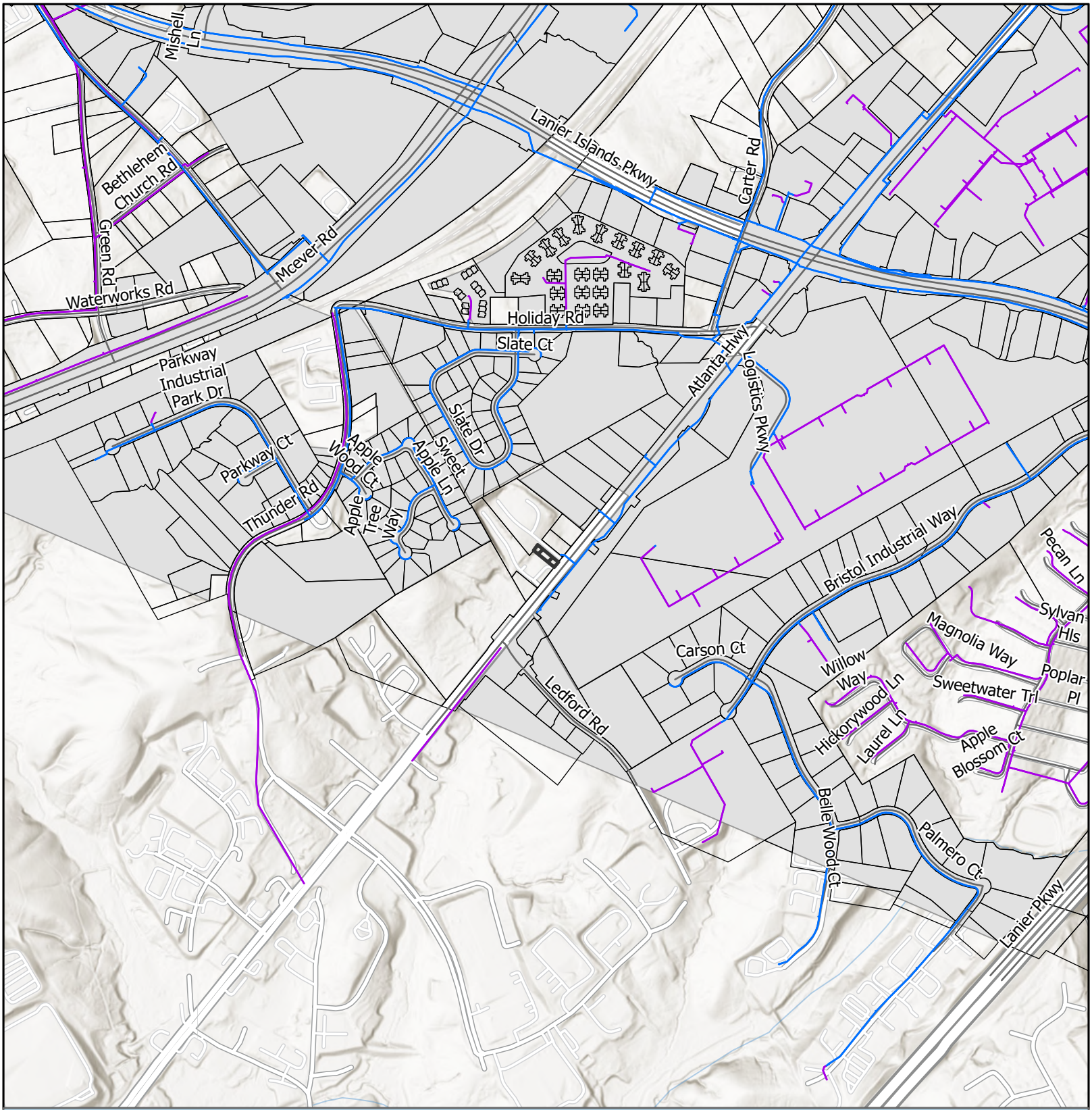
Subject Area
City Limits

Zoning
AR-1
I-1
PCD
PRD
R-1

Applicant: Generations Metal Recycling c/o Sarah Hales
Tax Parcel #: 08170 001004
Location: 886 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



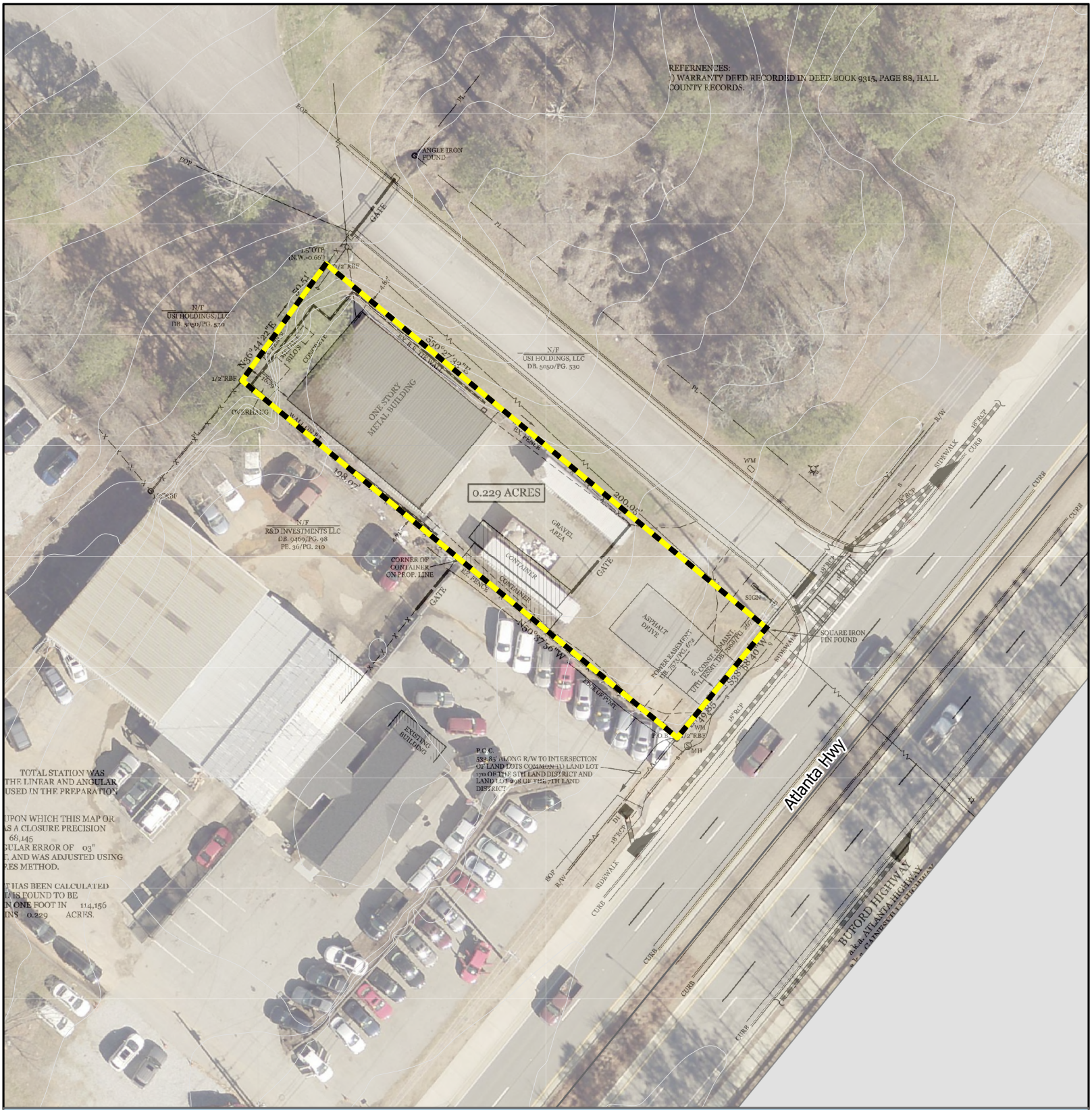
Utilities Map

Subject Area
City Limits
Private of Other System
Waterline

Applicant: Generations Metal Recycling
c/o Sarah Hales
Tax Parcel #: 08170 001004
Location: 886 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: Generations Metal Recycling c/o Sarah Hales
Tax Parcel #: 08170 001004
Location: 886 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

eFiled and eRecorded
DATE: 06/05/2023
TIME: 10:57 AM
DEED BOOK: 9315
PAGE: 88 - 89
FILING FEES: $25.00
TRANSFER TAX: $200.00
PARTICIPANT ID: 3336371744
PT61: 069-2023-003708
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording return to:
Mr. Lester M. Castellow
700 South Main Street
P.O. Box 190
Moultrie, GA 31776
Phone: (229) 985-1213

WARRANTY DEED:

STATE OF GEORGIA
COUNTY OF COLQUITT

This indenture, made this 30 day of May, 2023, by and between TULLIS METALS, INC., a Georgia corporation (as "Grantor"), GENERATIONS METAL RECYCLING LLC, a Georgia limited liability company (as "Grantee"); the words "Grantor" and "Grantee" to include the neuter, masculine, and feminine genders, the singular and the plural;

WITNESSETH:

THAT, the grantor, for and in consideration of the sum of Ten/100 Dollars ($10.00) in hand paid, receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed unto the said grantee, its heirs and assigns, all that tract or parcel of land situate, lying and being in the County of HALL, State of Georgia, and described as follows:

All that tract or parcel of land, together with all improvements thereon, lying and being in Land Lot 170 of the 8th District of Hall County, Georgia, as shown on plat of survey for Ricky J. Waycaster prepared by Paul E. Borders, Registered Land Surveyor, dated January 23, 1990, and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the point where the land lot line and district dividing Land Lot 170 of the 8th District and Land Lot 298 of the 7th District intersect the northwestern right-of-way of U. S. Highway 23, also known as State Route No. 13 (100 ft. right-of-way); thence run along the northwestern right-of-way of U.S. Highway 23 a distance of 335.35 feet to a concrete monument, thence run North 35 degrees 17 minutes 22 seconds East along the northwestern right-of-way of U.S. Highway 23 a distance of 198.5 feet to an iron pin set at the PLACE OR POINT OF BEGINNING; thence run North 37 degrees 14 minutes 50 seconds East along the northwestern right-of-way of U. S. Highway No. 23 a distance of 49.76 feet to an iron pin set; thence run North 52 degrees 13 minutes 22 seconds West along property now or formerly owned by Eaton S. Garner a distance of 201.16 feet to an iron pin set; thence run South 34 degrees 52 minutes 49 seconds West along property now or formerly owned by Eaton S. Garner a distance of 50.57 feet to an axle found; thence run South 52 degrees 26 minutes 17 seconds East along property now or formerly owned by Zoeller Marine Service a distance of 199.07 feet to an iron pin set on the northwestern right-of-way of U.S. Highway 23, the place or point of beginning.

Being the same property described in the Warranty Deed from Ricky J. Waycaster to Tullis Metals, Inc. dated May 23, 1990, and recorded in Deed Book 1476, Page 213, in the office of the Clerk of the Superior Court of Hall County, Georgia.

TO HAVE AND TO HOLD the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the Grantor will well and truly warrant and defend against the lawful claim of all persons whomsoever.

Witness the hand and seal of the grantor the day and the year first above written.

Signed, sealed and delivered
in the presence of:

TULLIS METALS, INC.

By: Richard D Tullis (SEAL)
RICHARD D. TULLIS, PRESIDENT

Notary Public

(CORPORATE SEAL)

ELIZABETH R A DAY
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 07, 2026

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 3/6/2026 3:55 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

886 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:41 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Don't need these quite yet!

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane** | **Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway** | **Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

This location will need a business license.

- **(B) 5407 Technology Parkway & 5472 Winder Highway** | **Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road** | **Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road** | **Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

This location will need a business license.

- **886 Gainesville Highway** | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

This location will need a business license.

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*

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Sarah Hales **, 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 3-17-26 **for** Generations Metal Recycling
Date (Name application filed as)

Signature Sarah Hales
(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: GENERATIONS METAL RECYCLING c/o SARAH HALES
REQUEST: REZONE FROM AR-1 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: APR 09, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
WARNING
PIPELINE

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 136/2026

SUBJECT: **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use |** for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 **| Proposed use: Construction trailer |** Commission District 1 **| Century Communities of Georgia, LLC, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed use is a customary temporary use associated with the development of a subdivision.

1. Development is approved as generally shown on the site plan dated October 28, 2024, and described in the project narrative dated February 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The construction trailer shall be removed within 16 months following the issuance of building permits for the installation of the construction trailer.
3. The construction trailer must comply with standards as specified in section 7.9.4.B, Unified Development Code of Hall County.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted herein.

Purpose of Request:

7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane | Conditional Use | for a construction trailer | on a 0.53± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253 **| Proposed use: Construction trailer |** Commission District 1 **| Century Communities of Georgia, LLC, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Historic Board of Commissioners Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSONERS
STAFF REPORT

Applicant ..... Century Communities of Georgia, LLC

Request ..... Conditional Use

Proposed Use ..... Construction trailer

Size ..... 0.53± acres

Zoning ..... Planned Residential Development (PRD)

Location ..... **7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane** | Tax Parcels 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254, & 000253

Commission District ..... One

Commission Date ..... April 9, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is a customary temporary use associated with the development of a subdivision.

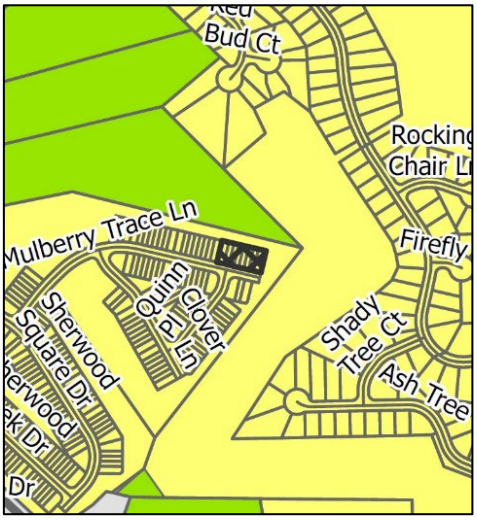
Record Number.....HZCU26-0005

Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. Development is approved as generally shown on the site plan dated October 28, 2024, and described in the project narrative dated February 5, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The construction trailer shall be removed within 16 months following the issuance of building permits for the installation of the construction trailer.
3. The construction trailer must comply with standards as specified in section 7.9.4.B, Unified Development Code of Hall County.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted herein.

Summary Analysis

The applicant is requesting a Conditional Use to allow a construction trailer on a 0.09± acre tract zoned Planned Residential Development (PRD) in association with the development of the Sherwood Square townhome subdivision.



The subject property was rezoned on January 28, 2021, from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) for a townhome development (ZON2020-00064). The development, commonly referred to as Sherwood Square, is currently under construction.

All surrounding properties are within the subdivision, zoned Planned Residential Development (PRD), and either pending townhome development or designated for common area.

Per the submitted site plan and narrative, the applicant is requesting approval of a conditional use to allow a construction trailer for a period of 16 months. The construction trailer would be used to support Phases 1 and 2 of the townhome development. Per the site plan, the construction trailer will be placed across eight lots located at the northeast corner of Phase 1.

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; **As the proposed construction trailer is a customary temporary use in association with residential development, it is a suitable use in view of the use, development and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed construction trailer would adversely affect the use or usability of adjacent or nearby property.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, however, a conditional use for a construction trailer is required.**

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 request 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 request does not impact the designated future land use of the area.**

f. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is currently zoned Planned Residential Development (PRD) and is approved for development under an issued land disturbance permit (HDV2021-00076 & HDEV24-0036).**

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; **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; **The request is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the request for a construction trailer requires approval by the Board of Commissioners.**

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to 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 March 5, 2026, Emily McGahee stated "No comment. Public Sewer."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off - System but inside PI 0015280. Coordination may be needed with GDOT project."

Hall County Public Works and Utilities
In a memorandum dated March 11, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
The application does not impact traffic or significantly change traffic volumes.

Utilities:
No comment.

Hall County Fire Marshal

In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Century Communities of Georgia, LLC
2325 Lakeview Parkway, Suite 700
Alpharetta, GA 30009

Phone [redacted]

Email Address bfowler@centurycommunities.com

Property Owner (Name & Mailing Address)

Century Communities of Georgia, LLC
2325 Lakeview Parkway, Suite 700
Alpharetta, GA 30009

Phone [redacted]

Email Address bfowler@centurycommunities.com

Proposed Use Construction Trailer

Contact Person (Name & Mailing Address)

Century Communities of GA, Beth Fowler
2325 Lakeview Parkway, Suite 700
Alpharetta, GA 30009

Phone _____

Email Address bfowler@centurycommunities.com

Tax Parcel Number _____

Location Address 7389 Mulberry Trace Lane

Status of Applicant

- [X] Owner
- [ ] **Option to Purchase**
- [ ] Area Resident
- [ ] Other

Zoning: PRD

Acreage 0.087

Requested Action

Type of Request:

☒ SU ☐ CUP

Fee:$ _____

Receipt #: _____

Check #: _____

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

Print Beth Fowler Date: 2/4/26

Sign Beth Fowler Date: _____

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

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

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

County Commission District: _____

HALL COUNTY
GEORGIA
We have it all in Hall

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) Century Communities of Georgia, LLC

Address 2325 Lakeview Parkway; Suite 700

Alpharetta, GA 30009

Phone Number [redacted]

Name of applicant(s) Century Communities of Georgia, LLC

Address 7389 Mulberry Trace Lane

Phone Number [redacted]

Purpose of Permit Construction Trailer Permit

Site Address 5105 Union Heights Way; Flowery Branch, GA 30542

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)

David Roberts
Printed Name of Owner(s)

State of Georgia County of Gwinnett

Sworn to before me and signed in my prescence this 30 day of September, 2025

C McCall
Notary Public Signature
Commission Expires: 06/20/2027

C McCall NOTARY PUBLIC MY COMMISSION EXPIRES 06/20/2027 GWINNETT COUNTY, GEORGIA

March 2025

CENTURY
COMMUNITIES

February 11, 2026

Re: Special Use Zoning Request for Sherwood Square

To Whom it May Concern:

Beth Fowler, Director of Production for Century Communities of Georgia, LLC, is authorized to apply for and obtain a special use zoning request for a construction trailer for the Sherwood Square subdivision located in Hall County, Georgia. If you have any questions, feel free to reach me via email at ayeremian@centurycommunities.com or via telephone at 678-781-1522.

Sincerely,

Angela J. Yeremian
Southeast Regional Counsel

MAY TCHA
My Commission Expires
NOTARY
PUBLIC
April 11, 2028
WALTON COUNTY, GEORGIA

2325 Lakeview Parkway, Suite 700 I Alpharetta, GA 30009 I Office: 678-533-1160 I Fax: 678-775-1642
www.centurycommunities.com

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

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Beth Fowler **Date:** 2/4/26

Applicant's/Owner's Name (Printed): Beth Fowler

CENTURY
COMMUNITIES

February 5, 2026

Hall County Planning & Zoning

We are requesting to be able to put a construction trailer in the Sherwood Square subdivision. We would like to have this construction trailer for 16 (sixteen) months for the life of the project as we have a little over 100 units to start including lots in phase 1 and phase 2 of the project.

This will only be for our construction staff and will not be open to any customers or sales. As our community activity and build pace continues to increase, the current onsite workspace is no longer sufficient to effectively support our builders and construction team. The volume of daily activity, trade coordination, inspections, material deliveries, warranty follow ups, and buyer walk through requires a dedicated functional space for our builders to operate efficiently onsite. At present, builders are working out of their vehicles that were not designed to support the operational demands of an active jobsite. This creates several challenges, lack of a centralized hub for plans, permits, schedules, and documentation; inefficient communication between trades, field managers, and sales; reduced ability to securely store jobsite documents and equipment; disruption to the model home environment.

Sincerely,

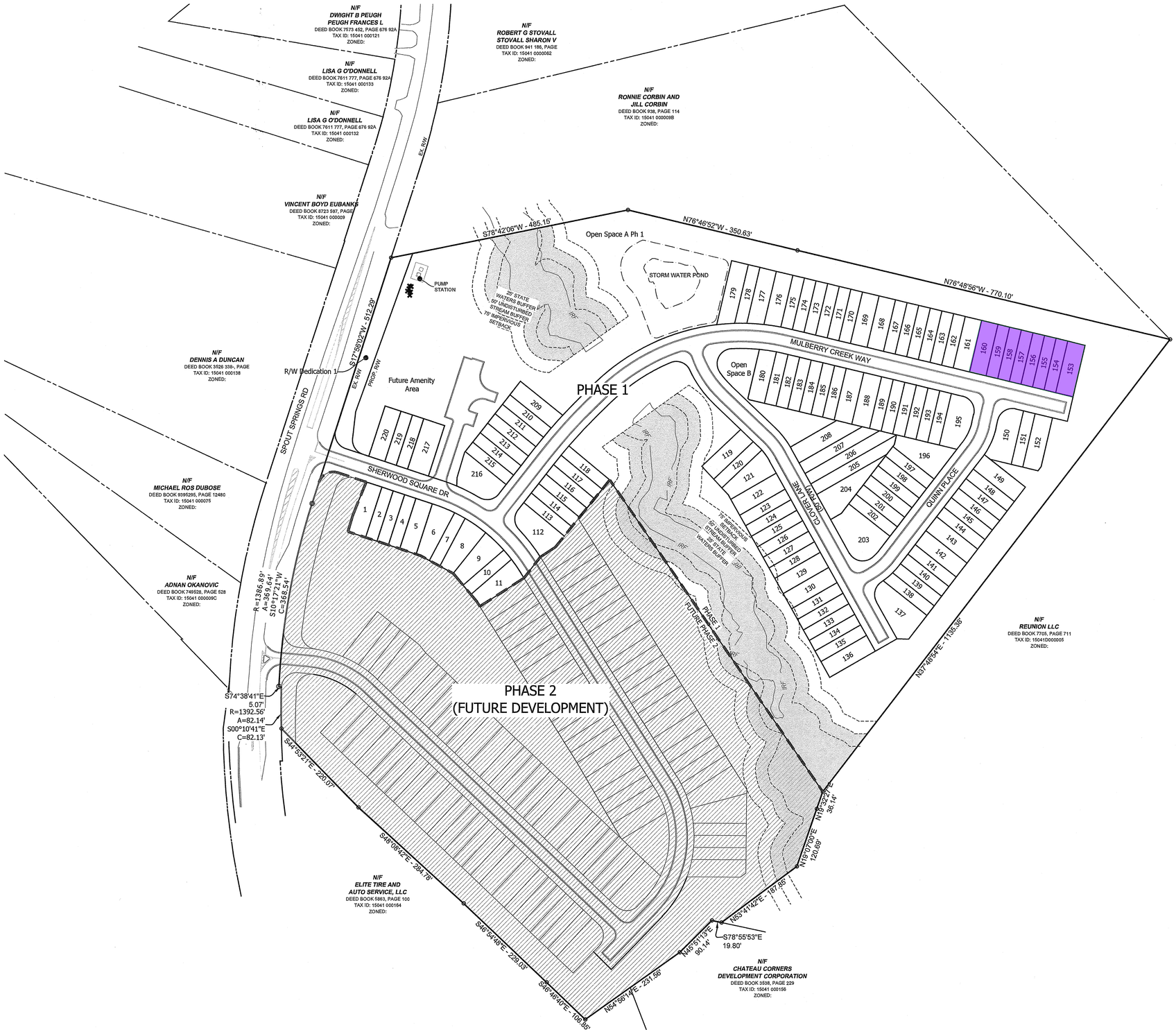
Beth Fowler

[redacted]
bfowler@centurycommunities.com

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

SYMBOL	DESCRIPTION
	Headwall
	Manhole
	Drop Inlet
	Juction Box
CB	Catch Basin
DE	Drainage Easement
SSE	Sanitary Sewer Easement
AE	Access Easement
LS	Landscape Strip
-S-	Sanitary Sewer Line
R/W	Right-of-Way
-W-	Water Line
BSL	Building Setback Line
	Storm Sewer Line
℄	Centerline
POB	Point of Beginning
ILP	Individual Lot Plan
TBM	Temporary Bench Mark
WV	Water Valve
	Fire Hydrant
HCR	Handlcap Ramp
WE	Water Easement
BC	Back of Curb
MFFE	Minimum Finished Floor Elev.
	Drainage Easement
	IPS (Iron Pin Set)



REVISIONS

NO	DATE	DESCRIPTION	BY
0			
1			
2			
3			
4			
5			
6			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

OVERALL SITE PLAN
SHERWOOD SQUARE
PHASE 1

• GMD 392 • TAX PARCEL 15041 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 19152 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/10/25

GEORGIA PROFESSIONAL No. 2899 LAND SURVEYOR TRAVIS N. PRUITT, JR.
3/10/25

For The Firm
Travis Pruitt & Associates, Inc.

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.

DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: 1" = 100'
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-075
SHEET NO: 2 of 6

W:\2024\240096\Final Plats-Asbuilts\CAD\Drawings\Phase 1\1-24-0096 FP Ph 1.dwg, 2 Overall Site Plan, shankins, Mar. 14, 25-7:26:23 AM, 1:1

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FINAL PLAT

FOR

SHERWOOD SQUARE

PHASE 1

7285 SPOUT SPRINGS RD.

• GMD 392 • Hall County • Georgia •

TAX PARCEL ID: 150401 000060

HALL COUNTY PERMIT No.:

ORIGINAL LDP # :	HDV 2021-00076
REVISION LDP # :	HDV 2024-00036
AMENITY LDP # :	HDV 2024-00047

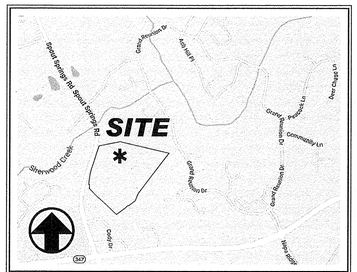
RECORDING PERMIT

BY **Vamsee Polamarasetty**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

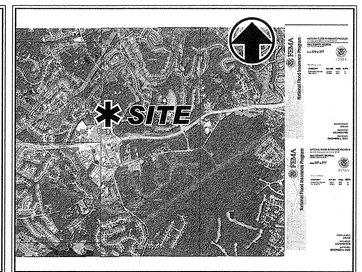
COUNTY ENGINEER
APPROVED
William King
4/1/2025
HALL COUNTY, GEORGIA

Hall County Sewer Only Approval

COUNTY ENGINEERS
APPROVED
Jason Skarda
4/1/2025
HALL COUNTY, GEORGIA



LOCATION MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

FINAL PLAT NOTES:

1. BOUNDARY INFORMATION WAS TAKEN FROM THAT BOUNDARY SURVEY FOR CENTURY COMMUNITIES OF GEORGIA, LLC, PREPARED BY TRAVIS PRUITT AND ASSOCIATES, INC, DATED MARCH 15, 2024.
2. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT LIDAR AERIAL IMAGERY AND GROUND RUN TOPO BY EARTHPRO LAND SURVEYING.
3. ALL WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
4. ALL PROPOSED SANITARY SEWER INTERNAL TO THE SUBDIVISION TO BE GRAVITY FLOW. ALL PROPOSED SANITARY SEWER SERVICE FOR THIS PROJECT TO BE PRIVATE. A PUMP STATION AND OUTFALL FORCE MAIN IS PROPOSED FOR THIS SITE.
5. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM HALL COUNTY.
6. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL FROM HALL COUNTY PUBLIC WORKS AND UTILITIES DEPARTMENT.
7. HALL COUNTY WILL NOT MAINTAIN ANY STORMWATER INFRASTRUCTURE OUTSIDE OF THE DEDICATED RIGHT-OF-WAY.
8. 1/2" REBAR SET AT ALL PROPERTY/LOT CORNERS.
9. THIS SITE CONTAINS WETLANDS. ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
10. STATE WATERS ARE PRESENT ON THIS SITE.
11. HALL COUNTY DOES NOT ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
12. BEARINGS REFERENCED TO GRID NORTH.
13. THERE ARE NO ON-SITE DISPOSAL AREAS.
14. CONSTRUCTION WASTE AND/ OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
15. SIDEWALK TO BE INSTALLED WITHIN ONE YEAR AFTER FINAL PLAT IS RECORDED OR ON A LOT BY LOT BASIS. SIDEWALKS TO BE INSTALLED PER TYPICAL LOT LAYOUT. ALL SIDEWALKS SHALL BE INSTALLED WITHIN TWO YEARS OF FINAL PLAT APPROVAL.
16. THERE ARE TWO PHASES FOR THIS SUBDIVISION.
17. A QUALIFIED HOME OWNERS ASSOCIATION IS TO BE ESTABLISHED FOR THIS SUBDIVISION.
18. NO POOL DRAINS, DUMPSTER PADS, OR ROOF DRAIN DISCHARGE ALLOWED IN SANITARY LINES.
19. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
20. ALL INTERNAL STREETS ARE TO BE PRIVATE.
21. NO POOL BACKWASH, FOUNTAIN, SPA, DUMPSTER PAD DRAINS , OR DRAIN LINES MAY DISCHARGE INTO THE STORMWATER SYSTEM.
22. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
23. RETAINING WALLS OVER 4' IN HEIGHT AND PART OF INITIAL INFRASTRUCTURE WILL BE REQUIRED TO BE INSPECTED BY DESIGN PROFESSIONAL OR REPRESENTATIVE AND INSPECTION REPORT WILL BE REQUIRED AT TIME OF FINAL PLAT.
24. FOR ALL LOTS, FOR SURFACE WATER THAT MAY DRAIN ALONG SIDE LOTS LINES AND REAR LOT LINES OF ADJACENT LOTS, NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDE SURFACE WATER DRAINAGE WITHIN 5' OF A SIDE LOT LINE, OR WITHIN 10' OF A REAR LOT LINE, OR WITHIN 20' OF A REAR LOT LINE ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY.

SITE DATA	
TOTAL SITE AREA	39.51 ACRES (PHASE 1: 23.39AC)
TOTAL DISTURBED AREA	± 34.1 ACRES
PROPOSED USE	RESIDENTIAL TOWNHOUSE
NUMBER OF LOTS	OVERALL: 220 (PHASE 1: 120)
MIN. LOT SIZE	2,400 SF
MIN. LOT WIDTH	50 FT.
MIN. FRONT SETBACK	20 FT.
MIN. SIDE SETBACK	10 FT. (20' MIN. BUILDING SEPERATION)
MIN. REAR SETBACK	20 FT.
SOURCE OF WATER	CITY OF GAINESVILLE
SOURCE OF SEWER	HALL COUNTY
TOTAL LENGTH OF PROPOSED ROADS	4,249 LF (PUBLICLY MAINTAINED)
TOTAL LENGTH OF GRAVITY SEWER	4,939 LF
TOTAL LENGTH OF FORCE MAIN	7,500 LF
PROPOSED SUBDIVISION NAME	SHERWOOD SQUARE
PROPOSED STREET NAMES	
ROAD A	SHERWOOD SQUARE DRIVE (1,517 LF)
ROAD B	SHERWOOD CREEK DRIVE (1,872 LF)
ROAD C	MULBERRY TRACE LANE (288 LF)
ROAD D	CLOVER LANE (572 LF)
ROAD E	QUINN PLACE (572 LF)

OWNER

CENTURY COMMUNITIES OF GEORGIA, LLC

2325 LAKEVIEW PKWY, STE. 700
ALPHARETTA, GA 30009
470-344-2384

24 HOUR EMERGENCY CONTACT
GEORGE NEWTON
(770) 547-0600

SITE ZONING: PRD

SITE AREA: OVERALL: 39.51 ACRES
PHASE 1: 23.39 ACRES

DISTURBED AREA: OVERALL: ± 34.1 ACRES
PHASE 1: ± 18.88 ACRES

TAX PARCEL ID: 150401 000060

LOT YIELD: TOTAL: 220
PHASE 1: 121

DENSITY: TOTAL: 5.57 LOTS/ACRE
PHASE 1: 5.17 LOTS/ACRE

BUILDING SETBACK REQUIREMENTS:

- FRONT YARD: 20'
- SIDE YARD: 10'
- BUILDING SEPARATION: 20' MIN.
- REAR YARD: 20'

PROPOSED USE:

- RESIDENTIAL TOWNHOUSE DEVELOPMENT

SHEET INDEX	
No.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3	TABLES
4-5	FINAL PLAT
6	AS-BUILT POND DETAILS
TPR1 - TPR2-2	APPROVED TREE REPLACEMENT PLANS
1 of 1	BOUNDARY SURVEY

ENGINEER'S AS-BUILT CERTIFICATION:

I CERTIFY THAT ALL OF THE STORMWATER FACILITIES SHOWN HEREON WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN AND IS FUNCTIONING AS DESIGNED. FURTHERMORE, I OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED THE NECESSARY AS-BUILT HYDROLOGY CALCULATIONS TO DEMONSTRATE THAT THE STORMWATER SYSTEM WILL PROVIDE THE REQUIRED DETENTION STORAGE AND OUTFLOW RATES.

BYRON J. ARCENEAUX, P.E. NO. 25785

APPROVAL CERTIFICATE - ENGINEERING:

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY DIRECTOR OF ENGINEERING. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

DIRECTOR OF ENGINEERING — DATE

APPROVAL CERTIFICATE - ENVIRONMENTAL HEALTH:

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY HEALTH DEPARTMENT. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

ENVIRONMENTAL HEALTH SECTION — DATE

HALL COUNTY STORMWATER POND NOTE:

HALL COUNTY WILL NOT MAINTAIN ANY TYPE OF STORMWATER OR DETENTION POND THAT HAS A MICRO POOL, PERMANENT POOL, GROUND WATER PRESENT, OR IS CONSTRUCTED TO PROVIDE 80 PERCENT REMOVAL OF TOTAL SUSPENDED SOLIDS FOR WATER QUALITY. HALL COUNTY WILL NOT MAINTAIN WATER QUALITY DEVICES. MAINTENANCE OF SUCH PONDS AND WATER QUALITY DEVICES ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

HALL COUNTY WILL NOT MAINTAIN ANY STORMWATER INFRASTRUCTURE OUTSIDE OF THE DEDICATED RIGHT-OF-WAY.

COVENANTS NOTE:

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____. _____ RECORDED IN DEED BOOK _____, PAGES _____, HALL COUNTY RECORDS, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

DATUM:

CONTROL IS BASED ON GEORGIA WEST STATE PLANE COORDINATES, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD83) AND NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) MEASURED IN US SURVEY FEET.

FLOOD HAZARD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE AE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13139C0376G & 13139C0357G DATED DECEMBER 1, 2022.

WETLANDS NOTE:

ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

SIGHT DISTANCE NOTE

I THE UNDERSIGNED, HEREBY CERTIFY THAT THE SIGHT DISTANCE FOR THE PROPOSED INTERSECTION MEETS THE MINIMUM AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS", CHAPTER 9 (AT-GRADE INTERSECTIONS) LATEST EDITION FOR A 45 MPH STREET. SAID SIGHT DISTANCE IS MEASURED FROM A POINT ON THE EXIT LANE LOCATED APPROXIMATELY 15' BACK FROM THE EXIST EDGE OF PAVEMENT DIRECTLY BEHIND THE PROPOSED STOP BAR LOCATION FOR A DRIVER'S EYE HEIGHT OF 3.5' AND AN OBJECT HEIGHT OF 3.5'. THE ACTUAL SIGHT DISTANCE PROVIDED IS 500 FEET IN EACH DIRECTION.

BYRON J. ARCENEAUX, P.E. NO. 25785 — DATE 03/14/2025

Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

OWNER'S DEDICATION CERTIFICATE:

HOME OWNER ASSOCIATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, 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, PUBLIC GROUNDS, AND SANITARY SEWER THEREON SHOWN, WHICH COMPRISE A TOTAL OF _____ ACRES, FOR THE PURPOSES THEREIN EXPRESSED. FURTHER, THE OWNER DEDICATES TO THE USE OF THE HOME OWNERS ASSOCIATION FOREVER, ALL SANITARY SEWER THEREON SHOWN, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER — DATE 3/5/25

FINAL SURVEYOR'S 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 "FUTURE," AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 164,961 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,135,000 FEET.

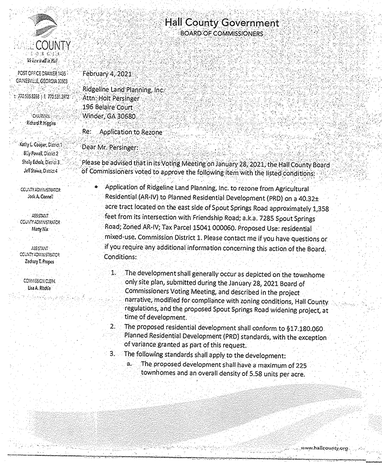
BY: TRAVIS N. PRUITT, JR.
PROFESSIONAL GEORGIA LAND SURVEYOR
REG. NO. 2809
DATE OF EXPIRATION: 12/31/24

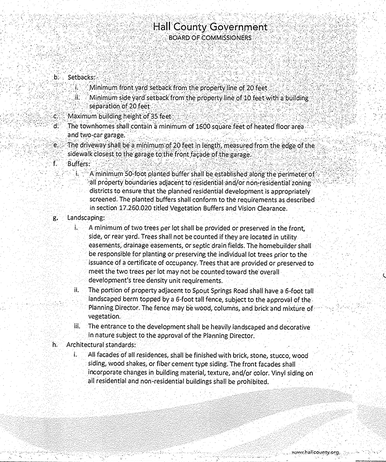
FINAL SURVEYOR'S CERTIFICATE:

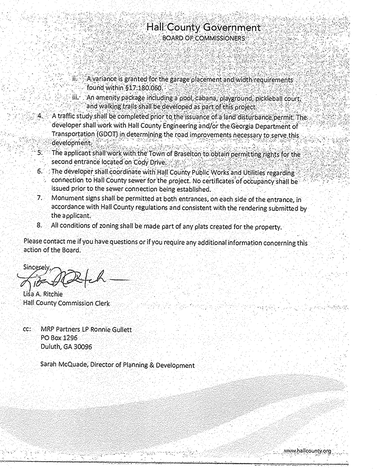
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

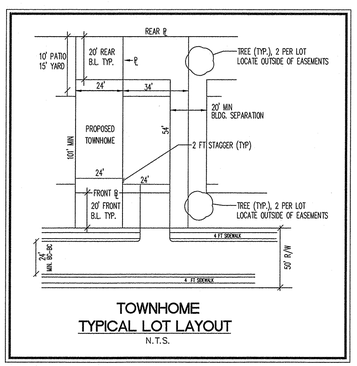
TRAVIS N. PRUITT, JR. GEORGIA PLS NO 2809 — DATE 3/15/25

© Copyright 2025
Travis Pruitt & Associates, Inc.
THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.









TOWNHOME
TYPICAL LOT LAYOUT
N.T.S.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

Travis Pruitt & Associates, Inc. — SURVEYORS · ENGINEERS · LANDSCAPE ARCHITECTS · ENVIRONMENTAL CONSULTANTS

NO	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0			

REVISIONS

COVER SHEET

SHERWOOD SQUARE
PHASE 1
• GMD 392 • TAX PARCEL 150401 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 2809 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/15/25

GEORGIA PROFESSIONAL No. 2809 SURVEYOR TRAVIS N. PRUITT, JR.
3/15/25

For The Firm
Travis Pruitt & Associates, Inc.

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.

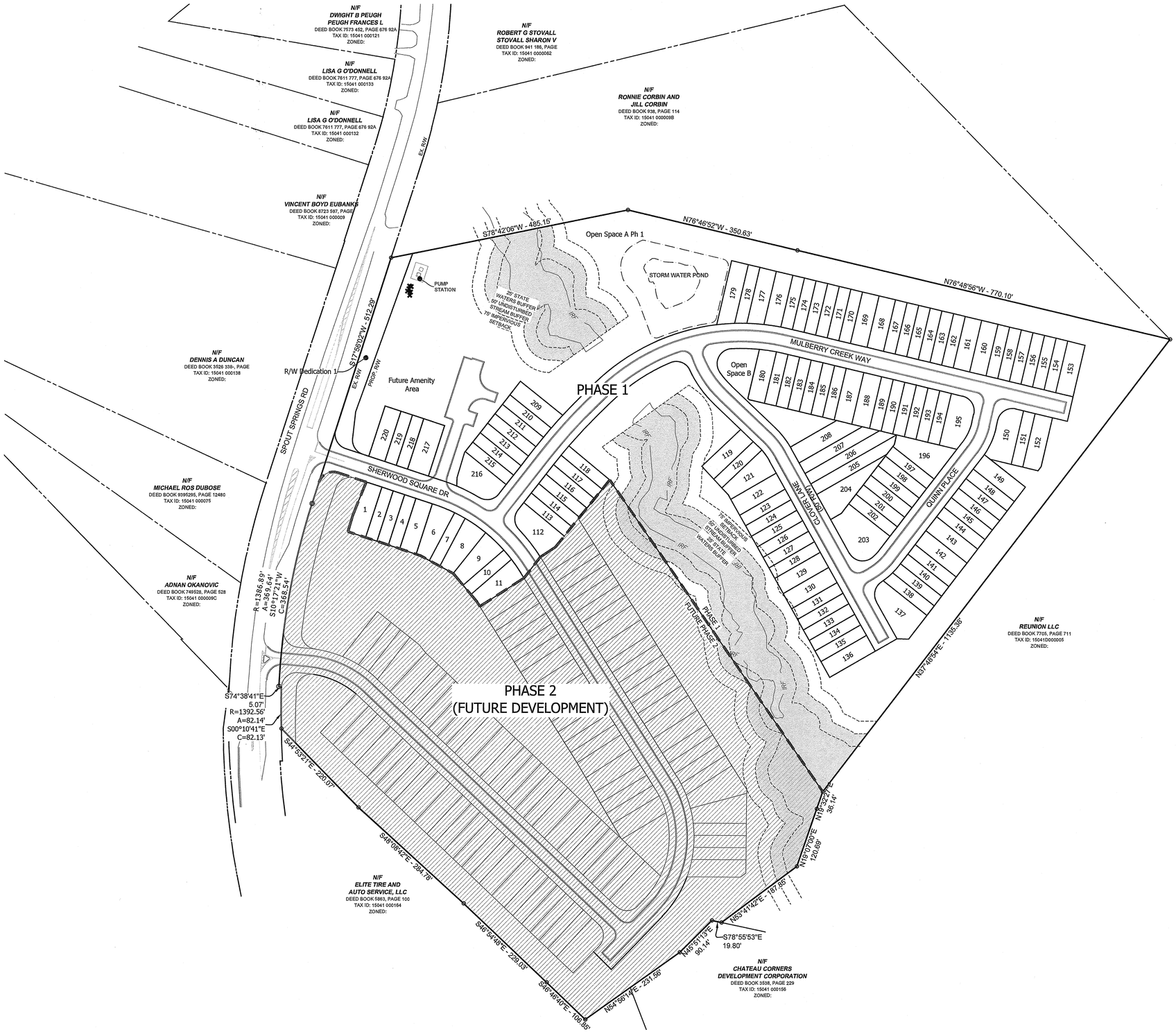
DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: N/A
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-075
***SHEET NO:* 1 of 6**

W:\2024\240096\Final Plats-Asbuilts\CAD\Drawings\Phase 1\1-24-0096 FP Ph 1.dwg, 1 Cover Sheet, shankins, Mar. 14, 25-7:56:20 AM, 1:1

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

LEGEND

SYMBOL	DESCRIPTION
	Headwall
	Manhole
	Drop Inlet
	Juction Box
CB	Catch Basin
DE	Drainage Easement
SSE	Sanitary Sewer Easement
AE	Access Easement
LS	Landscape Strip
-S-	Sanitary Sewer Line
R/W	Right-of-Way
-W-	Water Line
BSL	Building Setback Line
	Storm Sewer Line
℄	Centerline
POB	Point of Beginning
ILP	Individual Lot Plan
TBM	Temporary Bench Mark
WV	Water Valve
	Fire Hydrant
HCR	Handlcap Ramp
WE	Water Easement
BC	Back of Curb
MFFE	Minimum Finished Floor Elev.
	Drainage Easement
	IPS (Iron Pin Set)



REVISIONS

NO	DATE	DESCRIPTION	BY
0			
1			
2			
3			
4			
5			
6			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

Travis Pruitt & Associates, Inc. — Surveyors · Engineers · Landscape Architects

OVERALL SITE PLAN

SHERWOOD SQUARE
PHASE 1

• GMD 392 • TAX PARCEL 15041 000060 • HALL COUNTY • GEORGIA •

1" = 100'

GEORGIA REGISTERED No. 19152 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/10/25

GEORGIA PROFESSIONAL No. 2899 LAND SURVEYOR TRAVIS N. PRUITT, JR.
3/10/25

For The Firm
Travis Pruitt & Associates, Inc.

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.

DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: 1" = 100'
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-075
SHEET NO: 2 of 6

W:\2024\240096\Final Plats-Asbuilts\CAD\Drawings\Phase 1\1-24-0096 FP Ph 1.dwg, 2 Overall Site Plan, shankins, Mar. 14, 25-7:26:23 AM, 1:1

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS INSTRUMENT IS FOR THE CLERK OF THE SUPERIOR COURT

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	47.15'	30.00'	S27°05'02"E	42.44'
C2	41.08'	30.00'	S32°48'53"E	37.95'
C3	32.16'	375.00'	N69°35'17"W	32.15'
C4	50.92'	375.00'	N63°14'28"W	50.88'
C5	83.08'	375.00'	N65°41'53"W	82.91'
C6	43.04'	30.00'	N79°33'05"E	39.44'
C7	0.92'	1025.00'	S38°28'46"W	0.92'
C8	24.00'	1025.00'	S39°10'34"W	24.00'
C9	24.02'	1025.00'	S40°31'05"W	24.02'
C10	34.07'	1025.00'	S42°08'30"W	34.07'
C11	53.72'	1025.00'	S44°35'43"W	53.71'
C12	136.73'	1025.00'	S42°16'31"W	136.62'
C13	276.20'	425.00'	S64°42'53"W	271.37'
C14	36.17'	425.00'	S85°46'16"W	36.16'
C15	24.67'	425.00'	S89°52'20"W	24.66'
C16	34.47'	425.00'	N86°08'30"W	34.46'
C17	34.12'	425.00'	N81°31'05"W	34.12'
C18	17.97'	425.00'	N78°00'25"W	17.97'
C19	423.60'	425.00'	S74°39'02"W	406.29'
C20	47.12'	30.00'	S58°12'15"W	42.43'
C21	57.12'	150.00'	N24°06'46"E	56.77'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C22	7.33'	150.00'	N36°25'15"E	7.33'
C23	64.44'	150.00'	N25°30'44"E	63.95'
C24	19.74'	150.00'	N41°35'28"E	19.73'
C25	24.59'	150.00'	N50°03'27"E	24.56'
C26	4.44'	150.00'	N55°36'05"E	4.44'
C27	48.77'	150.00'	N47°08'05"E	48.56'
C28	45.03'	30.00'	S13°27'04"W	40.92'
C29	26.65'	125.00'	N35°39'21"W	26.60'
C30	11.00'	125.00'	N44°17'10"W	11.00'
C31	37.66'	125.00'	N38°10'40"W	37.52'
C32	84.12'	225.00'	S36°05'49"E	83.64'
C33	45.49'	30.00'	N68°49'37"W	41.26'
C34	141.60'	375.00'	S56°54'52"W	140.76'
C35	86.68'	975.00'	S43°32'59"W	86.65'
C36	86.68'	975.00'	S43°32'59"W	86.65'
C37	24.00'	975.00'	S40°17'51"W	24.00'
C38	19.37'	975.00'	S39°01'23"W	19.37'
C39	130.06'	975.00'	S42°16'31"W	129.96'
C40	43.04'	30.00'	S02°38'37"E	39.44'
C41	69.44'	375.00'	N38°26'11"W	69.34'
C42	56.69'	375.00'	N88°44'25"W	56.64'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C43	34.78'	375.00'	N81°45'08"W	34.77'
C44	15.05'	375.00'	N77°56'43"W	15.05'
C45	106.52'	375.00'	N84°56'00"W	106.16'
C46	47.12'	30.00'	N31°47'45"W	42.43'
C47	42.96'	100.00'	N25°30'44"E	42.63'
C48	21.45'	100.00'	N43°57'56"E	21.41'
C49	52.54'	30.00'	S79°43'05"E	46.08'
C50	3.45'	175.00'	N30°06'44"W	3.45'
C51	49.27'	175.00'	N38°44'33"W	49.11'
C52	52.72'	175.00'	N38°10'40"W	52.52'
C53	34.71'	175.00'	S41°07'35"E	34.65'
C54	64.07'	30.00'	S25°44'32"W	52.57'
C55	32.45'	325.00'	N35°13'31"W	32.44'
C56	24.01'	325.00'	N40°12'07"W	24.00'
C57	49.89'	325.00'	N46°42'56"W	49.84'
C58	50.17'	325.00'	N55°32'07"W	50.12'
C59	24.01'	325.00'	N62°04'25"W	24.00'
C60	44.56'	325.00'	N68°07'03"W	44.52'
C61	225.08'	325.00'	N52°12'17"W	220.61'

Centerline Road Table							
Number	Street	P.C. Sta.	P.T. Sta.	Radius	Arc Length	Chord Length	Chord Direction
CL1	Sherwood Square Dr	0+00.00	2+84.89				S72°02'43"E
CL2	Sherwood Square Dr	2+84.89	5+27.28	350.00'	242.40'	237.58'	S52°12'17"E
CL3	Sherwood Square Dr	5+27.28	5+31.06				S32°21'52"E
CL4	Mulberry Trace Lane	0+00.00	1+70.33				N38°27'14"E
CL5	Mulberry Trace Lane	1+70.33	3+03.72	1000.00'	133.39'	133.29'	N42°16'31"E
CL6	Mulberry Trace Lane	3+03.72	3+40.50				N46°05'48"E
CL7	Mulberry Trace Lane	3+40.50	7+39.18	400.00'	398.69'	382.39'	N74°39'02"E
CL8	Mulberry Trace Lane	7+39.18	13+25.22				S76°47'45"E
CL9	Clover Lane	0+00.00	1+22.77	200.00'	122.77'	120.85'	S29°13'22"E
CL10	Clover Lane	1+22.77	2+44.33				S46°48'29"E
CL11	Clover Lane	2+44.33	2+89.52	150.00'	45.19'	45.02'	S38°10'40"E
CL12	Clover Lane	2+89.52	7+22.51				S29°32'50"E
CL13	Quinn Place	4+45.79	4+88.22				S60°27'10"W
CL14	Quinn Place	3+96.41	4+45.79	125.00'	49.38'	49.06'	S49°08'11"W
CL15	Quinn Place	1+25.43	3+96.41				S37°49'12"W
CL16	Quinn Place	0+71.72	1+25.43	125.00'	53.70'	53.29'	S25°30'44"W
CL17	Quinn Place	0+00.00	0+71.72				S13°12'15"W

Lot Chart			
Lot	Sq. Ft.	Acres	Address
1	3,812	0.088	7210 Sherwood Square Drive
2	2,520	0.058	7214 Sherwood Square Drive
3	2,520	0.058	7218 Sherwood Square Drive
4	2,520	0.058	7222 Sherwood Square Drive
5	3,630	0.083	7226 Sherwood Square Drive
6	4,126	0.095	7230 Sherwood Square Drive
7	2,580	0.059	7234 Sherwood Square Drive
8	4,261	0.098	7238 Sherwood Square Drive
9	4,252	0.098	7242 Sherwood Square Drive
10	2,577	0.059	7246 Sherwood Square Drive
11	3,960	0.091	7250 Sherwood Square Drive
112	5,230	0.120	7252 Mulberry Trace Lane
113	2,531	0.058	7256 Mulberry Trace Lane
114	2,539	0.058	7260 Mulberry Trace Lane
115	2,548	0.058	7264 Mulberry Trace Lane
116	2,556	0.059	7268 Mulberry Trace Lane
117	2,563	0.059	7272 Mulberry Trace Lane
118	2,560	0.059	7276 Mulberry Trace Lane
119	3,762	0.086	7521 Clover Lane
120	2,624	0.060	7517 Clover Lane
121	4,445	0.102	7513 Clover Lane
122	3,817	0.088	7509 Clover Lane

Lot Chart			
Lot	Sq. Ft.	Acres	Address
123	2,520	0.058	7505 Clover Lane
124	2,520	0.058	7501 Clover Lane
125	2,520	0.058	7497 Clover Lane
126	2,520	0.058	7493 Clover Lane
127	2,520	0.058	7489 Clover Lane
128	2,520	0.058	7485 Clover Lane
129	3,622	0.083	7481 Clover Lane
130	3,623	0.083	7477 Clover Lane
131	2,520	0.058	7473 Clover Lane
132	2,520	0.058	7469 Clover Lane
133	2,520	0.058	7465 Clover Lane
134	2,520	0.058	7461 Clover Lane
135	2,520	0.058	7457 Clover Lane
136	3,780	0.087	7453 Clover Lane
137	6,301	0.145	7449 Quinn Place
138	2,603	0.060	7445 Quinn Place
139	2,526	0.058	7441 Quinn Place
140	2,517	0.058	7437 Quinn Place
141	2,517	0.058	7433 Quinn Place
142	3,671	0.084	7429 Quinn Place
143	3,671	0.084	7425 Quinn Place
144	2,517	0.058	7421 Quinn Place

Lot Chart			
Lot	Sq. Ft.	Acres	Address
145	2,517	0.058	7417 Quinn Place
146	2,517	0.058	7413 Quinn Place
147	2,517	0.058	7409 Quinn Place
148	2,517	0.058	7405 Quinn Place
149	3,776	0.087	7401 Quinn Place
150	5,063	0.116	7376 Mulberry Trace Lane
151	2,609	0.060	7380 Mulberry Trace Lane
152	3,892	0.089	7384 Mulberry Trace Lane
153	3,780	0.087	7389 Mulberry Trace Lane
154	2,520	0.058	7385 Mulberry Trace Lane
155	2,520	0.058	7381 Mulberry Trace Lane
156	2,519	0.058	7377 Mulberry Trace Lane
157	2,519	0.058	7373 Mulberry Trace Lane
158	2,519	0.058	7369 Mulberry Trace Lane
159	2,519	0.058	7365 Mulberry Trace Lane
160	3,568	0.082	7361 Mulberry Trace Lane
161	3,568	0.082	7357 Mulberry Trace Lane
162	2,519	0.058	7353 Mulberry Trace Lane
163	2,518	0.058	7349 Mulberry Trace Lane
164	2,518	0.058	7345 Mulberry Trace Lane
165	2,518	0.058	7341 Mulberry Trace Lane
166	2,518	0.058	7337 Mulberry Trace Lane

Lot Chart			
Lot	Sq. Ft.	Acres	Address
167	2,518	0.058	7333 Mulberry Trace Lane
168	3,567	0.082	7329 Mulberry Trace Lane
169	3,567	0.082	7325 Mulberry Trace Lane
170	2,517	0.058	7321 Mulberry Trace Lane
171	2,517	0.058	7317 Mulberry Trace Lane
172	2,517	0.058	7313 Mulberry Trace Lane
173	2,517	0.058	7309 Mulberry Trace Lane
174	2,517	0.058	7305 Mulberry Trace Lane
175	2,519	0.058	7301 Mulberry Trace Lane
176	3,618	0.083	7297 Mulberry Trace Lane
177	3,761	0.086	7293 Mulberry Trace Lane
178	2,794	0.064	7289 Mulberry Trace Lane
179	4,296	0.099	7285 Mulberry Trace Lane
180	3,581	0.082	7296 Mulberry Trace Lane
181	2,518	0.058	7300 Mulberry Trace Lane
182	2,520	0.058	7304 Mulberry Trace Lane
183	2,520	0.058	7308 Mulberry Trace Lane
184	2,520	0.058	7312 Mulberry Trace Lane
185	2,520	0.058	7316 Mulberry Trace Lane
186	2,520	0.058	7320 Mulberry Trace Lane
187	3,833	0.088	7324 Mulberry Trace Lane
188	3,833	0.088	7328 Mulberry Trace Lane

Lot Chart			
Lot	Sq. Ft.	Acres	Address
189	2,520	0.058	7332 Mulberry Trace Lane
190	2,520	0.058	7336 Mulberry Trace Lane
191	2,520	0.058	7340 Mulberry Trace Lane
192	2,520	0.058	7344 Mulberry Trace Lane
193	2,520	0.058	7348 Mulberry Trace Lane
194	2,520	0.058	7352 Mulberry Trace Lane
195	5,042	0.116	7356 Mulberry Trace Lane
196	5,403	0.124	7408 Quinn Place
197	2,520	0.058	7412 Quinn Place
198	2,520	0.058	7416 Quinn Place
199	2,520	0.058	7420 Quinn Place
200	2,520	0.058	7424 Quinn Place
201	2,520	0.058	7428 Quinn Place
202	2,520	0.058	7432 Quinn Place
203	7,220	0.166	7436 Quinn Place
204	5,304	0.122	7496 Clover Lane
205	4,409	0.101	7500 Clover Lane
206	4,438	0.102	7504 Clover Lane
207	3,811	0.087	7508 Clover Lane
208	4,549	0.104	7512 Clover Lane
209	3,644	0.084	7281 Mulberry Trace Lane
210	2,537	0.058	7277 Mulberry Trace Lane

Lot Chart			
Lot	Sq. Ft.	Acres	Address
211	2,523	0.058	7273 Mulberry Trace Lane
212	2,520	0.058	7269 Mulberry Trace Lane
213	2,520	0.058	7265 Mulberry Trace Lane
214	2,520	0.058	7261 Mulberry Trace Lane
215	2,520	0.058	7257 Mulberry Trace Lane
216	5,194	0.119	7253 Mulberry Trace Lane
217	4,620	0.106	7223 Sherwood Square Drive
218	2,520	0.058	7219 Sherwood Square Drive
219	2,520	0.058	7215 Sherwood Square Drive
220	3,561	0.082	7211 Sherwood Square Drive

Open Space Chart		
Lot	Sq. Ft.	Acres
Open Space A Ph 1	486,328	11.165
Open Space B	12,154	0.279
R/W Dedication 1	13,003	0.299
Roadway Parcel Ph 1	147,936	3.396

Structure Coordinates Table		
Structure #	Northing	Easting
A1	1497153.28000	2385667.85000
A2	1497138.38400	2385682.43300
A3	1497108.09900	2385769.13600
A3.1	1497212.59700	2385795.55800
A3.1B	1497081.47100	2385764.04200
A4	1497062.82100	2385975.88400
A4.1	1497169.34300	2386001.56200
A4.1B	1497034.95100	2385975.81500
A4.2B	1496925.51800	2385951.48700
A5	1497014.55400	2386181.97900
A5.1	1496988.17100	2386176.54400
A6	1497119.83100	2386209.43800
B0	1497121.47300	2385576.92800
B1	1497084.53300	2385582.98500
B1.1	1497058.25700	2385591.53800
B1.2	1496991.40800	2385660.15100
B1.3	1497007.96200	2385681.37900
B1.4	1496953.59200	2385764.79400
B1.5	1496866.11900	2385818.99600
B1.5.1	1496830.04400	2385807.67400
B1.5.2	1496783.21200	2385723.80200

Structure Coordinates Table		
Structure #	Northing	Easting
B1.6	1496656.75000	2385937.20800
B1.6.1	1496643.62400	2385913.55000
B1.6.2	1496596.30800	2385831.39700
B1.6B	1496497.83800	2386038.52400
B1.7	1496663.78100	2386012.79200
B1.8	1496732.13000	2386063.14200
B1.8.1	1496717.98200	2386089.27600
B1.8.2	1496650.19400	2386176.68300
B1.9	1496885.16900	2386184.80200
B1.10	1496868.77200	2386206.29900
B1.11	1496801.16200	2386293.57200
B2	1497057.27400	2385515.70000
B3	1496934.24700	2385378.60700
B3.1	1496992.19200	2385298.76000
B3.1B	1496914.66500	2385398.76900
B3.2	1496996.63900	2385264.40200
B3.2.1	1496979.82100	2385254.49900
B3.2B	1496877.96150	2385400.31440
B3.3	1497044.19100	2385208.68700
B3.3B	1496842.56710	2385439.93160
B3.4	1496914.98700	2385170.00600

Structure Coordinates Table		
Structure #	Northing	Easting
B3.5	1496923.08900	2385143.98700
B3.6	1496936.41100	2385103.33200
B4	1496766.83000	2385241.04000
B4.2	1496846.14200	2384979.83400
B4.3	1496819.29600	2384971.43500
B4.4	1496714.29530	2384938.45430
B4.5	1496670.40080	2385074.56140
B4.6	1496629.18970	2385150.89110
B5	1496749.33817	2385261.82471
B6	1496651.53800	2385313.58800
B6.1	1496622.90486	2385300.56566
B6.1B	1496712.65762	2385407.15050
B6.2	1496564.00980	2385206.93510
C1	1496892.42500	2384907.08800
C2	1496817.66600	2384907.62500
E1	1497090.21200	2385422.99600
E1.1	1497094.92200	2385428.79800
E1.2	1496947.56200	2385544.94900
E2	1496942.18100	2385538.01000
F1	1497152.34300	2385478.19800
F2	1497192.55100	2385540.21400

Asbuilt Storm Structure Table	
Structure	Top Elev.
A1	900.72
A2	907.51
A3	910.12
A3.1	910.67
A3.1B	910.22
A4	919.90
A4.1	921.21
A4.1B	920.22
A4.2B	919.03
A5	932.32
A5.1	932.43
A6	934.19
B0	899.01
B1	908.21
B1.1	908.38
B1.2	909.62
B1.3	909.76
B1.4	911.11
B1.5	912.12
B1.5.1	912.48
B1.5.2	912.63
B1.6	914.20
B1.6.1	915.91
B1.6.2	918.10
B1.6B	920.30
B1.7	919.62
B1.8	922.72
B1.8.1	923.20
B1.8.2	926.01
B1.9	932.12
B1.10	932.05
B1.11	934.91

Asbuilt Storm Structure Table	
Structure	Top Elev.
B2	909.39
B3	917.52
B3.1	914.95
B3.1B	917.80
B3.2	918.23
B3.2.1	920.55
B3.2B	921.89
B3.3	922.29
B3.3B	919.45
B3.4	926.70
B3.5	926.80
B3.6	924.46
B4	931.93
B4.2	929.65
B4.3	929.95
B4.4	931.88
B4.5	933.21
B4.6	936.13
B5	931.86
B6	934.39
B6.1	934.90
B6.1B	934.56
B6.2	937.22
C1	926.59
C2	930.99
E1	880.54
E1.1	880.28
E1.2	882.97
E2	882.90
F1	894.94
F2	905.61

REVISIONS			
NO	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0			

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS
Travis Pruitt & Associates, Inc.

TABLES

SHERWOOD SQUARE
PHASE 1

• GMD 392 • TAX PARCEL 15040I 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 19157 PROFESSIONAL ENGINEER TRAVIS N. PRUITT
3/10/25

GEORGIA PROFESSIONAL No. 2869 LAND SURVEYOR TRAVIS N. PRUITT
3/10/25

For The Firm
Travis Pruitt & Associates, Inc.

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.

DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: N/A
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-075
SHEET NO: 3 of 6

W:\2024\240096\Final Plats-Asbuilts\CAD\Drawings\Phase 1\1-24-0096 FP Ph 1.dwg, 3 Tables, shankins, Mar. 14, 25-7:26:53 AM, 1:1

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS AREA RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SPOUT SPRINGS RD
(R/W VARIES, APPROX 100' - 45 MPH)

N/F
ADNAN OKANOVIC
DEED BOOK 749538, PAGE 928
TAX ID: 15041 000009C
ZONED:

N/F
ELITE TIRE AND AUTO SERVICE, LLC
DEED BOOK 5863, PAGE 100
TAX ID: 15041 000164
ZONED:

SHERWOOD SQUARE DR. (50' R/W)

R/W Dedication 1
0.299 ac.

Open Space A Ph 1
11.165 ac.

Future Amenity Area

Open Space B
0.279 ac.

100 YEAR FLOOD ZONE

STORM WATER POND

NATURAL CONSERVATION AREA #1. 0.8 ACRES

CLOVER LANE (50' R/W)

MULBERRY TRACE LANE (50' R/W)

FUTURE PHASE 2 PHASE 1

N/F
RONNIE CORBIN AND JILL CORBIN
DEED BOOK 935, PAGE 114
TAX ID: 15041 000009B
ZONED:

SHEET 4
MATCH LINE
SHEET 5

NOTE: SHERWOOD SQUARE COMMUNITY IS A PRIVATELY MAINTAINED SUBDIVISION. ACCESS STREET/DRIVES DO NOT CONFORM TO HALL COUNTY STANDARDS. THEREFORE ARE CONSIDERED PRIVATE AND WILL NOT BE ACCEPTED INTO PUBLICLY MAINTAINED ROADWAY BY HALL COUNTY. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION.

NO	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0			

REVISIONS

Travis Pruitt & Associates, Inc
CIVIL ENGINEERS · SURVEYORS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

FINAL PLAT
SHERWOOD SQUARE
PHASE 1
• GMD 392 • TAX PARCEL 15040I 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 9976 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/14/25
GEORGIA PROFESSIONAL No. 2809 LAND SURVEYOR TRAVIS N. PRUITT, JR.
3/14/25
For The Firm
Travis Pruitt & Associates, Inc

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.

DATE:	10/28/2024
FIELD DATE:	10/28/2024
SCALE:	1" = 50'
CN:	1-24-0096 FP Ph 1
JN:	1-24-0096
FN:	173-D-075
SHEET NO:	**4 of 6**

W:\2024\240096\Final Plats-Asbuilts\CAD\Drawings\Phase 1\1-24-0096 FP Ph 1.dwg, 4 Final Plat, shankins, Mar. 14, 25-7:27:14 AM, 1:1

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Open Space B
0.279 ac.

STORM WATER POND

STREET LIGHT (TYPICAL)

Grid North (GA West Zone)

N76°48'56"W - 770.16'

N76°48'56"W - 950.93'

N/F
RONNIE CORBIN AND JILL CORBIN
DEED BOOK 938, PAGE 114
TAX ID: 15041 000009B
ZONED:

SHEET 4
MATCH LINE
SHEET 5

N/F
CHATEAU CORNERS DEVELOPMENT CORPORATION
DEED BOOK 3538, PAGE 229
TAX ID: 15041 000186
ZONED:

N/F
REUNION LLC
DEED BOOK 7705, PAGE 711
TAX ID: 15041D000005
ZONED:

FUTURE PHASE 2
PHASE 1

100 YEAR FLOOD ZONE

75' STATE WATER BUFFER

75' UNDISTURBED BUFFER

75' IMPERVIOUS SETBACK

50' PLANTED BUFFER

NATURAL CONSERVATION AREA #2, 2.9 ACRES

MULBERRY TRACE LANE (50' R/W)

CLOVER LANE (50' R/W)

QUINN PLACE (50' R/W)

N45°51'13"E 90.14'
S78°55'53"E 19.80'
N53°41'42"E - 187.55'
N19°07'00"E 120.69'
N19°32'27"E 36.14'
N37°48'54"E - 1135.38'

NOTE: SHERWOOD SQUARE COMMUNITY IS A PRIVATELY MAINTAINED SUBDIVISION. ACCESS STREETDRIVES DO NOT CONFORM TO HALL COUNTY STANDARDS. THEREFORE ARE CONSIDERED PRIVATE AND WILL NOT BE ACCEPTED INTO PUBLICLY MAINTAINED ROADWAY BY HALL COUNTY. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION.

NO	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

FINAL PLAT
SHERWOOD SQUARE
PHASE 1
• GMD 392 • TAX PARCEL 15040I 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 19197 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/10/25

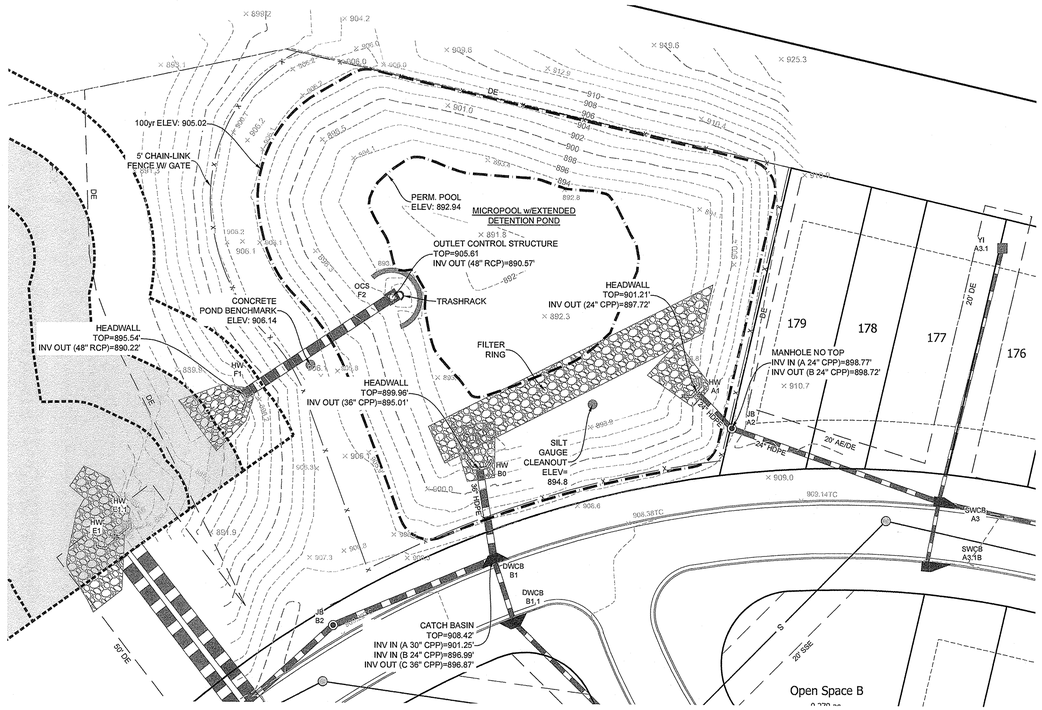
GEORGIA PROFESSIONAL No. 2809 LAND SURVEYOR TRAVIS N. PRUITT, JR.
3/10/25

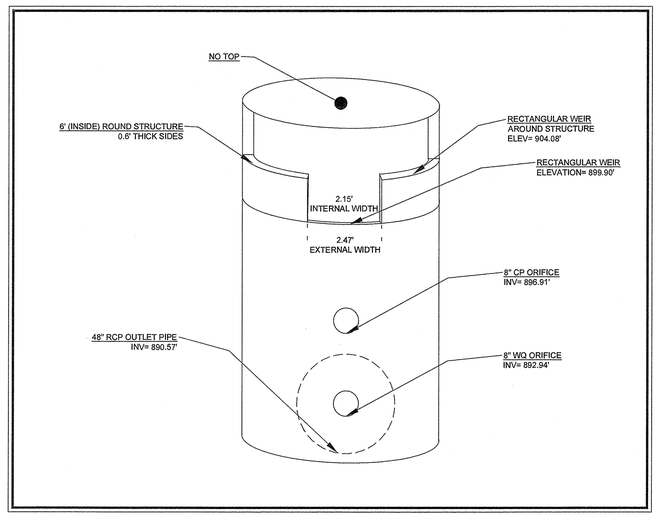
For The Firm
Travis Pruitt & Associates, Inc.

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.

DATE:	10/28/2024
FIELD DATE:	10/28/2024
SCALE:	1" = 50'
CN:	1-24-0096 FP Ph 1
JN:	1-24-0096
FN:	173-D-075
SHEET NO:	5 of 6

eFiled and eRecorded
DATE: 04/03/2025
TIME: 12:47 PM
PLAT BOOK: 887
PAGE: 1 - 6
FILING FEES: $60.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA
PREPARED FOR
THE CLERK OF THE SUPERIOR COURT





ROUND OUTLET CONTROL STRUCTURE
NOT TO SCALE

Grid North (GA West Zone)

NO	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			
0			

REVISIONS

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
CONTACT PERSON: TRAVIS PRUITT, JR.
e-mail: travis@travispruitt.com
Certificate of Authorization Number 613

AS-BUILT STORM POND

SHERWOOD SQUARE
PHASE 1

• GMD 392 • TAX PARCEL 15049I 000060 • HALL COUNTY • GEORGIA •

GEORGIA REGISTERED No. 19150 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, JR.
3/10/25

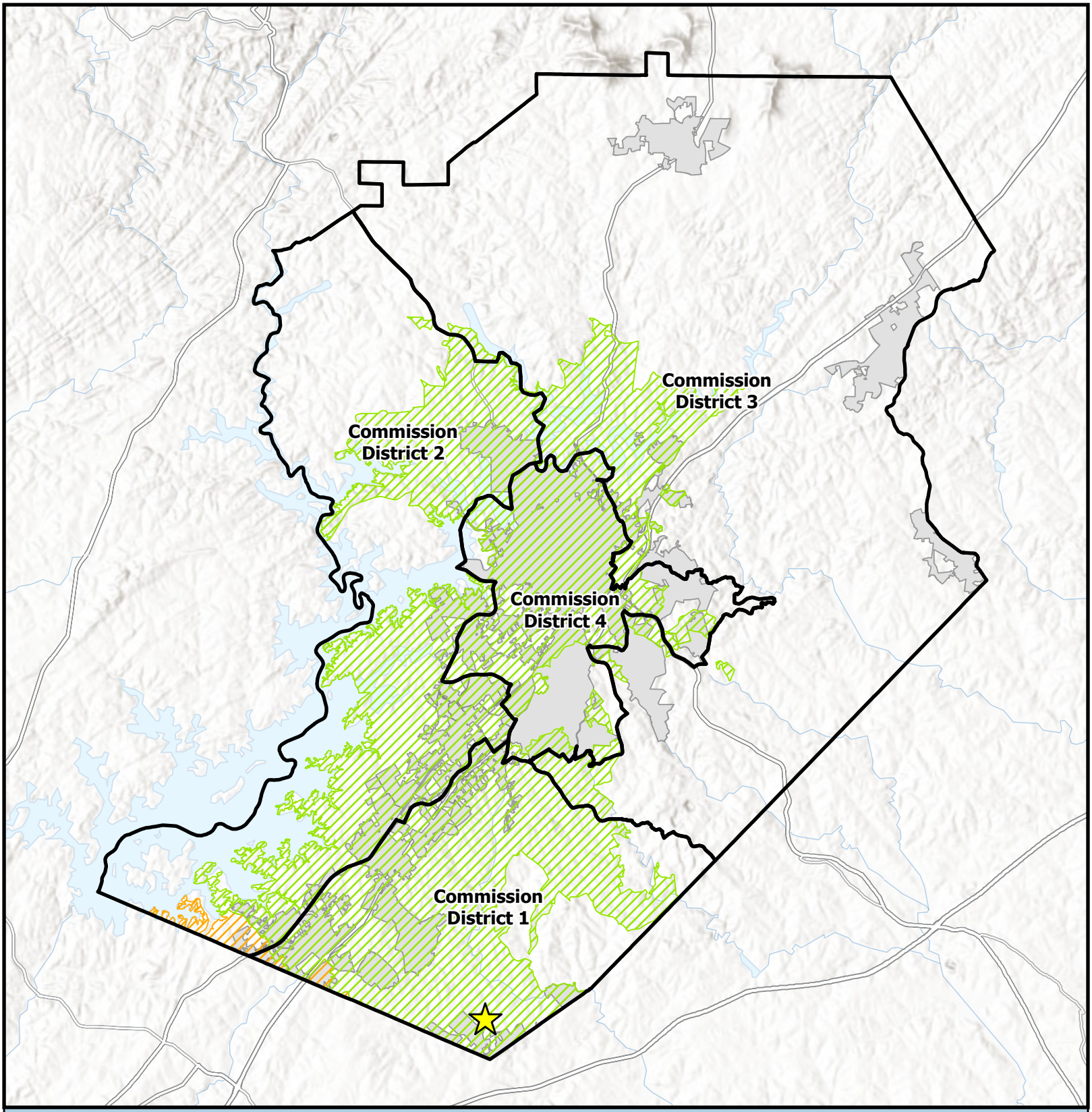
GEORGIA PROFESSIONAL No. 2800 LAND SURVEYOR TRAVIS N. PRUITT, JR.
3/10/25

For The Firm
Travis Pruitt & Associates, Inc.

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.

DATE: 10/28/2024
FIELD DATE: 10/28/2024
SCALE: 1" = 30'
CN: 1-24-0096 FP Ph 1
JN: 1-24-0096
FN: 173-D-077
SHEET NO: 6 of 6

STORMWATER FACILITY NOTE:
NO OBSTRUCTIONS SHALL BE BUILT, CONSTRUCTED, OR PLANTED WITHIN THE FACILITY, ITS ASSOCIATED DRAINAGE, OR ACCESS EASEMENT.



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

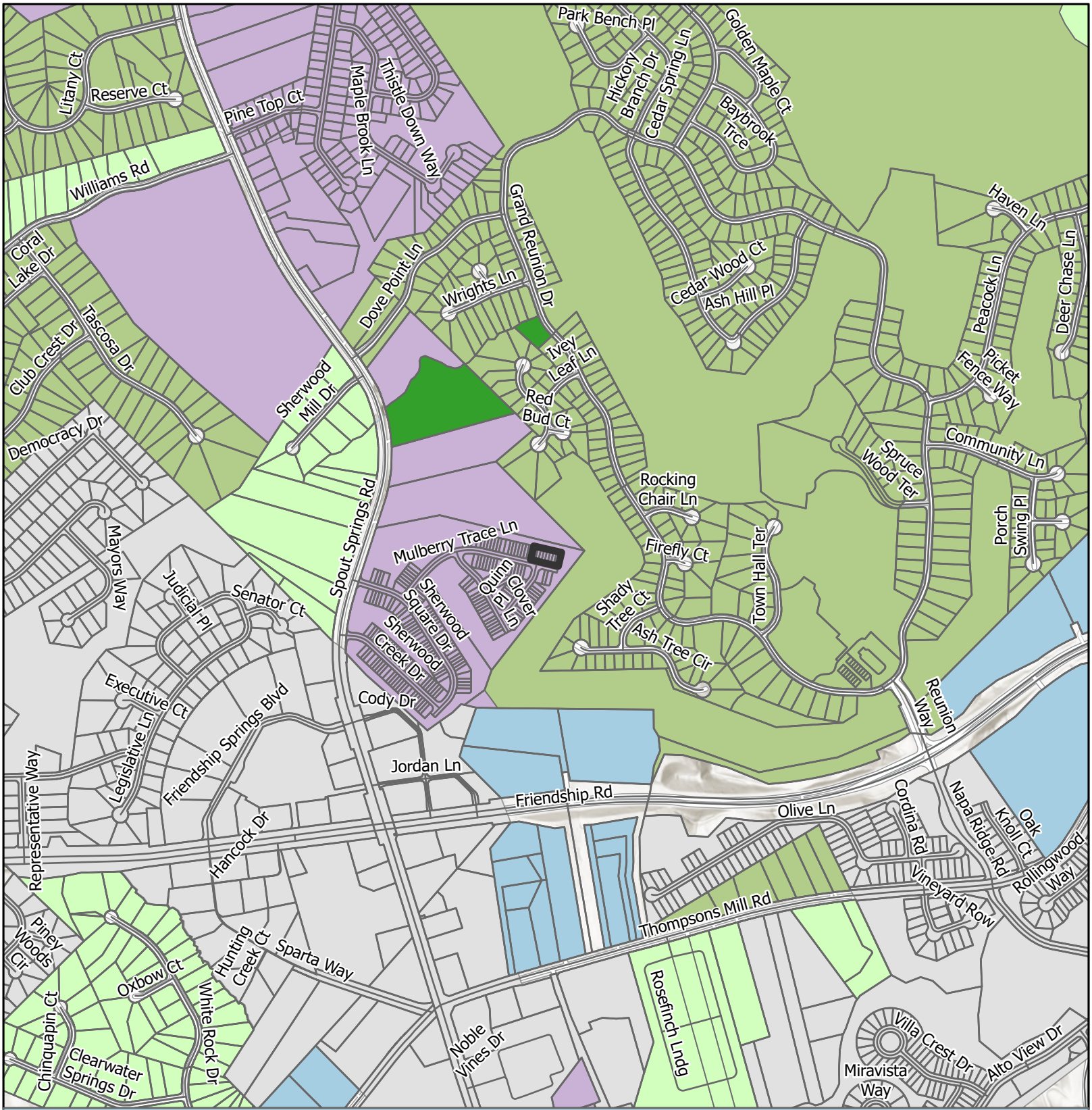
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Century Communities of Georgia, LLC
Tax Parcel #: 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254 & 000253
Location: 7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane
Commission District: 1

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

Date Prepared: 3/5/2026



Future Land Use Map

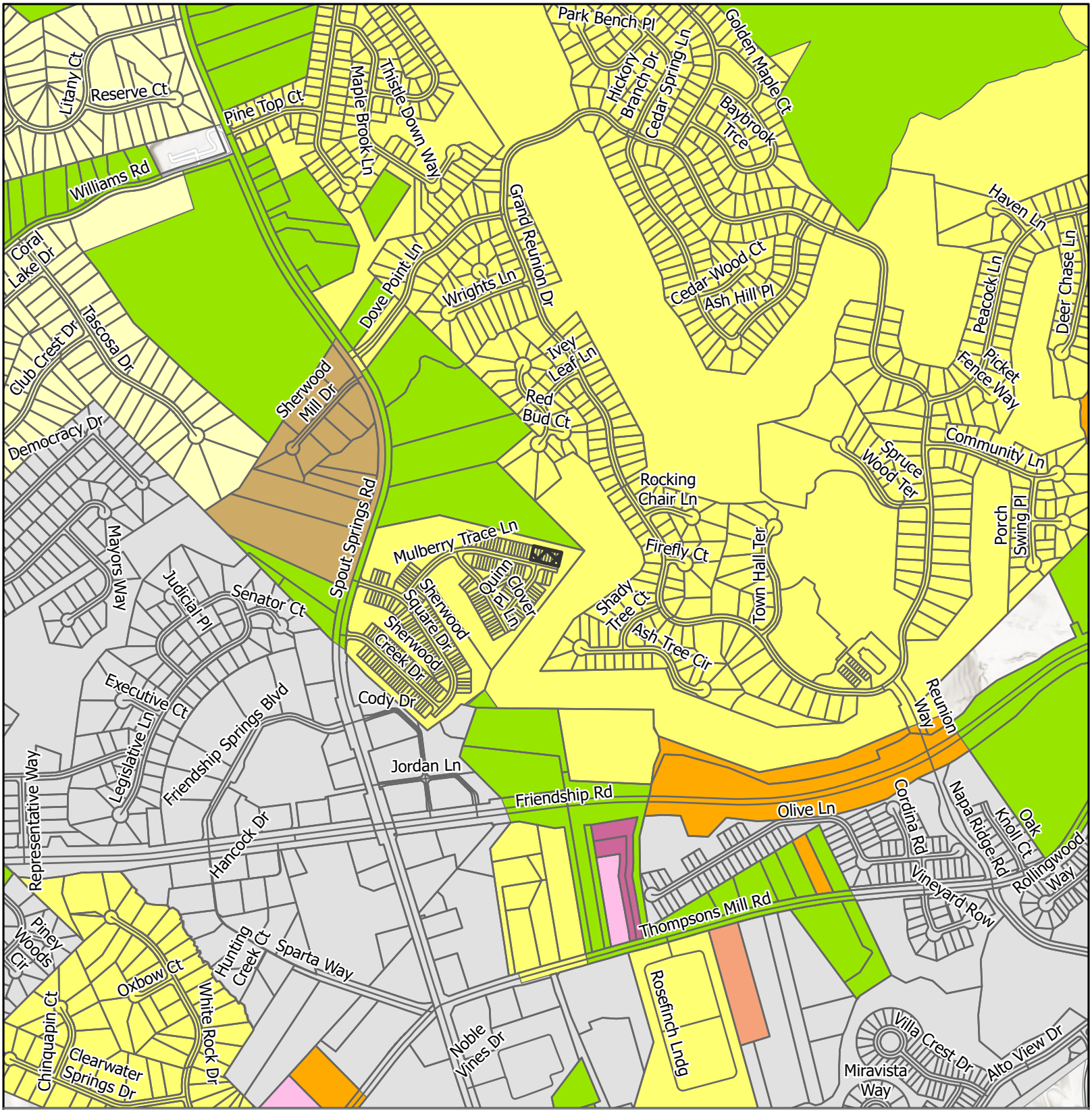
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Greenspace - Conservation
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Century Communities of Georgia, LLC
Tax Parcel #: 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254 & 000253
Location: 7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/5/2026



Zoning Map

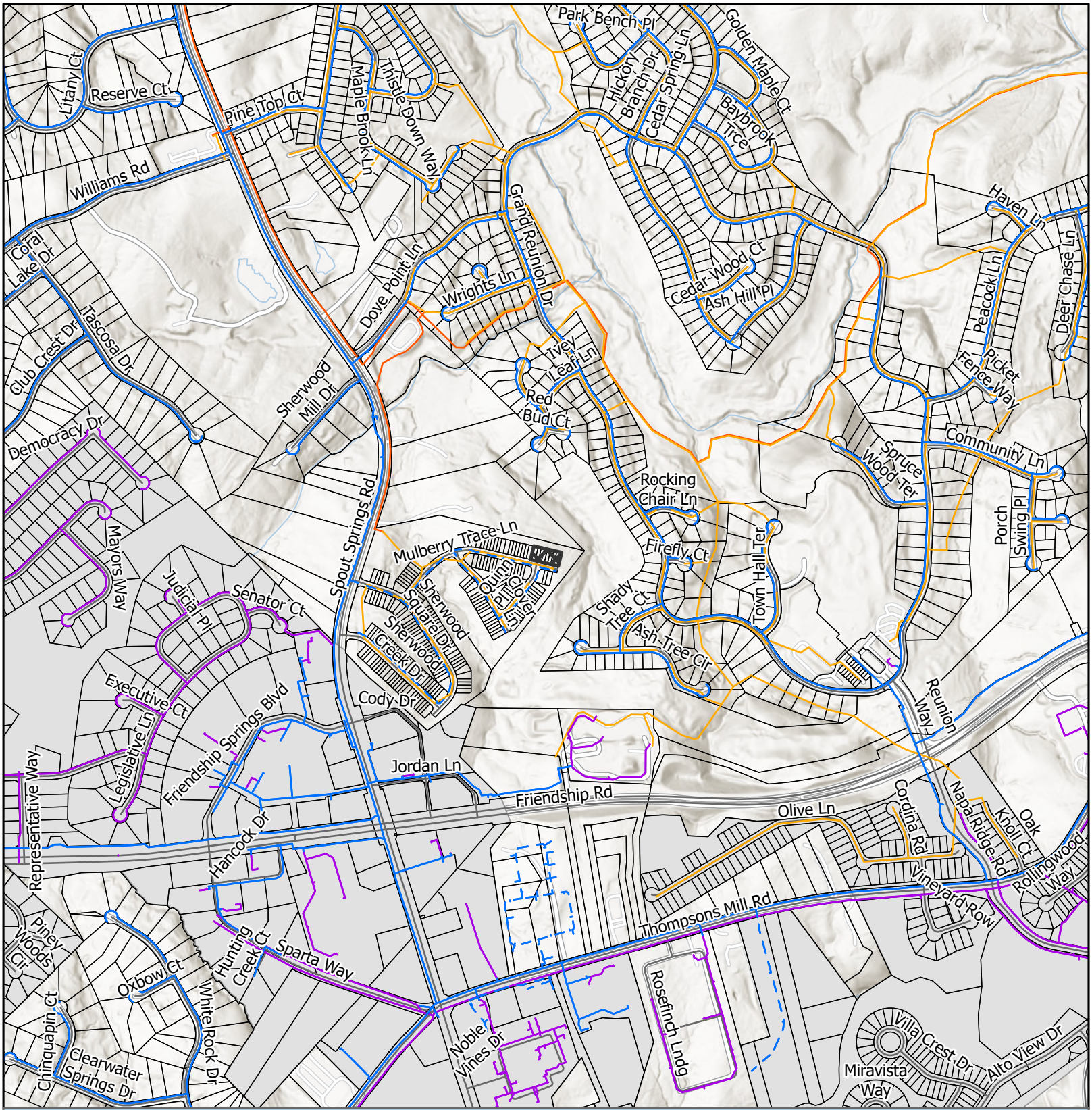
Subject Area
City Limits

Zoning
AR-1
O-I
PCD
POD
PRD
R-1
R-1-L
S-S

Applicant: Century Communities of Georgia, LLC
Tax Parcel #: 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254 & 000253
Location: 7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/5/2026



Utilities Map

- Subject Area
- City Limits
- Private of Other System
- Waterline
- Preliminary Waterline
- County Existing Sewerline
- County Forcemain

Applicant: Century Communities of Georgia, LLC
Tax Parcel #: 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254 & 000253
Location: 7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/5/2026

Site Plan & Aerial Map

Subject Area

Applicant: Century Communities of Georgia, LLC
Tax Parcel #: 15041A000260, 000259, 000258, 000257, 000256, 000255, 000254 & 000253
Location: 7361, 7365, 7369, 7373, 7377, 7381, 7385 & 7389 Mulberry Trace Lane
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/5/2026

eFiled and eRecorded
DATE: 07/02/2021
TIME: 1:45 PM
DEED BOOK: 8867
PAGE: 42 - 45
FILING FEES: $25.00
TRANSFER TAX: $4,000.00
PARTICIPANT ID: 7495336524
PT61: 069-2021-006600
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attn: R. Matthew Short, Esq.
Commitment No:. 21-36

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street
Suite 2400
Atlanta, Georgia 30309

LIMITED WARRANTY DEED
(Spout Springs, Hall County)

THIS INDENTURE is made as of the 30th day of June 2021, by and between **MRP PARTNERS, L.P.**, a Georgia limited partnership, as party of the first part, hereinafter referred to as "Grantor," and **CENTURY COMMUNITIES OF GEORGIA, LLC**, a Colorado limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in GMD 392, Hall County, Georgia, as more particularly described on **Exhibit "A"** attached hereto and incorporated by this reference (the "**Property**"). This conveyance is made subject to the "Permitted Exceptions" shown on **Exhibit "B"** attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: _____

[AFFIX NOTARIAL SEAL]

GITA T. WILLIAMS NOTARY PUBLIC GEORGIA EXPIRES 04-08-2023 BARROW COUNTY

GRANTOR:

MRP PARTNERS, L.P., a Georgia limited partnership

By:
Name: Ronnie Gullett
Its: General Partner

[SEAL]

EXHIBIT "A"

Legal Description of Property

All that tract or parcel of land lying and being in GMD 392 of Hall County, Georgia, being known as Tract 1 containing 39.492 acres as per plat of survey recorded in Plat Book 104, Page 199, Hall County plat records, which plat is incorporated herein by reference thereto for a more particular description of said property.

LESS AND EXCEPT all land conveyed in that Rural Post Roads Right of Way Deed from D.C. Duncan to State Highway Department of Georgia, dated December 1, 1966, and recorded at Deed Book 349, page 41, Hall County, Georgia Records.

EXHIBIT "B"

Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2021, not yet due or payable.

2. Drainage easement as contained in that Rural Post Roads Right of Way Deed from D.C. Duncan to State Highway Department of Georgia, dated December 1, 1966, and recorded at Deed Book 349, page 41, Hall County, Georgia Records.

3. Matters as shown on that ALTA/NSPS Land Title Survey for Century Communities of Georgia, LLC, *et al.*, by Gaskins Engineering, dated April 29, 2021 (last revised May 24, 2021), and being identified as File Number BND/HALL/GMD392.

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
Shelly Echols, District 3
Jeff Stowe, District 4

COUNTY ADMINISTRATOR
Jock A. Connell

ASSISTANT
COUNTY ADMINISTRATOR
Marty Nix

ASSISTANT
COUNTY ADMINISTRATOR
Zachary T. Propes

COMMISSION CLERK
Lisa A. Ritchie

Hall County Government

BOARD OF COMMISSIONERS

February 4, 2021

Ridgeline Land Planning, Inc.
Attn: Holt Persinger
196 Belaire Court
Winder, GA 30680

Re: Application to Rezone

Dear Mr. Persinger:

Please be advised that in its Voting Meeting on January 28, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:

- Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) on a 40.32± acre tract located on the east side of Spout Springs Road approximately 1,358 feet from its intersection with Friendship Road; a.k.a. 7285 Spout Springs Road; Zoned AR-IV; Tax Parcel 15041 000060. Proposed Use: residential mixed-use. Commission District 1. Please contact me if you have questions or if you require any additional information concerning this action of the Board. Conditions:

  1. The development shall generally occur as depicted on the townhome only site plan, submitted during the January 28, 2021 Board of Commissioners Voting Meeting, and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and the proposed Spout Springs Road widening project, at time of development.
  2. The proposed residential development shall conform to §17.180.060 Planned Residential Development (PRD) standards, with the exception of variance granted as part of this request.
  3. The following standards shall apply to the development:
     a. The proposed development shall have a maximum of 225 townhomes and an overall density of 5.58 units per acre.

b. Setbacks:
    i. Minimum front yard setback from the property line of 20 feet
    ii. Minimum side yard setback from the property line of 10 feet with a building separation of 20 feet
c. Maximum building height of 35 feet
d. The townhomes shall contain a minimum of 1600 square feet of heated floor area and two-car garage.
e. The driveway shall be a minimum of 20 feet in length, measured from the edge of the sidewalk closest to the garage to the front façade of the garage.
f. Buffers:
    i. A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled Vegetation Buffers and Vision Clearance.
g. Landscaping:
    i. A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.
    ii. The portion of property adjacent to Spout Springs Road shall have a 6-foot tall landscaped berm topped by a 6-foot tall fence, subject to the approval of the Planning Director. The fence may be wood, columns, and brick and mixture of vegetation.
    iii. The entrance to the development shall be heavily landscaped and decorative in nature subject to the approval of the Planning Director.
h. Architectural standards:
    i. All facades of all residences, shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.

ii. A variance is granted for the garage placement and width requirements found within §17.180.060.
iii. An amenity package including a pool, cabana, playground, pickleball court, and walking trails shall be developed as part of this project.

4. A traffic study shall be completed prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. The applicant shall work with the Town of Braselton to obtain permitting rights for the second entrance located on Cody Drive.
6. The developer shall coordinate with Hall County Public Works and Utilities regarding connection to Hall County sewer for the project. No certificates of occupancy shall be issued prior to the sewer connection being established.
7. Monument signs shall be permitted at both entrances, on each side of the entrance, in accordance with Hall County regulations and consistent with the rendering submitted by the applicant.
8. All conditions of zoning shall be made part of any plats created for the property.

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: MRP Partners LP Ronnie Gullett
PO Box 1296
Duluth, GA 30096

Sarah McQuade, Director of Planning & Development

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 2/27/2026 3:09 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

7389 Mulberry Trace Lane | Conditional Use | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

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

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Beth Fowler (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** March 16, 2026 (Date) **for** Century Communities (Name application filed as).

Signature Beth Fowler

(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: CENTURY COMMUNITIES OF GEORGIA, LLC
REQUEST: CONDITIONAL USE FOR A CONSTRUCTION TRAILER
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 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
CENTURY COMMUNITIES OF GEORGIA, LLC
CONDITIONAL USE FOR A
CONSTRUCTION TRAILER
Date: N/A
Time: N/A
Date: APR. 25, 2024
Time: 6:00 P.M.

ZONING NOTICE
CENTURY COMMUNITIES OF GEORGIA, LLC
CONDITIONAL USE FOR A
CONSTRUCTION TRAILER

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: CENTURY COMMUNITIES OF GEORGIA, LLC
REQUEST: CONDITIONAL USE FOR A CONSTRUCTION TRAILER
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

ZONING NOTICE

ZONING NOTICE
CENTURY COMMUNITIES OF GEORGIA LLC
TRAILER
Date: N/A
Time: N/A
Time: 6:00 P.M.

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 137/2026

SUBJECT: **5407 Technology Parkway & 5472 Winder Highway | Special Use |** for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as the proposed use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).

1. The property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.
3. A combination plat shall be recorded prior to the LDP being issued for the site.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5407 Technology Parkway & 5472 Winder Highway | Special Use | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway and Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor |** Commission District 1 | **Premier Building Systems, 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
Topography Survey
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
GDOT Reviewed Concept Plan
GHMPO Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Premier Building Systems

Request ..... (A) **Special Use** | Vehicle repair, minor in GCOD
(B) **Variance to Section 6.2** | GCOD standards
(C) **Variance to Section 8.1** | Parking standards

Proposed Use ..... Vehicle repair, minor

Size ..... 3.0± acres

Zoning ..... Heavy Industrial (I-2)

Location ..... **5407 Technology Parkway & 5472 Winder Highway |** Tax parcels 15028F000025 & 15028F000026

Commission District ..... One

County Commission Date ..... April 9, 2026

Staff Recommendation ..... **(A) Approval,** as the proposed use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).
(B) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.
(C) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number..... (A) HZCU26-0006
(B) HVAR26-0006
(C) HVAR26-0012

(A), (B) & (C) 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 March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.

3. A combination plat shall be recorded prior to the LDP being issued for the site.

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.

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

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

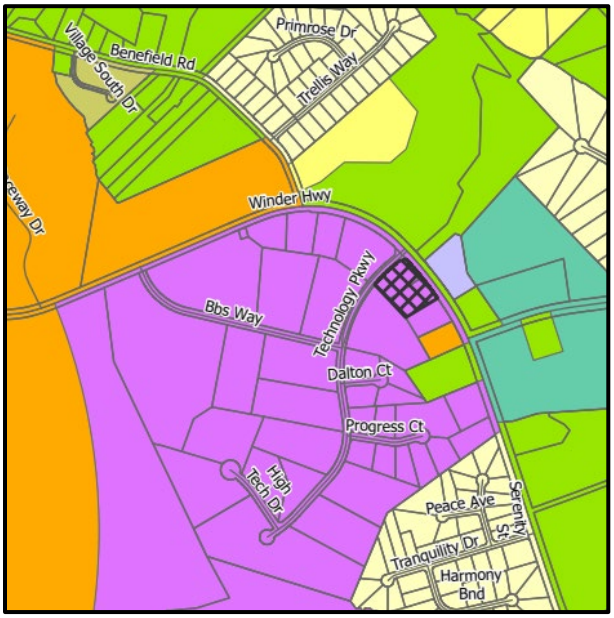
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Winder Highway.

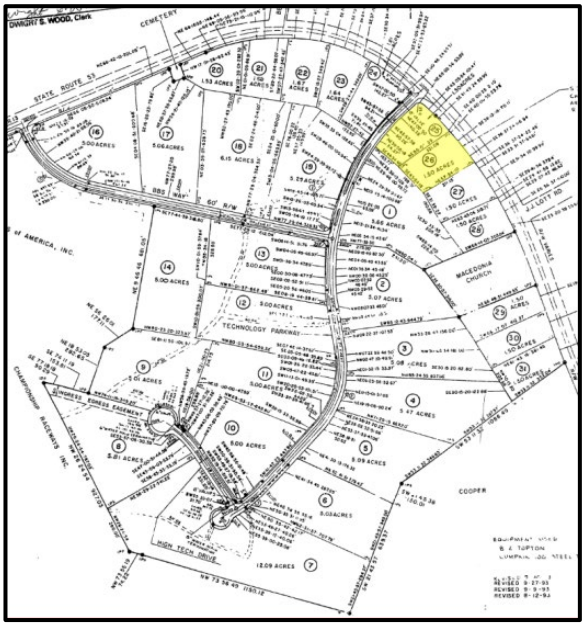
- **Section 8.1. – Parking Standards** – A total of 64 parking spaces are required.
  - 35 parking spaces proposed.

Summary Analysis

The applicant has submitted three concurrent requests: (A) Special Use to allow for vehicle repair, minor within the Gateway Corridor Overlay District (GCOD), (B) Variance to Section 6.2 to vary the parking lot design standards, and (C) Variance to Section 8.1 to vary the parking standards.

- In 1990, the application of Road Atlanta Technology Park was approved to rezone a 400-acre tract from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-2) for an Industrial Park. The subject property is comprised of Lots 25 and 26 of this industrial subdivision.
- In 2022, the property at 5407 Technology Park and 5472 Winder Highway received approval for a Use Subject to County Commission approval to allow outdoor storage associated with a portable storage container company (ZON2022-00061). This project has not been developed at this time.





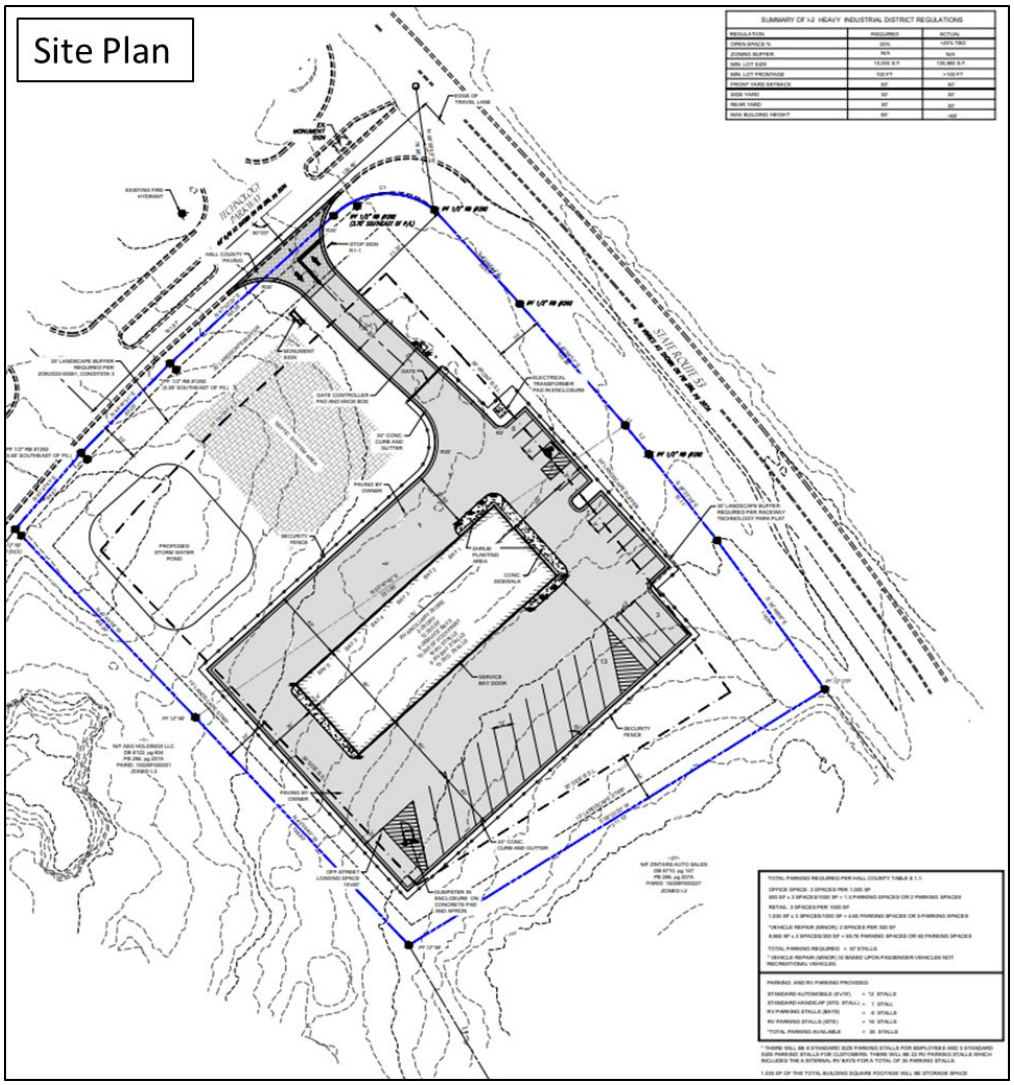
Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

North:	Heavy Industrial (I-2): Raceway Technology Park, multi-tenant automotive related businesses; Agricultural Residential 1 (AR-1): Single-family residences
East:	Planned Industrial District (PID): Undeveloped (approved for truck parking lot ZON2020-10004); Agricultural Residential 1 (AR-1): Single-family residences
South:	Heavy Industrial (I-2): Raceway Technology Park, auto sales & undeveloped
West:	Heavy Industrial (I-2): Raceway Technology Park (undeveloped)

Per the submitted narrative, the applicant proposes to operate a recreational vehicle (RV) service shop that provides installation, maintenance and minor repair services for RV ancillary components and non-driving parts. Retail sales would be accessory to the repair use. A two-story, 12,035 square foot building is proposed for office, retail and repair functions. Approximately 500 square feet will be designated for office use, 1,535 square feet for retail sales, 8,965 square feet for repair and installation services, and 1,035 square feet for indoor storage space. All maintenance and installation work will be conducted within 6 enclosed service bays, with operating hours of Monday through Saturday, 8 am to 5 pm.

Per the submitted site plan, site access will be provided by a commercial driveway connecting to Technology Parkway. The development will include a paved parking lot with 13 standard parking spaces (including one handicap space) and 16 RV parking stalls. The building and parking areas will be secured by perimeter fencing with a gated entrance to restrict access outside of normal operating hours. A 30-foot landscape buffer is shown along Winder Highway and a 25-foot landscape buffer along Technology Parkway, in compliance with original conditions of zoning.

Water service will be provided by the City of Gainesville as confirmed in a letter dated January 29, 2026. Sanitary sewer service will be provided by an on-site septic system.



Concurrently, the applicant requests a variance from the GCOD standards and a variance to the parking standards as identified in the table below.

GCOD Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
6.2.5.A.– Transitional buffers	Not applicable	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	**Not applicable**
6.2.5.B.2 – Frontage landscape strip	30-foot landscape buffer along Winder Highway and 25-foot landscape buffer	Along each street frontage there must be a landscape strip at least 10 feet in width except	**Complies**

	along Technology Park per 1990 rezoning.	for perpendicular crossings for driveways and utilities.	
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	Off-street parking located between the building and street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	**Deficient**
6.2.6 – Architectural Standards	Information not provided.	Shall comply with GCOD architectural standards.	**Shall Comply**
6.2.7 – Signs	Monument style sign	Signage shall comply with UDC standards.	**Shall Comply**
Required Parking Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
Table 8.1.1 – Required number of Parking Spaces	35 parking spaces	Office: 1 parking space Retail: 4 parking spaces Repair: 58 parking spaces Total required: 63 parking spaces	**Deficient**

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of "Industrial". These areas include a mix of light and heavy industrial uses, as well as commercial uses that directly support the dominant business uses but are not appropriate for residential development. The proposed use is permitted within the Heavy Industrial (I-2) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD).

(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 special use is suitable in view of the use, development and zoning of adjacent and nearby properties as the use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north and industrial zoning to the east, west and south reflect the area's established industrial character.**

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 surrounding properties 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, minor 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 special 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 Industrial future land use designation, the Heavy 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 affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned, however, the addition of vehicle repair, minor activity as related to the Gateway Corridor Overlay District standards must be approved by the Board of Commissioners.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The property was rezoned to Heavy Industrial (I-2) in 1990 and has remained undeveloped.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **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, as the property is located within the Gateway Corridor Overlay District (GCOD), the vehicle repair, minor use requires Special Use approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request 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.**

(B) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

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); **A 30-foot landscape buffer along Winder Highway is required as part of the Atlanta Roadway Technology Park conditions, and the applicant has agreed to meet this standard. This buffer will create a substantial visual screen, reducing the visibility of the parking area from Winder Highway. The topography of the site dictates the location of the detention pond which in turn limits how circulation and parking areas can be arranged.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Due to the lot size and the dimensions of recreational vehicles (RV's), the site layout is constrained in a way that necessitates locating parking between the building and Winder Highway, rather than along the side or rear of the lot.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood; however, such conditions are unique to this business because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standard vehicle repair.**

4. Such conditions are not the result of any actions of the property owner**; The topography of the site dictates the location of the detention pond which in turn limits how circulation, parking areas and the building can be arranged.**

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 impair the purposes and intent of the Unified Development Code of Hall County as the intent for the Gateway Corridor Overlay District is being met by the provision of a substantial landscape screen along the Winder Highway frontage, effectively minimizing view of the parking area from the corridor.**

(C) <u>Zoning Analysis</u> – Variance to Section 8.1, Parking Standards

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); **A reduction in customer/employee vehicle parking is justified as the UDC does not provide a standard for RV repair uses, and RVs require parking and maneuvering areas far larger than standard vehicles. Given these space demands, the building layout and lot cannot physically accommodate the number of spaces that would apply to a standard vehicle repair use, creating a site-specific hardship tied to RV stall size.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; The UDC creates an unusual hardship for this property as **there is not a separate classification for recreational vehicle (RV) repair uses. Applying passenger-vehicle requirements to an RV-focused operation imposes parking demands the site cannot physically meet due to the larger size and maneuvering needs of RVs.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **Such conditions are unique to this property because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standards vehicle repair. Nearby properties do not share this operational characteristic.**

4. Such conditions are not the result of any actions of the property owner**; Such conditions are not the result of any actions of the property owner because the hardship arises from the lack of a dedicated parking standard for RV repair in the UDC and the significantly larger space needs of RVs and reduced need for standard-size customer/employee parking.**

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. Reduced parking remains compatible with the intent of the Code because the use involves RV repair, which demands larger parking and maneuvering areas than standard vehicle repair. The operational characteristics of the site ensure adequate on-site circulation, and customer parking will still be provided without negative impacts on surrounding properties or the corridor.**

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 March 5, 2026, 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 may be required after review of business plan. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit."

Gainesville-Hall Metropolitan Planning Organization
In an email dated March 4, 2026, Joseph Boyd, MPO Director, provided the following comment:

> "This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts."

Hall County Public Works and Utilities
In a memorandum dated March 11, 2026, Jorge Gomez, 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:
Review from GDOT provided GDOT recommended improvements will be required.

Utilities:
No comment. Property will be on septic system.

Hall County Fire Marshal
In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If 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)

Premier Building Systems
847 Highway 124, Suite A
Braselton, GA 30517
Phone 770-239-2085
Email Address jonathanharris@premierbuildings.com

Property Owner (Name & Mailing Address)

Yeon Ho Jung
3814 Bolding Road
Flowery Branch, GA 30542
Phone [redacted]
Email Address [redacted]

Proposed Use Recreational Vehicle (RV) Ancillary Shop

Contact Person (Name & Mailing Address)

Jonathan Harris
847 Highway 124, Suite A
Braselton, GA 30517
Phone 770-239-2085
Email Address jonathanharris@premierbuildings.com

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other

Requested Action

Type of Request: ☒ SU ☐ CUP

Fee:$ _____

Receipt #: _____

Check #: _____

Zoning: I-2 & GCOD

Acreage +/- 3 acres

Tax Parcel Number 15028F000025 & 15028F000026

Location Address 5407 Technology Parkway & 5472 Winder Hwy

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

Print Jonathan Harris Date: 2-5-26

Sign _____ Date: 2-5-26

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 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) Yeon Ho Jung

Address 3814 Boulding Road
Flowery Branch, GA 30542

Phone Number [redacted]

Name of applicant(s) Premier Building Systems

Address 847 Highway 124, Suite A
Braselton, GA 30517

Phone Number 770-239-2085

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

Yeon Ho Jung

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

2/5/2026
Date

Trisha Footit
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 2/19/2028

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/13/2025 9:37:54 AM

BUSINESS INFORMATION	
CONTROL NUMBER	K530052
BUSINESS NAME	PREMIER BUILDING SYSTEMS, INC.
BUSINESS TYPE	Domestic Profit Corporation
EFFECTIVE DATE	01/13/2025
ANNUAL REGISTRATION PERIOD	2025, 2026, 2027

PRINCIPAL OFFICE ADDRESS	
ADDRESS	847 Hwy 124, Suite A, Braselton, GA, 30517, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
SCOTT T. PHILIPS	847 Hwy. 124, Suite A, Braselton, GA, 30517, USA	Barrow

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
SCOTT T. PHILIPS	SECRETARY	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CFO	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CEO	847 Hwy 124, Suite a, Braselton, GA, 30517, USA

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Trisha Footit
AUTHORIZER TITLE	Authorized Person

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 V

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:** 1/22/26

Applicant's/Owner's Name (Printed): YEON HO JUNG

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: _____ **Date:** 2-5-26

Applicant's/Owner's Name (Printed): Jonathan Harris (Premier Construction LLC)

WOODLANDS
ENGINEERING COMPANY

February 2, 2026

Hall County Planning and Zoning Department
2875 Browns Bridge Road
Gainesville, GA 30504

Re: Special Land Use Permit Narrative
Recreational Vehicle (RV) Ancillary Parts and Repair Service Shop
Subject Property: Parcel ID 15028F000025 & 15028F000026
±3.00 Acres

To Whom it May Concern:

The purpose of this letter is to describe the existing and proposed use of the subject property to accompany the application for the special land use permit.

Existing Conditions:

The project will consist of two (2) separate parcels totaling ±3 acres. Parcel 5028F000025 with an address of 5407 Technology Parkway and Parcel 15028F000026 with an address of 5472 Winder Highway. The property is in Hall County located in the Heavy Industrial, I-2 district. The property lies within Gateway Corridor Overlay District (GCOD) and the Raceway Technology Park. The property is undeveloped and consists of open space-grassed areas. The property contains moderately sloping topography that drains north and northwest. The property fronts State Route 53 aka Winder Highway to the northeast and Technology Parkway to the northwest. An auto collision and repair shop is to the south of the property, and a partially graded lot is located to the southwest. These surrounding properties are zoned Heavy Industrial (I-2) and are similar in use. The front yard setback from the roads will be 50 feet from the right of way. The side yard setback will be 30 feet, and the rear yard setback will be 30 feet from the property line. A 10-foot landscape strip will be required along the perimeter of the property and 20 percent of the property must remain open space. The Raceway Technology Park requires a 30-foot landscape buffer along SR 53. Water, gas, power, and other utilities are available at the site. No sanitary sewer is available for the property. No state waters, wetlands, or special flood hazard areas are located on the site.

Proposed Conditions:

The proposed use will be a recreational vehicle (RV) service shop that provides maintenance and minor repair services for RV ancillary components and parts. The proposed commercial use of the property is allowed in the Heavy Industrial (I-2) district; however, the Gateway Corridor Overlay District (GCOD) requires a special land use permit for minor repair shops to be approved by the Board of Commissioners. The shop will provide retail sales and installation of ancillary RV parts and components for non-driving RV parts. Ancillary parts include but are not

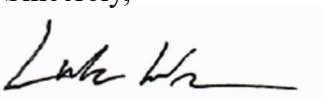
limited to electronics, satellite domes, solar panel kits, refrigerators, hot water heaters, and other RV related appliances. Other repair and upgrade work includes siding, awnings, interior upholstery and flooring, cabinetry, and other similar related interior and exterior work. The business hours will be from 8:00 am to 5:00 pm and the shop will be open Monday through Saturday. A commercial driveway will connect the site to Technology Parkway. The building will be served by a paved parking lot containing 13 standard stalls including a handicap space and 16 RV parking stalls. The proposed building has a ±10,200 sf footprint consisting of retail space, office space, and 6 RV service bays. The maintenance, repair, and upgrade work will be performed in the enclosed service bays of the building. All parts and supplies utilized will be stored inside the building. The shop and parking lot will be secured by a security fence. A gate will be installed at the driveway to secure the property outside of normal business hours. Exterior lighting will be provided on and around the building and in the parking areas for added security. A monument sign will be located at Technology Parkway. A stormwater management pond will be provided in the northwest corner of the site and secured with fencing and an access gate. The site will be served by public water supplied by the City of Gainesville and an on-site sewage management system for disposal of wastewater subsurface. A fire sprinkler system will be required for the building. The building will meet the architectural standards of the GCOD.

One variance is anticipated for the development. The variance includes requesting 13 parking stalls between the building and State Route 53. This is currently not allowed in the GCOD. However, providing parking and handicap stalls near the entrance of the building would be more functional for the business and the customers. The required 30-foot landscape buffer along SR 53 will further screen the parking from SR 53. No adverse effects are anticipated to the adjacent properties as the existing surrounding uses are similar and are more intense then the proposed use. The proposed use will generate low volumes of traffic.

Our office has attended a preapplication development review committee (DRC) meeting with Hall County. Included in this application is an email from Georgia Department of Transportation (GDOT) stating that the proposed driveway connection to Technology Parkway is acceptable. There was a stipulation that the property owner make minor striping and signage improvements at the intersection of Technology Parkway and SR 53. Also included is a letter from the City of Gainesville stating that water service is available for the property.

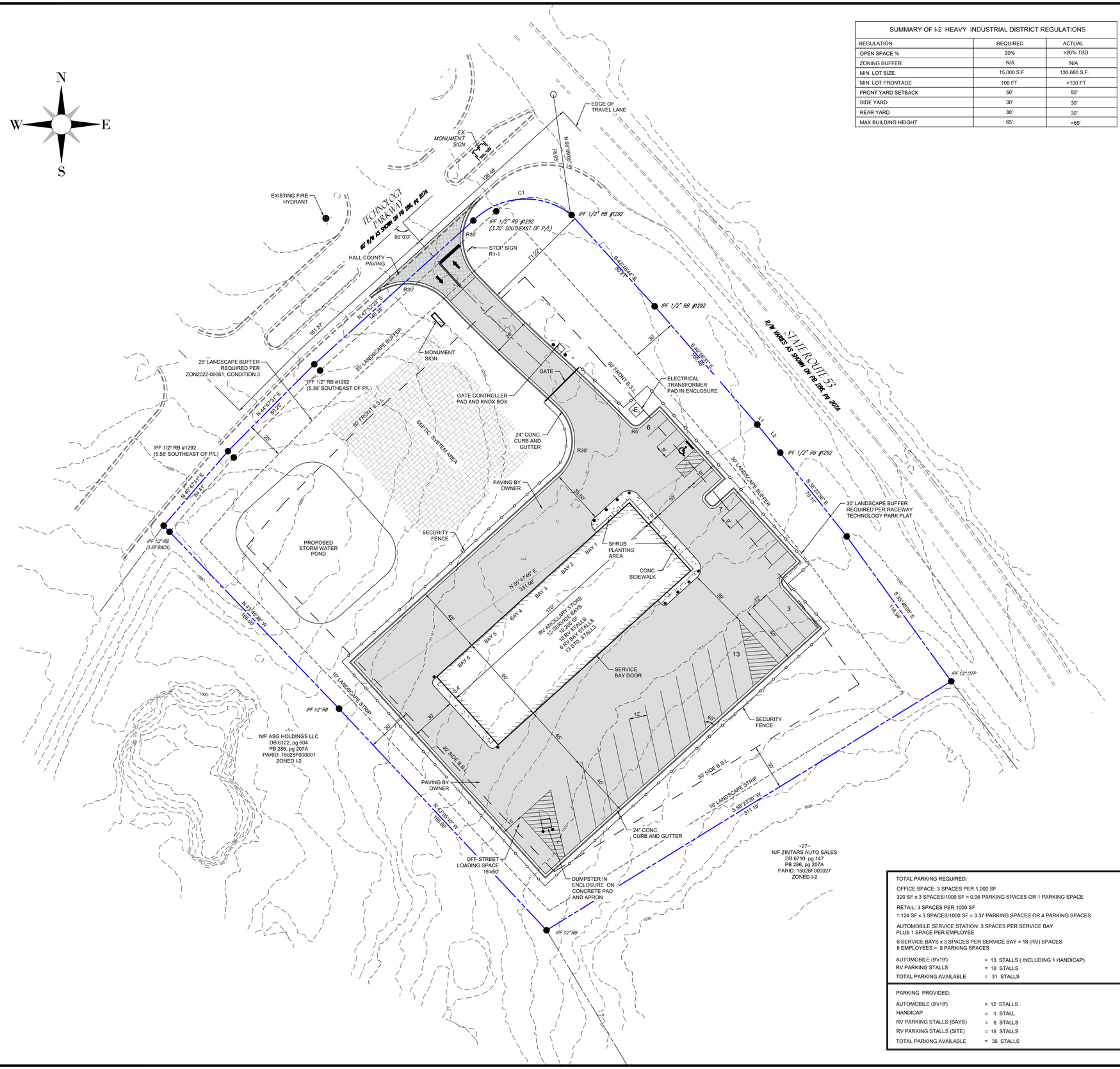
If you have any questions or if additional information is needed, please let me know. I can be reached at luke@woodlandseng.com or 404-274-3919.

Sincerely,



Luke W. Williams, PE, LEED AP (BD+C)
President

Woodlands Engineering Company, LLC



SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL AND IS IN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
6. THE SITE IS LOCATED IN THE RACEWAY TECHNOLOGY PARK SUBDIVISION.
7. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
8. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
11. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
14. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
15. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
16. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
18. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS
ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE: 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP: 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION
			CONCEPT SITE PLAN
			NOT FOR CONSTRUCTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE
2/24/26

SHEET TITLE
CONCEPT
SITE PLAN

SHEET NUMBER
C1.0

WEC JOB No. 20019

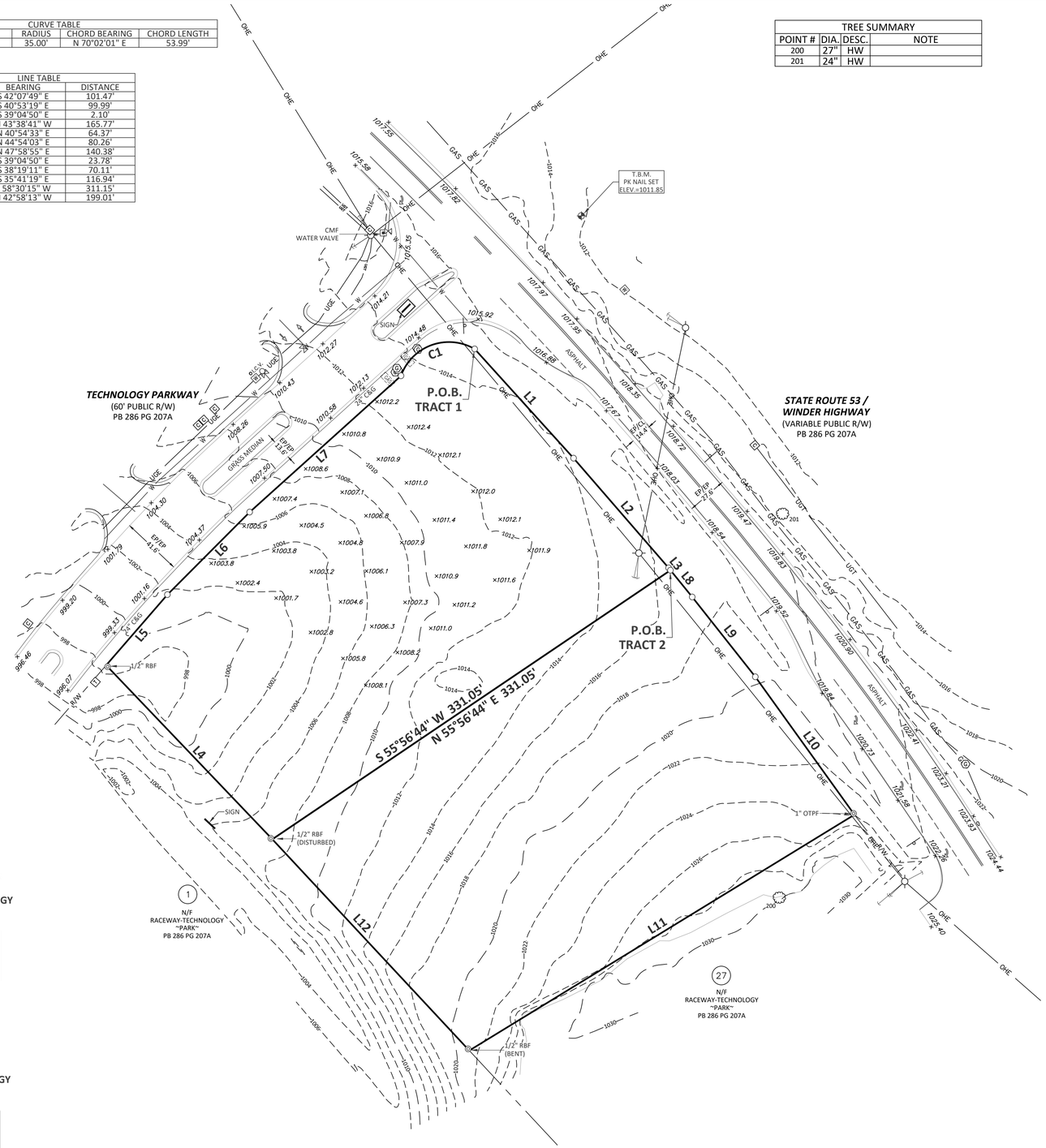
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BASIS OF HORIZONTAL DATUM – GEORGIA STATE PLANE – WEST ZONE (NAD83)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.66'	35.00'	N 70°02'01" E	53.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°07'49" E	101.47'
L2	S 40°53'19" E	99.99'
L3	S 39°04'50" E	2.10'
L4	N 43°38'41" W	165.77'
L5	N 40°54'33" E	64.37'
L6	N 44°54'03" E	80.26'
L7	N 47°58'55" E	140.38'
L8	S 39°04'50" E	23.78'
L9	S 38°19'11" E	70.11'
L10	S 35°41'19" E	116.94'
L11	S 58°30'15" W	311.15'
L12	N 42°58'13" W	199.01'

TREE SUMMARY			
POINT #	DIA.	DESC.	NOTE
200	27"	HW	
201	24"	HW	



Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 657,319 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2"REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE . ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHY & TREE SURVEY" AND WAS COMPLETED ON "01-14-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat 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 surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 22ND DAY OF JANUARY IN THE YEAR OF 2026.

MICHAEL R. SHEPHERD, GA RLS No.3349

GEORGIA REGISTERED MICHAEL R. SHEPHERD 3349 LAND SURVEYOR

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

N/F
TRACT 1
YEON HO JUNG
DB 9291 PG 91
PID#15028F000025
LOT 25
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.513 AC. OR 65,923 SQ. FT.

N/F
TRACT 2
YEON HO JUNG
DB 9291 PG 91
PID#15028F000026
LOT 26
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.503 AC. OR 65,466 SQ. FT.

Legend

- IRON PIN FOUND
- IRON PIN SET
- CONC. R/W MARKER
- INTERSECTION POINT
- TEMPORARY BENCH MARK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IPS IRON PIN SET
- RBF REBAR FOUND
- CMF CONC. MONUMENT FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- (R) RECORD DATA
- (M) MEASURED DATA
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- LS LANDSCAPING
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER ESMT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELECTRIC BOX
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- GAS MANHOLE
- UNKNOWN MANHOLE
- COMM. BOX
- COMM. MANHOLE
- CABLE TV RISER
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- AIR CONDITIONER
- MAIL BOX
- SEWER MANHOLE
- CLEANOUT
- STORM DRAIN MANHOLE
- CURB INLET
- DROP INLET
- MONITORING WELL
- HANDICAPPED PARKING SPACE
- SIGN
- BOLLARD
- EXCEPTIONS
- TREE
- HW HARDWOOD
- EV EVERGREEN
- US UNDERSTORY
- FENCE LINE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND COMM. LINE
- W WATER LINE
- SS SANITARY SEWER PIPING
- SD STORM DRAIN PIPING

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

A - NONE OBSERVED

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13139C0318G, WHICH BEARS AN EFFECTIVE DATE OF 12/1/2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRANT SHEPHERD & ASSOCIATES INC
EST. 1991
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gpssurveyng.com
COA/LSF 000459

PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

Boundary, Topography & Tree Survey For:

James Yeon

Site Address: 5407 Technology Parkway
5472 Winder Highway
Braselton, GA 30517
392nd GMD
Hall County, Georgia

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

Sheet / Drawing Scale
1" = 40'
Unless Otherwise Noted

GSA Project No.
25-12-290

Drawn By / Field Crew
AU
RDT
01-14-26

Sheet No. 01 OF 01

CURVE DATA

PI NO.1 - 18+34.78
Δ = 58°20'46"
R = 1138.93'
T = 610.00'
ARC = 1120.05'
PC 12+24.78
PT 23+44.83

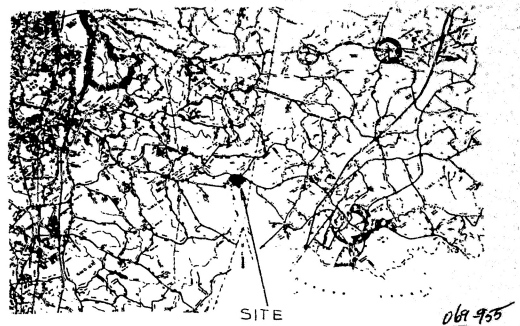
PI NO.2 - 28+45.92
Δ = 50°55'33"
R = 530.00'
T = 252.38'
ARC = 471.08'
PC 25+93.54
PT 30+64.62

PI NO.3 - 35+71.40
Δ = 14° 11' 35"
R = 778.72'
T = 96.95'
ARC = 192.90'
PC 34+74.45
PT 36+67.35

PI NO.4 - 54+80.68
Δ = 22° 29' 16"
R = 754.52'
T = 150.00'
ARC = 296.14'
PC 53+30.68
PT 56+26.82

PI NO.5 - 13+34.15
Δ = 53° 41' 32"
R = 500.00'
T = 253.43'
ARC = 469.43'
PC 10+80.53
PT 15+49.95

Georgia, Hall County, Clerk Superior Court
Filed in office this 27 day of Oct
19 93 at 2:07 P Recorded in Slide 286
Page
Dwight S. Wood
DWIGHT S. WOOD, Clerk



069-95
HALL COUNTY DEPARTMENT OF PUBLIC HEALTH
10/1/93
CITY OF GAINESVILLE WATER ONLY

PHASE ONE HAS WATER SERVICE ON LOTS 1 THROUGH 22 & 24 & 25

PHASE TWO WILL HAVE WATER SERVICE AT A LATER DATE ON LOTS 23, 26 THROUGH 31
4/30/94 R RD

Owner's Dedication Certificate
City of Gainesville
Hall County, Georgia
The owner of the land shown on this plat and whose name is subscribed thereto, 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 water, sanitary sewer, easements, and dedicated rights-of-way shown thereon.
Owner
Date 10/18/93

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, 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 STREES, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 10.71 ACRES, FOR THE PURPOSES THEREIN EXPRESSED

OWNER FIRST LIBERTY BANK
BY
TITLE Exec. Vice-President
DATE 10/18/93

Gainesville P.U.D.
RECORDING PERMIT Kelly F Randall 10-15-93
By
HALL COUNTY PLANNING COMMISSION

GAINESVILLE-HALL COUNTY APPROVED 10/21/93 PLANNING DEPARTMENT

COUNTY ENGINEER APPROVED 10-15-93 HALL COUNTY, GEORGIA

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTON ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS

NAME
PLANNING DIRECTOR
DATE

DIRECTOR OF ENGINEERING

HALL COUNTY HEALTH DEPARTMENT

Development Standards For Raceway Technology Property (Formerly Road Atlanta) Zoned I-II with Conditions On March 12, 1990

Minimum Lot Size:

1. The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or assembly shall be 5 acres. Such lots wil be hereby referred to as a "5 acre" lot
2. The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be hereby referred to as a "1.5 acre" lot.

Minimum lot frontage: (Measured along the front street line thereof or if said front street line is curved, along the chord of the arc):

1) For a "5 acre" lot will be 200 feet*
2) For a "1.5 acre" lot will be 100 feet

*May be reduced to 100 feet for lots at the end of a cul-de-sac.

Minimum setbacks:*
*(All setbacks to be measured from property line)

	front	side	rear
"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

Minimum lot coverage:

1) "5 acre" lots
No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

2) "1.5 acre" lots:
No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

Buffers:

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zoned area. Should said adjacent property cease to used for residential purposes, and be rezoned to a commercial or industrial zone, the required buffer may be eliminated.

Landscaping along S. R. 53.

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as will all entrances into the subject property from Winder Highway (S.R. 53)

NOTE + MINIMUM

	1.5 AC. LOTS	5+ AC. LOTS	ARTERIAL SETBACK (WINDER HWY)
FRONT	50'	75'	100' FROM ℄
SIDE	30'	50'	
REAR	30'	50'	

NOTE :
PORTIONS OF THIS PROPERTY ARE IN BLOOD HAZARD ZONES "A" AND "C", AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
COMMUNITY PANEL NUMBER 130190 0165B
EFFECTIVE DATE : 11-2-83
REVISON DATE : N/A

REF. PLATS 8-2-90
REG. NO. 1534 GEORGIA LAND SURVEYOR
B.K. ROCHESTER, JR

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 "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF

Thomas Lynn Colbaugh
THOMAS LYNN COLBAUGH
ALABAMA LIC NO 14985
GEORGIA LIC NO. 2214
TENNESSEE LIC. NO 1310

FIELD CLOSURE : 1 IN 18600
CLASS OF SURVEY : A
GRAPHIC SCALE
0 200 400 600
SCALE IN FEET

SURVEY FOR: FIRST LIBERTY BANK

LAND LOT-	DIST.	SECT	P.M.D
			392

HALL COUNTY, GEORGIA

DATE:	SCALE:	DRAWN BY:
7-13-93	1" = 200'	

DRAWING NO

SURVEYING COMPANY
PO BOX 396
HARRISON, TN 37341
PHONE : (615) 334-5345

FIELD OFFICE :
CLARKESVILLE, GEORGIA
PHONE : (706) 754-9079

GEORGIA REGISTERED No. 2214 LAND SURVEYOR THOMAS LYNN COLBAUGH

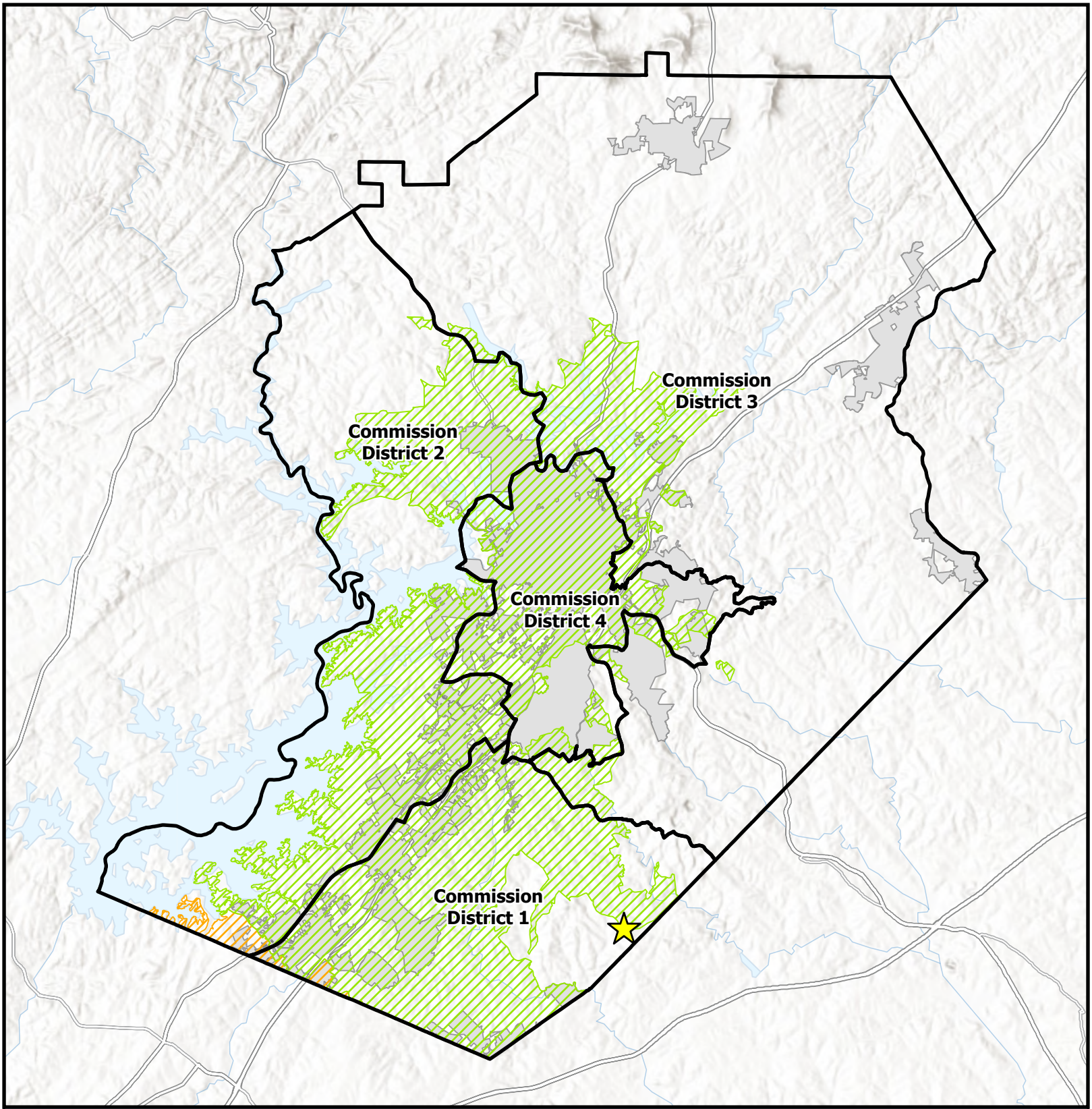
FIRST LIBERTY BANK
6491-E
PEACHTREE IND. BLVD.
DORAVILLE GA. 30360

EQUIPMENT USED
B & TOPTON
CUMPARK 100 STEEL TAPE

REVISED 9-27-93
REVISED 9-9-93
REVISED 8-12-93

LEGEND
● IRON PIN FOUND
R/W - RIGHT OF WAY
IRON PINS SET AT ALL LOT CORNERS AND ALL LINES ARE PAINTE RED

RACEWAY-TECHNOLOGY PARK



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

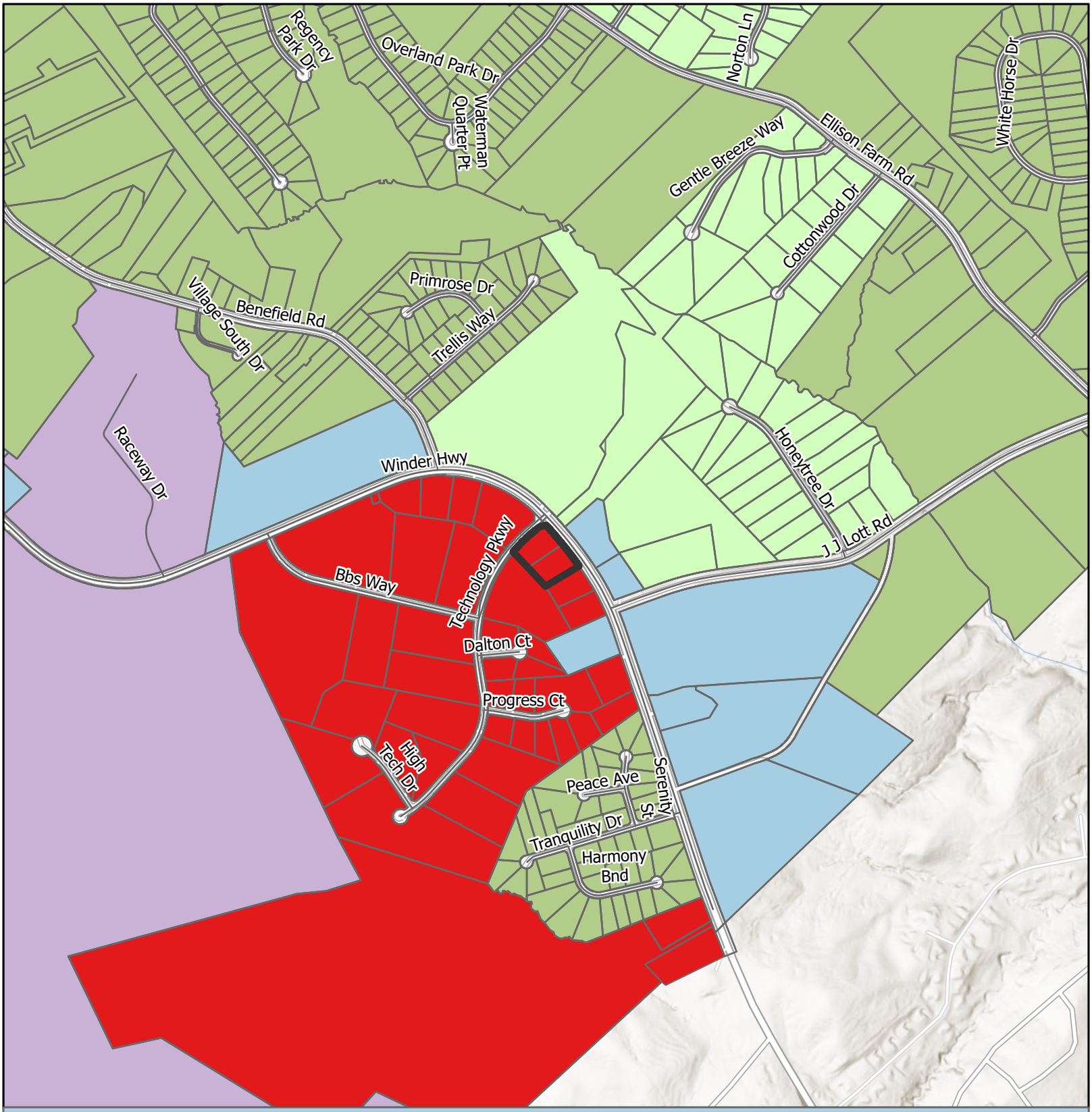
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026



Future Land Use Map

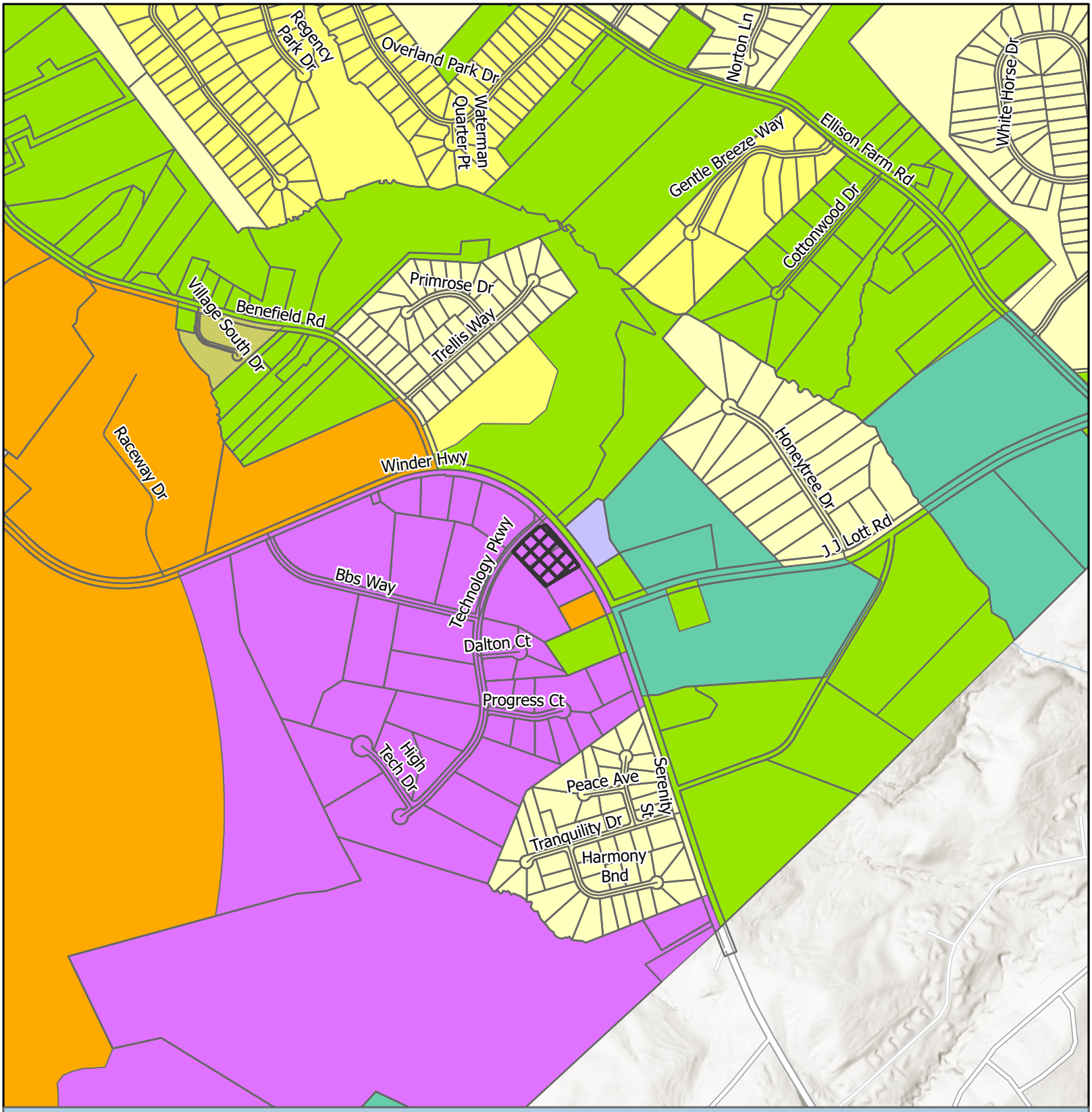
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway
& 5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

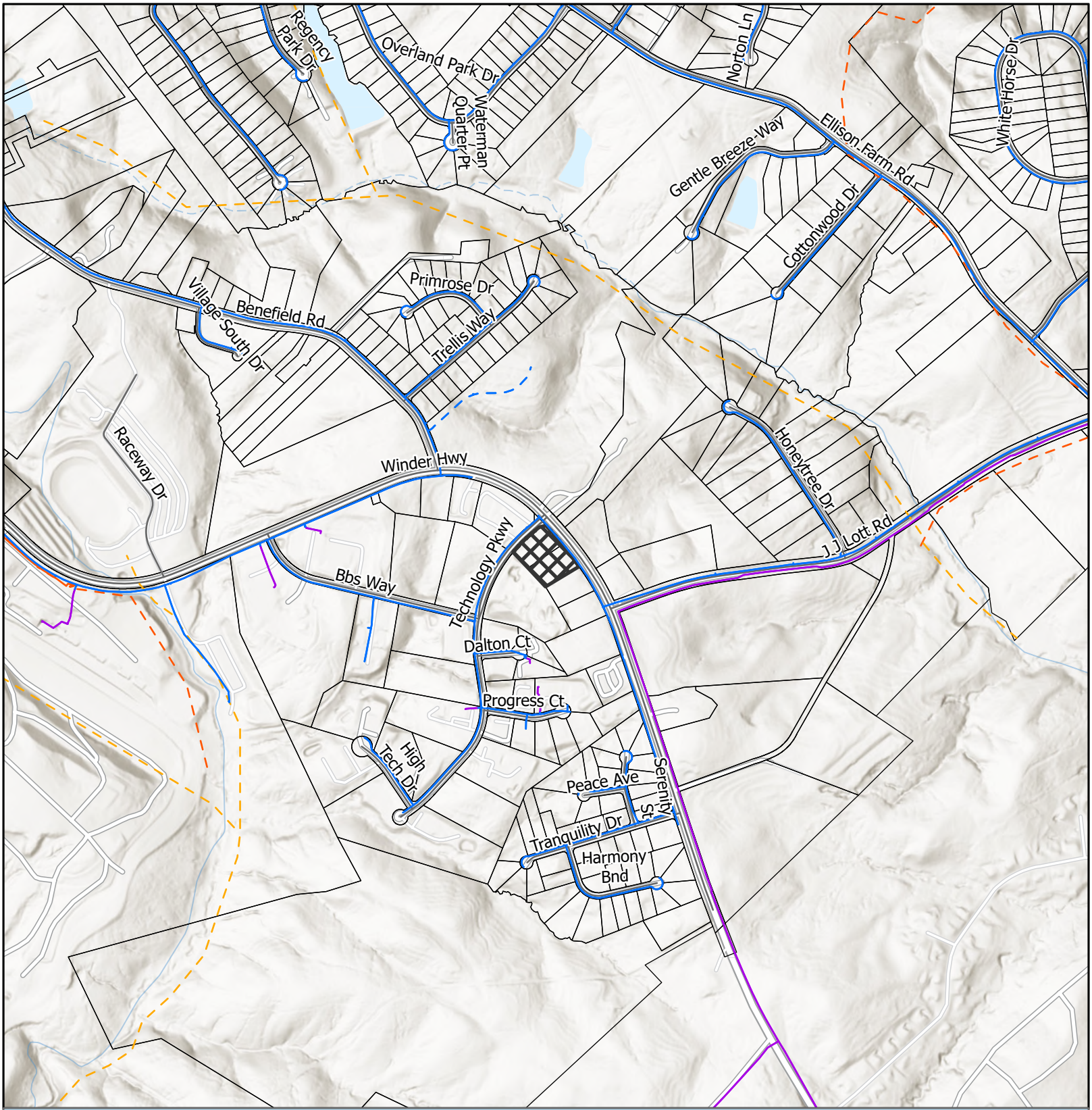
Subject Area
City Limits

Zoning
AR-1
I-2
MHP
PCD
PCFD
PID
PRD
R-1

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



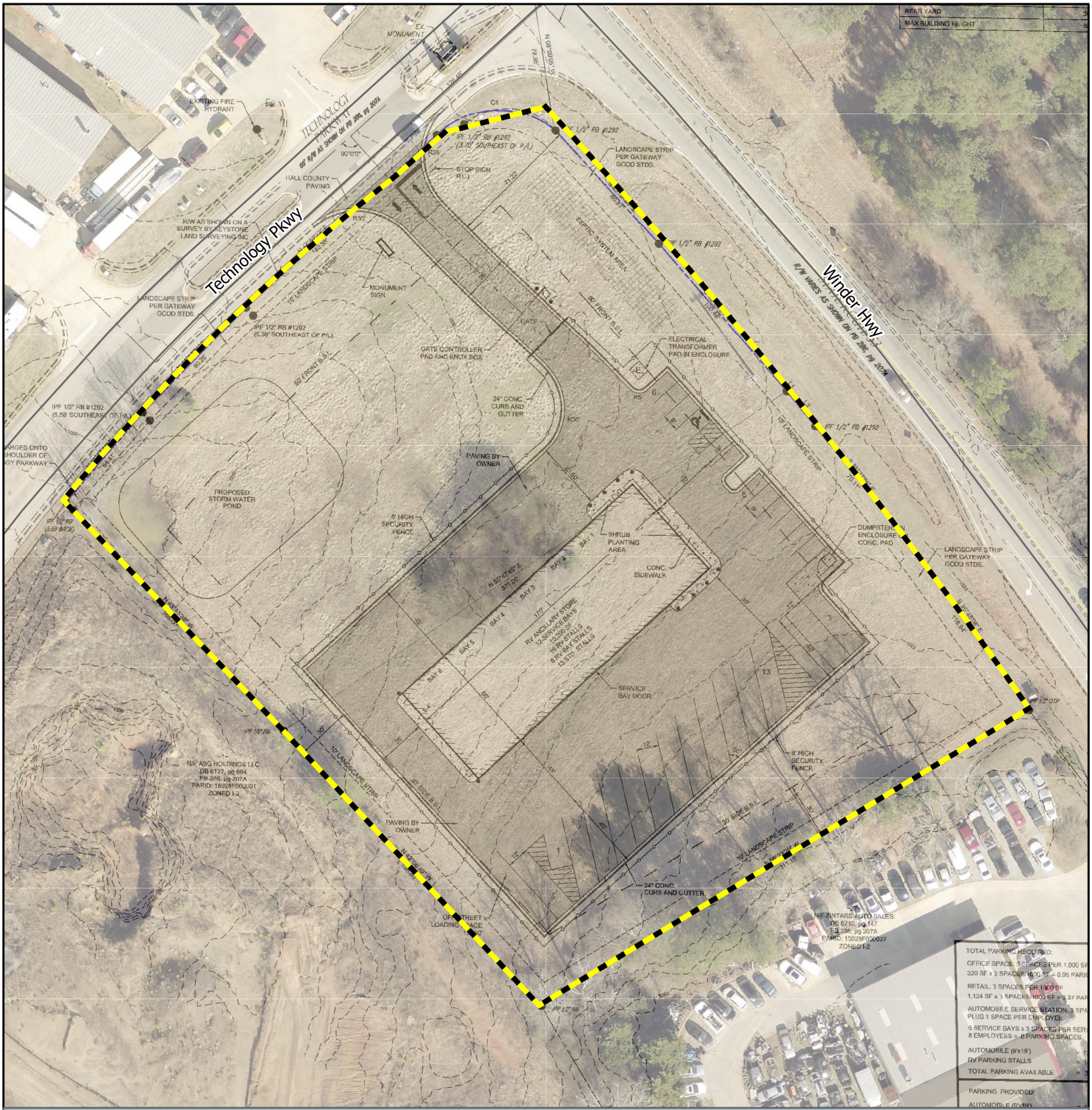
Utilities Map

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

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

After Recording Return To:
Park Law Group PC
1815 Satellite Blvd, Suite 503
Duluth, GA 30097
File No.: 2023-088

eFiled and eRecorded
DATE: 04/14/2023
TIME: 4:03 PM
DEED BOOK: 9291
PAGE: 91 - 93
FILING FEES: $25.00
TRANSFER TAX: $517.00
PARTICIPANT ID: 8702653966
PT61: 069-2023-002446
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 14th day of April in the year two thousand and twenty-three between

Raceway Commons, LLC, a limited liability company

as party or parties of the first part, hereinafter called Grantor, and

Yeon Ho Jung

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars 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:

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID: 15028F000025 and 15028F000026

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on **Exhibit "B"** attached hereto and by this reference made a part hereof (herein referred to as the "permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

Signed, sealed and delivered in our presence and executed by us this 14st day of April 2023.

Unofficial Witness

Notary Public
My commission expires:

EUN PARK NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MAY 25, 2025

Raceway Commons, LLC

Edd Price aka Hilton E. Price, Member

EXHIBIT A

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, being shown as Lot 25 containing 1.50 acres and Lot 26 containing 1.50 acres of Raceway-Technology Park and being more fully described and delineated in Plat of Survey recorded at Plat Slide 286 at Page 207A, Hall County, Georgia Records; which said plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

Declaration of Covenants, Conditions and Restrictions and Easement for Road Atlanta Technology Park dated May 15, 1990 and recorded at Deed Book 1472 at Page 313 through 343, Hall County, Georgia Records.

Subject Property Address: **5407 Technology Pkwy & 5472 Winder Hwy, Braselton, GA 30517**

Parcel ID: **15028F000025 and 15028F000026**

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=83348070&key1=9291&key2=91&county=69&countyname=HALL&userid=821649&appid=4 1/1

CITY OF
GAINESVILLE

WATER RESOURCES

January 29, 2026

Woodlands Engineering Company, LLC
Luke Williams, PE, LEED AP BD+C
PO Box 415
Clarkesville, GA 30523

Re: Water Availability
Proposed RV Maintenance Facility
5407 Technology Pkwy & 5472 Winder Hwy
PINs: 15028F 000025, 15028F 000026

Dear Mr. Williams,

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

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Winder Highway as well as an existing 8-inch DIP water main in the right-of-way of Technology Parkway along the frontages of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed RV maintenance facility.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

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

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

Date: 1-22-26

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

Minor improvements to the access on SR 53 needed.
i.e. signing and striping

SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL .
6. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
10. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
13. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
14. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
17. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE: 1/5/26

SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER: SK-1

WEC JOB No. 20019

From: Hash, Christopher M
To: Luke Williams
Cc: Destin, Jean I
Subject: RE: Commercial Driveway Discussion with GDOT
Date: Thursday, January 22, 2026 9:26:15 AM
Attachments: image001.png
image002.png
image003.png

Hey Luke,

That's correct. The location on Technology Dr is okay with our office.

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: Luke Williams <luke@woodlandseng.com>
Sent: Thursday, January 22, 2026 9:18 AM
To: Hash, Christopher M <CHash@dot.ga.gov>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Christopher,

Thank you for the conceptual review. It is my understanding that the proposed driveway location on Technology Parkway is acceptable to GDOT but there does need to be some minor striping and signage improvements made to Technology Drive at the intersection of SR 53. I will coordinate these striping and signage requirements with you later and submit a plan via GPAS for approval. We must get a special use permit for the project through Hall County so it may be a few months before I begin permitting drawings. Are my understandings correct?

Thank you,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523
O: 404-913-5098
C: 404-274-3919

From: Hash, Christopher M <CHash@dot.ga.gov>
Sent: Thursday, January 22, 2026 9:08 AM
To: Luke Williams <luke@woodlandseng.com>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I've attached some conceptual comments. It appears there just needs to be some minor improvements to the existing access on SR 53.

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: Hash, Christopher M
Sent: Tuesday, January 13, 2026 8:30 AM
To: 'Luke Williams' <luke@woodlandseng.com>
Cc: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I'll add this to the list to review, I should have a response back to you by early next week.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 5:36 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Thank you.

Chris,

I have attached a conceptual site plan to this email that we submitted to Hall County for this project. This project will be a RV accessory store where customers can bring their RVs for upgrades or customizations. Only non-motorized RV upgrades. This will be a low volume driveway, and it does meet the Hall County driveway to intersection distance requirements of their regulations. During our development review committee meeting with Hall County, I was asked to reach out to GDOT concerning the location of our commercial driveway onto Technology Parkway which is not a state route. We need our driveway at this location due to the existing grades of the site and for site maneuverability. This driveway location provides access to the site at a higher elevation then the next median cut on Technology Pkwy. I did not see any issues with this driveway location which is directly across from another commercial driveway on Technology Parkway.

If you have any questions or if additional information is required, please let me know.

Thanks,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523

O: 404-913-5098
C: 404-274-3919

From: Boyle, Hunter P <HBoyle@dot.ga.gov>
Sent: Monday, January 12, 2026 4:50 PM
To: Luke Williams <luke@woodlandseng.com>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good evening Luke,

Chris Hash is the Operations Supervisor over Hall County. I've added him to the thread. He should be able to assist you.

Thanks,

Hunter Boyle, P.E.
District1 Traffic Operations Manager
Areas 2 & 3
GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30507
470-663-1913
404-832-0053

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 3:47 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: Commercial Driveway Discussion with GDOT

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.

Hunter,

I am sorry to bother you, but I need to discuss a proposed commercial project in Hall County with GDOT. I am working on this project located at Technology Parkway and SR 53 (Winder Hwy) in Hall County at 5407 Technology Parkway, Parcel 15028F000025 & 15028F000026. We

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Wed 3/4/2026 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Kaitlyn, please see below for a comment from the MPO:

- **5407 Technology Plwy & 5472 Winder Hwy, Premier Building Systems** – This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 2/27/2026 3:20 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

HALL COUNTY
HIGHLANDS
ISLANDS
FIRE
RESCUE

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:41 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Don't need these quite yet!

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane** | **Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway** | **Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

This location will need a business license.

- **(B) 5407 Technology Parkway & 5472 Winder Highway** | **Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road** | **Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road** | **Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

This location will need a business license.

- **886 Gainesville Highway** | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

This location will need a business license.

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*

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jonathan Harris **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 03/17/26 **for** Yeon Ho Jung **.**

Please Print Name

Date

(Name application filed as)

Signature Jonathan Harris

(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 PREMIER BUILDING SYSTEMS
REQUEST SPECIAL USE FOR VEHICLE REPAIR, MINOR & VARIANCES TO GOOD & PARKING STANDARDS
Date: N/A
Time: N/A
Date: APR 09, 2026
Time: 6:00 PM
FOR MORE INFORMATION CALL: (770) 531-6689

ZONING NOTICE

ZONING NOTICE
PREMIER BUILDING SYSTEMS
SPECIAL USE FOR VEHICLE REPAIR,
N/A
N/A

770-534-5

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 138/2026

SUBJECT: **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 |** GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. The property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.
3. A combination plat shall be recorded prior to the LDP being issued for the site.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 | GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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
Topography Survey
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
GDOT Reviewed Concept Plan
GHMPO Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Premier Building Systems

Request ..... (A) **Special Use** | Vehicle repair, minor in GCOD
(B) **Variance to Section 6.2** | GCOD standards
(C) **Variance to Section 8.1** | Parking standards

Proposed Use ..... Vehicle repair, minor

Size ..... 3.0± acres

Zoning ..... Heavy Industrial (I-2)

Location ..... **5407 Technology Parkway & 5472 Winder Highway |** Tax parcels 15028F000025 & 15028F000026

Commission District ..... One

County Commission Date ..... April 9, 2026

Staff Recommendation ..... **(A) Approval,** as the proposed use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).
(B) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.
(C) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number..... (A) HZCU26-0006
(B) HVAR26-0006
(C) HVAR26-0012

(A), (B) & (C) 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 March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.

3. A combination plat shall be recorded prior to the LDP being issued for the site.

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.

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

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

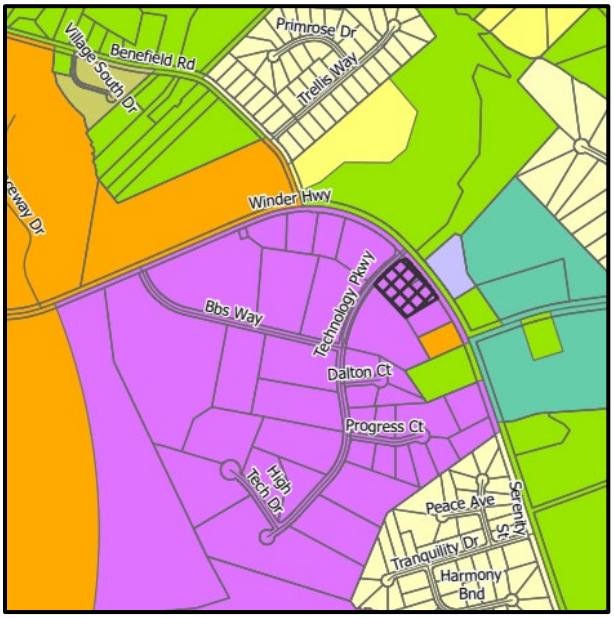
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Winder Highway.

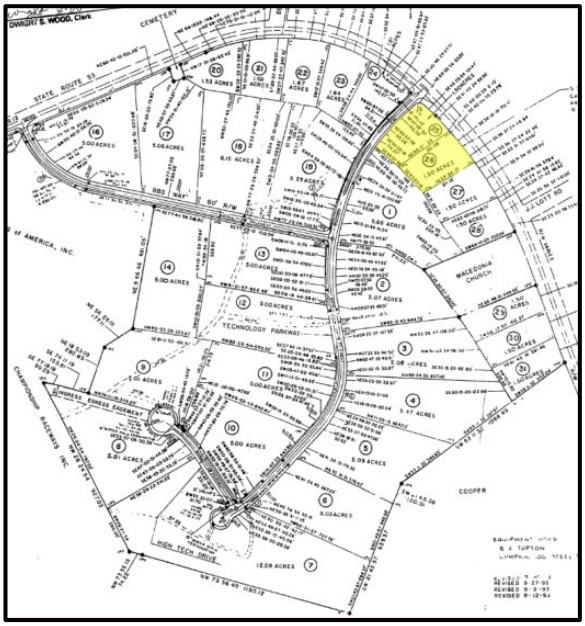
- **Section 8.1. – Parking Standards** – A total of 64 parking spaces are required.
  - 35 parking spaces proposed.

Summary Analysis

The applicant has submitted three concurrent requests: (A) Special Use to allow for vehicle repair, minor within the Gateway Corridor Overlay District (GCOD), (B) Variance to Section 6.2 to vary the parking lot design standards, and (C) Variance to Section 8.1 to vary the parking standards.

- In 1990, the application of Road Atlanta Technology Park was approved to rezone a 400-acre tract from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-2) for an Industrial Park. The subject property is comprised of Lots 25 and 26 of this industrial subdivision.
- In 2022, the property at 5407 Technology Park and 5472 Winder Highway received approval for a Use Subject to County Commission approval to allow outdoor storage associated with a portable storage container company (ZON2022-00061). This project has not been developed at this time.





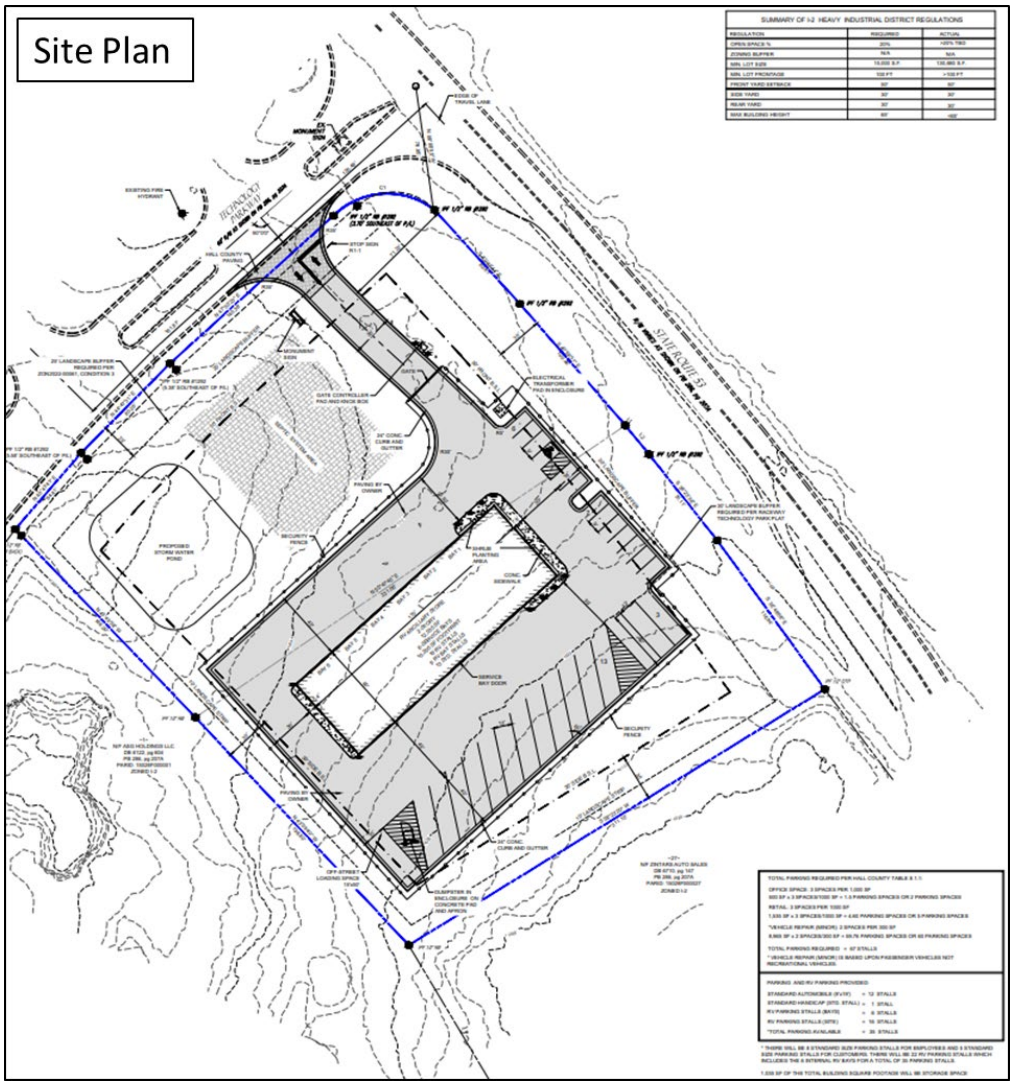
Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

North:	Heavy Industrial (I-2): Raceway Technology Park, multi-tenant automotive related businesses; Agricultural Residential 1 (AR-1): Single-family residences
East:	Planned Industrial District (PID): Undeveloped (approved for truck parking lot ZON2020-10004); Agricultural Residential 1 (AR-1): Single-family residences
South:	Heavy Industrial (I-2): Raceway Technology Park, auto sales & undeveloped
West:	Heavy Industrial (I-2): Raceway Technology Park (undeveloped)

Per the submitted narrative, the applicant proposes to operate a recreational vehicle (RV) service shop that provides installation, maintenance and minor repair services for RV ancillary components and non-driving parts. Retail sales would be accessory to the repair use. A two-story, 12,035 square foot building is proposed for office, retail and repair functions. Approximately 500 square feet will be designated for office use, 1,535 square feet for retail sales, 8,965 square feet for repair and installation services, and 1,035 square feet for indoor storage space. All maintenance and installation work will be conducted within 6 enclosed service bays, with operating hours of Monday through Saturday, 8 am to 5 pm.

Per the submitted site plan, site access will be provided by a commercial driveway connecting to Technology Parkway. The development will include a paved parking lot with 13 standard parking spaces (including one handicap space) and 16 RV parking stalls. The building and parking areas will be secured by perimeter fencing with a gated entrance to restrict access outside of normal operating hours. A 30-foot landscape buffer is shown along Winder Highway and a 25-foot landscape buffer along Technology Parkway, in compliance with original conditions of zoning.

Water service will be provided by the City of Gainesville as confirmed in a letter dated January 29, 2026. Sanitary sewer service will be provided by an on-site septic system.



Concurrently, the applicant requests a variance from the GCOD standards and a variance to the parking standards as identified in the table below.

GCOD Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
6.2.5.A.– Transitional buffers	Not applicable	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	**Not applicable**
6.2.5.B.2 – Frontage landscape strip	30-foot landscape buffer along Winder Highway and 25-foot landscape buffer	Along each street frontage there must be a landscape strip at least 10 feet in width except	**Complies**

	along Technology Park per 1990 rezoning.	for perpendicular crossings for driveways and utilities.	
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	Off-street parking located between the building and street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	**Deficient**
6.2.6 – Architectural Standards	Information not provided.	Shall comply with GCOD architectural standards.	**Shall Comply**
6.2.7 – Signs	Monument style sign	Signage shall comply with UDC standards.	**Shall Comply**
Required Parking Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
Table 8.1.1 – Required number of Parking Spaces	35 parking spaces	Office: 1 parking space Retail: 4 parking spaces Repair: 58 parking spaces Total required: 63 parking spaces	**Deficient**

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of "Industrial". These areas include a mix of light and heavy industrial uses, as well as commercial uses that directly support the dominant business uses but are not appropriate for residential development. The proposed use is permitted within the Heavy Industrial (I-2) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD).

(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 special use is suitable in view of the use, development and zoning of adjacent and nearby properties as the use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north and industrial zoning to the east, west and south reflect the area's established industrial character.**

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 surrounding properties 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, minor 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 special 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 Industrial future land use designation, the Heavy 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 affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned, however, the addition of vehicle repair, minor activity as related to the Gateway Corridor Overlay District standards must be approved by the Board of Commissioners.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The property was rezoned to Heavy Industrial (I-2) in 1990 and has remained undeveloped.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **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, as the property is located within the Gateway Corridor Overlay District (GCOD), the vehicle repair, minor use requires Special Use approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request 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.**

(B) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

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); **A 30-foot landscape buffer along Winder Highway is required as part of the Atlanta Roadway Technology Park conditions, and the applicant has agreed to meet this standard. This buffer will create a substantial visual screen, reducing the visibility of the parking area from Winder Highway. The topography of the site dictates the location of the detention pond which in turn limits how circulation and parking areas can be arranged.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Due to the lot size and the dimensions of recreational vehicles (RV's), the site layout is constrained in a way that necessitates locating parking between the building and Winder Highway, rather than along the side or rear of the lot.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood; however, such conditions are unique to this business because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standard vehicle repair.**

4. Such conditions are not the result of any actions of the property owner**; The topography of the site dictates the location of the detention pond which in turn limits how circulation, parking areas and the building can be arranged.**

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 impair the purposes and intent of the Unified Development Code of Hall County as the intent for the Gateway Corridor Overlay District is being met by the provision of a substantial landscape screen along the Winder Highway frontage, effectively minimizing view of the parking area from the corridor.**

(C) <u>Zoning Analysis</u> – Variance to Section 8.1, Parking Standards

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); **A reduction in customer/employee vehicle parking is justified as the UDC does not provide a standard for RV repair uses, and RVs require parking and maneuvering areas far larger than standard vehicles. Given these space demands, the building layout and lot cannot physically accommodate the number of spaces that would apply to a standard vehicle repair use, creating a site-specific hardship tied to RV stall size.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; The UDC creates an unusual hardship for this property as **there is not a separate classification for recreational vehicle (RV) repair uses. Applying passenger-vehicle requirements to an RV-focused operation imposes parking demands the site cannot physically meet due to the larger size and maneuvering needs of RVs.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **Such conditions are unique to this property because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standards vehicle repair. Nearby properties do not share this operational characteristic.**

4. Such conditions are not the result of any actions of the property owner**; Such conditions are not the result of any actions of the property owner because the hardship arises from the lack of a dedicated parking standard for RV repair in the UDC and the significantly larger space needs of RVs and reduced need for standard-size customer/employee parking.**

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. Reduced parking remains compatible with the intent of the Code because the use involves RV repair, which demands larger parking and maneuvering areas than standard vehicle repair. The operational characteristics of the site ensure adequate on-site circulation, and customer parking will still be provided without negative impacts on surrounding properties or the corridor.**

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 March 5, 2026, 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 may be required after review of business plan. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit."

Gainesville-Hall Metropolitan Planning Organization
In an email dated March 4, 2026, Joseph Boyd, MPO Director, provided the following comment:

> "This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts."

Hall County Public Works and Utilities
In a memorandum dated March 11, 2026, Jorge Gomez, 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:
Review from GDOT provided GDOT recommended improvements will be required.

Utilities:
No comment. Property will be on septic system.

Hall County Fire Marshal
In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If 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 | f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Premier Building Systems
847 Highway 124, Suite A
Braselton, GA 30517
Phone 770-239-2085
Email Address jonathanharris@premierbuildings.com

Property Owner (Name and Mailing Address)

Yeon Ho Jung
3814 Boulding Road
Flowery Branch, GA 30542
Phone [redacted]
Email Address [redacted]

Location of Property 5407 Technology Parkway and 5472 Winder Highway

Present Zoning I-2 Existing Structures None

Type of Appeal:

____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
X Other: Gateway Corridor Overlay District Requirement	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print Jonathan Harris Date 2-5-26

Sign _____ Date 2-5-26

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 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) Yeon Ho Jung

Address 3814 Boulding Road
Flowery Branch, GA 30542

Phone Number [redacted]

Name of applicant(s) Premier Building Systems

Address 847 Highway 124, Suite A
Braselton, GA 30517

Phone Number 770-239-2085

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

Yeon Ho Jung

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

2/5/2026
Date

Trisha Footit
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 2/19/2028

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/13/2025 9:37:54 AM

BUSINESS INFORMATION	
CONTROL NUMBER	K530052
BUSINESS NAME	PREMIER BUILDING SYSTEMS, INC.
BUSINESS TYPE	Domestic Profit Corporation
EFFECTIVE DATE	01/13/2025
ANNUAL REGISTRATION PERIOD	2025, 2026, 2027

PRINCIPAL OFFICE ADDRESS	
ADDRESS	847 Hwy 124, Suite A, Braselton, GA, 30517, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
SCOTT T. PHILIPS	847 Hwy. 124, Suite A, Braselton, GA, 30517, USA	Barrow

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
SCOTT T. PHILIPS	SECRETARY	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CFO	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CEO	847 Hwy 124, Suite a, Braselton, GA, 30517, USA

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Trisha Footit
AUTHORIZER TITLE	Authorized Person

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 V

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:** 1/22/26

Applicant's/Owner's Name (Printed): YEON HO JUNG

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: _____ **Date:** 2-5-26

Applicant's/Owner's Name (Printed): Jonathan Harris (Premier Construction LLC)

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).

Given the constraints of the property the building and entrance are oriented to take advantage of the topography and the shape of the parcel for development purposes. The location of the driveway onto Technology Drive is needed to overcome these constraints. The proposed customer parking is more suitable near the entrance of the building and outside of the work areas of the business.

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

The property is a corner lot thus having frontage along SR 53 and Technology Parkway. This accounts for 750 linear feet of road frontage with parking restriction between the building and roads. The parking lot for this business should be near the building entrance and outside of the working areas of the site to provide for a safer business environment.

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 property is a corner lot and therefore parking is restricted along both road frontages. The customer entrance to the building needs to be visible from the driveway approach, road frontage, and in close proximity to the parking for customers. Parking stalls along SR 53 allows for this configuration.

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

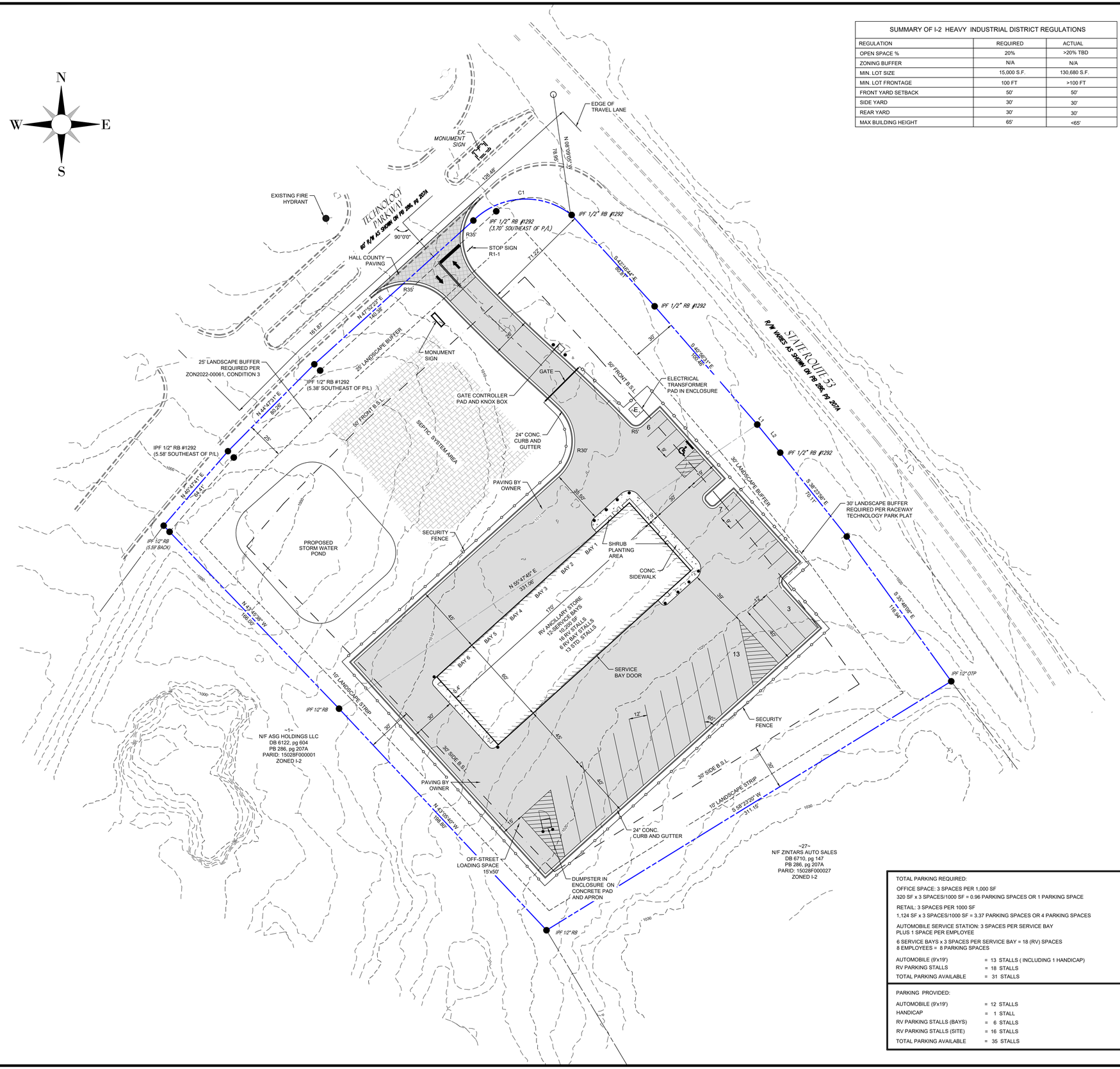
The current conditions are not a result or have been created by the property owner. A 30 foot landscaped buffer will also be provided along SR 53 road frontage which will provide for greater screening of the parking spaces. The GCOD only requires a 10 foot landscape buffer so it is advisable to place the parking stalls along the frontage with the enhanced screening at SR 53.

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.

This development is located in the Raceway Technology Park with similar zoning and uses surrounding the property. Other developments adjacent to this property and in the GCOD have parking spaces along SR 53.

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

Applicant _____ **Date** 2-5-26



SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL AND IS IN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
6. THE SITE IS LOCATED IN THE RACEWAY TECHNOLOGY PARK SUBDIVISION.
7. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
8. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
11. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
14. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
15. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
16. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
18. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS
ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE: 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP: 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION
			CONCEPT SITE PLAN
			NOT FOR CONSTRUCTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE
2/24/26

SHEET TITLE
CONCEPT
SITE PLAN

SHEET NUMBER
C1.0

WEC JOB No. 20019

CURVE DATA

PI NO.1 - 18+34.78
Δ = 58°20'46"
R = 1138.93'
T = 610.00'
ARC = 1120.05'
PC 12+24.78
PT 23+44.83

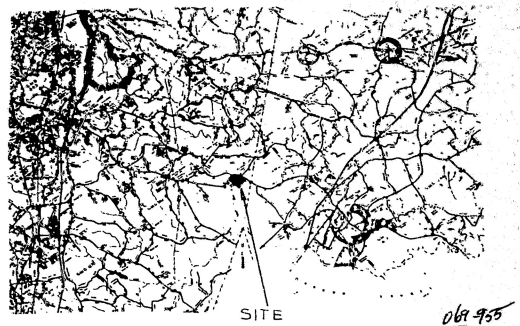
PI NO.2 - 28+45.92
Δ = 50°55'33"
R = 530.00'
T = 252.38'
ARC = 471.08'
PC 25+93.54
PT 30+64.62

PI NO.3 - 35+71.40
Δ = 14° 11' 35"
R = 778.72'
T = 96.95'
ARC = 192.90'
PC 34+74.45
PT 36+67.35

PI NO.4 - 54+80.68
Δ = 22° 29' 16"
R = 754.52'
T = 150.00'
ARC = 296.14'
PC 53+30.68
PT 56+26.82

PI NO.5 - 13+34.15
Δ = 53° 41' 32"
R = 500.00'
T = 253.43'
ARC = 469.43'
PC 10+80.53
PT 15+49.95

Georgia, Hall County, Clerk Superior Court
Filed in office this 27 day of Oct
19 93 at 2:07 P Recorded in Slide 286
Page
Dwight S. Wood
DWIGHT S. WOOD, Clerk



069-95
HALL COUNTY DEPARTMENT OF PUBLIC HEALTH
10/1/93
CITY OF GAINESVILLE WATER ONLY

PHASE ONE HAS WATER SERVICE ON LOTS 1 THROUGH 22 & 24 & 25

PHASE TWO WILL HAVE WATER SERVICE AT A LATER DATE ON LOTS 23, 26 THROUGH 31
4/30/94 R RD

Owner's Dedication Certificate
City of Gainesville
Hall County, Georgia
The owner of the land shown on this plat and whose name is subscribed thereto, 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 water, sanitary sewer, easements, and dedicated rights-of-way shown thereon.
Owner
Date 10/18/93

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, 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 STREES, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 10.71 ACRES, FOR THE PURPOSES THEREIN EXPRESSED

OWNER FIRST LIBERTY BANK
BY
TITLE Exec. Vice-President
DATE 10/18/93

Gainesville P.U.D.
RECORDING PERMIT Kelly F Randall 10-15-93
By
HALL COUNTY PLANNING COMMISSION

GAINESVILLE-HALL COUNTY APPROVED 10/21/93 PLANNING DEPARTMENT

COUNTY ENGINEER APPROVED 10-15-93 HALL COUNTY, GEORGIA

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTON ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS

NAME
PLANNING DIRECTOR
DATE

DIRECTOR OF ENGINEERING

HALL COUNTY HEALTH DEPARTMENT

Development Standards For Raceway Technology Property (Formerly Road Atlanta) Zoned I-II with Conditions On March 12, 1990

Minimum Lot Size:

1. The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or assembly shall be 5 acres. Such lots wil be hereby referred to as a "5 acre" lot
2. The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be hereby referred to as a "1.5 acre" lot.

Minimum lot frontage: (Measured along the front street line thereof or if said front street line is curved, along the chord of the arc):

1) For a "5 acre" lot will be 200 feet*
2) For a "1.5 acre" lot will be 100 feet

*May be reduced to 100 feet for lots at the end of a cul-de-sac.

Minimum setbacks:*
*(All setbacks to be measured from property line)

	front	side	rear
"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

Minimum lot coverage:

1) "5 acre" lots
No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

2) "1.5 acre" lots:
No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

Buffers:

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zoned area. Should said adjacent property cease to used for residential purposes, and be rezoned to a commercial or industrial zone, the required buffer may be eliminated.

Landscaping along S. R. 53.

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as will all entrances into the subject property from Winder Highway (S.R. 53)

NOTE + MINIMUM

	1.5 AC. LOTS	5+ AC. LOTS	ARTERIAL SETBACK (WINDER HWY)
FRONT	50'	75'	100' FROM ℄
SIDE	30'	50'	
REAR	30'	50'	

NOTE :
PORTIONS OF THIS PROPERTY ARE IN BLOOD HAZARD ZONES "A" AND "C", AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
COMMUNITY PANEL NUMBER 130190 0165B
EFFECTIVE DATE : 11-2-83
REVISON DATE : N/A

REF. PLATS 8-2-90
REG. NO. 1534 GEORGIA LAND SURVEYOR
B.K. ROCHESTER, JR

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 "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF

Thomas Lynn Colbaugh
THOMAS LYNN COLBAUGH
ALABAMA LIC NO 14985
GEORGIA LIC NO. 2214
TENNESSEE LIC. NO 1310

FIELD CLOSURE : 1 IN 18600
CLASS OF SURVEY : A
GRAPHIC SCALE
0 200 400 600
SCALE IN FEET

SURVEY FOR: FIRST LIBERTY BANK

LAND LOT-	DIST.	SECT	P.M.D
			392

HALL COUNTY, GEORGIA

DATE:	SCALE:	DRAWN BY:
7-13-93	1" = 200'	

DRAWING NO

SURVEYING COMPANY
PO BOX 396
HARRISON, TN 37341
PHONE : (615) 334-5345

FIELD OFFICE :
CLARKESVILLE, GEORGIA
PHONE : (706) 754-9079

GEORGIA REGISTERED No. 2214 LAND SURVEYOR THOMAS LYNN COLBAUGH

FIRST LIBERTY BANK
6491-E
PEACHTREE IND. BLVD.
DORAVILLE GA. 30360

EQUIPMENT USED
B & TOPTON
CUMPARK 100 STEEL TAPE

REVISED 9-27-93
REVISED 9-9-93
REVISED 8-12-93

LEGEND
● IRON PIN FOUND
R/W - RIGHT OF WAY
IRON PINS SET AT ALL LOT CORNERS AND ALL LINES ARE PAINTE RED

RACEWAY-TECHNOLOGY PARK

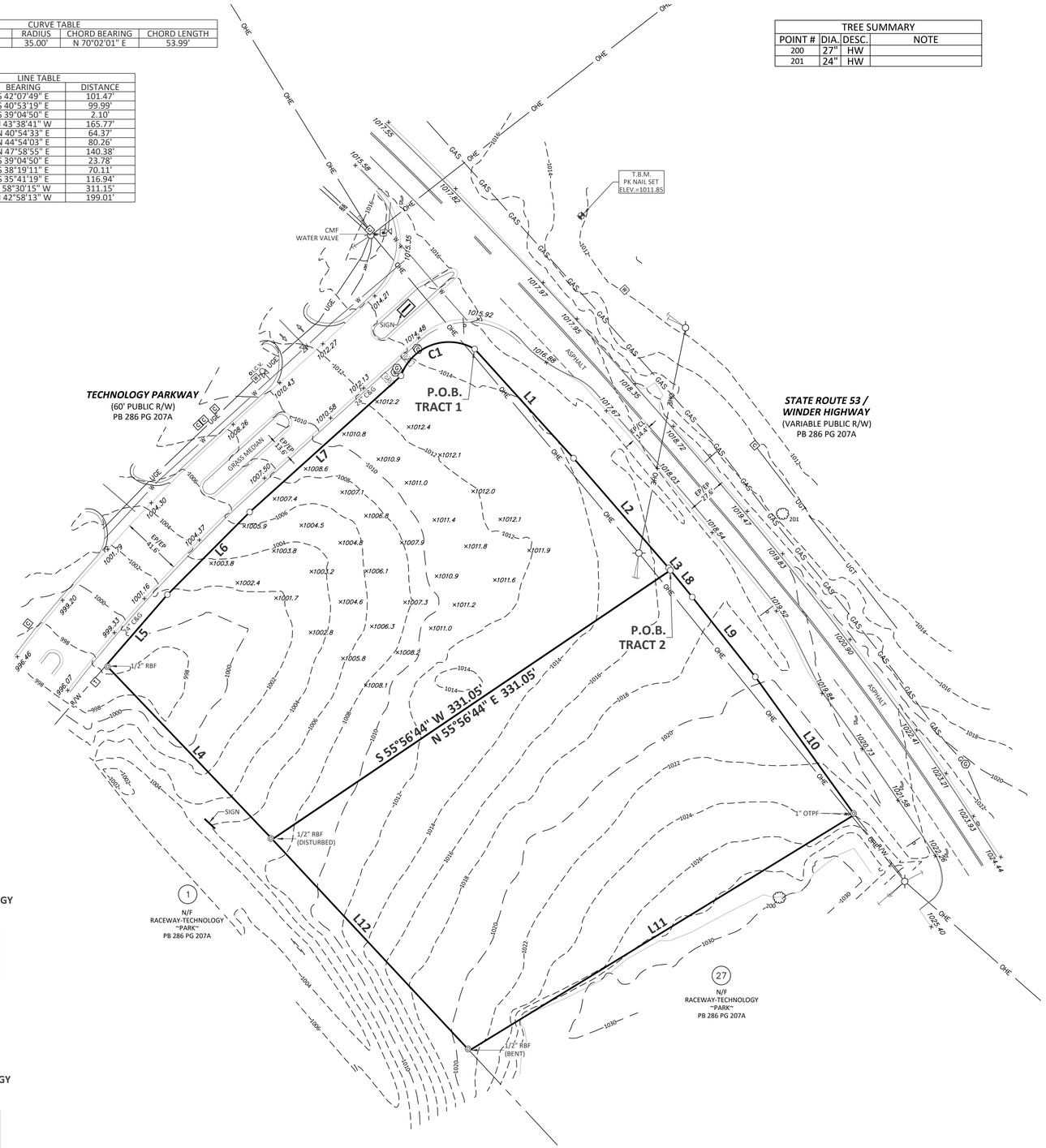
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BASIS OF HORIZONTAL DATUM – GEORGIA STATE PLANE – WEST ZONE (NAD83)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.66'	35.00'	N 70°02'01" E	53.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°07'49" E	101.47'
L2	S 40°53'19" E	99.99'
L3	S 39°04'50" E	2.10'
L4	N 43°38'41" W	165.77'
L5	N 40°54'33" E	64.37'
L6	N 44°54'03" E	80.26'
L7	N 47°58'55" E	140.38'
L8	S 39°04'50" E	23.78'
L9	S 38°19'11" E	70.11'
L10	S 35°41'19" E	116.94'
L11	S 58°30'15" W	311.15'
L12	N 42°58'13" W	199.01'

TREE SUMMARY			
POINT #	DIA.	DESC.	NOTE
200	27"	HW	
201	24"	HW	



Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 657,319 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2"REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE . ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHY & TREE SURVEY" AND WAS COMPLETED ON "01-14-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat 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 surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 22ND DAY OF JANUARY IN THE YEAR OF 2026.

MICHAEL R. SHEPHERD, GA RLS No.3349

GEORGIA REGISTERED MICHAEL R. SHEPHERD 3349 LAND SURVEYOR

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

N/F
TRACT 1
YEON HO JUNG
DB 9291 PG 91
PID#15028F000025
LOT 25
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.513 AC. OR 65,923 SQ. FT.

N/F
TRACT 2
YEON HO JUNG
DB 9291 PG 91
PID#15028F000026
LOT 26
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.503 AC. OR 65,466 SQ. FT.

Legend

- IRON PIN FOUND
- IRON PIN SET
- CONC. R/W MARKER
- INTERSECTION POINT
- TEMPORARY BENCH MARK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IPS IRON PIN SET
- RBF REBAR FOUND
- CMF CONC. MONUMENT FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- (R) RECORD DATA
- (M) MEASURED DATA
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- LS LANDSCAPING
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER ESMT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELECTRIC BOX
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- GAS MANHOLE
- UNKNOWN MANHOLE
- COMM. BOX
- COMM. MANHOLE
- CABLE TV RISER
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- AIR CONDITIONER
- MAIL BOX
- SEWER MANHOLE
- CLEANOUT
- STORM DRAIN MANHOLE
- CURB INLET
- DROP INLET
- MONITORING WELL
- HANDICAPPED PARKING SPACE
- SIGN
- BOLLARD
- EXCEPTIONS
- TREE
- HW HARDWOOD
- EV EVERGREEN
- US UNDERSTORY
- FENCE LINE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND COMM. LINE
- W WATER LINE
- SS SANITARY SEWER PIPING
- SD STORM DRAIN PIPING

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

A - NONE OBSERVED

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13139C0318G, WHICH BEARS AN EFFECTIVE DATE OF 12/1/2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRANT SHEPHERD & ASSOCIATES INC
EST. 1991
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gpssurveyng.com
COA/LSF 000459

PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

Boundary, Topography & Tree Survey For:

James Yeon

Site Address: 5407 Technology Parkway
5472 Winder Highway
Braselton, GA 30517
392nd GMD
Hall County, Georgia

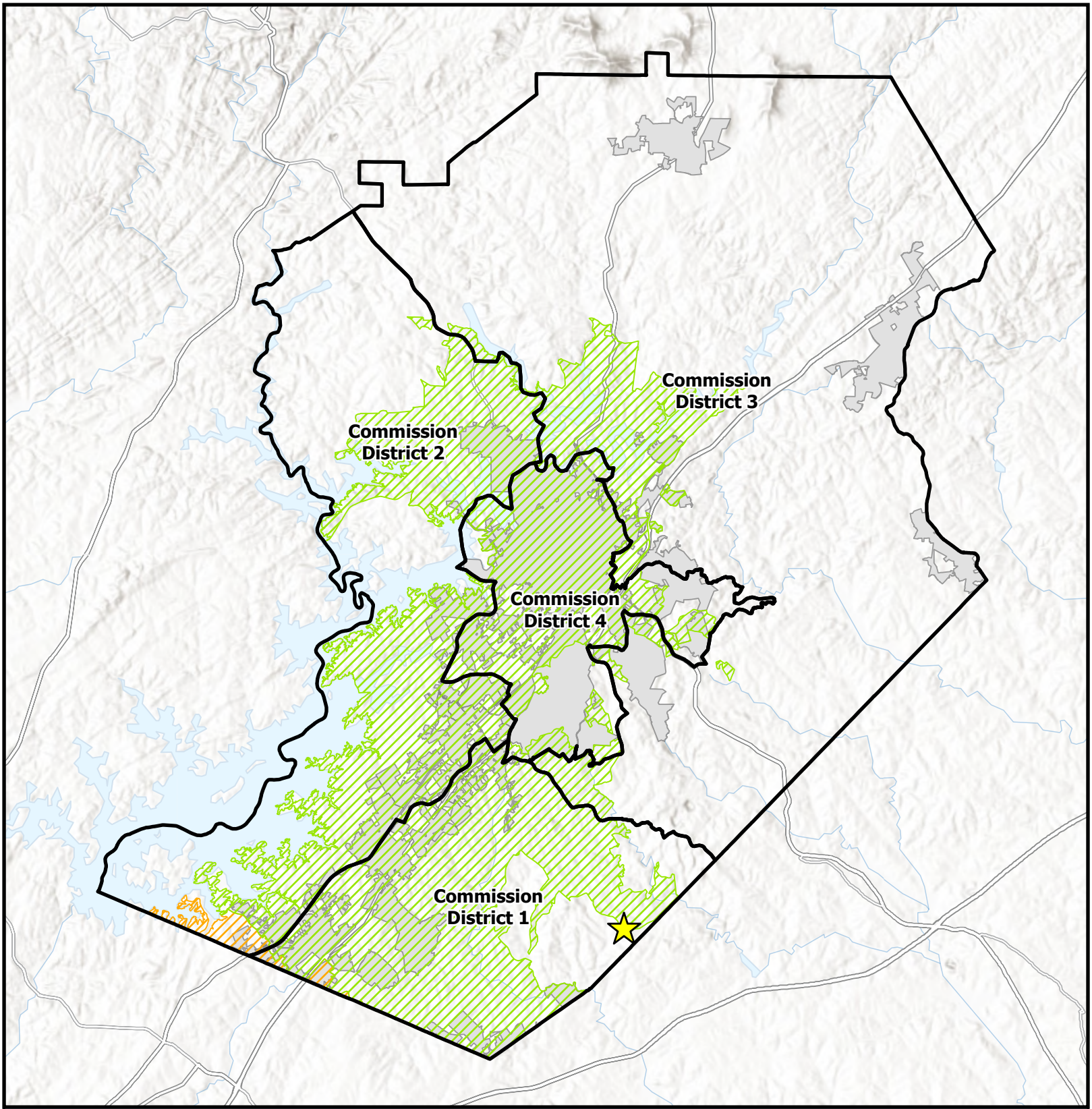
GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

Sheet / Drawing Scale
1" = 40'
Unless Otherwise Noted

GSA Project No.
25-12-290

Drawn By / Field Crew
AU
RDT
01-14-26

Sheet No. 01 OF 01



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

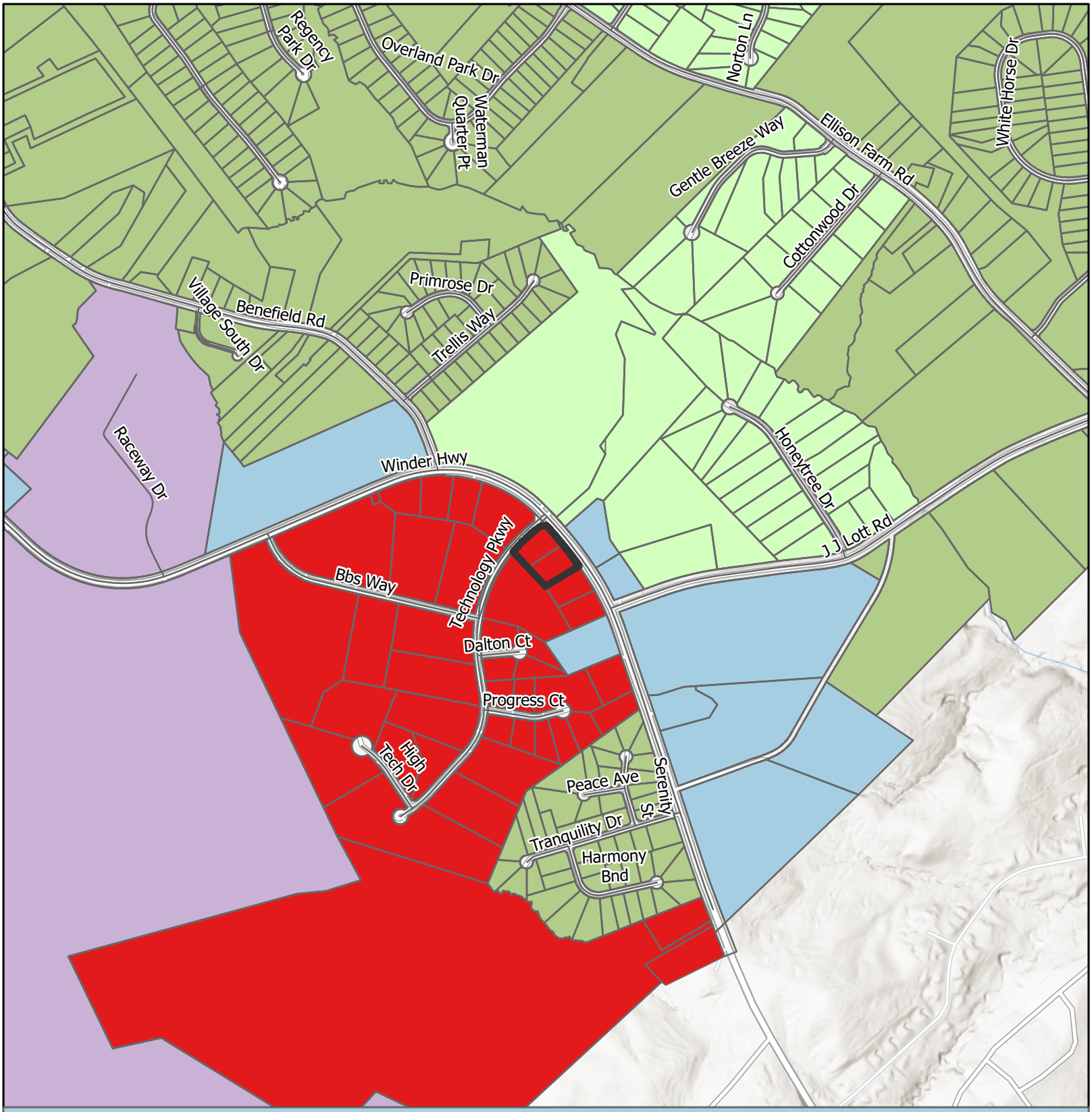
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026



Future Land Use Map

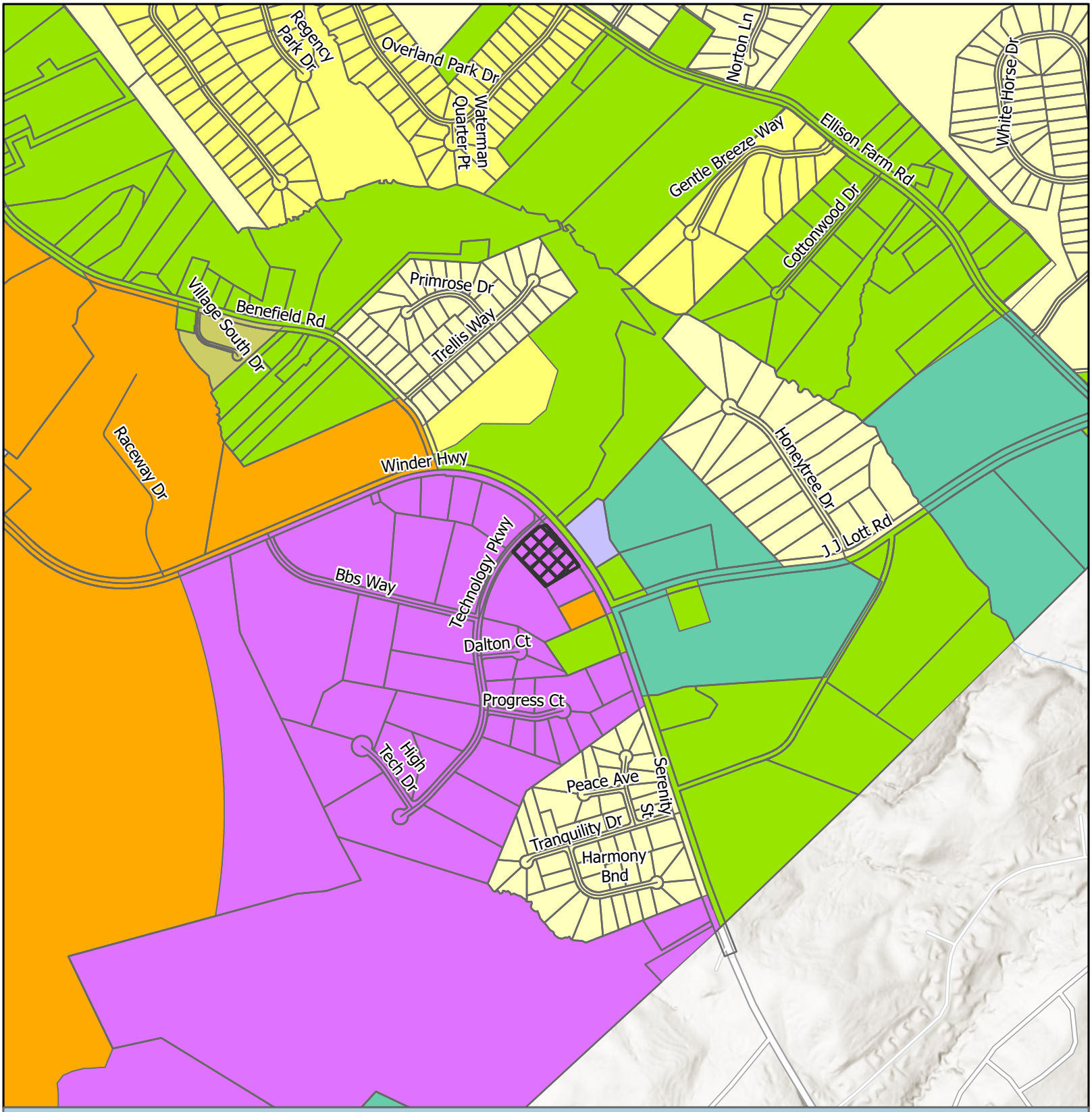
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway
& 5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

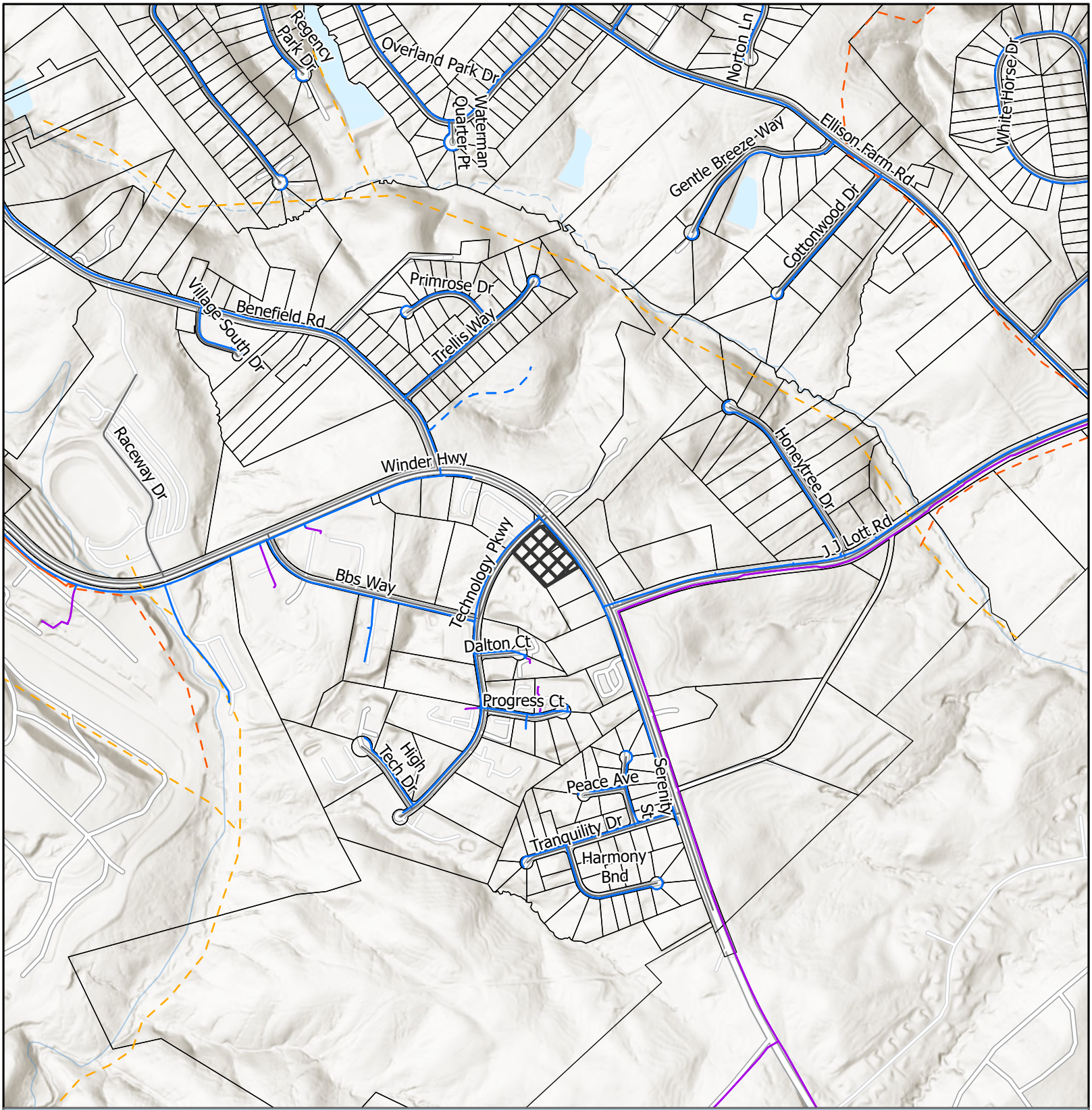
Subject Area
City Limits

Zoning
AR-1
I-2
MHP
PCD
PCFD
PID
PRD
R-1

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



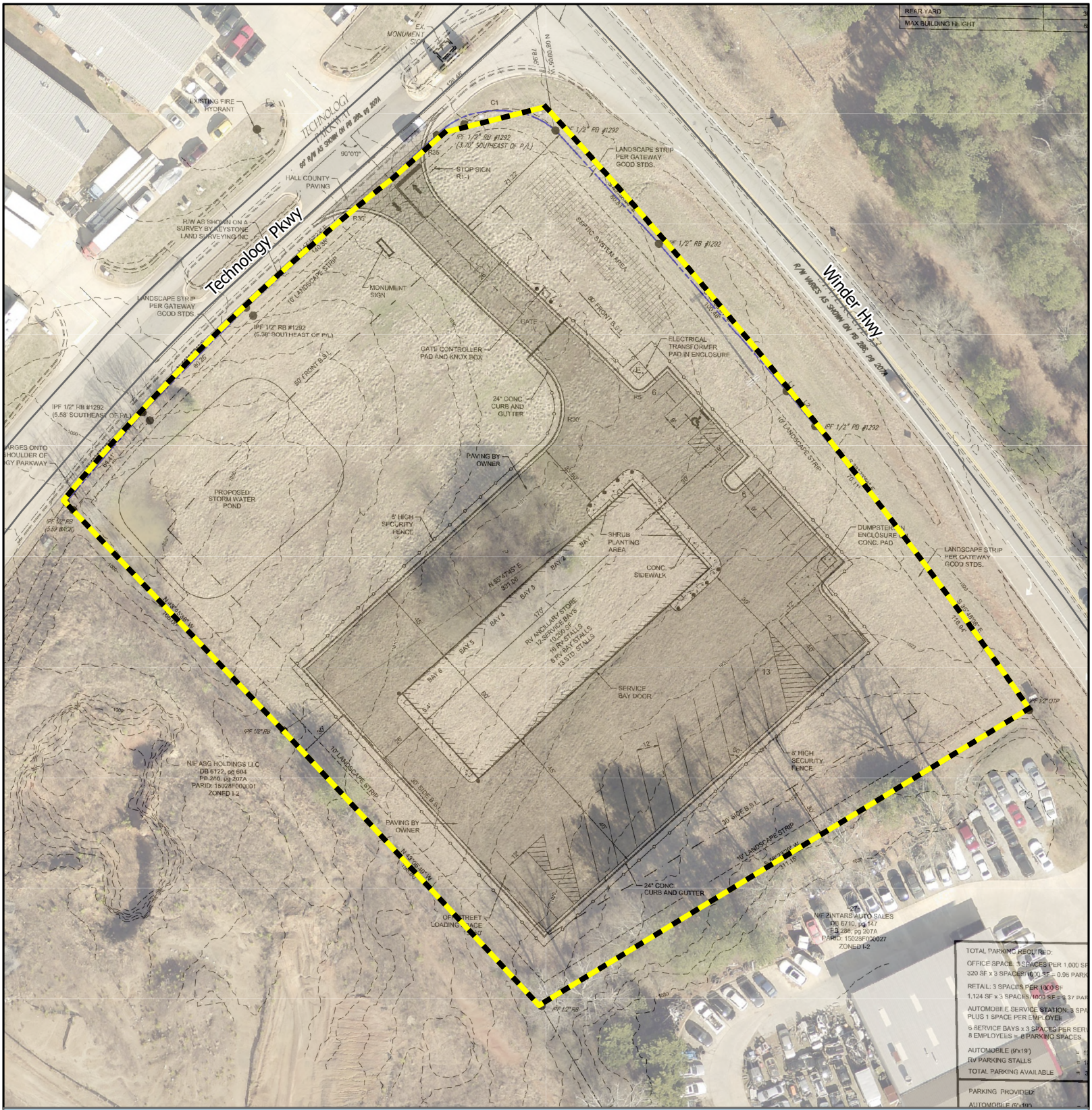
Utilities Map

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

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

After Recording Return To:
Park Law Group PC
1815 Satellite Blvd, Suite 503
Duluth, GA 30097
File No.: 2023-088

eFiled and eRecorded
DATE: 04/14/2023
TIME: 4:03 PM
DEED BOOK: 9291
PAGE: 91 - 93
FILING FEES: $25.00
TRANSFER TAX: $517.00
PARTICIPANT ID: 8702653966
PT61: 069-2023-002446
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 14th day of April in the year two thousand and twenty-three between

Raceway Commons, LLC, a limited liability company

as party or parties of the first part, hereinafter called Grantor, and

Yeon Ho Jung

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars 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:

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID: 15028F000025 and 15028F000026

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on **Exhibit "B"** attached hereto and by this reference made a part hereof (herein referred to as the "permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

Signed, sealed and delivered in our presence and executed by us this 14st day of April 2023.

Unofficial Witness

Notary Public
My commission expires:

EUN PARK NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MAY 25, 2025

Raceway Commons, LLC

Edd Price aka Hilton E. Price, Member

EXHIBIT A

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, being shown as Lot 25 containing 1.50 acres and Lot 26 containing 1.50 acres of Raceway-Technology Park and being more fully described and delineated in Plat of Survey recorded at Plat Slide 286 at Page 207A, Hall County, Georgia Records; which said plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

Declaration of Covenants, Conditions and Restrictions and Easement for Road Atlanta Technology Park dated May 15, 1990 and recorded at Deed Book 1472 at Page 313 through 343, Hall County, Georgia Records.

Subject Property Address: **5407 Technology Pkwy & 5472 Winder Hwy, Braselton, GA 30517**

Parcel ID: **15028F000025 and 15028F000026**

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=83348070&key1=9291&key2=91&county=69&countyname=HALL&userid=821649&appid=4 1/1

CITY OF
GAINESVILLE

WATER RESOURCES

January 29, 2026

Woodlands Engineering Company, LLC
Luke Williams, PE, LEED AP BD+C
PO Box 415
Clarkesville, GA 30523

Re: Water Availability
Proposed RV Maintenance Facility
5407 Technology Pkwy & 5472 Winder Hwy
PINs: 15028F 000025, 15028F 000026

Dear Mr. Williams,

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

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Winder Highway as well as an existing 8-inch DIP water main in the right-of-way of Technology Parkway along the frontages of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed RV maintenance facility.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

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

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

Date: 1-22-26

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

Minor improvements to the access on SR 53 needed.
i.e. signing and striping

SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL .
6. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
10. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
13. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
14. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
17. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE: 1/5/26

SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER: SK-1

WEC JOB No. 20019

From: Hash, Christopher M
To: Luke Williams
Cc: Destin, Jean I
Subject: RE: Commercial Driveway Discussion with GDOT
Date: Thursday, January 22, 2026 9:26:15 AM
Attachments: image001.png
image002.png
image003.png

Hey Luke,

That's correct. The location on Technology Dr is okay with our office.

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: Luke Williams <luke@woodlandseng.com>
Sent: Thursday, January 22, 2026 9:18 AM
To: Hash, Christopher M <CHash@dot.ga.gov>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Christopher,

Thank you for the conceptual review. It is my understanding that the proposed driveway location on Technology Parkway is acceptable to GDOT but there does need to be some minor striping and signage improvements made to Technology Drive at the intersection of SR 53. I will coordinate these striping and signage requirements with you later and submit a plan via GPAS for approval. We must get a special use permit for the project through Hall County so it may be a few months before I begin permitting drawings. Are my understandings correct?

Thank you,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523
O: 404-913-5098
C: 404-274-3919

From: Hash, Christopher M <CHash@dot.ga.gov>
Sent: Thursday, January 22, 2026 9:08 AM
To: Luke Williams <luke@woodlandseng.com>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I've attached some conceptual comments. It appears there just needs to be some minor improvements to the existing access on SR 53.

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: Hash, Christopher M
Sent: Tuesday, January 13, 2026 8:30 AM
To: 'Luke Williams' <luke@woodlandseng.com>
Cc: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I'll add this to the list to review, I should have a response back to you by early next week.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 5:36 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Thank you.

Chris,

I have attached a conceptual site plan to this email that we submitted to Hall County for this project. This project will be a RV accessory store where customers can bring their RVs for upgrades or customizations. Only non-motorized RV upgrades. This will be a low volume driveway, and it does meet the Hall County driveway to intersection distance requirements of their regulations. During our development review committee meeting with Hall County, I was asked to reach out to GDOT concerning the location of our commercial driveway onto Technology Parkway which is not a state route. We need our driveway at this location due to the existing grades of the site and for site maneuverability. This driveway location provides access to the site at a higher elevation then the next median cut on Technology Pkwy. I did not see any issues with this driveway location which is directly across from another commercial driveway on Technology Parkway.

If you have any questions or if additional information is required, please let me know.

Thanks,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523

O: 404-913-5098
C: 404-274-3919

From: Boyle, Hunter P <HBoyle@dot.ga.gov>
Sent: Monday, January 12, 2026 4:50 PM
To: Luke Williams <luke@woodlandseng.com>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good evening Luke,

Chris Hash is the Operations Supervisor over Hall County. I've added him to the thread. He should be able to assist you.

Thanks,

Hunter Boyle, P.E.
District1 Traffic Operations Manager
Areas 2 & 3
GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30507
470-663-1913
404-832-0053

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 3:47 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: Commercial Driveway Discussion with GDOT

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.

Hunter,

I am sorry to bother you, but I need to discuss a proposed commercial project in Hall County with GDOT. I am working on this project located at Technology Parkway and SR 53 (Winder Hwy) in Hall County at 5407 Technology Parkway, Parcel 15028F000025 & 15028F000026. We

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Wed 3/4/2026 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Kaitlyn, please see below for a comment from the MPO:

- **5407 Technology Plwy & 5472 Winder Hwy, Premier Building Systems** – This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 2/27/2026 3:20 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

HALL COUNTY
HIGHLANDS
ISLANDS
FIRE
RESCUE

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:41 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Don't need these quite yet!

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane** | **Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway** | **Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

This location will need a business license.

- **(B) 5407 Technology Parkway & 5472 Winder Highway** | **Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road** | **Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road** | **Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

This location will need a business license.

- **886 Gainesville Highway** | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

This location will need a business license.

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*

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jonathan Harris **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 03/17/26 **for** Yeon Ho Jung **.**

Please Print Name

Date

(Name application filed as)

Signature Jonathan Harris

(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 PREMIER BUILDING SYSTEMS
REQUEST SPECIAL USE FOR VEHICLE REPAIR, MINOR & VARIANCES TO GOOD & PARKING STANDARDS
Date: N/A
Time: N/A
Date: APR 09, 2026
Time: 6:00 PM
FOR MORE INFORMATION CALL: (770) 531-6689

ZONING NOTICE

ZONING NOTICE
PREMIER BUILDING SYSTEMS
SPECIAL USE FOR VEHICLE REPAIR,
N/A
N/A

770-534-5

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 139/2026

SUBJECT: **5407 Technology Parkway & 5472 Winder Highway | Variance to Section 8.1 |** Parking standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:

Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11.

1. The property shall be developed in accordance with the site plan dated March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.
3. A combination plat shall be recorded prior to the LDP being issued for the site.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5407 Technology Parkway & 5472 Winder Highway | Variance to Section 8.1 | Parking standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 **| Proposed Use: Vehicle repair, minor |** Commission District 1 **| Premier Building Systems, 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
Topography Survey
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
GDOT Reviewed Concept Plan
GHMPO Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Premier Building Systems

Request ..... (A) **Special Use** | Vehicle repair, minor in GCOD
(B) **Variance to Section 6.2** | GCOD standards
(C) **Variance to Section 8.1** | Parking standards

Proposed Use ..... Vehicle repair, minor

Size ..... 3.0± acres

Zoning ..... Heavy Industrial (I-2)

Location ..... **5407 Technology Parkway & 5472 Winder Highway |** Tax parcels 15028F000025 & 15028F000026

Commission District ..... One

County Commission Date ..... April 9, 2026

Staff Recommendation ..... **(A) Approval,** as the proposed use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD).
(B) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.
(C) Approval, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Record Number..... (A) HZCU26-0006
(B) HVAR26-0006
(C) HVAR26-0012

(A), (B) & (C) 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 March 10, 2026, and as described in the project narrative dated February 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All previous conditions of zoning as approved March 12, 1990, for Road Atlanta/Raceway Technology Park (Phase 1-PB 286, Page 207A) shall apply, attached as Exhibit A.

3. A combination plat shall be recorded prior to the LDP being issued for the site.

4. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.

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

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

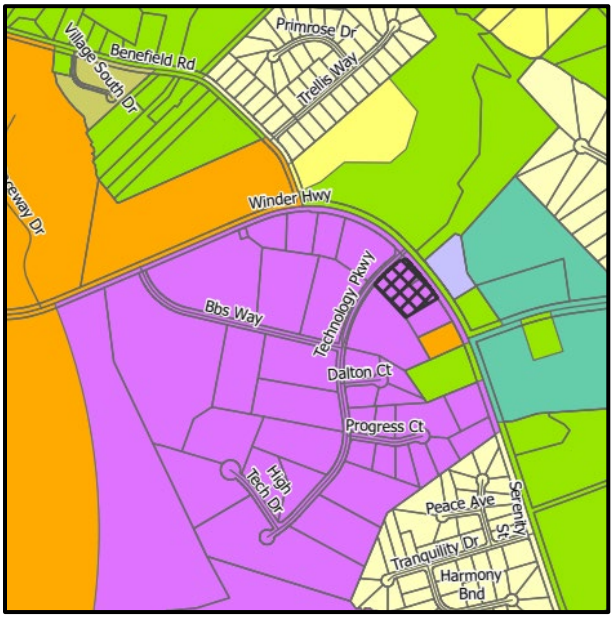
- **Section 6.2.5.C.2.e – Parking Lot Design – Location** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
  - Parking proposed between the building and Winder Highway.

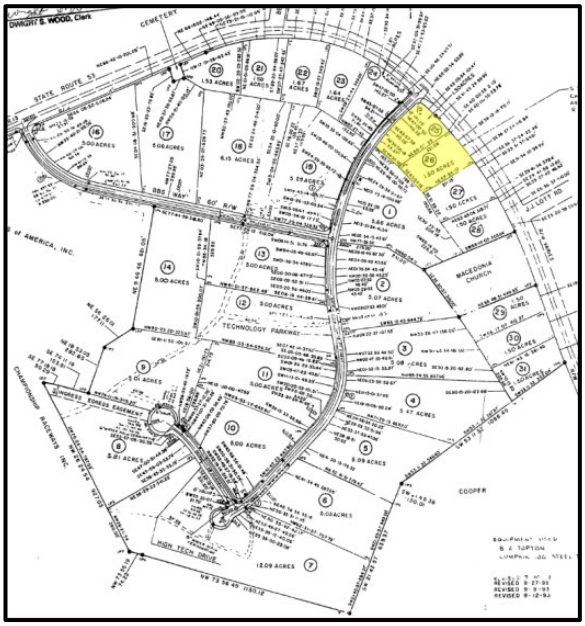
- **Section 8.1. – Parking Standards** – A total of 64 parking spaces are required.
  - 35 parking spaces proposed.

Summary Analysis

The applicant has submitted three concurrent requests: (A) Special Use to allow for vehicle repair, minor within the Gateway Corridor Overlay District (GCOD), (B) Variance to Section 6.2 to vary the parking lot design standards, and (C) Variance to Section 8.1 to vary the parking standards.

- In 1990, the application of Road Atlanta Technology Park was approved to rezone a 400-acre tract from Agricultural Residential IV (AR-IV) to Heavy Industrial (I-2) for an Industrial Park. The subject property is comprised of Lots 25 and 26 of this industrial subdivision.
- In 2022, the property at 5407 Technology Park and 5472 Winder Highway received approval for a Use Subject to County Commission approval to allow outdoor storage associated with a portable storage container company (ZON2022-00061). This project has not been developed at this time.





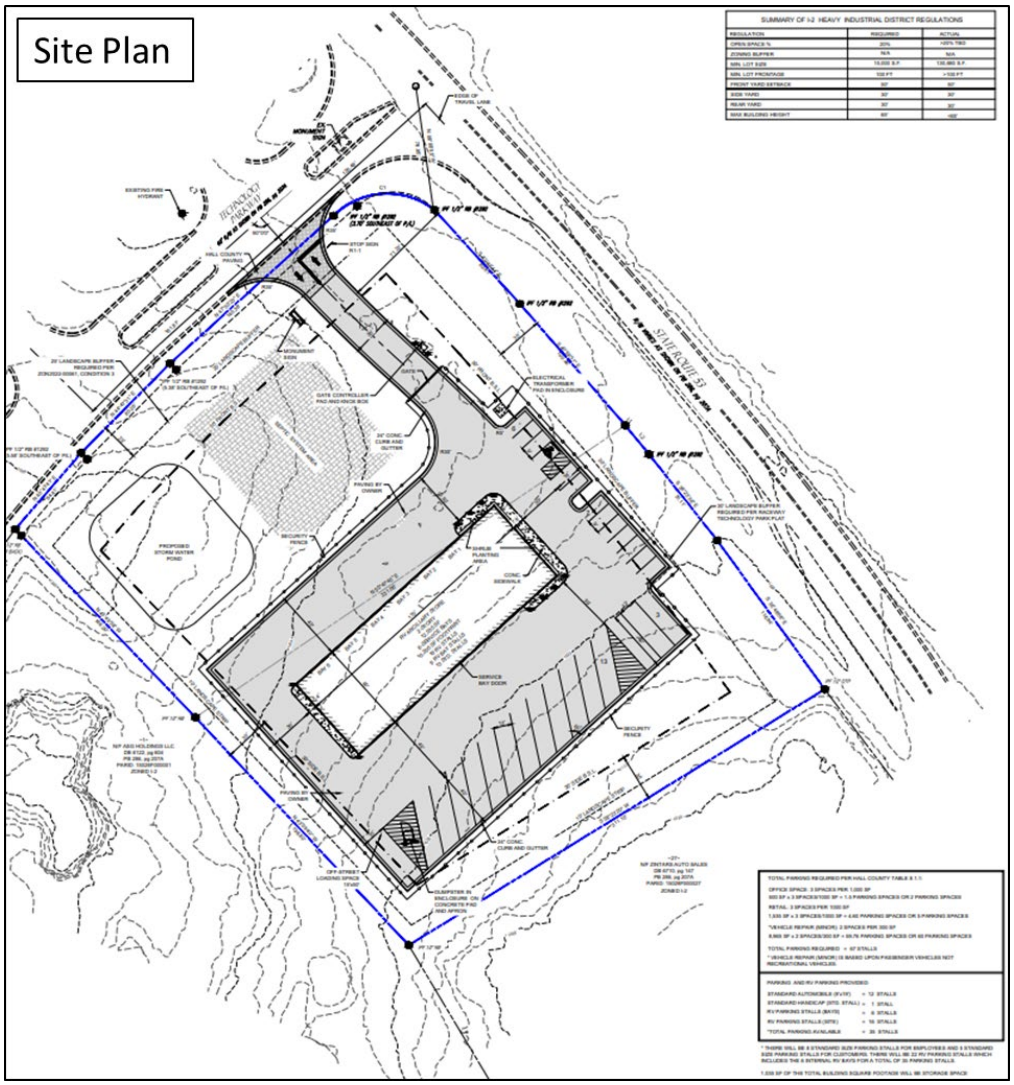
Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

North:	Heavy Industrial (I-2): Raceway Technology Park, multi-tenant automotive related businesses; Agricultural Residential 1 (AR-1): Single-family residences
East:	Planned Industrial District (PID): Undeveloped (approved for truck parking lot ZON2020-10004); Agricultural Residential 1 (AR-1): Single-family residences
South:	Heavy Industrial (I-2): Raceway Technology Park, auto sales & undeveloped
West:	Heavy Industrial (I-2): Raceway Technology Park (undeveloped)

Per the submitted narrative, the applicant proposes to operate a recreational vehicle (RV) service shop that provides installation, maintenance and minor repair services for RV ancillary components and non-driving parts. Retail sales would be accessory to the repair use. A two-story, 12,035 square foot building is proposed for office, retail and repair functions. Approximately 500 square feet will be designated for office use, 1,535 square feet for retail sales, 8,965 square feet for repair and installation services, and 1,035 square feet for indoor storage space. All maintenance and installation work will be conducted within 6 enclosed service bays, with operating hours of Monday through Saturday, 8 am to 5 pm.

Per the submitted site plan, site access will be provided by a commercial driveway connecting to Technology Parkway. The development will include a paved parking lot with 13 standard parking spaces (including one handicap space) and 16 RV parking stalls. The building and parking areas will be secured by perimeter fencing with a gated entrance to restrict access outside of normal operating hours. A 30-foot landscape buffer is shown along Winder Highway and a 25-foot landscape buffer along Technology Parkway, in compliance with original conditions of zoning.

Water service will be provided by the City of Gainesville as confirmed in a letter dated January 29, 2026. Sanitary sewer service will be provided by an on-site septic system.



Concurrently, the applicant requests a variance from the GCOD standards and a variance to the parking standards as identified in the table below.

GCOD Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
6.2.5.A.– Transitional buffers	Not applicable	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	**Not applicable**
6.2.5.B.2 – Frontage landscape strip	30-foot landscape buffer along Winder Highway and 25-foot landscape buffer	Along each street frontage there must be a landscape strip at least 10 feet in width except	**Complies**

	along Technology Park per 1990 rezoning.	for perpendicular crossings for driveways and utilities.	
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	Off-street parking located between the building and street.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	**Deficient**
6.2.6 – Architectural Standards	Information not provided.	Shall comply with GCOD architectural standards.	**Shall Comply**
6.2.7 – Signs	Monument style sign	Signage shall comply with UDC standards.	**Shall Comply**
Required Parking Analysis			
Standard	**Proposed**	**Notes**	**Compliance**
Table 8.1.1 – Required number of Parking Spaces	35 parking spaces	Office: 1 parking space Retail: 4 parking spaces Repair: 58 parking spaces Total required: 63 parking spaces	**Deficient**

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of "Industrial". These areas include a mix of light and heavy industrial uses, as well as commercial uses that directly support the dominant business uses but are not appropriate for residential development. The proposed use is permitted within the Heavy Industrial (I-2) zoning district, subject to the standards of the Gateway Corridor Overlay District (GCOD).

(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 special use is suitable in view of the use, development and zoning of adjacent and nearby properties as the use is permitted within the Heavy Industrial (I-2) zoning district subject to the standards of the Gateway Corridor Overlay District (GCOD). Surrounding development to the north and industrial zoning to the east, west and south reflect the area's established industrial character.**

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 surrounding properties 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, minor 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 special 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 Industrial future land use designation, the Heavy 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 affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned, however, the addition of vehicle repair, minor activity as related to the Gateway Corridor Overlay District standards must be approved by the Board of Commissioners.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; The property was rezoned to Heavy Industrial (I-2) in 1990 and has remained undeveloped.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **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, as the property is located within the Gateway Corridor Overlay District (GCOD), the vehicle repair, minor use requires Special Use approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request 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.**

(B) <u>Zoning Analysis</u> – Variance to Section 6.2, Gateway Corridor Overlay District

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); **A 30-foot landscape buffer along Winder Highway is required as part of the Atlanta Roadway Technology Park conditions, and the applicant has agreed to meet this standard. This buffer will create a substantial visual screen, reducing the visibility of the parking area from Winder Highway. The topography of the site dictates the location of the detention pond which in turn limits how circulation and parking areas can be arranged.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Due to the lot size and the dimensions of recreational vehicles (RV's), the site layout is constrained in a way that necessitates locating parking between the building and Winder Highway, rather than along the side or rear of the lot.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood; however, such conditions are unique to this business because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standard vehicle repair.**

4. Such conditions are not the result of any actions of the property owner**; The topography of the site dictates the location of the detention pond which in turn limits how circulation, parking areas and the building can be arranged.**

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 impair the purposes and intent of the Unified Development Code of Hall County as the intent for the Gateway Corridor Overlay District is being met by the provision of a substantial landscape screen along the Winder Highway frontage, effectively minimizing view of the parking area from the corridor.**

(C) <u>Zoning Analysis</u> – Variance to Section 8.1, Parking Standards

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); **A reduction in customer/employee vehicle parking is justified as the UDC does not provide a standard for RV repair uses, and RVs require parking and maneuvering areas far larger than standard vehicles. Given these space demands, the building layout and lot cannot physically accommodate the number of spaces that would apply to a standard vehicle repair use, creating a site-specific hardship tied to RV stall size.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; The UDC creates an unusual hardship for this property as **there is not a separate classification for recreational vehicle (RV) repair uses. Applying passenger-vehicle requirements to an RV-focused operation imposes parking demands the site cannot physically meet due to the larger size and maneuvering needs of RVs.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **Such conditions are unique to this property because the site is being developed for RV repair, a use that requires parking and maneuvering areas far larger than those associated with standards vehicle repair. Nearby properties do not share this operational characteristic.**

4. Such conditions are not the result of any actions of the property owner**; Such conditions are not the result of any actions of the property owner because the hardship arises from the lack of a dedicated parking standard for RV repair in the UDC and the significantly larger space needs of RVs and reduced need for standard-size customer/employee parking.**

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. Reduced parking remains compatible with the intent of the Code because the use involves RV repair, which demands larger parking and maneuvering areas than standard vehicle repair. The operational characteristics of the site ensure adequate on-site circulation, and customer parking will still be provided without negative impacts on surrounding properties or the corridor.**

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 March 5, 2026, 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 may be required after review of business plan. Please note that BOC variance approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 2, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit."

Gainesville-Hall Metropolitan Planning Organization
In an email dated March 4, 2026, Joseph Boyd, MPO Director, provided the following comment:

> "This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts."

Hall County Public Works and Utilities
In a memorandum dated March 11, 2026, Jorge Gomez, 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:
Review from GDOT provided GDOT recommended improvements will be required.

Utilities:
No comment. Property will be on septic system.

Hall County Fire Marshal
In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If 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

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Premier Building Systems
847 Highway 124, Suite A
Braselton, GA 30517
Phone 770-239-2085
Email Address jonathanharris@premierbuildings.com

Property Owner (Name and Mailing Address)

Yeon Ho Jung
3814 Boulding Road
Flowery Branch, GA 30542
Phone [redacted]
Email Address [redacted]

Location of Property 5407 Technology Parkway and 5472 Winder Highway

Present Zoning I-2 Existing Structures None

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
_X_ Other: Min. Vehicle Parking Stalls Required	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: _X_ Plat of Property _X_ Site Plan
_X_ Deed of Property ___ Floor Plans
_X_ 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 Jonathan Harris Date 3/9/26

Sign Jonathan Harris Date 3/9/26

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) Yeon Ho Jung

Address 3814 Boulding Road
Flowery Branch, GA 30542

Phone Number [redacted]

Name of applicant(s) Premier Building Systems

Address 847 Highway 124, Suite A
Braselton, GA 30517

Phone Number 770-239-2085

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

Yeon Ho Jung

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

2/5/2026
Date

Trisha Footit
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires 2/19/2028

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/13/2025 9:37:54 AM

BUSINESS INFORMATION	
CONTROL NUMBER	K530052
BUSINESS NAME	PREMIER BUILDING SYSTEMS, INC.
BUSINESS TYPE	Domestic Profit Corporation
EFFECTIVE DATE	01/13/2025
ANNUAL REGISTRATION PERIOD	2025, 2026, 2027

PRINCIPAL OFFICE ADDRESS	
ADDRESS	847 Hwy 124, Suite A, Braselton, GA, 30517, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
SCOTT T. PHILIPS	847 Hwy. 124, Suite A, Braselton, GA, 30517, USA	Barrow

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
SCOTT T. PHILIPS	SECRETARY	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CFO	847 Hwy 124, Suite A, Braselton, GA, 30517, USA
SCOTT T. PHILIPS	CEO	847 Hwy 124, Suite a, Braselton, GA, 30517, USA

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Trisha Footit
AUTHORIZER TITLE	Authorized Person

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 V

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:** 1/22/26

Applicant's/Owner's Name (Printed): YEON HO JUNG

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 proposed use of the property is vehicular minor repair but the repair is not for passenger vehicles but rather for recreational vehicles (RV). A variance for the reduction of the number of parking spaces is requested based upon a RV repair shop. The size, shape, and topography of the site is not sufficient to provide for 60 RV spaces and it is not warranted for the size of the shop.

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

See the attached sheet for Item 2 statement.

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 use in Table 8.1.1 does not specifically address recreational vehicles but rather passenger vehicles for minor repair shops.The business will only have 6 RV service bays and therefore a reduction in the number of RV parking stalls is requested.

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

The main operation of the business will be for RV's not passenger vehicles. The minor vehicle repair use in the Table 8.1.1 in Hall County Ordinance is based upon a passenger vehicle repair center and the number of parking stalls are based upon the number of stalls to be provided for a passenger vehicle per building square footage.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

No substantial detriment to the public good would result from the relief.

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

Applicant Jonathan Harris **Date** 3/9/26

Item #2:

The 3/10/26 conceptual site plan depicts the parking calculations based upon the proposed uses of the building. The building will have parking spaces for office, retail, and minor vehicle repair. The minimum required parking calculations based upon Table 8.1.1 show that 2 parking stalls are required for office use (500 sf), 5 parking spaces are required for retail use (1,535 sf), and 60 parking spaces are required for vehicle minor repair use (8,965 sf). This totals 67 standard sized passenger vehicle parking stalls. The total number of employees for all the uses of this business will be 8 employees.

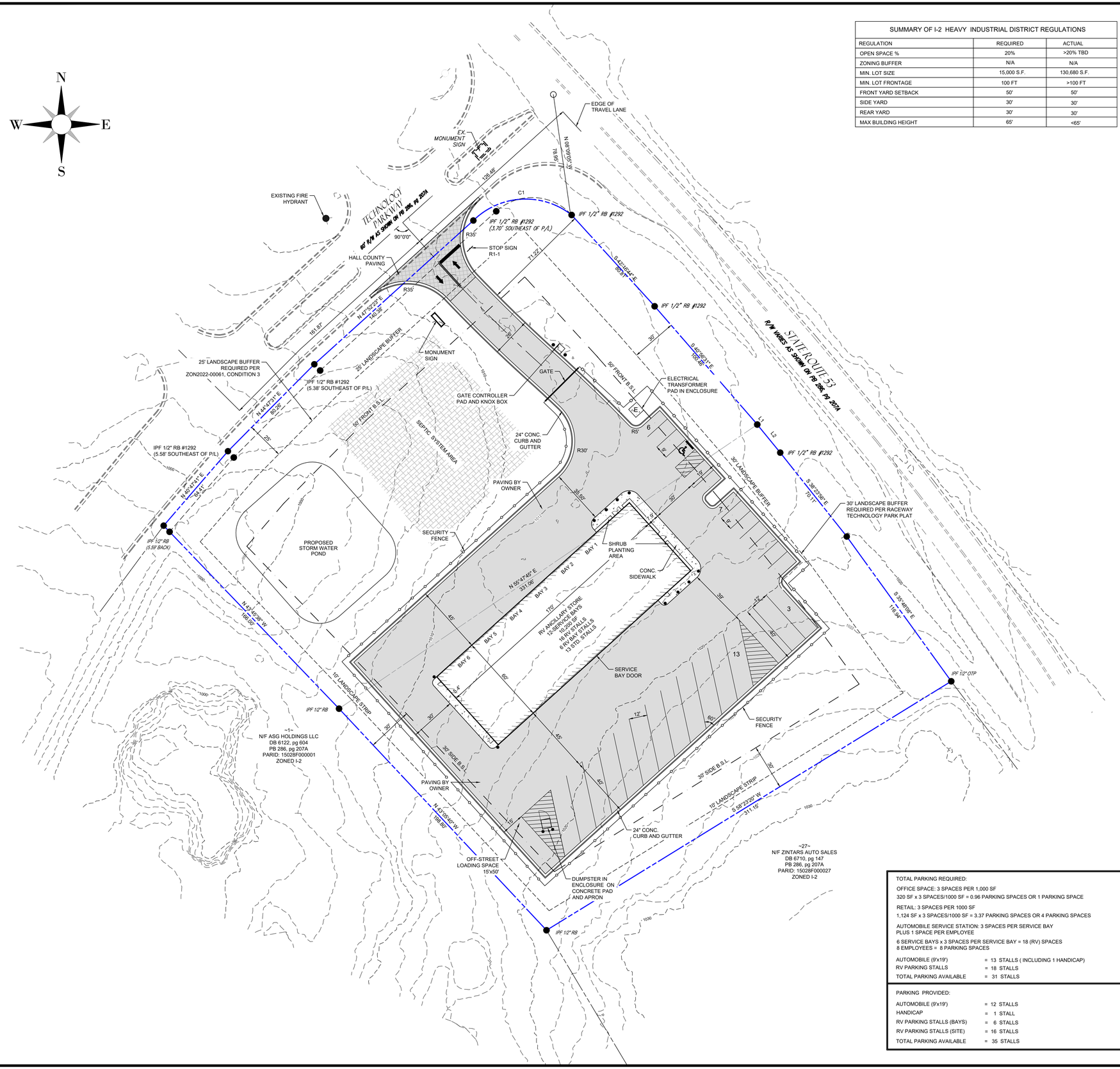
The following is a proposed parking distribution per Table 8.1.1 based upon standard-sized passenger vehicles:

Proposed Parking Distribution for Project (Passenger Vehicle)					
Use	Parking stalls required per Table 8.1.1 based upon use	Proposed Employee Stalls	Proposed Customer Stalls	Proposed Stalls for Vehicle Minor Repair	Proposed Total Standard Stalls
Office	2	1	1	0	2
Retail	5	1	4	0	5
*Vehicle Minor Repair	60	6	0	54	60
Totals	**67**	**8**	**5**	**54**	**67**

*Out of the 60 total stalls required for minor vehicle repair, 6 stalls will be used for employee parking, and the remaining 54 stalls will be used for RVs. The RV stall/size is approximately 3 times the size of a passenger vehicle. Therefore, the size of the proposed building will not be able to serve the same number of RV vehicles when compared to passenger vehicles. A reduction in the parking requirements is warranted. Therefore, the request is to reduce the number of parking stalls for the minor vehicle repair from 54 standard-sized stalls to 22 RV sized stalls, which is a ±40% reduction. The following is a proposed parking distribution based upon passenger vehicles and RV vehicles served:

Proposed Parking Distribution for Project (Passenger Stall and RV Stall)				
Use	Proposed Employee Stalls (Passenger)	Proposed Customer Stalls (Passenger)	Proposed Stalls for RV Minor Repair (Recreational Vehicle)	Proposed Total Stalls
Office	1	1	0	2
Retail	1	4	0	5
Vehicle Minor Repair	6	0	22	28
Totals	**8**	**5**	**22**	**35**

This will result in a total of 35 total parking stalls with 13 standard-sized parking stalls (9'x19') to serve employees and customers and 22 RV-sized parking stalls for the minor repair use.



SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL AND IS IN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
6. THE SITE IS LOCATED IN THE RACEWAY TECHNOLOGY PARK SUBDIVISION.
7. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
8. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
11. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
13. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
14. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
15. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
16. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
18. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS
ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE: 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP: 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION
			CONCEPT SITE PLAN
			NOT FOR CONSTRUCTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE
2/24/26

SHEET TITLE
CONCEPT
SITE PLAN

SHEET NUMBER
C1.0

WEC JOB No. 20019

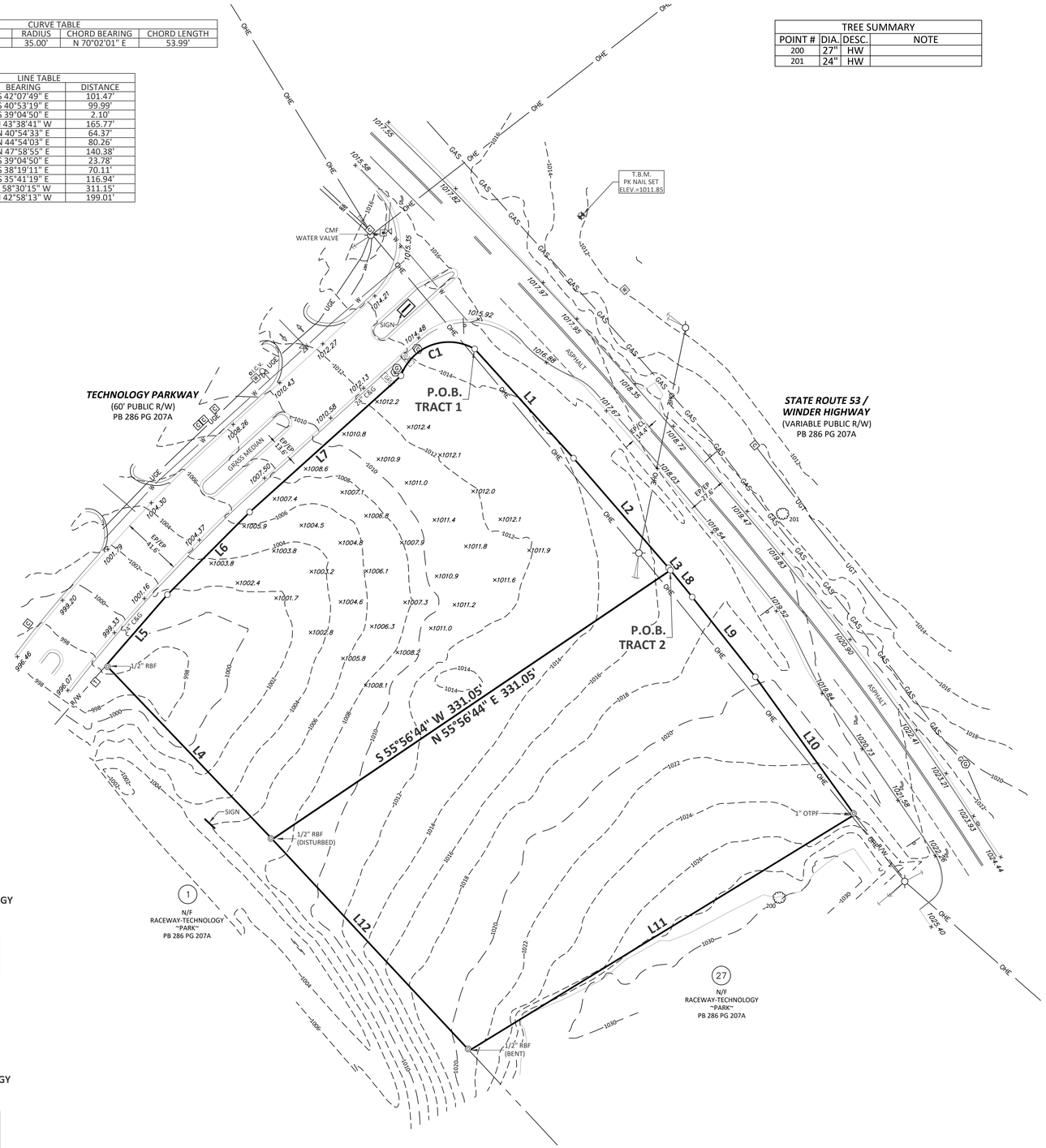
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BASIS OF HORIZONTAL DATUM – GEORGIA STATE PLANE – WEST ZONE (NAD83)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.66'	35.00'	N 70°02'01" E	53.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°07'49" E	101.47'
L2	S 40°53'19" E	99.99'
L3	S 39°04'50" E	2.10'
L4	N 43°38'41" W	165.77'
L5	N 40°54'33" E	64.37'
L6	N 44°54'03" E	80.26'
L7	N 47°58'55" E	140.38'
L8	S 39°04'50" E	23.78'
L9	S 38°19'11" E	70.11'
L10	S 35°41'19" E	116.94'
L11	S 58°30'15" W	311.15'
L12	N 42°58'13" W	199.01'

TREE SUMMARY			
POINT #	DIA.	DESC.	NOTE
200	27"	HW	
201	24"	HW	



Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 657,319 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2"REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THE BEARING BASIS OF THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF (NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK). VERTICAL RELIEF SHOWN HEREIN BY (2-FOOT CONTOUR INTERVAL).
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
7. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE . ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "BOUNDARY, TOPOGRAPHY & TREE SURVEY" AND WAS COMPLETED ON "01-14-26" UTILIZING A TOPCON GT-503 ROBOTIC TOTAL STATION AND/OR A TOPCON HIPER V GPS NETWORK RTK (REAL TIME KINEMETIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THE COMMON LINES OF OWNERSHIP ARE ONE IN THE SAME NO GAPS, GORES, OR OVERLAPS EXIST BETWEEN ADJOINING PROPERTIES.
4. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CREEKS AND/OR WETLANDS WERE OBSERVED ON SUBJECT PROPERTY.

Map or Plat 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 surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

PRESENTED BEFORE ME THIS 22ND DAY OF JANUARY IN THE YEAR OF 2026.

MICHAEL R. SHEPHERD, GA RLS No.3349

GEORGIA REGISTERED MICHAEL R. SHEPHERD 3349 LAND SURVEYOR

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

N/F
TRACT 1
YEON HO JUNG
DB 9291 PG 91
PID#15028F000025
LOT 25
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.513 AC. OR 65,923 SQ. FT.

N/F
TRACT 2
YEON HO JUNG
DB 9291 PG 91
PID#15028F000026
LOT 26
RACEWAY-TECHNOLOGY ~PARK~
PB 286 PG 207A

SITE AREA
1.503 AC. OR 65,466 SQ. FT.

Legend

- IRON PIN FOUND
- IRON PIN SET
- CONC. R/W MARKER
- INTERSECTION POINT
- TEMPORARY BENCH MARK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- IPS IRON PIN SET
- RBF REBAR FOUND
- CMF CONC. MONUMENT FOUND
- CTP CRIMP TOP PIPE
- OTP OPEN TOP PIPE
- (R) RECORD DATA
- (M) MEASURED DATA
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- BSL BLDG SETBACK LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- LS LANDSCAPING
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER ESMT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELECTRIC BOX
- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- GAS MANHOLE
- UNKNOWN MANHOLE
- COMM. BOX
- COMM. MANHOLE
- CABLE TV RISER
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- AIR CONDITIONER
- MAIL BOX
- SEWER MANHOLE
- CLEANOUT
- STORM DRAIN MANHOLE
- CURB INLET
- DROP INLET
- MONITORING WELL
- HANDICAPPED PARKING SPACE
- SIGN
- BOLLARD
- EXCEPTIONS
- TREE
- HW HARDWOOD
- EV EVERGREEN
- US UNDERSTORY
- FENCE LINE
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND COMM. LINE
- W WATER LINE
- SS SANITARY SEWER PIPING
- SD STORM DRAIN PIPING

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS.
2. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.
3. THE SANITARY & STORM SEWER PIPE LOCATIONS, SIZES, AND MATERIALS SHOWN WERE OBTAINED BY STANDARD SURVEYING PROCEDURES FROM OUTSIDE OF THE MANHOLES, OR FROM RECORD INFORMATION PROVIDED. NO CONFINED SPACE ENTRY, TELEVISING OF LINES, OR ANY OTHER INVESTIGATION METHODS WERE USED. MORE DETAILED INVESTIGATION MAY BE NECESSARY FOR DESIGN PURPOSES. OTHER UNDERGROUND UTILITY LOCATIONS, SIZES, AND MATERIALS SHOWN ARE BASED ON VISIBLE APPURTENANCES, PROVIDED DESIGN PLANS AND FLAGS/PAINT MARKINGS AND A REPORT PROVIDED BY A UNDERGROUND UTILITY INVESTIGATOR (IF CONTRACTED). FLAGS/PAINT MARKINGS WERE ONLY PLACED UTILIZING RADIO FREQUENCY TECHNIQUES OVER CERTAIN METALLIC UTILITIES OR UTILITIES WITH TRACER WIRES. NO POT-HOLING OR OTHER INVESTIGATION METHODS WERE USED AND THE ACTUAL LINES WERE NOT VISIBLE AT THE TIME OF THE FIELD SURVEY. TRAFFIC CONTROL WIRES OR OTHER NON-METALLIC UTILITIES, SUCH AS UNDERGROUND STORAGE TANKS, IRRIGATION SYSTEMS, OR NON-METALLIC PIPING, WERE NOT MARKED. UNDERGROUND UTILITIES MAY EXIST WITHIN THE SUBJECT AREA THAT ARE NOT SHOWN. THE SURVEYOR SHOWS UNDERGROUND UTILITY LOCATIONS SOLELY AS AN ACCOMMODATION AND THOSE LOCATIONS SHOULD NOT BE USED FOR EXCAVATION OR DESIGN. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

Significant Observations

A - NONE OBSERVED

FEMA Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13139C0318G, WHICH BEARS AN EFFECTIVE DATE OF 12/1/2022, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GRANT SHEPHERD & ASSOCIATES INC
EST. 1991
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gpssurveyng.com
COA/LSF 000459

PROVIDING CLIENT NEEDS SINCE 1990 ACROSS THE SOUTHEAST IN THE AREAS OF:
Construction Layout • GPS Modeling
Land Surveying • Site Development Consulting

THE USE OF THIS DOCUMENT FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON WRITTEN CONSENT AND PERMISSION OF GRANT SHEPHERD & ASSOCIATES, INC.

Boundary, Topography & Tree Survey For:

James Yeon

Site Address: 5407 Technology Parkway
5472 Winder Highway
Braselton, GA 30517
392nd GMD
Hall County, Georgia

GEORGIA811 Utilities Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

Sheet / Drawing Scale
1" = 40'
Unless Otherwise Noted

GSA Project No.
25-12-290

Drawn By / Field Crew
AU
RDT
01-14-26

Sheet No. 01 OF 01

CURVE DATA

PI NO.1 - 18+34.78
Δ = 58°20'46"
R = 1138.93'
T = 610.00'
ARC = 1120.05'
PC 12+24.78
PT 23+44.83

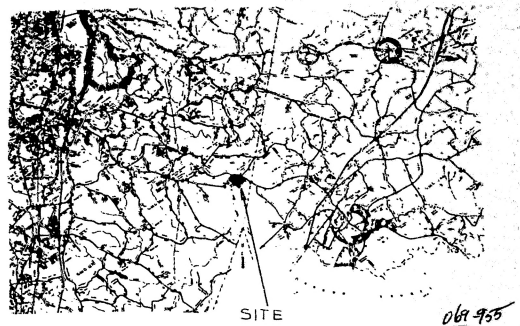
PI NO.2 - 28+45.92
Δ = 50°55'33"
R = 530.00'
T = 252.38'
ARC = 471.08'
PC 25+93.54
PT 30+64.62

PI NO.3 - 35+71.40
Δ = 14° 11' 35"
R = 778.72'
T = 96.95'
ARC = 192.90'
PC 34+74.45
PT 36+67.35

PI NO.4 - 54+80.68
Δ = 22° 29' 16"
R = 754.52'
T = 150.00'
ARC = 296.14'
PC 53+30.68
PT 56+26.82

PI NO.5 - 13+34.15
Δ = 53° 41' 32"
R = 500.00'
T = 253.43'
ARC = 469.43'
PC 10+80.53
PT 15+49.95

Georgia, Hall County, Clerk Superior Court
Filed in office this 27 day of Oct
19 93 at 2:07 P Recorded in Slide 286
Page
Dwight S. Wood
DWIGHT S. WOOD, Clerk



069-95
HALL COUNTY DEPARTMENT OF PUBLIC HEALTH
10/1/93
CITY OF GAINESVILLE WATER ONLY

PHASE ONE HAS WATER SERVICE ON LOTS 1 THROUGH 22 & 24 & 25

PHASE TWO WILL HAVE WATER SERVICE AT A LATER DATE ON LOTS 23, 26 THROUGH 31
4/30/94 R RD

Owner's Dedication Certificate
City of Gainesville
Hall County, Georgia
The owner of the land shown on this plat and whose name is subscribed thereto, 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 water, sanitary sewer, easements, and dedicated rights-of-way shown thereon.
Owner
Date 10/18/93

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, 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 STREES, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 10.71 ACRES, FOR THE PURPOSES THEREIN EXPRESSED

OWNER FIRST LIBERTY BANK
BY
TITLE Exec. Vice-President
DATE 10/18/93

Gainesville P.U.D.
RECORDING PERMIT Kelly F Randall 10-15-93
By
HALL COUNTY PLANNING COMMISSION

GAINESVILLE-HALL COUNTY APPROVED 10/21/93 PLANNING DEPARTMENT

COUNTY ENGINEER APPROVED 10-15-93 HALL COUNTY, GEORGIA

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTON ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS

NAME
PLANNING DIRECTOR
DATE

DIRECTOR OF ENGINEERING

HALL COUNTY HEALTH DEPARTMENT

Development Standards For Raceway Technology Property (Formerly Road Atlanta) Zoned I-II with Conditions On March 12, 1990

Minimum Lot Size:

1. The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or assembly shall be 5 acres. Such lots wil be hereby referred to as a "5 acre" lot
2. The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be hereby referred to as a "1.5 acre" lot.

Minimum lot frontage: (Measured along the front street line thereof or if said front street line is curved, along the chord of the arc):

1) For a "5 acre" lot will be 200 feet*
2) For a "1.5 acre" lot will be 100 feet

*May be reduced to 100 feet for lots at the end of a cul-de-sac.

Minimum setbacks:*
*(All setbacks to be measured from property line)

	front	side	rear
"5 acre" lots	75	50	50
"1.5 acre" lots	50	30	30

Minimum lot coverage:

1) "5 acre" lots
No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

2) "1.5 acre" lots:
No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must be reserved for open space No improvements other than landscaping will be permitted in the open space.

Buffers:

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zoned area. Should said adjacent property cease to used for residential purposes, and be rezoned to a commercial or industrial zone, the required buffer may be eliminated.

Landscaping along S. R. 53.

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as will all entrances into the subject property from Winder Highway (S.R. 53)

NOTE + MINIMUM

	1.5 AC. LOTS	5+ AC. LOTS	ARTERIAL SETBACK (WINDER HWY)
FRONT	50'	75'	100' FROM ℄
SIDE	30'	50'	
REAR	30'	50'	

NOTE :
PORTIONS OF THIS PROPERTY ARE IN BLOOD HAZARD ZONES "A" AND "C", AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
COMMUNITY PANEL NUMBER 130190 0165B
EFFECTIVE DATE : 11-2-83
REVISON DATE : N/A

REF. PLATS 8-2-90
REG. NO. 1534 GEORGIA LAND SURVEYOR
B.K. ROCHESTER, JR

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 "FUTURE", AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON, THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THE SAME IS TRUE AND CORRECT USING THE LATEST RECORDED DEEDS AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF

Thomas Lynn Colbaugh
THOMAS LYNN COLBAUGH
ALABAMA LIC NO 14985
GEORGIA LIC NO. 2214
TENNESSEE LIC. NO 1310

FIELD CLOSURE : 1 IN 18600
CLASS OF SURVEY : A
GRAPHIC SCALE
0 200 400 600
SCALE IN FEET

SURVEY FOR: FIRST LIBERTY BANK

LAND LOT-	DIST.	SECT	P.M.D
			392

HALL COUNTY, GEORGIA

DATE:	SCALE:	DRAWN BY:
7-13-93	1" = 200'	

DRAWING NO

SURVEYING COMPANY
PO BOX 396
HARRISON, TN 37341
PHONE : (615) 334-5345

FIELD OFFICE :
CLARKESVILLE, GEORGIA
PHONE : (706) 754-9079

GEORGIA REGISTERED No. 2214 LAND SURVEYOR THOMAS LYNN COLBAUGH

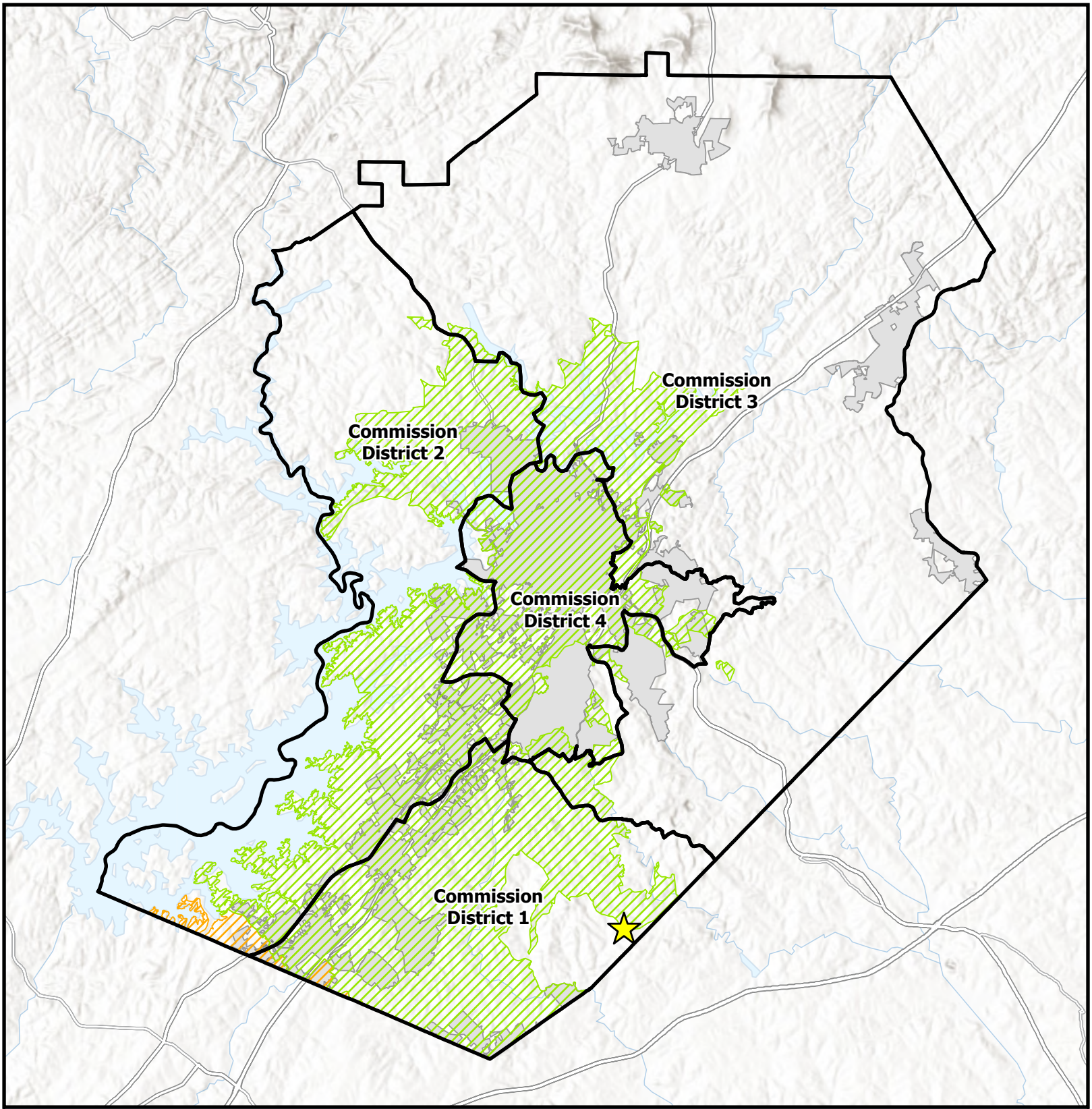
FIRST LIBERTY BANK
6491-E
PEACHTREE IND. BLVD.
DORAVILLE GA. 30360

EQUIPMENT USED
B & TOPTON
CUMPARK 100 STEEL TAPE

REVISED 9-27-93
REVISED 9-9-93
REVISED 8-12-93

LEGEND
● IRON PIN FOUND
R/W - RIGHT OF WAY
IRON PINS SET AT ALL LOT CORNERS AND ALL LINES ARE PAINTE RED

RACEWAY-TECHNOLOGY PARK



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

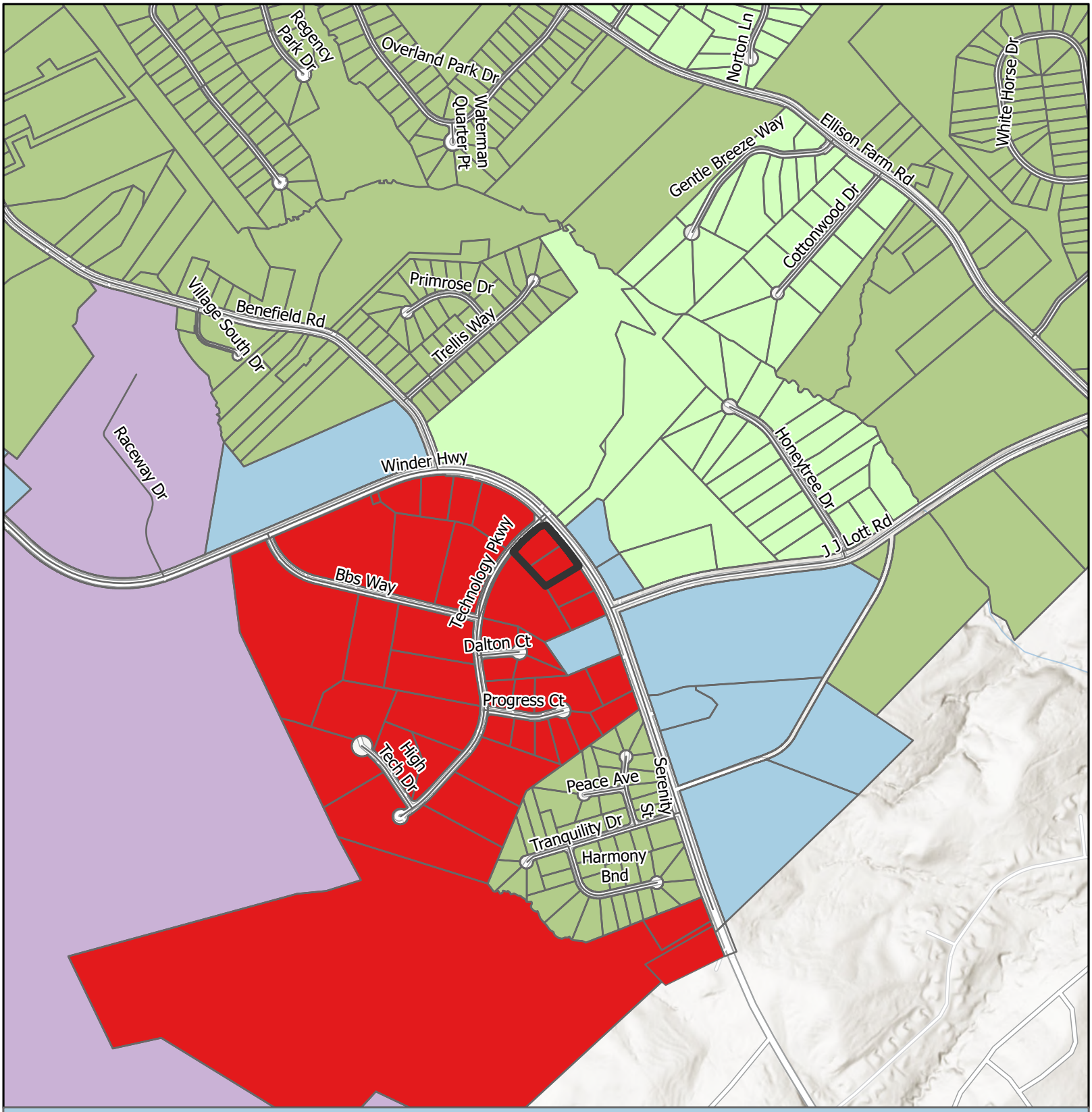
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026



Future Land Use Map

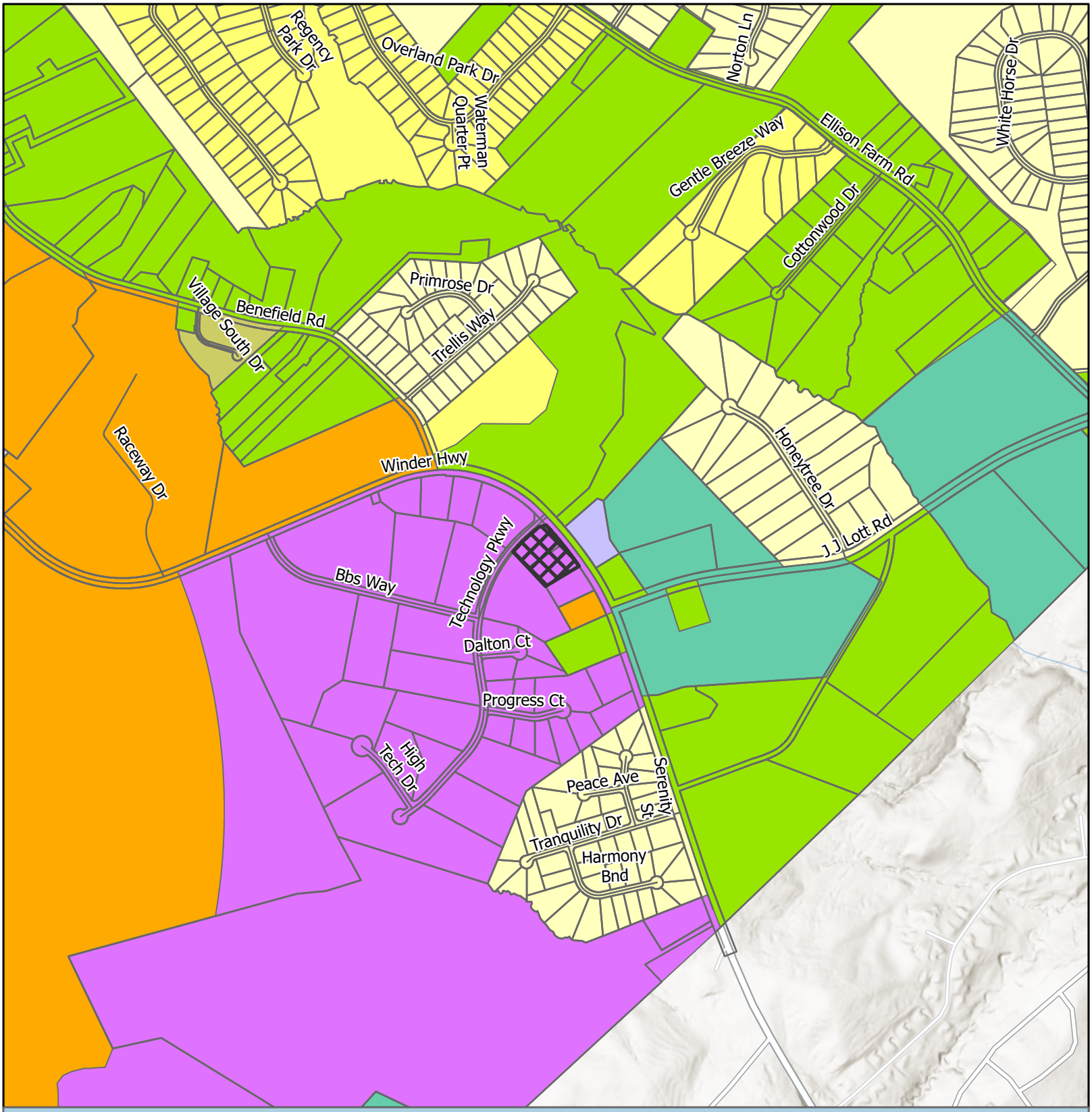
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway
& 5472 Winder Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

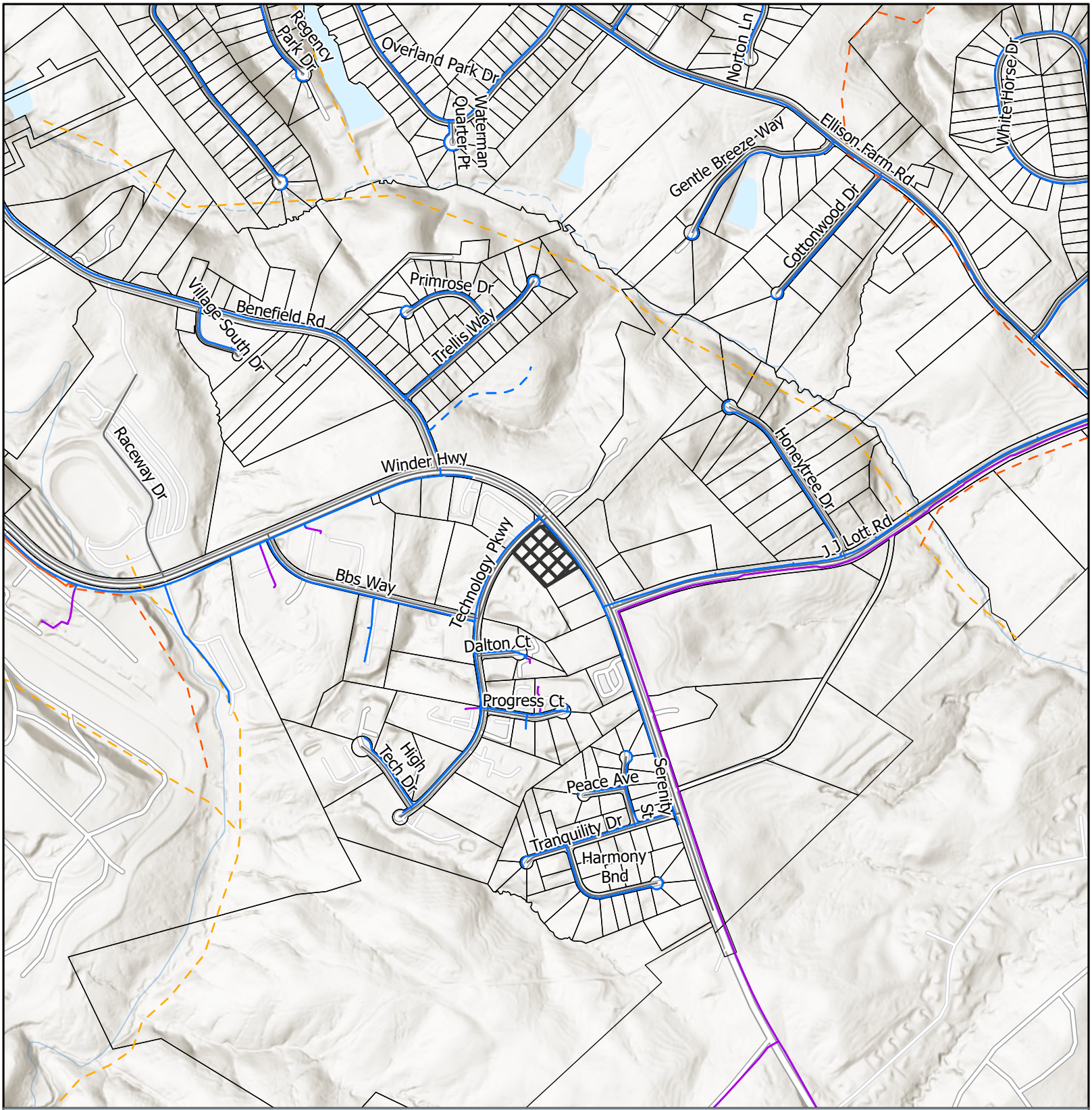
Subject Area
City Limits

Zoning
AR-1
I-2
MHP
PCD
PCFD
PID
PRD
R-1

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



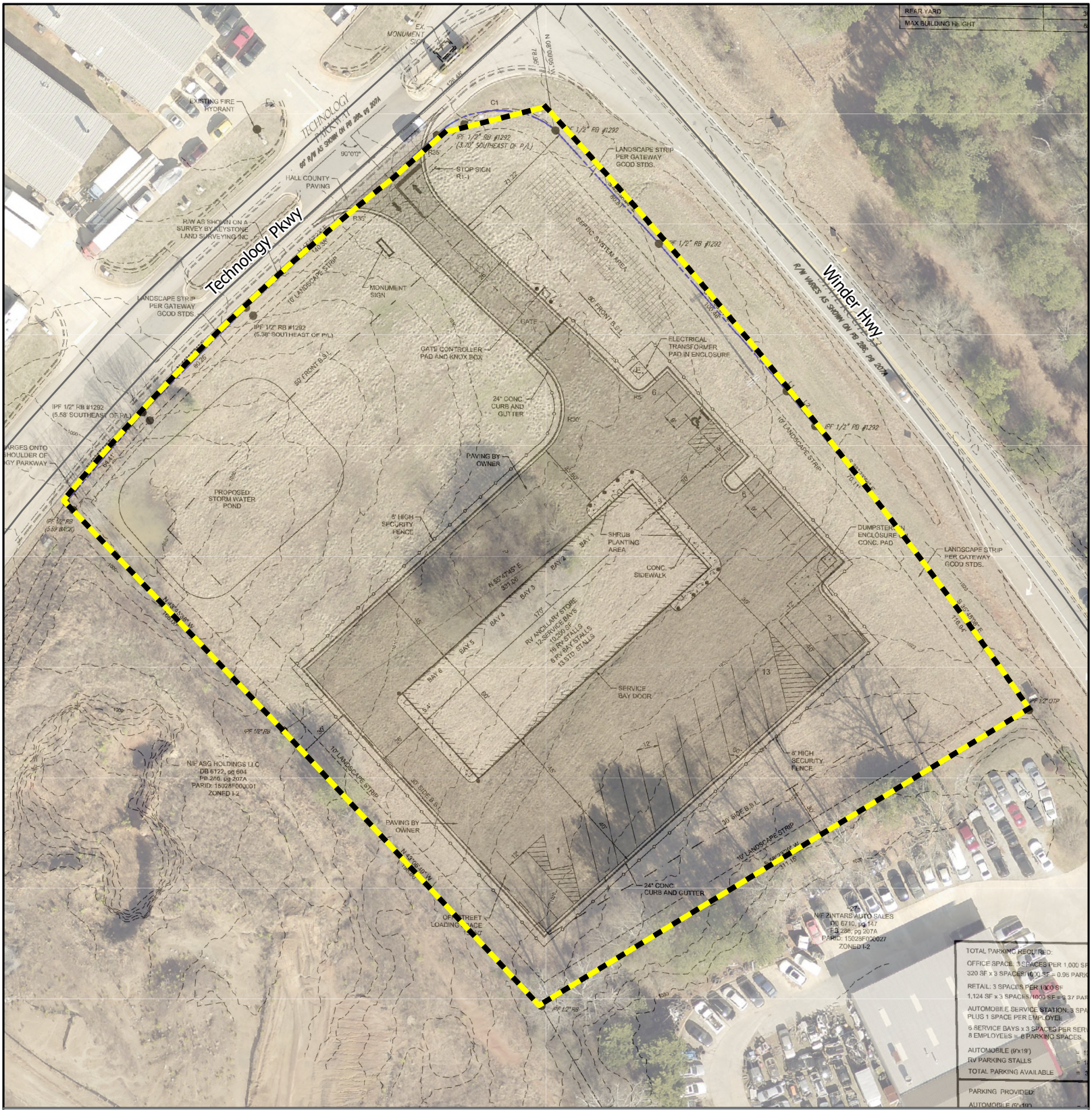
Utilities Map

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

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway &
5472 Winder Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Site Plan & Aerial Map

Subject Area

Applicant: Premier Building Systems
Tax Parcel #: 15028F000025, 000026
Location: 5407 Technology Parkway & 5472 Winder Highway
Commission District 1

HALL COUNTY GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

After Recording Return To:
Park Law Group PC
1815 Satellite Blvd, Suite 503
Duluth, GA 30097
File No.: 2023-088

eFiled and eRecorded
DATE: 04/14/2023
TIME: 4:03 PM
DEED BOOK: 9291
PAGE: 91 - 93
FILING FEES: $25.00
TRANSFER TAX: $517.00
PARTICIPANT ID: 8702653966
PT61: 069-2023-002446
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 14th day of April in the year two thousand and twenty-three between

Raceway Commons, LLC, a limited liability company

as party or parties of the first part, hereinafter called Grantor, and

Yeon Ho Jung

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars 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:

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel ID: 15028F000025 and 15028F000026

TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments incident or appurtenant thereto (the foregoing, together with the Land, are herein referred to as the "Property"), subject only to those matters set forth and described on **Exhibit "B"** attached hereto and by this reference made a part hereof (herein referred to as the "permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

Signed, sealed and delivered in our presence and executed by us this 14st day of April 2023.

Unofficial Witness

Notary Public
My commission expires:

EUN PARK NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MAY 25, 2025

Raceway Commons, LLC

Edd Price aka Hilton E. Price, Member

EXHIBIT A

All that tract or parcel of land lying and being in the 392nd District, G.M., Hall County, Georgia, being shown as Lot 25 containing 1.50 acres and Lot 26 containing 1.50 acres of Raceway-Technology Park and being more fully described and delineated in Plat of Survey recorded at Plat Slide 286 at Page 207A, Hall County, Georgia Records; which said plat and the recording thereof are hereby incorporated herein by reference for a more detailed description of the property.

Declaration of Covenants, Conditions and Restrictions and Easement for Road Atlanta Technology Park dated May 15, 1990 and recorded at Deed Book 1472 at Page 313 through 343, Hall County, Georgia Records.

Subject Property Address: **5407 Technology Pkwy & 5472 Winder Hwy, Braselton, GA 30517**

Parcel ID: **15028F000025 and 15028F000026**

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=83348070&key1=9291&key2=91&county=69&countyname=HALL&userid=821649&appid=4 1/1

CITY OF
GAINESVILLE

WATER RESOURCES

January 29, 2026

Woodlands Engineering Company, LLC
Luke Williams, PE, LEED AP BD+C
PO Box 415
Clarkesville, GA 30523

Re: Water Availability
Proposed RV Maintenance Facility
5407 Technology Pkwy & 5472 Winder Hwy
PINs: 15028F 000025, 15028F 000026

Dear Mr. Williams,

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

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Winder Highway as well as an existing 8-inch DIP water main in the right-of-way of Technology Parkway along the frontages of the subject properties.

Currently, the City has adequate domestic water capacity to serve your proposed RV maintenance facility.

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

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

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services and GIS Manager

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

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

Date: 1-22-26

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

Minor improvements to the access on SR 53 needed.
i.e. signing and striping

SUMMARY OF I-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS		
REGULATION	REQUIRED	ACTUAL
OPEN SPACE %	20%	>20% TBD
ZONING BUFFER	N/A	N/A
MIN. LOT SIZE	15,000 S.F.	130,680 S.F.
MIN. LOT FRONTAGE	100 FT	>100 FT
FRONT YARD SETBACK	50'	50'
SIDE YARD	30'	30'
REAR YARD	30'	30'
MAX BUILDING HEIGHT	65'	<65'

VICINITY MAP

NOT TO SCALE

ZONING
I-2 HEAVY INDUSTRIAL
GATEWAY CORRIDOR OVERLAY DISTRICT
+/-3.0 ACRES
PARCEL ID 15028F000025 & 15028F000026

GENERAL NOTES:

1. PROPOSED SITE IS LOCATED IN GMD 392, 1ST LAND DISTRICT, HALL COUNTY, GA.
2. TAX PARCEL 15028F000025 & 15028F000026 AND CONSISTS OF ±3.0 ACRES WITH ±TBD ACRES OF DISTURBANCE.
3. THE SITE WILL BE SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE MANAGEMENT SYSTEM (SEPTIC SYSTEM).
4. PROPOSED USE IS A RECREATIONAL VEHICLE (RV) ANCILLARY STORE WITH 8 EMPLOYEES.
5. THE PROPERTY IS ZONED I-2, HEAVY INDUSTRIAL .
6. ALL CONSTRUCTION TO CONFORM TO HALL STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
7. ALL DIMENSION AND RADII ARE TO/FROM THE FACE OF CURB, EDGE OF ASPHALT, AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. THE SITE DOES NOT FALL WITHIN A 100 YEAR FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, PANEL 13139C0318G AND DATED 12/1/2022.
10. ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
11. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR TO DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
13. ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, ETC.) SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. (A.D.A.)
14. TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF-STREET PARKING THROUGHOUT PROJECT CONSTRUCTION.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, DOCKS, RAMPS, BUILDING DIMENSIONS, DOOR AND STAIR LOCATIONS, AND EXACT UTILITY ENTRANCE LOCATIONS. THIS PLAN SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENACNES AS NOTED ABOVE.
17. CONTRACTOR TO REFERENCE SURVEY FOR BENCHMARKS. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEAL LEVEL.

TOTAL PARKING REQUIRED:	
OFFICE SPACE: 3 SPACES PER 1,000 SF	
320 SF x 3 SPACES/1000 SF = 0.96 PARKING SPACES OR 1 PARKING SPACE	
RETAIL: 3 SPACES PER 1000 SF	
1,124 SF x 3 SPACES/1000 SF = 3.37 PARKING SPACES OR 4 PARKING SPACES	
AUTOMOBILE SERVICE STATION: 3 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE	
6 SERVICE BAYS x 3 SPACES PER SERVICE BAY = 18 (RV) SPACES 8 EMPLOYEES = 8 PARKING SPACES	
AUTOMOBILE (9'x19')	= 13 STALLS (INCLUDING 1 HANDICAP)
RV PARKING STALLS	= 18 STALLS
TOTAL PARKING AVAILABLE	= 31 STALLS
PARKING PROVIDED:	
AUTOMOBILE (9'x19')	= 12 STALLS
HANDICAP	= 1 STALL
RV PARKING STALLS (BAYS)	= 6 STALLS
RV PARKING STALLS (SITE)	= 16 STALLS
TOTAL PARKING AVAILABLE	= 35 STALLS

LEGEND

- EXISTING FEATURES
- EXISTING CURB AND GUTTER
- PROPERTY LINES
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED FEATURES
- PROPOSED CURB AND GUTTER
- PROPOSED BUILDING
- EXISTING OHP
- HALL COUNTY PAVEMENT
- PAVEMENT BY OWNER

GRAPHIC SCALE

30' 0 30' 60' 120'

(IN FEET)
1 inch = 30 ft.

WOODLANDS ENGINEERING COMPANY
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE 404-913-5088
WWW.WOODLANDSENG.COM
FIRM LIC# PEF007609 EXP 6/30/26

SEAL

CLIENT:
YEON HO JUNG
3814 BOLDING RD
FLOWERY BRANCH, GA 30542

PROJECT:
RV ANCILLARY STORE
PARCEL ID 15028F000025 & 15028F000026
5407 TECHNOLOGY PARKWAY
HALL, GA

NO.	BY	DATE	DESCRIPTION

DRAWN BY: LWW
CHECKED BY: LWW

DATE: 1/5/26

SHEET TITLE: CONCEPT SITE PLAN

SHEET NUMBER: SK-1

WEC JOB No. 20019

From: Hash, Christopher M
To: Luke Williams
Cc: Destin, Jean I
Subject: RE: Commercial Driveway Discussion with GDOT
Date: Thursday, January 22, 2026 9:26:15 AM
Attachments: image001.png
image002.png
image003.png

Hey Luke,

That's correct. The location on Technology Dr is okay with our office.

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: Luke Williams <luke@woodlandseng.com>
Sent: Thursday, January 22, 2026 9:18 AM
To: Hash, Christopher M <CHash@dot.ga.gov>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Christopher,

Thank you for the conceptual review. It is my understanding that the proposed driveway location on Technology Parkway is acceptable to GDOT but there does need to be some minor striping and signage improvements made to Technology Drive at the intersection of SR 53. I will coordinate these striping and signage requirements with you later and submit a plan via GPAS for approval. We must get a special use permit for the project through Hall County so it may be a few months before I begin permitting drawings. Are my understandings correct?

Thank you,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523
O: 404-913-5098
C: 404-274-3919

From: Hash, Christopher M <CHash@dot.ga.gov>
Sent: Thursday, January 22, 2026 9:08 AM
To: Luke Williams <luke@woodlandseng.com>
Cc: Destin, Jean I <JDestin@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I've attached some conceptual comments. It appears there just needs to be some minor improvements to the existing access on SR 53.

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: Hash, Christopher M
Sent: Tuesday, January 13, 2026 8:30 AM
To: 'Luke Williams' <luke@woodlandseng.com>
Cc: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good Morning Luke,

I'll add this to the list to review, I should have a response back to you by early next week.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 5:36 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

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.

Thank you.

Chris,

I have attached a conceptual site plan to this email that we submitted to Hall County for this project. This project will be a RV accessory store where customers can bring their RVs for upgrades or customizations. Only non-motorized RV upgrades. This will be a low volume driveway, and it does meet the Hall County driveway to intersection distance requirements of their regulations. During our development review committee meeting with Hall County, I was asked to reach out to GDOT concerning the location of our commercial driveway onto Technology Parkway which is not a state route. We need our driveway at this location due to the existing grades of the site and for site maneuverability. This driveway location provides access to the site at a higher elevation then the next median cut on Technology Pkwy. I did not see any issues with this driveway location which is directly across from another commercial driveway on Technology Parkway.

If you have any questions or if additional information is required, please let me know.

Thanks,

Luke

Luke Williams, PE, LEED AP BD+C
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30523

O: 404-913-5098
C: 404-274-3919

From: Boyle, Hunter P <HBoyle@dot.ga.gov>
Sent: Monday, January 12, 2026 4:50 PM
To: Luke Williams <luke@woodlandseng.com>; Hash, Christopher M <CHash@dot.ga.gov>
Subject: RE: Commercial Driveway Discussion with GDOT

Good evening Luke,

Chris Hash is the Operations Supervisor over Hall County. I've added him to the thread. He should be able to assist you.

Thanks,

Hunter Boyle, P.E.
District1 Traffic Operations Manager
Areas 2 & 3
GDOT Georgia Department of Transportation

District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30507
470-663-1913
404-832-0053

From: Luke Williams <luke@woodlandseng.com>
Sent: Monday, January 12, 2026 3:47 PM
To: Boyle, Hunter P <HBoyle@dot.ga.gov>
Subject: Commercial Driveway Discussion with GDOT

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.

Hunter,

I am sorry to bother you, but I need to discuss a proposed commercial project in Hall County with GDOT. I am working on this project located at Technology Parkway and SR 53 (Winder Hwy) in Hall County at 5407 Technology Parkway, Parcel 15028F000025 & 15028F000026. We

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Wed 3/4/2026 10:24 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Kaitlyn, please see below for a comment from the MPO:

- **5407 Technology Plwy & 5472 Winder Hwy, Premier Building Systems** – This parcel is along State Route 53, which is scheduled to be widened to four lanes in the long range of the MPO's Metropolitan Transportation Plan (GH-040, PI 0013310). Pre-engineering work will begin in FY 2030, with construction not currently scheduled until 2051. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 2/27/2026 3:20 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
Fire Comments:
If approved the site development plan may require modifications during the development review process to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

HALL COUNTY
HIGHLANDS
ISLANDS
FIRE
RESCUE

Outlook

RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Fri 3/6/2026 11:41 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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

Don't need these quite yet!

Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road** | **Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

- **7389 Mulberry Trace Lane** | **Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

- **(A) 5407 Technology Parkway & 5472 Winder Highway** | **Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

This location will need a business license.

- **(B) 5407 Technology Parkway & 5472 Winder Highway** | **Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **0, 0 and 4258 Cagle Road** | **Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

- **6245, 6249 & 0 Ben Parks Road** | **Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

This location will need a business license.

- **886 Gainesville Highway** | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

This location will need a business license.

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*

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 March 11, 2026 AND NO LATER THAN March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jonathan Harris **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 03/17/26 **for** Yeon Ho Jung **.**

Please Print Name

Date

(Name application filed as)

Signature Jonathan Harris

(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 PREMIER BUILDING SYSTEMS
REQUEST SPECIAL USE FOR VEHICLE REPAIR, MINOR & VARIANCES TO GOOD & PARKING STANDARDS
Date: N/A
Time: N/A
Date: APR 09, 2026
Time: 6:00 PM
FOR MORE INFORMATION CALL: (770) 531-6689

ZONING NOTICE

ZONING NOTICE
PREMIER BUILDING SYSTEMS
SPECIAL USE FOR VEHICLE REPAIR,
N/A
N/A

770-534-5

AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 135/2026

SUBJECT: **4939 Old Orr Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) **| Proposed Use: Single-family residence |** Commission District 1 **| C&E Real Estate Inc. c/o Edward Coglianese, applicant**

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends **approval** of the applicant's request.

Purpose of Request:
4939 Old Orr Road | Variance to Section 3.2 | to reduce the minimum yards | on a 1.026± acre portion of a tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, 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:

Application
Statement of Hardship
Site Plan
Plat
Maps
Floor Plan
Deed
Septic Application
Level 4 Soil Report
Environmental Health Comment
GDOT Comments
Public Works Comment
Fire Comment
Notice Sign
Staff Report

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)

C&E REAL ESTATE INC - EDWARD COGLIANESE
6408 LAKEVIEW DR
BUFORD, GA 30518

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

C&E REAL ESTATE INC
6408 - LAKEVIEW DR
BUFORD, HALL, GA 30518

Phone [redacted]

Email Address [redacted]

Location of Property 4939 OLD OAK RD FLOWERY BRANCH, GA

Present Zoning AR-1 Existing Structures NONE

Type of Appeal:

- X Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other: ___

X	Front Yard	From 40 ft. to 20 ft.
X	Right Side Yard	From 15 ft. to 10 ft.
___	Left Side Yard	From ___ ft. to ___ ft.
___	Rear Yard	From ___ ft. to ___ ft.
___	Road Frontage	From ___ ft. to ___ ft.
___	Sign Area	From ___ ft. to ___ ft.
___	Sign Height	From ___ ft. to ___ ft.
___	Doctor's Letter	___ Terms Agreement

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

Hardship Mobile Home:

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

_____
(Signature)

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

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

Print EDWARD COGLIANESE Date 2/3/26

Sign _____ Date 2/3/26

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: _____

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**C&E Real Estate Inc**	Control Number:	**19122267**
Business Type:	**Domestic Profit Corporation**	Business Status:	**Active/Owes Current Year AR**
NAICS Code:	**Real Estate and Rental and Leasing**	NAICS Sub Code:	**Offices of Real Estate Agents and Brokers**
Principal Office Address:	**6408 LAKEVIEW DR, BUFORD, GA, 30518, USA**	Date of Formation / Registration Date:	**9/10/2019**
State of Formation:	**Georgia**	Last Annual Registration Year:	**2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Edward J Coglianese**

Physical Address: **6408 LAKEVIEW DR, BUFORD, GA, 30518, USA**

County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
Edward J Coglianese	CEO	6408 Lakeview Dr, Buford, GA, 30518, USA
Edward J Coglianese	CFO	6408 Lakeview Dr, Buford, GA, 30518, USA
Laurie Jean Cooper-Coglianese	Secretary	6408 LAKEVIEW DR, 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) C & E REAL ESTATE - EDWARD COGLIANESE OWNE

Address 6408 LAKEVIEW DR
BUFORD, GA 30518 - HALL COUNTY

Phone Number [redacted]

Name of applicant(s) C & E REAL ESTATE INC - EDWARD COGLIANESE - OW

Address 6408 LAKEVIEW DR
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)

Personally appeared before me

Edward Coglianese

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

NICK DAVIS
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
MY COMMISSION EXPIRES
OCTOBER 07, 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 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:** 2/3/20

Applicant's/Owner's Name (Printed): EDWARD COGLIANESE
C4 E REAL ESTATE INC

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).
THERE IS A SEVERE DROP OFF MAKING THE FAR RIGHT NEAREST THE ROAD THE ONLY SUITABLE SITE FOR THIS PROPERTY

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
IF GRANTED LEVEL AREAS COULD BE MADE FOR THE OCCUPANTS AND ANY CHILDREN [redacted] TO BE ABLE TO SAFELY WALK AND PLAY

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.
NEIGHBORING PROPERTIES ARE ALREADY BUILT OR GRADED AND DO NOT NEED ANY SIMILAR VARIANCE

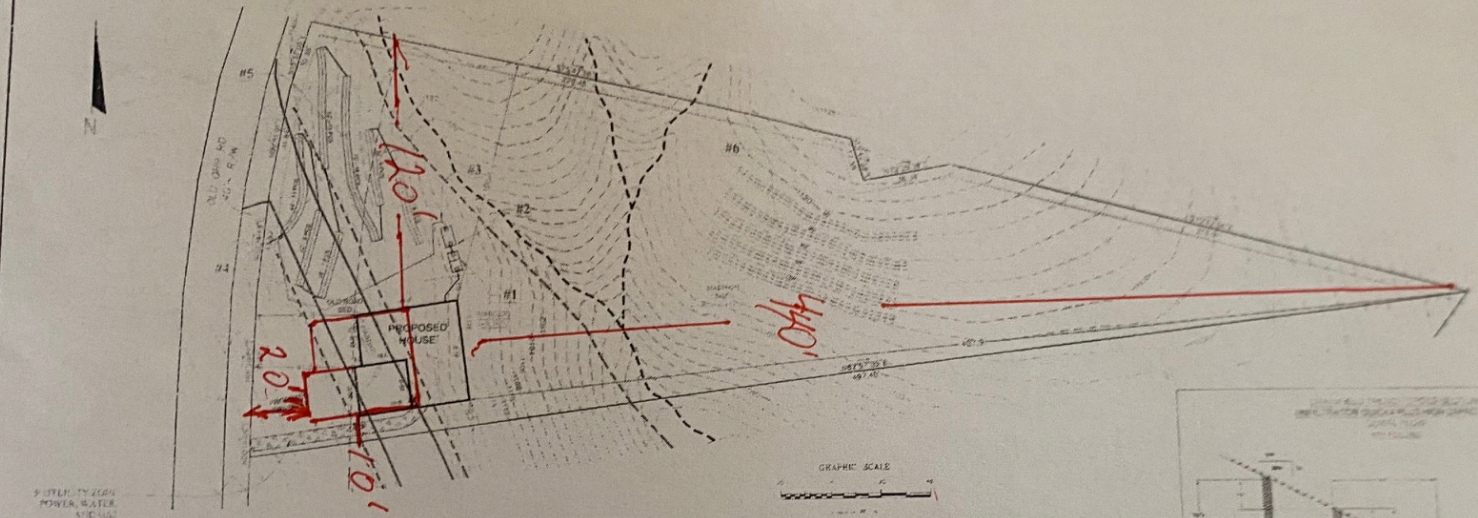
4. Such conditions are not the result of any actions of the property owner.
NATURAL TOPOGRAPHY

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.
WOULD NOT CAUSE ANY DETRIMENT TO NEIGHBORS

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

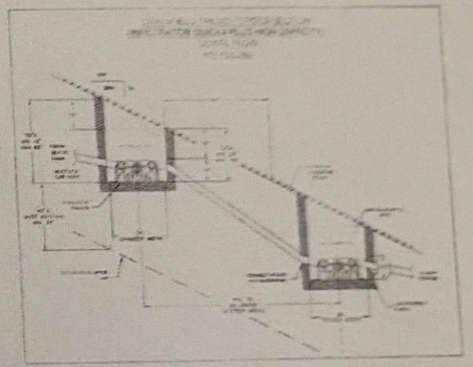
Applicant _____ **Date** 2/5/26

Proposed Site Plan
Front and Side Yard setback request



PROPOSED NEW 4BR HOUSE
BASEMENT FOUNDTION
MAIN FFE 1036'
BSMT FFE 1026'
STUB OUT 1024'

Environmental Health
Approved Design
Date: 06/23/25



SYSTEM DESIGN DATA AND CALCULATIONS
* 4 bedrooms x 150 GPD/BR = 600 GPD
* With garbage grinder

#1: Pretreatment -
* Standard 1500 gallon baffled septic tank with Standard approved 4" effluent filter on outlet

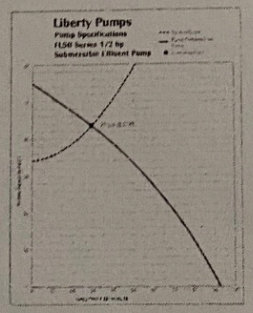
#2: Dosing -
* Standard 1000-gallon precast concrete pump tank with 1 adapter lid and risers to ground surface level
* Check valve, Union & Cut-off valve in the inside pump chamber envelope riser shaft in the pump
* Approx. 34 ft Static Head
* Approx. 135 LF of 1.5" PVC force main with approx. 2 ft friction head @ 30 gpm
* Design is for a 1/2 HP Liberty Model PL50 Effluent Pump controlled by an SJE-Rhombus PS Control Panel.
* Dosings 50 gallons per dose, dose on demand
* Pump will operate at approx. 30 GPM @ approx. 4.38 TDH, pump dose volume shall be verified with draw down test.

#3: Approx. 135 LF of 1.5" DIA SCH 40 PVC force main

#4: Standard approved Distribution Box

#5: Primary Absorption Field -
* Soil Series: MADISON (see soils study)
* Perc Rate = 60 minutes per inch
* 60 min/in = 336 SF/BR x 4 BR / 3 SF/LF Trench = 447 LF trench minimum total 447 LF - 35 % reduction = 292 LF minimum
* Design: 292 LF (73 PCS) Infiltrator Water Technologies Quick4 Plus High Capacity Chambers, Pump Dosed, Serial Distribution
minimum 7 ft on center, as shown.
* Trench depth: 24"-36" (per soils study) *see L4 for soil boundaries + infiltration details*

#6: Reserve Absorption Field -
* Soil Series: MADISON (see soils study)
* Perc Rate = 45 minutes per inch
* 45 min/in = 300 SF/BR x 4 BR / 3 SF/LF Trench = 400 LF trench minimum total
* Design: 400 LF Conventional gravel absorption trench, 12" gravel fill wide as shown.
* Trench depth = 24"-48" (per soils study)



811
Know what's below
Call before you dig

NOTES:
- Soils Design: To in accordance with the standards and regulations set forth by the Georgia Department of Public Health Manual for On-Site Sewage Management Systems. On-Site Wastewater Consultants does not make guaranty nor, implied, warranty, or guarantee the performance or any on-site sewage management systems. The County Health Department may find possibilities over permitting and regulating on-site sewage management systems. Any alternative on-site sewage management systems on this property. The County Health Department may find possibilities over permitting and regulating on-site sewage management systems. Any alternative on-site design, installing of any or use of specific products as listed or shown on design without my expressed, written consent and approval will render this design null and void. Any alteration to the site after the date on the design may change the nature and suitability of the site.
- Any Soil or Subsurface observations to be verified in writing by the County or engineer for the County On-Site Sewage Management Systems regulations (Ex. Clayey, Fags, Sandbed.
- System designed by On-Site Wastewater Consultants, LLC
- "This drawing as an instrument of service is and will remain the property of On-Site Wastewater Consultants, LLC., and shall not be used in any way without the written consent of On-Site Wastewater Consultants, LLC"
- Contours shown were taken from survey GIS data.
- Base map information shown was taken from others provided by owner/developer, and is relied for calculation and design of septic system, no warranty.
- Soils information was taken from soil's survey provided by owner/developer. All such information is for reference and design of septic system only. Lead Interested to be a field survey, reference actual soils information map and report for more information and certifications.
- The incorrect of soils information viewed is not expressed or implied by On-Site Wastewater Consultants, LLC or its's drawing.
- It is critical that the bases be located exactly as shown before continuing for begin.
- This property to be served by public/municipal water.
- No wells observed within 100 feet of this property lines.
- Installation of erosion most comply with all applicable county flood prevention regulations Department and Georgia DNR requirements and be installed by a Standard Installer.
- Absorption field and septic tank areas shall be landscaped to prevent ponding of water. All surface waters, including but not limited to down spouts, roofing runoff and driveway runoff should be placed or diverted to an approved method away from on-site sewage management system.
- Abuse excessive and rock but not encroached.
- "I certify this on-site sewage management system meets the minimum design requirements established by the Department of Public Health, I have made a site visit to verify this system can be installed as designed in accordance with these regulations."

REVISED 6/14/2025 MOVED HOUSE, TANKS, AND FM

ON-SITE SEWAGE MANAGEMENT SYSTEM
4 B/1 CHAMBER SYSTEM
ED COGHALIS
4939 OLD OSS RD - LOT 1
HALL COUNTY GEORGIA

PROJECT 1863
3/20/2025
SHEET 1 OF 1

Previously approved Site Plan HRNEW24-1272
Expired on: August 12, 2025

THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

LINE TABLE		
L	DIST.	BEARING
L1	7.05	N 01°13'18" E
L2	43.92	N 05°24'48" E
L3	41.84	N 09°41'01" E
L4	30.38	N 15°37'05" E

GEORGIA
REGISTERED
No.1577
PROFESSIONAL
SURVEYOR
W. T. DUNAHOO

OLD ORR ROAD ~ 40' R/W

2197.63' TO ℄ OF HOG MOUNTAIN ROAD

½" CON. F

S 75°42'56" E 229.45'

1000 gal. tank

~ KEVIN M. COMPTON ~

10' B.L.

IPS

S 15°42'28" E 17.55'

N 79°35'38" E 36.39'

S 75°42'56" E 216.90'

½" CON. F

STARR

60.3

3rd CAR GARAGE 20.0 x 12.0

2-CAR GARAGE 20.0 x 44.0

PROP. 4-BR HOUSE
BSMT. EL. 1120'
1st FL. EL. 1130'
41.0 x 21.0

40' B.L.

OLD ROAD BED

42.6

MADISON
15-25%

Primary System
260' Chamber

1110

LOT 1
1.026 ACRES

MADISON
35-45%

Secondary System
440' Conventional

N 82°57'05" E 497.40'

N 01°10'27" E 55.56'

53.5

11.71'

MADISON
5-15%

1140

1130

1100

Dist. box

156.61'

20.0

3rd CAR GARAGE 14.0 x 20.0

N 00°14'09" E 108.69'

41.8

96.98'

2-CAR GARAGE 20.3 x 39.0

7.0

6.0

PROP. 4-BR HOUSE
BSMT. EL. 1132'
1st FL. EL. 1142'
39.0 x 33.0

1150

40' B.L.

18.7

27.5

1120

1090 gal. tank

1110

1090

1080

1090

MADISON
15-25%

Primary System
260' Chamber

LOT 2
1.088 ACRES

1000 gal. pump tank

N 83°39'40" E 397.42'

10' B.L.

1070

IPS

~ JOSEPH CAMIRE ~

S 39°18'09" W 349.68'

Secondary System
440' Conventional

L1

IPS

CAPPED WELL

15' BUFFER

MADISON
25-35%

PROP. 4-BR HOUSE
BSMT. EL. 1132'
1st FL. EL. 1142'
33.0 x 39.0

40' B.L.

18.7

6.0

2-CAR GARAGE 20.3 x 39.0

7.0

3rd CAR GARAGE 14.0 x 20.0

43.1

N 01°54'22" E 74.03'

N 01°13'19" E 47.56'

27.5

MADISON
5-15%

MADISON
5-15%

OLD ROAD BED

STARR

193.07'

MADISON
35-45%

MADISON
5-15%

10' B.L.

IPS

S 86°40'50" W 276.64'

1000 gal. tank

~ C&E REAL ESTATE INC ~

Primary System
260' Chamber

~ DARIAN G. McVAY ~

Secondary System
440' Conventional

GRAPHIC SCALE
30 0 30 60

REFERENCE:
BEING LOTS 1,2,&3 OF OUR SUBDIVISION PLAT FOR
C&E REAL ESTATE INC., DATED 12/15/2023

~ LEGEND ~
R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
IPF = IRON PIN FOUND (1/2" REBAR)
P.P. = POWER POLE

SITE PLAN FOR — STATE OF GEORGIA

C&E REAL ESTATE INC

CITY	GMD	COUNTY	SCALE	DATE
	1270	HALL	1"=30'	9/4/2024

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
P.O. BOX 183
302 W. MAY ST.
(770) 867-3911
WINDER, GEORGIA

eFiled and eRecorded
DATE: 01/24/2024
TIME: 4:04 PM
PLAT BOOK: 884
PAGE: 267 - 267
FILING FEES: $10.00
PART ID: 3182057576
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 21,500 feet and an angular error of 2" per angle point and was adjusted using the compass rule.

This survey has been calculated for closure and is found to be accurate within one foot in >111,500 feet.

REFERENCE:

1.) *BEING A PLAT FOR JAMES HENRY LOVING, Sr. BY PATTON-PATTON & ASSOC., DATED 2/10/1978*
2.) *BEING A SURVEY FOR KEVIN M. COMPTON BY HENRY BAILEY, DATED 1/31/2005*

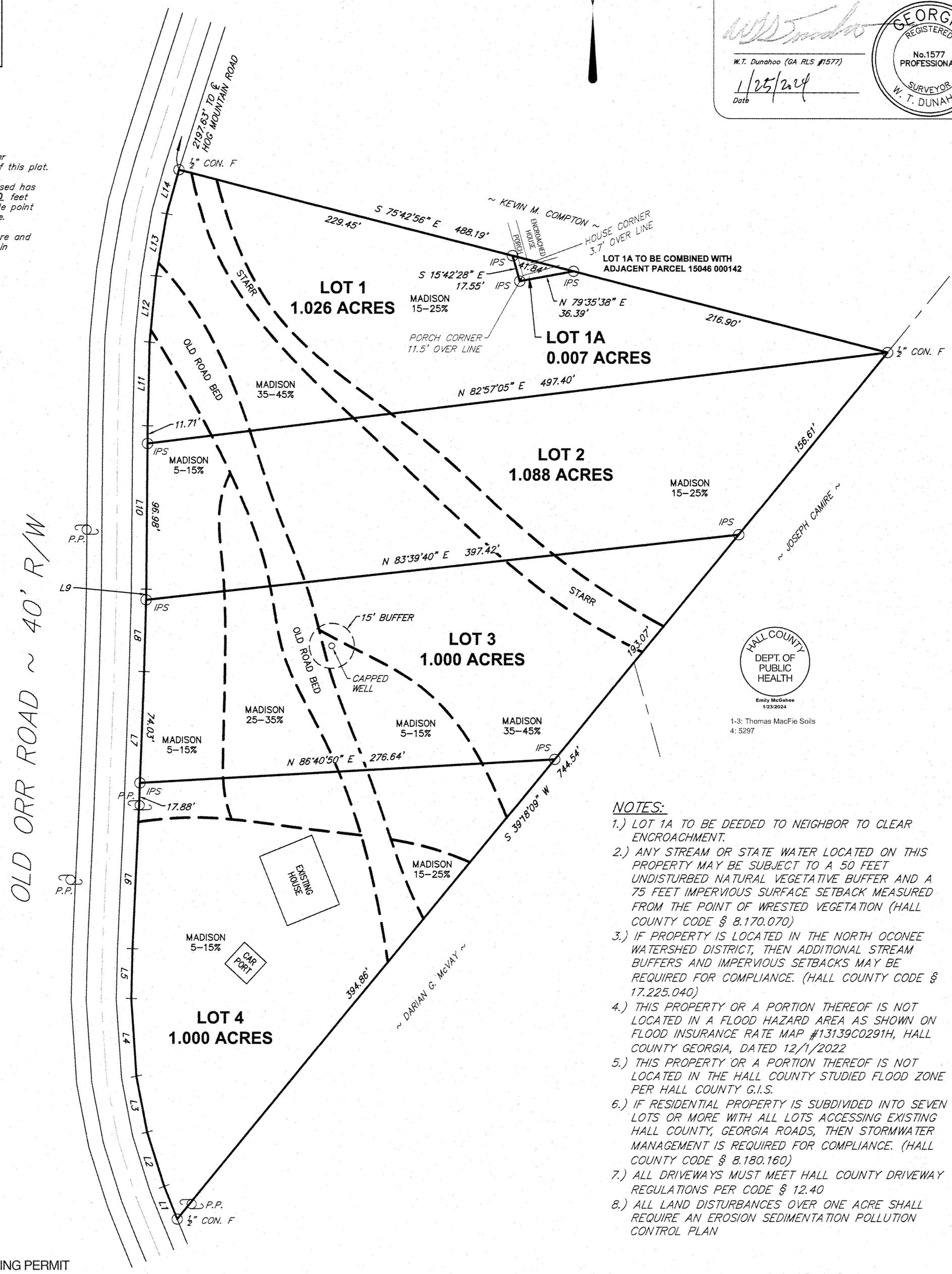
SURVEYORS CERTIFICATION: (i)

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 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.

W.T. Dunahoo (GA RLS #1577)

1/25/2024
Date

GEORGIA REGISTERED No.1577 PROFESSIONAL SURVEYOR W. T. DUNAHOO



HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McGahee
1/23/2024

1-3: Thomas MacFie Soils
4: 5297

LINE TABLE		
L	DIST.	BEARING
L1	23.40	N 21°52'20" W
L2	37.74	N 17°45'01" W
L3	37.83	N 11°09'15" W
L4	51.85	N 04°00'42" W
L5	33.08	N 01°13'04" E
L6	92.17	N 02°22'09" E
L7	91.91	N 01°54'22" E
L8	47.56	N 01°13'19" E
L9	7.05	N 01°13'18" E
L10	108.69	N 00°14'09" E
L11	55.56	N 01°10'27" E
L12	43.92	N 05°24'48" E
L13	41.84	N 09°41'01" E
L14	30.38	N 15°37'05" E

COUNTY ENGINEERS APPROVED Jason Skarda 1/24/2024 HALL COUNTY, GEORGIA

RECORDING PERMIT

BY **Brittany Walker**
HALL COUNTY PLANNING COMMISSION
DATE: 1/24/2024

GRAPHIC SCALE
50 0 50 100

NOTES:

1.) *LOT 1A TO BE DEEDED TO NEIGHBOR TO CLEAR ENCROACHMENT.*
2.) *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)*
3.) *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 § 17.225.040)*
4.) *THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0291H, HALL COUNTY GEORGIA, DATED 12/1/2022*
5.) *THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY G.I.S.*
6.) *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)*
7.) *ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40*
8.) *ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN*

... 4.121 ACRES TOTAL ...

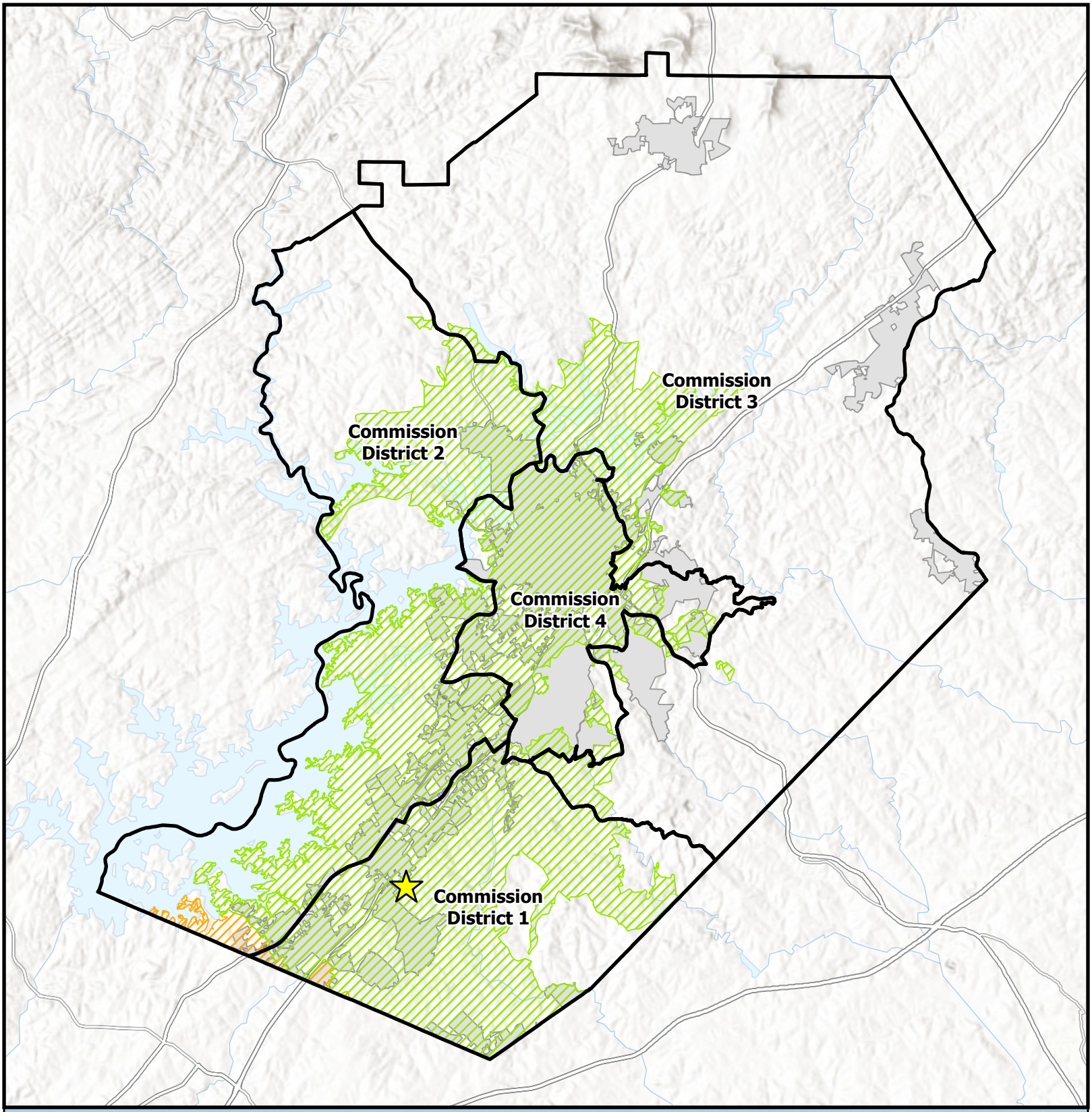
~ LEGEND ~
R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
IPF = IRON PIN FOUND (1/2" REBAR)
P.P. = POWER POLE

SUBDIVISION PLAT FOR *STATE OF GEORGIA*

C&E REAL ESTATE INC

CITY	GMD	COUNTY	SCALE	DATE
	1270	HALL	1"=50'	12/15/2023

W. T. DUNAHOO AND ASSOCIATES, L.L.C.
P.O. BOX 183
302 W. MAY ST.
(770) 867-3911
WINDER, GEORGIA



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

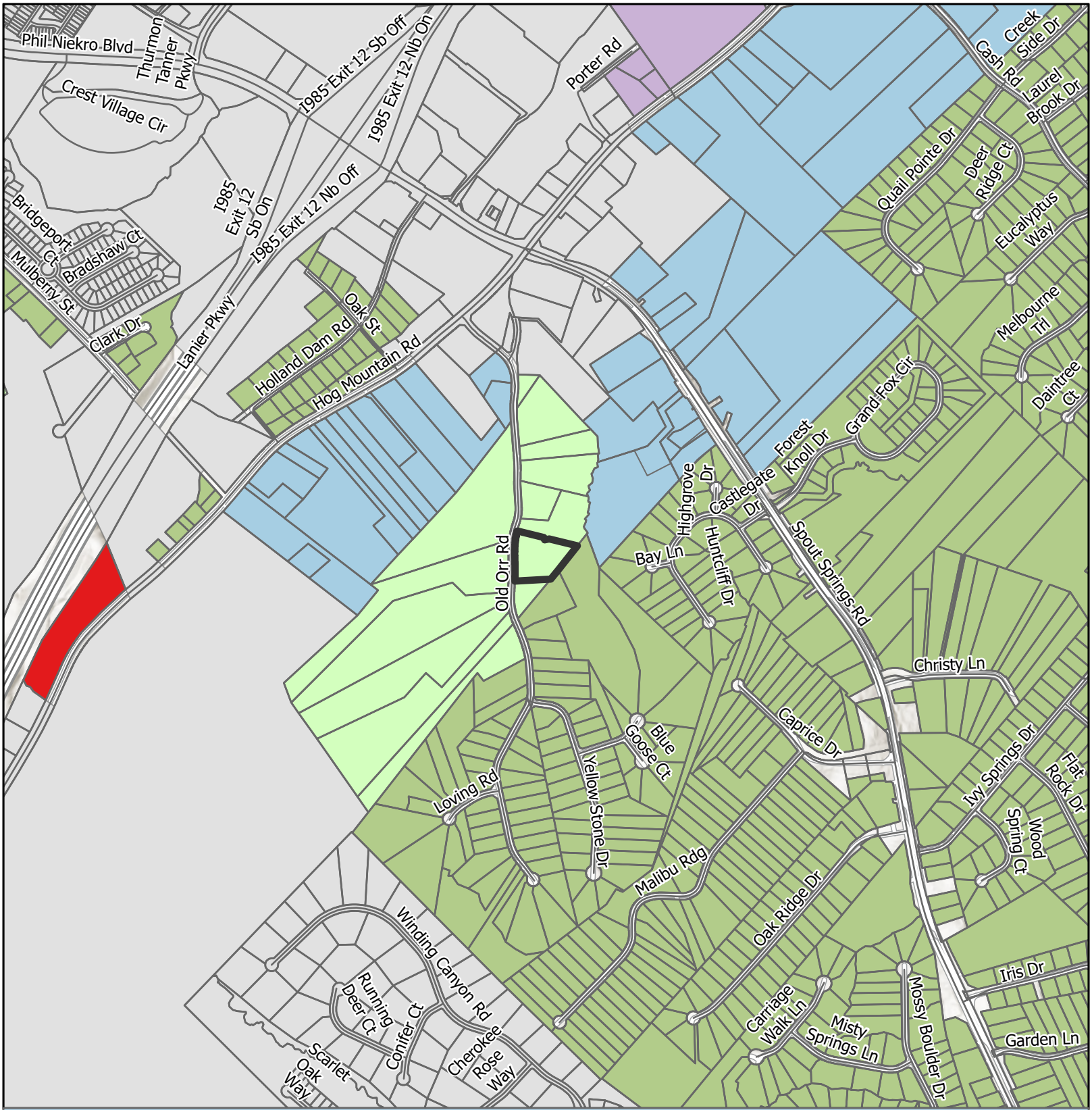
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: C&E Real Estate Inc. c/o
Edward Coglianese
Tax Parcel #: 15046 000032E
Location: 4939 Old Orr Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Future Land Use Map

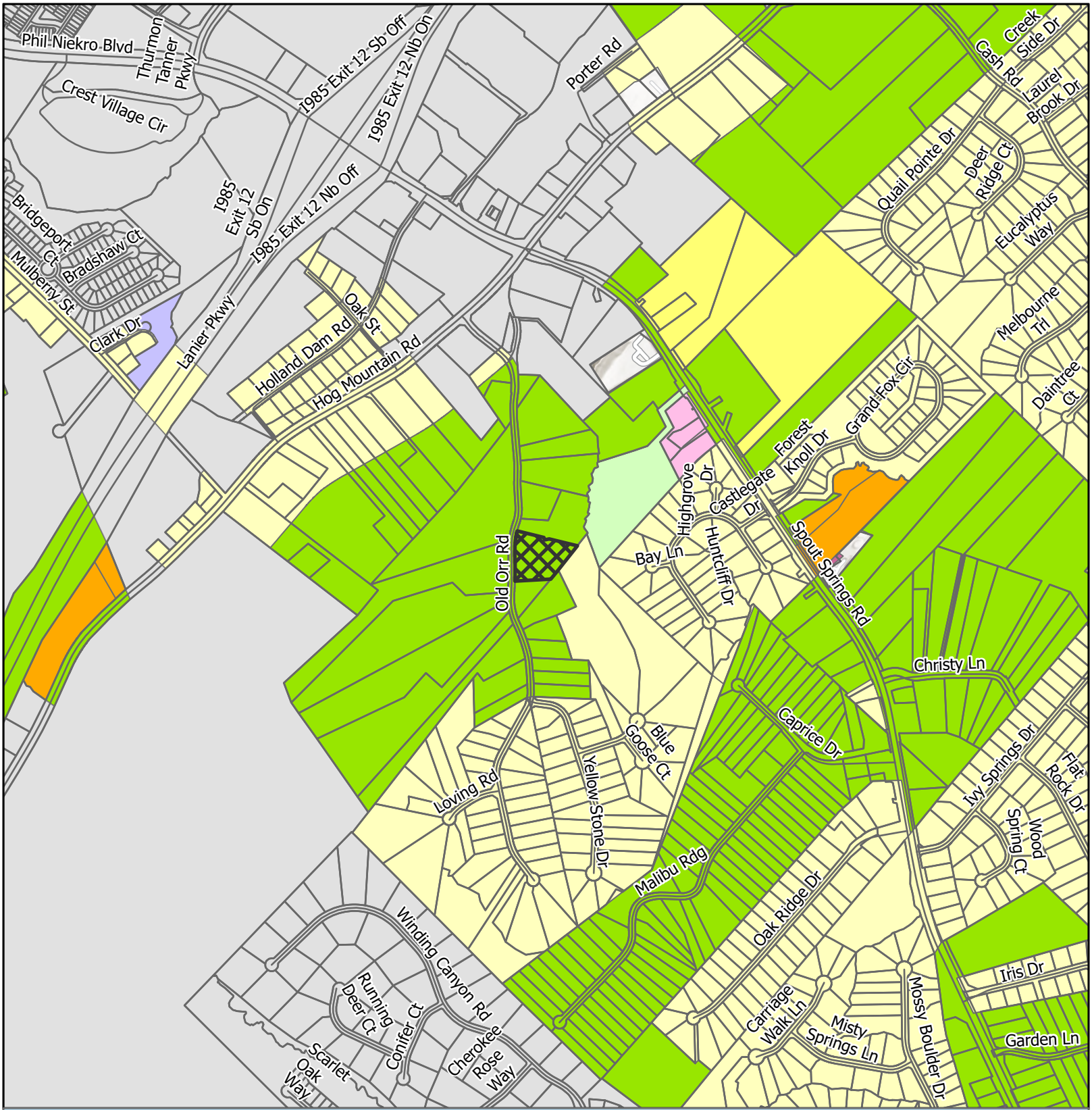
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: C&E Real Estate Inc. c/o Edward Coglianese
Tax Parcel #: 15046 000032E
Location: 4939 Old Orr Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Zoning Map

Subject Area
City Limits

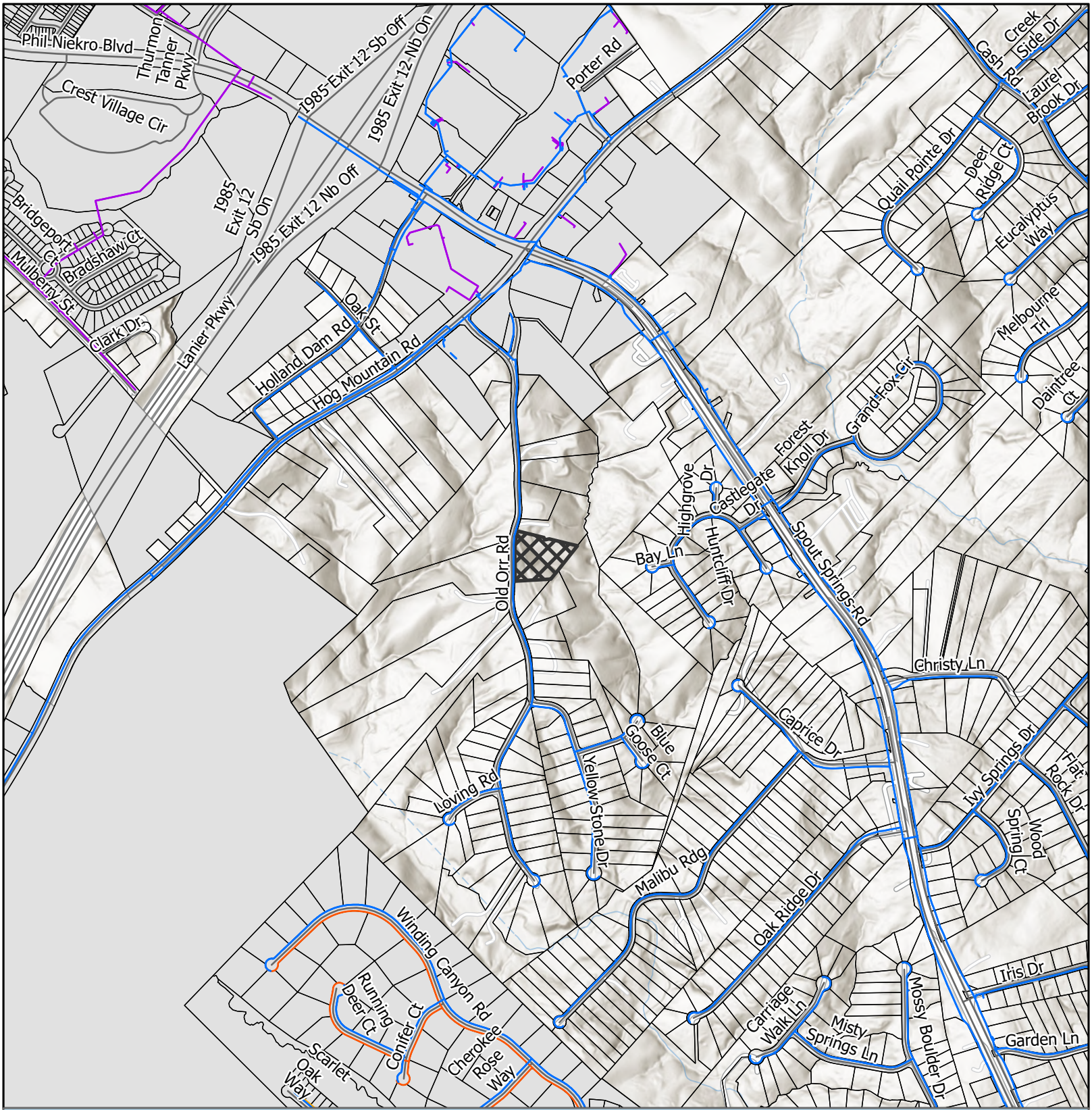
Zoning

AG-1
AR-1
HB
O-I
PCD
PID
PRD
R-1
S-S

Applicant: C&E Real Estate Inc. c/o
Edward Coglianese
Tax Parcel #: 15046 000032E
Location: 4939 Old Orr Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026



Utilities Map

- Subject Area
- City Limits
- Private of Other System
- Waterline
- Preliminary Waterline
- County Existing Sewerline
- County Forcemain

Applicant: C&E Real Estate Inc. c/o
Edward Coglianese
Tax Parcel #: 15046 000032E
Location: 4939 Old Orr Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/2/2026

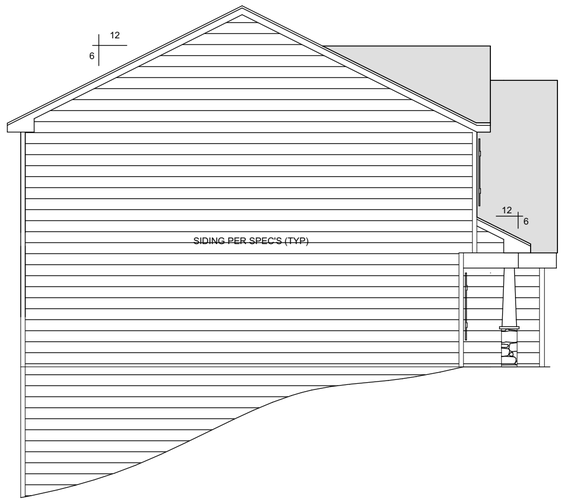
Site Plan & Aerial Map

Subject Area

Applicant: C&E Real Estate Inc. c/o Edward Coglianese
Tax Parcel #: 15046 000032E
Location: 4939 Old Orr Road
Commission District 1

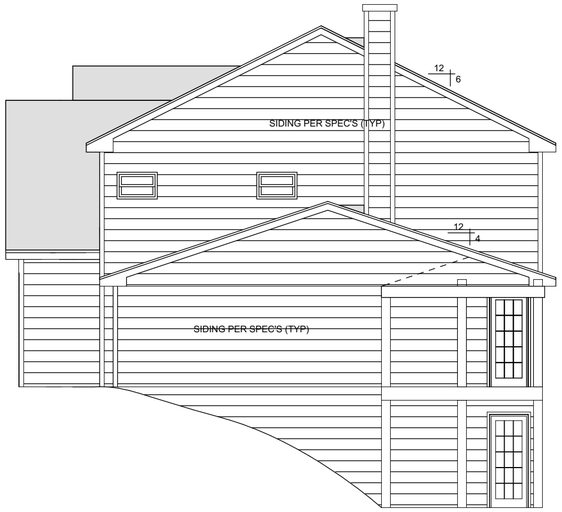
HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/3/2026

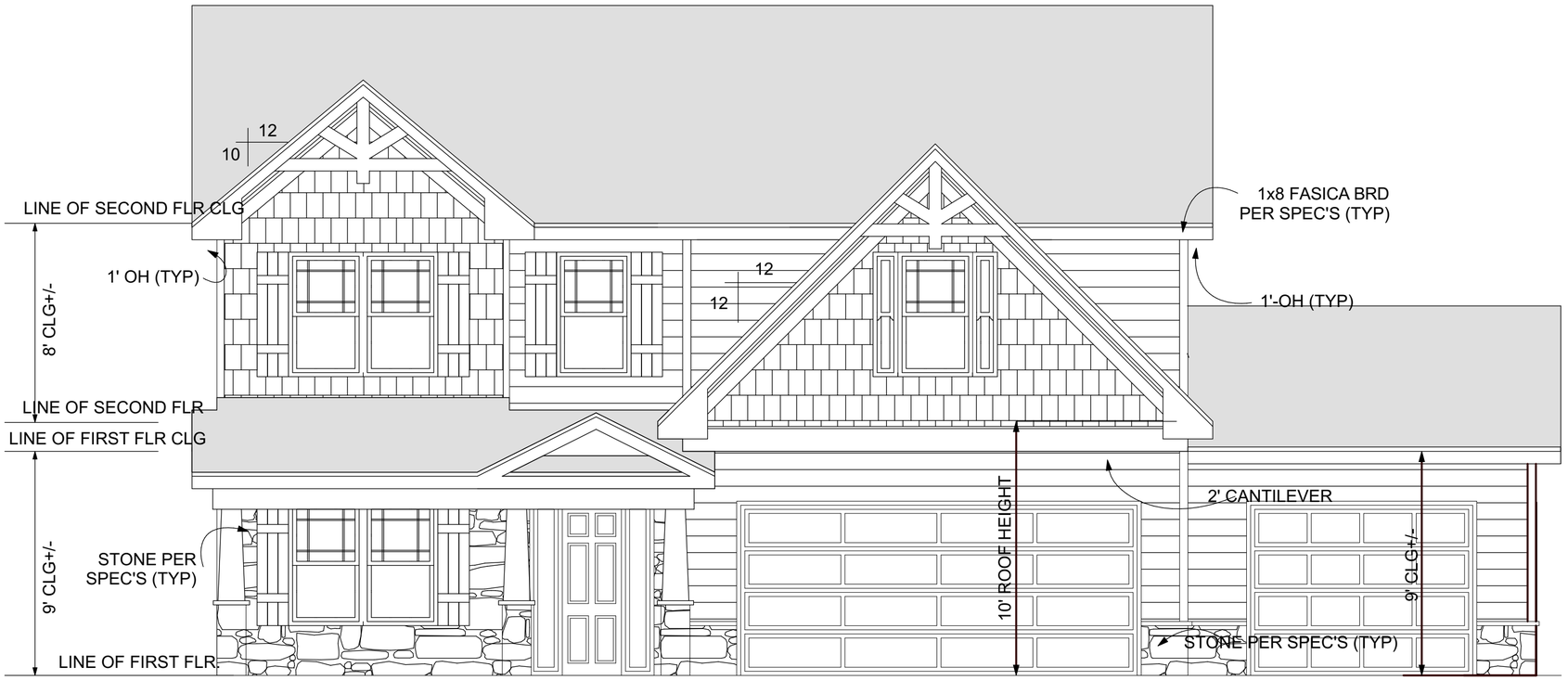


LEFT ELEVATION
1/8"-----1'-0"

REAR ELEVATION
1/8"-----1'-0"



RIGHT ELEVATION
1/8"-----1'-0"



FRONT ELEVATION
1/4"-----1'-0"

LOT 3 4947 ORR RD
FLOWERY BRANCH, GA 30542

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

REV.

DATE

ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES

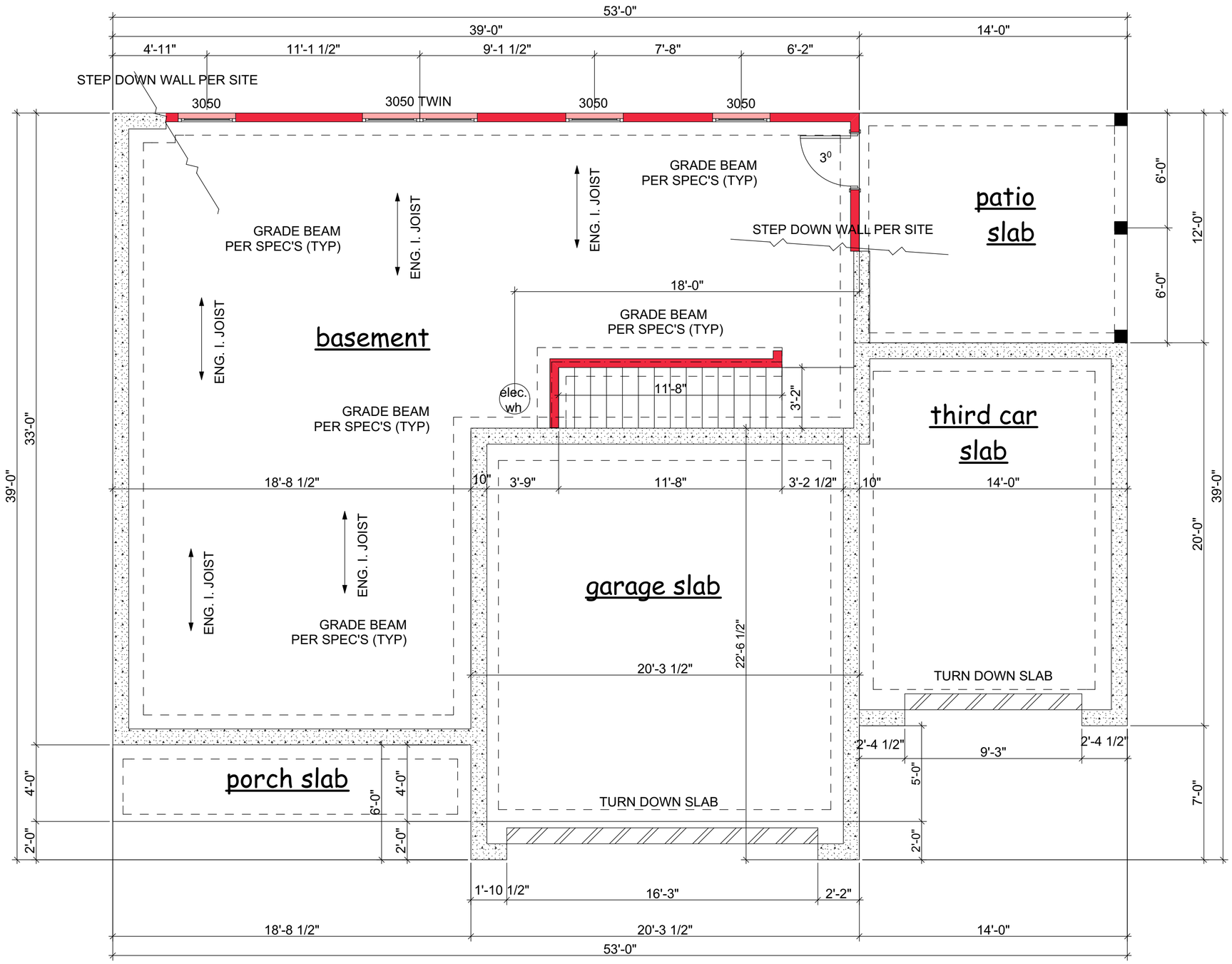
WE PLAN HOMES
TEL: 770-616-0741 WWW.WEPLANHOMES.COM

THE JACKSON
ELEVATION A

DWG. BY:
PWL/SAM

DATE:
1-23-11

SHEET:
1



LOT 3 4947 ORR RD
FLOWERY BRANCH, GA 30542

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

REV.

DATE

ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES

WE PLAN HOMES
TEL: 770-616-0741 WWW.WEPLANHOMES.COM

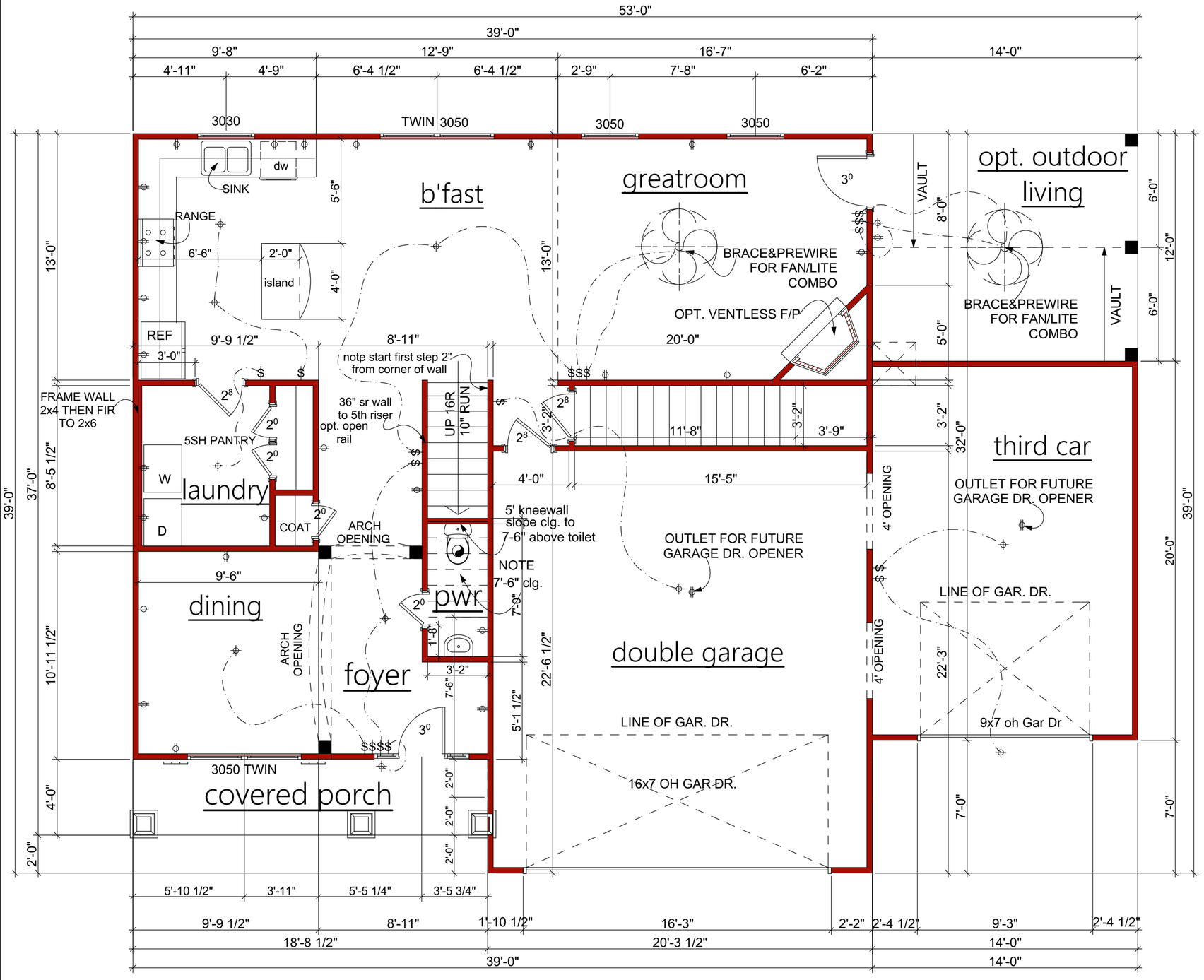
THE JACKSON

BASEMENT

DWG. BY: PWL/SAM

DATE: 1-23-11

SHEET: 2



CEILING HEIGHTS

9'-0"	FIRST FLOOR
8'-0"	SECOND FLOOR
6'-8"	WINDOW HDR.

SQUARE FOOTAGE

962	FIRST FLOOR
1334	SECOND FLOOR
2296	TOTAL HEATED FTG.
452	DOUBLE GARAGE
280	SINGLE GARAGE (OPTONIAL)
75	FRONT PORCH
168	REAR PATIO

APPLICAPLE CODES

EGRESS WINDOW - CLEAR OPENING: MIN. AREA 5.7 S.F., MIN HEIGHT 24" MIN. WIDTH 20",MAX. SILL HEIGHT = 44" A.F.F.	E

LIGHT SCHEDULE/CODES

CEILING FAN FIXTURE	
LIGHT FIXTURE	
G.F.C.I. OUTLET R3901	G.F.C.I. R3901
A.F.C.I. PER 2017 NEC CODE KITCHEN-B'FAST-DINING 20 AMP ALL OTHER INTEIROR 15 AMP GARAGE AND ALL EXTERIOR 20 AMP	A.F.C.I.
WATER PROOF OUTLET	WP
120V OUTLET	
LIGHT SWITCH	$
SMOKE DETECTOR TO COMPLY WITH R314	SD
CARBON DETECTOR TO COMPLY WITH R315	CD
EXHAUST FAN REQUIRED TO COMPLY EXCEPTION ,3.303 WITH IRC	

ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES

REV.

DATE

WE PLAN HOMES
TEL: 770-616-0741
WWW.WEPLANHOMES.COM

THE JACKSON

FIRST FLOOR

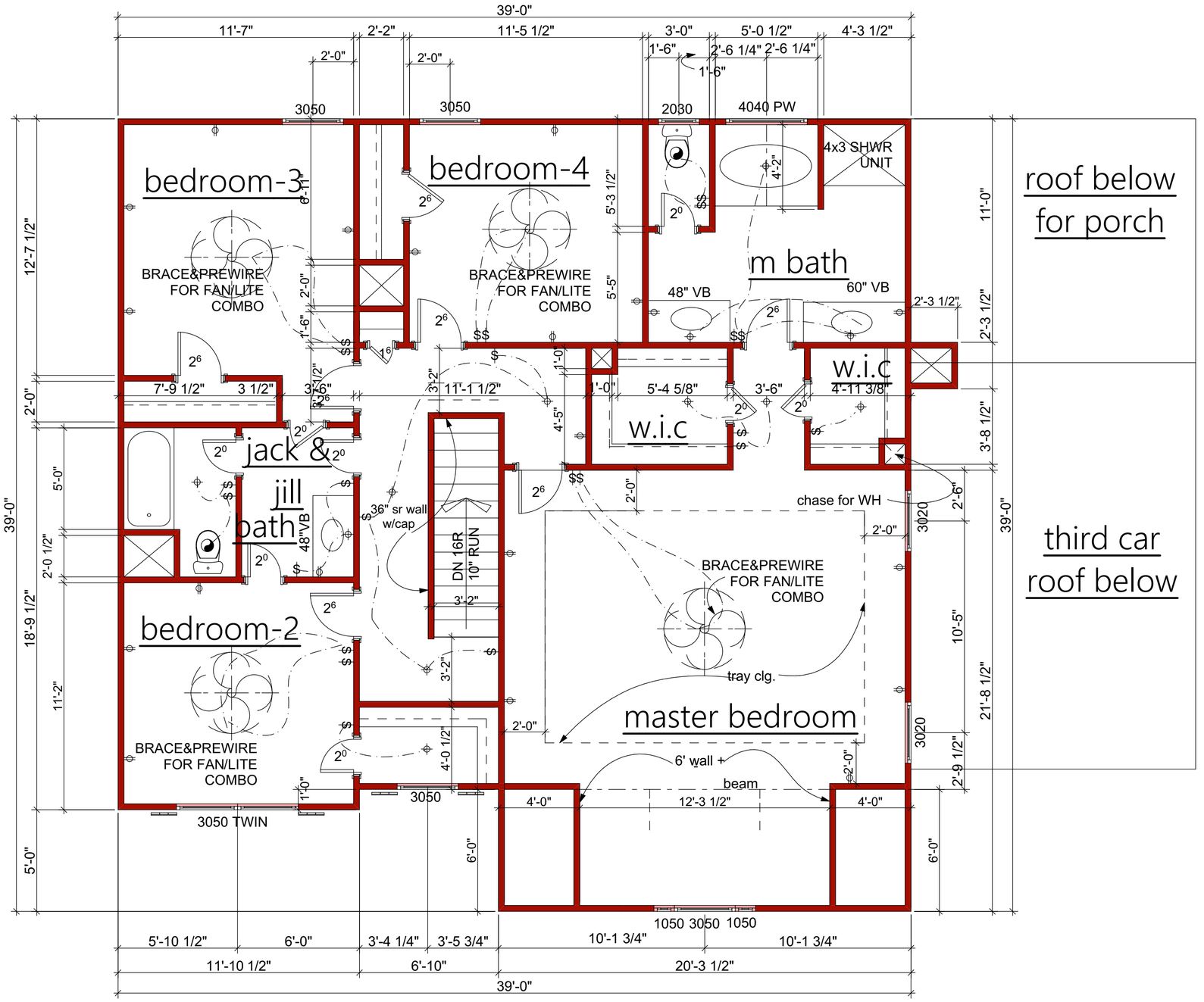
DWG. BY: PWL/SAM

DATE: 1-23-11

SHEET: 3

LOT 3 4947 ORR RD
FLOWERY BRANCH, GA 30542

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION



REV.

DATE

ALL PLANS HAVE BEEN COPYRIGHTED © BY WE PLAN HOMES

WE PLAN HOMES
TEL: 770-616-0741
WWW.WEPLANHOMES.COM

THE JACKSON
SECOND FLOOR

DWG. BY: PWL/SAM

DATE: 1-23-11

SHEET: 4

LOT 3 4947 ORR RD
FLOWERY BRANCH, GA 30542

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

Map Parcel # 15046 -000032D
Return Recorded Document to:
Meredith Shearer & Associates, LLC
1325 Satellite Blvd. NW, Bldg 1100, Suite 1112
Suwanee, GA 30024

LIMITED WARRANTY DEED

State of Georgia
County of Barrow

FILE #: 23-S-194

***MADE EFFECTIVE AUGUST 2, 2023**

This Indenture made this 27th **day of** July, **2023**, between **PHYLLIS LANEVE LOVING, JAMES HENRY LOVING, JR., and PATTY LANEVE LOVING**, as party or parties of the first part, hereinafter called Grantor, and **C&E REAL ESTATE 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).

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.

All that tract or parcel of land lying and being in the Flowery Branch G.M.D. 1270 of Hall County, Georgia, containing 4.132 acres according to a plat prepared by Patton-Patton & Associates, Registered Surveyors, dated February 10, 1978, recorded in Plat Book 69, page 88, Hall County Plat Records, and being a triangular shaped tract of land bounded on the north by George Compton, on the east by William C. Loving, Jr. and on the West by Orr Road. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

Reference is hereby made to a Warranty Deed as recorded in Deed Book 1174, page 7 of the Hall County Deed Records.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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.

Signed, sealed and delivered in presence of:

Witness

Notary Public

M. SCOTT GAZLAY
NOTARY
EXPIRES
GEORGIA
August 27, 2023
PUBLIC
HALL COUNTY

Phyllis Laneve Loving (Seal)
PHYLLIS LANEVE LOVING

(Seal)
JAMES HENRY LOVING JR.

Patty Laneve Loving (Seal)
PATTY LANEVE LOVING

Georgia Department of Public Health
Construction Permit and Site Approval
For On-Site Sewage Management System

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Hall	.	LOT 1	.

PROPERTY ADDRESS:	DIRECTIONS:
4939 OLD ORR RD FLOWERY BRANCH, GA 30542	NEW 2-STORY HOME WITH COVERED FRONT & REAR PORCHES.

I hereby receive this construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1 and this permit. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE COMPLETED APPLICATION RECEIVED:
	09/09/2024

PROPERTY OWNER'S NAME:	PHONE NUMBER:	PROPERTY OWNER'S ADDRESS:
LAURIE COOPER	(770) 490-2270	2750 PREMIERE PKWY DULUTH, GA 30097
AUTHORIZED AGENT'S NAME:	PHONE NUMBER:	RELATIONSHIP TO OWNER:
LIAM BYRNES	(631) 873-9672	BUILDER

Section A - General Information

CAN REQUIRED SETBACKS BE MET:		TYPE OF STRUCTURE:	SOIL SERIES:
		Single-Family Residence	MADISON CUT 8-25%/MADISON 40-50%
DRINKING WATER SUPPLY:	WELL ON THE SITE:	WATER USAGE BY:	PERCOLATION RATE / HYDRAULIC LOADING RATE:
Public		Bedroom Numbers	60
SYSTEM TYPE:		NO. OF BEDROOMS / GPD:	RESTRICTIVE SOIL HORIZON DEPTH (inches):
New		4	* see remarks + L4 report
LOT SIZE (SQ FT/Acres):		LEVEL OF PLUMBING OUTLET:	SOIL TEST PERFORMED BY:
1.026		Basement	Reichel Jr, Jeff

Section B - Primary / Pretreatment

PRETREATMENT:	GARBAGE DISPOSAL:	SEPTIC TANK CAPACITY (gallons):	MIN. ATU CAPACITY (gallons):	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):
Septic Tank	YES	1500	0	1000	

Section C - Secondary Treatment

ABSORPTION FIELD DESIGN:	NUMBER OF TRENCHES:	TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:
Serial	DISTANCE B/W TRENCHES:	291
ABSORPTION FIELD PRODUCT:	DEPTH OF TRENCHES (range in inches):	TOTAL ABSORPTION FIELD SQ FT REQUIRED:
Quick 4 Plus High Capacity - 14	* see remarks + L4 report	

Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.

Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after final inspection by county health department, which adversely affects the function of the on-site sewage management system, may render approval void. Installation contractor is responsible for ensuring all required setbacks are met.

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representative of the Georgia Department of Public Health or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representative(s) do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

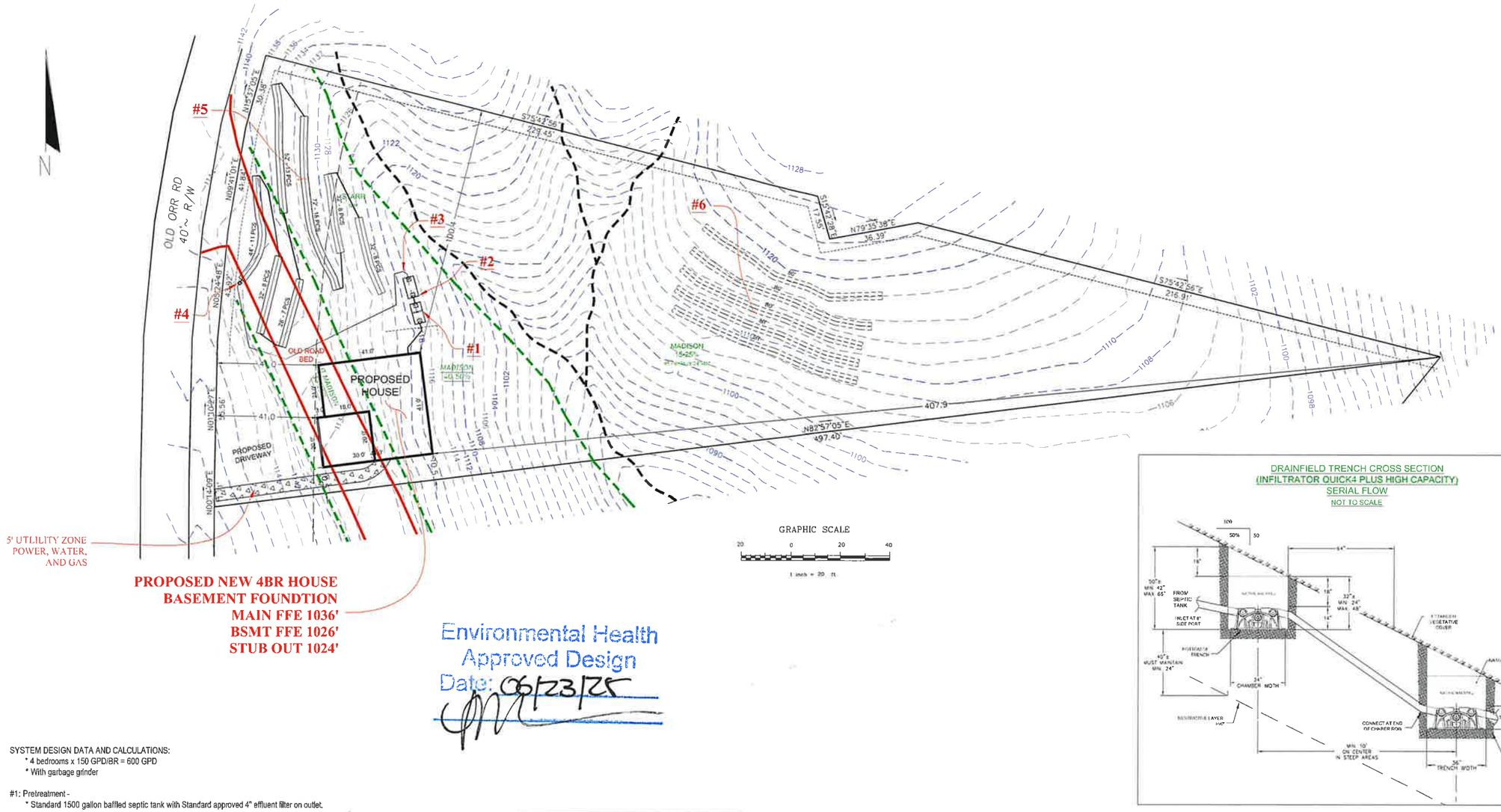
INSPECTOR & INSPECTOR TITLE:	INSPECTOR SIGNATURE:	DATE:	CONSTRUCTION PERMIT #:	STATUS:
Yvonne Mattern Environmental Health Specialist III		09/19/2024	OSC06909492	Approved

Construction Permit and Site Approval
For On-Site Sewage Management System (continued)

Hall County Environmental Health - Phone: (770) 531-3973
Permit Number: OSC06909492
Property Address: 4939 OLD ORR RD FLOWERY BRANCH, GA 30542

PRIMARY / PRETREATMENT REMARKS
Install per approved site plan. Have tanks open at time of inspection and property lines marked for verification. **Additional fee applies/due prior to final approval for pump tank & system.**

SECONDARY TREATMENT REMARKS
REFER TO L4 SOIL REPORT FOR SOIL BOUNDARIES, RESTRICTIVE LAYER(S), AND RECOMMENDED INSTALLATION DEPTHS IN MADISON CUT 8-25% & MADISON 40-50%. **Install in qualified soil area(s) only, w/contours. Maintain 20' from Starr soil boundary, stay 15' out of drainage area(s)/do not install in poor landscape positions. Needs to be pumped.** **NUMBER OF BEDROOMS WILL BE REDUCED IF DEVIATION FROM APPROVED SITE PLAN WITH INSTALLATION OF SYSTEM, HOUSE, HARDSCAPE, OR GRADING PREVENTS VERIFICATION OF FULL 4-BDRM SYSTEM RECOVERY AT TIME OF INSPECTION/FINAL APPROVAL.**



5' UTLILITY ZONE
POWER, WATER,
AND GAS

PROPOSED NEW 4BR HOUSE
BASEMENT FOUNDTION
MAIN FFE 1036'
BSMT FFE 1026'
STUB OUT 1024'

GRAPHIC SCALE
20 0 20 40
1 inch = 20 ft.

Environmental Health
Approved Design
Date: 06/23/25

SYSTEM DESIGN DATA AND CALCULATIONS:
* 4 bedrooms x 150 GPD/BR = 600 GPD
* With garbage grinder

#1: Pretreatment -
* Standard 1500 gallon baffled septic tank with Standard approved 4" effluent filter on outlet.

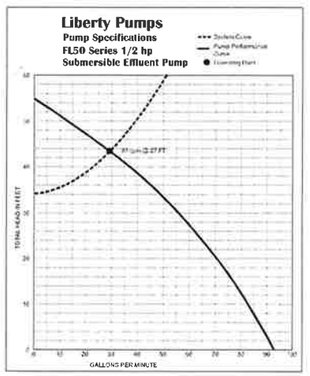
#2: Dosing -
* Standard 1000-gallon precast concrete pump tank with 1 adapter lid and risers to ground/surface level.
* Check valve, Union & Cut-off valve to be inside pump chamber winylon rope or chain to lift out pump.
* Approx. 34 ft Static Head
* Approx. 135 LF of 1.5" PVC force main with approx. 9 ft friction head @ 30 gpm
* Design is for a 1/2 HP Liberty Model FL50 Effluent Pump controlled by am SJE-Rhombus IFS Control Panel.
* Dosing= 50 gallons per dose, dose on demand
* Pump will operate at approx. 30 GPM @ approx. 43ft TDH, pump dose volume shall be verified with draw down test.

#3: Approx. 135 LF of 1.5" DIA SCH 40 PVC force main

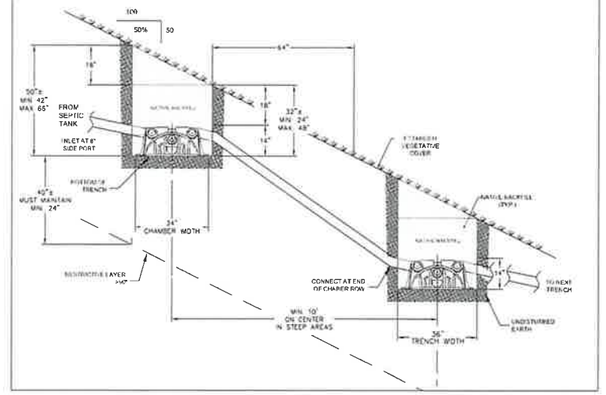
#4: Standard approved Distribution Box

#5: Primary Absorption Field -
* Soil Series: MADISON (see soils study)
* Perc Rate = 60 minutes per inch
* 60 min/in = 335 SF/BR x 4 BR / 3 SF/LF Trench = 447 LF trench minimum total 447 LF - 35 % reduction = 292 LF minimum
* Design: 292 LF (73 PCS) Infiltrator Water Technologies Quick4 Plus High Capacity Chambers. Pump Dosed, Serial Distribution, minimum 7 ft on center, as shown.
* Trench depth: 24"-60" (per soils study) *see L4 for soil boundaries + installation depths*

#6: Reserve Absorption Field -
* Soil Series: MADISON (see soils study)
* Perc Rate = 45 minutes per inch
* 45 min/in = 300 SF/BR x 4 BR / 3 SF/LF Trench = 400 LF trench minimum total
* Design: 400 LF, Conventional gravel absorption trench, 12" gravel 3ft wide as shown.
* Trench depth = 24"-48" (per soils study)



DRAINFIELD TRENCH CROSS SECTION
(INFILTRATOR QUICK4 PLUS HIGH CAPACITY)
SERIAL FLOW
NOT TO SCALE



NOTES:
-"This design is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems. On-Site Wastewater Consultants 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. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems. Any alteration to this design, including change in or use of specific products as listed or shown on design without my expressed, written consent and approval will render this design null and void. Any alteration to the site after the date on the design may change the nature and suitability of the site."
- Any &/or All deficiencies cited must be verified in writing by the County as originated in the Georgia On-Site Sewage Management Systems regulations (i.e. Chapter, Page, Section).
- *System designed by On-Site Wastewater Consultants, LLC*
- *"This drawing as an instrument of services is and will remain the property of On-Site Wastewater Consultants, LLC., and shall not be used in any way without the written consent of On-Site Wastewater Consultants, LLC"*
- Contours shown were taken from county GIS data.
- Base map information shown was taken from plans provided by owner/developer, and is shown for reference and design of septic system, not intended to be a survey.
- Soils information was taken from soils survey provided by owner/developer, all soils information is for reference and design of septic system only (not intended to be a soil survey, reference actual soils delineation map and report for more information and certification)
- The accuracy of soils information shown is not expressed or implied by *On-Site Wastewater Consultants, LLC* or this drawing.
- It is critical that the house be located exactly as shown before construction begins.
- This property is served by public/municipal water.
- No wells observed within 100 feet of the property lines
- Installation of system must comply with all applicable county Environmental Health Department and Georgia DPH requirements and be installed by a licensed installer
- Absorption field and septic tank areas shall be landscaped to prevent ponding of water. All surface waters, including but not limited to down spouts, rooftop runoff and driveway runoff should be piped or diverted in an approved method away from on-site sewage management system.
- House elevation and stub-out are estimated.
"I certify this on-site sewage management system meets the minimum design requirements established by the Department of Public Health. I have made a site visit to verify the system can be installed as designed in accordance with these regulations."

811
Know what's below
Call before you dig

REVISED 6/14/2025 MOVED HOUSE, TANKS, AND FM

ON-SITE SEWAGE MANAGEMENT SYSTEM
4 BR CHAMBER SYSTEM
ED COGNALIES
4939 OLD ORR RD - LOT 1
HALL COUNTY GEORGIA

Note: This drawing is under Copyright Laws and can not be altered in any way without the written consent of On-Site Wastewater Consultants, LLC. It will be presumed to the fullest extent of Georgia Laws.

On-Site Wastewater Consultants, LLC
P.O. Box 446, Cumming, GA 30028
(706) 867-8591 (Cell)
Email: onsitewastewaterconsultants@gmail.com

PROJECT
1860
5/30/2025
SHEET
1 OF 1

EarthWorks
Environmental Services, LLC
(770) 503-6488
5070 Britt Whitmire Road
Gainesville, GA 30506

Jeffrey A. Reichel Jr. DPH CERTIFIED SOIL CLASSIFIER STATE OF GEORGIA CERTIFICATION NUMBER #503

LEVEL 4 SOIL INVESTIGATION REPORT

Report Date: 5/13/2025	Inspection Date: 5/3/2025		Level of Study: 3
Site Location: 4939 Old Orr Road – Lot 1 & Lot 2			Job No. 25021
Client: Ed Coglianese - C&E Real estate			Phone: 770-883-0170
County: Hall	Parcel No: 15046 000032E		
Field Inspection By: Jeffrey A. Reichel Jr.			
Boring Location Method: EOS Arrow 100 Submeter GPS Unit and Google Earth Professional			
Certified By: Jeffrey A. Reichel Jr, DPH CSC			

SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Recommended Installation Depth (in)	Soil Suitability Code
Madison, 40-50%	>90**	>90	45	12-54	24-42	A
			60	30-72	42-60	A2
Madison Cut, 8-25%	60-72**	>72	60	12-54	24-42	T4A

* Perched Water Table ** Auger Refusal on Seams of Weathered Schist that Should be rippable with a backhoe

SOIL SUITABILITY CODE DEFINITIONS

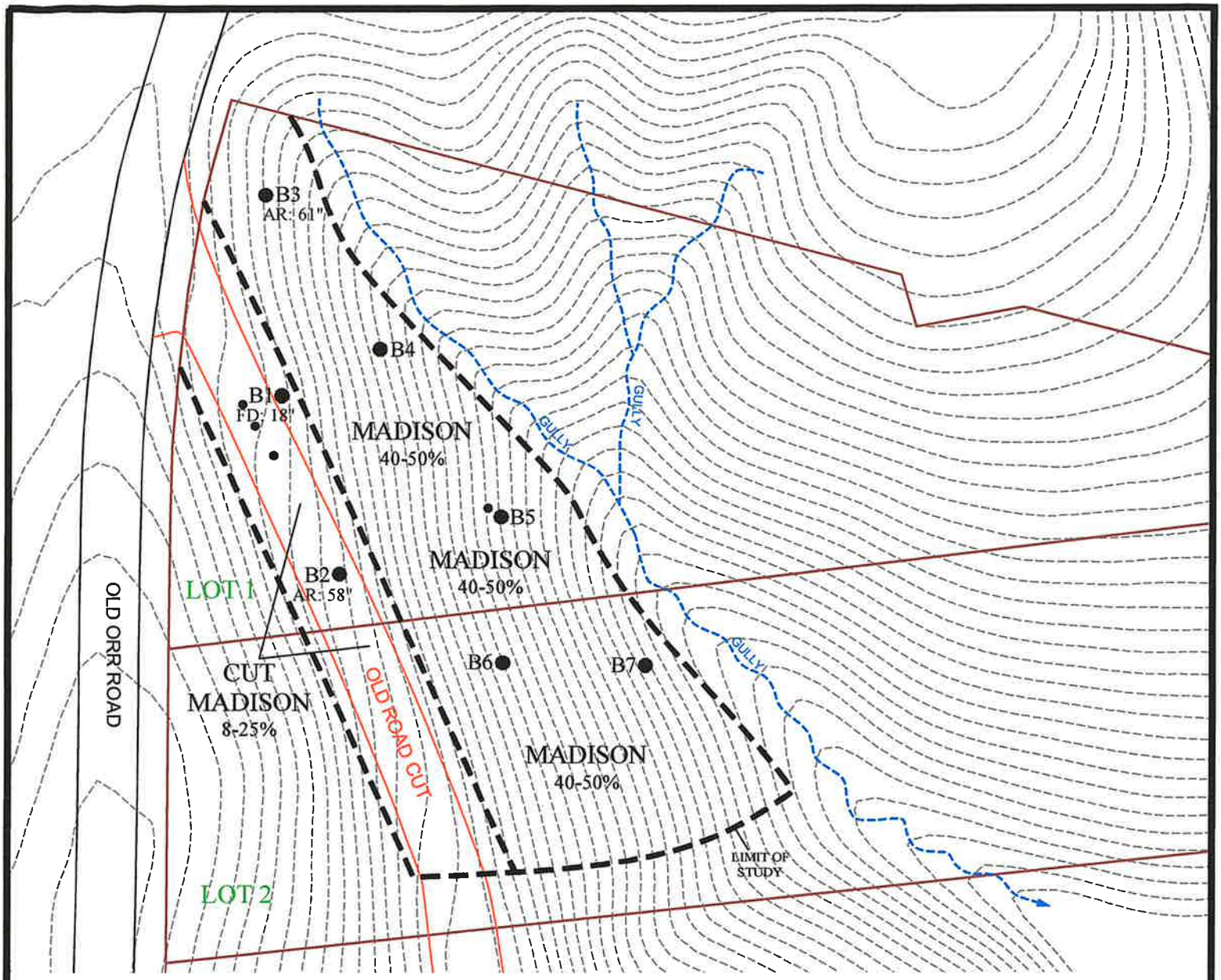
A Upper Soil are suitable for conventional absorption field with proper design, installation and maintenance. Due to slopes greater than 25%, site modifications and/or special design considerations may be required.

A2 Deeper Soil Profile contain seams parent material and partially weathered schist. Hand auger borings have been advanced to 90 inches and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered schist.

T4A Soils are located in an area that has been cut leaving Saprolite at or near the ground surface. Auger refusal was encountered within the Saprolite layer on seams of weathered schist. Backhoe Pits should be excavated if filed lines are to exceed a depth of 42 inches. Site modifications to control surface water and grade out embankments are required. Estimated perc rate accounts for presence of seams of weathered schist.

GENERAL NOTES & COMMENTS

1. The base map was obtained from the survey provided and the NOAA Lidar Elevation Database.
2. Borings were located using an EOS Arrow 100 Submeter GPS Unit.
3. Modification of the site including cut and fill of the drain field area may void the conditions cited.
4. When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.



Jeffrey A. Reichel Jr.
DPH CERTIFIED SOIL CLASSIFIER
STATE OF GEORGIA
CERTIFICATION
NUMBER
#503

NOTES:

1. PROPERTY BOUNDARIES, WERE OBTAINED FROM THE SURVEY PROVIDED. ELEVATION CONTOURS (2'), DRIVEWAY WERE OBTAINED FROM THE NOAA LIDAR ELEVATION DATABASE.
2. STORMWATER MUST BE ROUTED AWAY FROM PRIMARY SEPTIC ABSORPTION FIELD FOR PROPER SYSTEM FUNCTION.
3. SOIL BORINGS WERE LOCATED USING AN EOS ARROW 100 SUBMETER GPS UNIT AND GOOGLE EARTH PROFESSIONAL.

LEGEND

●	=	AUGER BORING
▭	=	SEPTIC TANK
□	=	BACKHOE PIT
AR	=	AUGER REFUSAL
PWT	=	PERCHED WATER TABLE
↘	=	SLOPE ARROW
ORP	=	REFERENCE POINT
FD	=	DEPTH OF OBSERVED FILL
BT	=	BORING TERMINATION

EarthWorks
Environmental Services, LLC
(770) 503 - 6488
jeff@myearthworks.net

LEVEL 4 SOIL MAP
4939 OLD ORR ROAD - LOT 1 & LOT 2
PARCEL NO: 15046 000032E
HALL COUNTY, GEORGIA

N
W E
S

0 50 100
GRAPHIC SCALE: 1" = 50'

PROJECT NO: 25021
LAST DATE OF FIELD WORK: 5/3/25
DATE OF SOIL MAP: 5/13/25

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/9/2024

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: Maria President	
Hester and Associates, Inc. 6015 Southard Trace Cumming, GA 30040	PHONE (A/C, No, Ext): 678-679-0400	FAX (A/C, No): 678-679-0404
	E-MAIL ADDRESS: info@hesterinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Century Surety Company	
INSURED	INSURER B :	
Earthworks Environmental Services, LLC 5070 Britt Whitmire Rd Gainesville, GA 30506	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 00015325-241009133316 **REVISION NUMBER:** 1

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			CCP1261224	10/6/2024	10/6/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ $100,000
							MED EXP (Any one person)	$ $5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 1.000.000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Contractor's ProfLia			CCP1261224	10/6/2024	10/6/2025	Claims Made	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Soil sampling/test soils ability to dispose waste water/storm water testing/environmental phase I assessments

CERTIFICATE HOLDER

Georgia Department of Public Health
Environmental Health Section
200 Piedmont Ave., SE, Ste 486
Atlanta, GA 30334

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
Maria H. Alighieri

(MHA)

© 1988-2015 ACORD CORPORATION. All rights reserved.

Outlook

HBOC Tentative Agenda 4.9.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Thu 3/5/2026 9:30 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Brittany Passmore (Planning) <bawalker@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

4939 Old Orr Road, C&E Estate: Must meet all residential permitting requirements. Please note that BOC variance approval does not imply approval from other county departments.

7389 Mulberry Trace, Century Communities: No comment. Public sewer.

5407 Technology Pkwy, Premier Building (A/B): 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. Please note that BOC variance approval does not imply approval from other county departments.

0,0,4258 Cagle Rd, DCCM: 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. Please note that BOC variance approval does not imply approval from other county departments.

6245, 6249, 0 Ben Parks Rd, Thumbs Up Mission: Wastewater treatment and disposal will be required to be permitted through EPD as the total gallons per day for the entire development is greater than 10,000gpd. 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. Tourist Accommodation permit/plan review, and/or Food Service permit/plan review, and/or Pool permit/plan review may be required after review of business plan. No onsite sewage management systems to be permitted by Environmental Health. All existing septic tanks shall be pumped by a State certified pumper/hauler and crushed/filled and existing buildings connected to EPD permitted sewage disposal system. Property to be served by public water or by private well(s) permitted by EPD. Any abandoned well shall be properly closed as per Water Well Standards Act.

886 Gainesville Hwy, Generations Metal: No comment.

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: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/2/2026 10:33 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 attached comments below 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, February 27, 2026 1:48 PM
Subject: Tentative Planning Items for the April 9, 2026 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,

Here are the Tentative Planning items for the **April 9, 2026,** Hall County Board of Commissioners Voting 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 **Wednesday, March 11, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**
  Off-System no impacts expected to the State Route.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**
  Off-System but inside PI 0015280. Coordination may be needed with GDOT project.

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**
  Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for encroachment permit.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**
  Off-System but impacts expected. Improvements may be needed at SR 365 and Cagle Rd. Coordination with District 1 Traffic Operations required.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**
  Off-System no impacts expected to the State Route.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**
  On-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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: March 11, 2026

Subject: April 9, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

- **4939 Old Orr Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, applicant**

  - **Engineering**: No Comment
  - **Traffic:** The application does not impact traffic or change traffic volumes.
  - **Utilities:** No comment. Flowery Branch sewer district.

- **7389 Mulberry Trace Lane | Conditional Use** | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | **Proposed use: Construction trailer** | Commission District 1 | **Century Communities of Georgia, LLC, applicant**

  - **Engineering:** No comment
  - **Traffic:** The application dopes not impact traffic or significantly change traffic volumes
  - **Utilities:** No comment

- **(A) 5407 Technology Parkway & 5472 Winder Highway | Special Use** | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, applicant**

- **(B) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2** | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025,15028F000026 | **Proposed Use: Vehicle repair, minor** | Commission District 1 | **Premier Building Systems, 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**: Review from GDOT provided. GDOT recommended improvements will be required.
  - **Utilities:** No comment. Property will be on septic system.

- **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, 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**: A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
  - **Utilities**: No comment. Site will be served by septic.

- **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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
    Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
    Show FEMA and Hall County studied Flood plains that are present on the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are quired.
- **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.

- **886 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 08170 001004 | **Proposed Use: Uses permitted in I-1** | Commission District 1 | **Generations Metal Recycling c/o Sarah Hales, applicant**

  - **Engineering**: No Comment
  - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
  - **Utilities:** No comment. Site is in Buford sewer district.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 2/27/2026 3:03 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 9, 2026

4939 Old Orr Road | Variance to Section 3.2 | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E (pt) | **Proposed Use: Single-family residence** | Commission District 1 | **C&E Real Estate Inc. c/o Edward Coglianese, 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

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 March 11, 2026 **AND NO LATER THAN** March 18, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN March 18, 2026 **ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, EDWARD COLQUANEE (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** MARCH 11, 2026 (Date) **for** C4E REAL ESTATE (Name application filed in)

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: C&E REAL ESTATE INC.
c/o EDWARD COGLIANESE
REQUEST: REDUCE THE MINIMUM YARDS
FOR A SINGLE-FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 09, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

ZONING NOTICE
VPR
(770)
490-2270
LAURIE COOPER
OFFICE: 770-495-5050

ZONING NOTICE

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... C&E Real Estate Inc. c/o Edward Coglianese

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... Single-family residence

Size ..... 1.026± acre tract

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **4939 Old Orr Road** | Tax Parcel 15046 000032E (pt)

Commission District ..... One

Commission Date ..... April 9, 2026

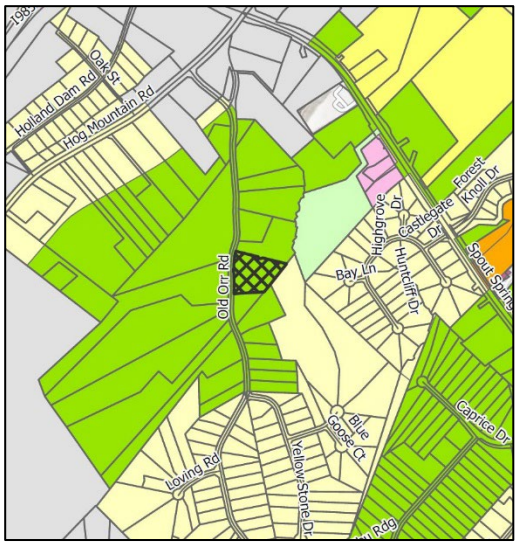
Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0008

Staff recommends APPROVAL of the applicant's request.

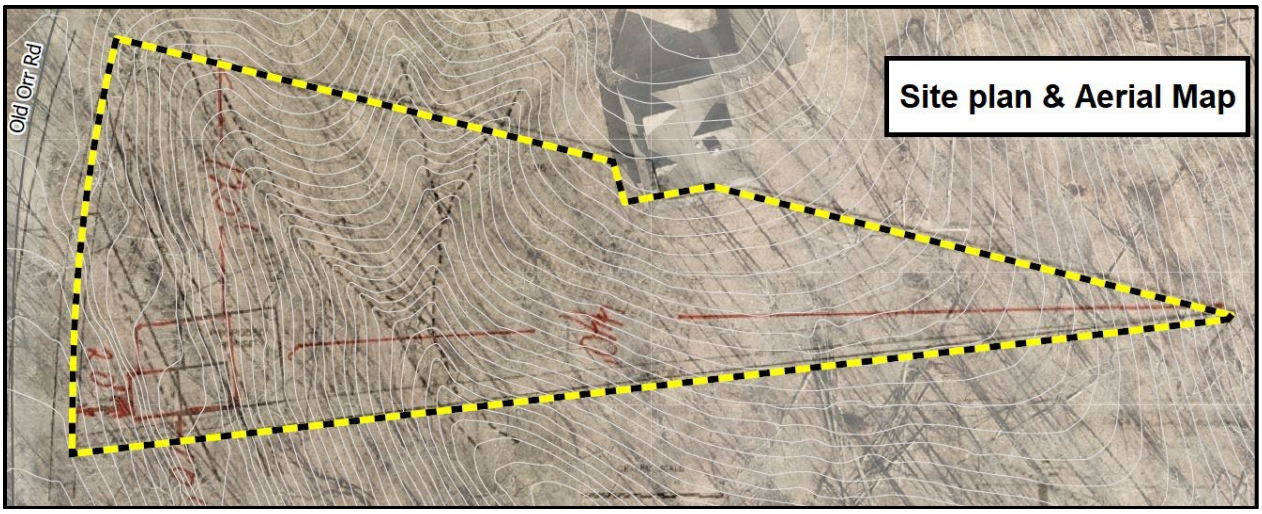
Summary Analysis

The applicant is requesting a Variance to reduce the right side yard setback from 15 feet to 10 feet and the front yard setback from 40 feet to 20 feet for the construction of a new single-family residence on a tract measuring 1.026± acres zoned Agricultural Residential 1 (AR-1).



The property is currently undeveloped with an expired building permit for a single-family residence issued in 2024 (HRNEW24-1272). Surrounding properties are zoned Agricultural Residential 1 (AR-1) and Residential 1 (R-1) and are developed with single-family residences with some vacant lots.

Per the Statement of Hardship, the topography of the lot limits the buildable area, which is accurate; however, further site work could allow for development within the required setbacks.



Two (2) **variances,** one related to the left side yard setback requirement and another to the front yard setback requirement will be required if the site plan, as presented, is approved.

- Front side 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 side yard setback from 40 feet to 20 feet from the property line is proposed for the new single-family residence.
- Left side yard setback requirement of 15 feet from the property line as found in Section 3.2 for the Agricultural Residential 1 (AR-1) zoning district.
    - A left side yard setback from 15 feet to 10 feet from the property line is proposed for the new 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 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 undeveloped. While the parcel's size, shape and topography are similar to other properties in the area, the site contains significant slopes that directly affect the feasible placement of both the home and septic system.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Strict application of the UDC requirements would create an unusual hardship for this property. Although the lot is currently undeveloped, the significant topographic constraints limit the feasible placement of both the home and the septic system**.

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While nearby parcels may appear similar, this lot has a unique combination of slope and limited suitable areas for septic and home placement that neighboring properties do not experience to the same extent**.

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot, and resulting limitations on feasible building and septic location, are physical conditions that were not created by the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 5, 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 March 2, 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 March 11, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
The application does not impact traffic or change traffic volumes.

Utilities:
No comment. Flowery Branch sewer district.

Hall County Fire Marshal
In an email dated February 27, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 147/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution to amend Title 8, Chapter 8.60 of the Code of Ordinances of Hall County, GA with regard to forbidden deposits at County disposal sites, subject to review and approval by County Attorney.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: JS

Recommendation:
The Public Works staff recommends approval.

Purpose of Request:

Approval and authorization for the Chairman to execute a resolution to amend Title 8, Chapter 8.60 of the Code of Ordinances of Hall County, GA with regard to forbidden deposits at County disposal sites, subject to review and approval by County Attorney.

History:
Currently, the ordinance regulating forbidden deposits at county disposal sites forbids shingles and other similar roofing materials from being accepted at Hall County disposal sites. Landfill staff estimates that this is turning away approximately 10-20% of the waste loads during the seven month construction period. The landfill staff is having to turn away acceptable waste loads because of a small amount of shingles which is having an adverse effect on revenue.

Facts and Issues:
Under the amended ordinance, the landfill staff will be able to accept and recapture waste loads that would otherwise be rejected because of the inclusion of shingles or similar roofing materials. The acceptance of shingles will increase landfill stability, as well as recapture lost revenue.

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

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

Approvals:

Submit	Approve	Budget	Finance
JS	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY WITH REGARD TO FORBIDDEN DEPOSITS AT COUNTY DISPOSAL SITES

WHEREAS, Hall County has adopted a comprehensive Solid Waste Ordinance, which is codified under Title 8, Chapter 8.60 of the Official Code of Hall County (hereinafter the "Solid Waste Ordinance"); and

WHEREAS, Hall County has received input from County staff regarding certain revisions to the Solid Waste Ordinance specifically regarding currently forbidden deposits at County disposal sites; and

WHEREAS, the Board of Commissioners has considered certain proposed revisions to the Solid Waste Ordinance that would expand the types of material accepted at County disposal sites and deems it to be in the best interest of the citizens of Hall County to adopt such revisions;

NOW, THEREFORE, the Board of Commissioners does hereby amend the Official Code of Hall County, Georgia as follows:

1.

Title 8, Chapter 8.60.300 of the Official Code of Hall County, Georgia, is hereby amended by deleting Section 8.60.300 (A) (9). Currently Title 8, Chapter 8.60.300 in it's entirety provides as follows:

8.60.300. - Forbidden deposits and prohibited actions at county disposal sites; deposit or storage of junk.

A. None of the following shall be deposited or dumped at the sanitary landfill or at any county solid waste compactor site:

1. Waste originating outside of Hall County;

2. Liquid waste, except used motor oil for recovery;

3. Regulated quantities of hazardous waste as defined in the rules promulgated by the board of natural resources, chapter 391-3-11;

4. Septic tank pumpings and sewage;

5. Tires;

6. Yard trimmings;

7. Sludges which, upon certified laboratory testing, meet the definition of hazardous waste as defined herein. Industrial and commercial generators wishing to dispose of sludges in Hall County solid waste handling facilities shall first furnish test results, due annually January 1 of each year, certifying that such sludges are deemed non-hazardous;

8. Boats of any size, including kayaks, canoes, flat bottom boats, and motorized boats;

9. Roofing shingles, tiles, and similar roofing materials;

10. Bulk styrofoam, including styrofoam used for floatation;

11. Pressurized tanks of any type, including air tanks, gasoline tanks, and propane tanks; and

12. Mobile homes.

The county's board of commissioners may, at their election, allow non-profit corporations or other charitable entities to deposit some or all of the above-referenced materials in exceptions for special events that serve community or civic purposes.

B. It shall be unlawful to place, abandon, leave, keep or store junk and salvage material, including non-functioning motor vehicles, appliances, machinery, equipment or parts thereof, out of doors upon any public or private land, except within the confines of a permitted junk or salvage yard or designated public disposal area. All such materials shall be stored in such manner that will preclude the harborage of rodents and insects.

2.

Title 8, Chapter 8.60.300 of the Official Code of Hall County, Georgia, is hereby amended to provide in it’s entirety as follows:

8.60.300. - Forbidden deposits and prohibited actions at county disposal sites; deposit or storage of junk.

A. None of the following shall be deposited or dumped at the sanitary landfill or at any county solid waste compactor site:

1. Waste originating outside of Hall County;

2. Liquid waste, except used motor oil for recovery;

3. Regulated quantities of hazardous waste as defined in the rules promulgated by the board of natural resources, chapter 391-3-11;

4. Septic tank pumpings and sewage;

5. Tires;

6. Yard trimmings;

7. Sludges which, upon certified laboratory testing, meet the definition of hazardous waste as defined herein. Industrial and commercial generators wishing to dispose of sludges in Hall County solid waste handling facilities shall first furnish test results, due annually January 1 of each year, certifying that such sludges are deemed non-hazardous;

8. Boats of any size, including kayaks, canoes, flat bottom boats, and motorized boats;

9. Bulk styrofoam, including styrofoam used for floatation;

10. Pressurized tanks of any type, including air tanks, gasoline tanks, and propane tanks; and

11. Mobile homes.

The county's board of commissioners may, at their election, allow non-profit corporations or other charitable entities to deposit some or all of the above-referenced materials in exceptions for special events that serve community or civic purposes.

B. It shall be unlawful to place, abandon, leave, keep or store junk and salvage material, including non-functioning motor vehicles, appliances, machinery, equipment or parts thereof, out of doors upon any public or private land, except within the confines of a permitted junk or salvage yard or designated public disposal area. All such materials shall be stored in such manner that will preclude the harborage of rodents and insects.

3.

The remaining provisions of Title 8, Chapter 8.60 of the Hall County Code of Ordinances shall remain as codified, unchanged by these amendments.

4.

Any and all provisions of the Official Code of Hall County which directly conflict with this Resolution are hereby repealed.

[SIGNATURES ON FOLLOWING PAGE]

SO RESOLVED, this the _____ day of _____, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

AGENDA ITEM

Public Works and Utilities

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 181/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution to approve the installation of an all-way stop at the intersection of Ponderosa Farm Road and LJ Martin Drive, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: JS

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution to approve the installation of an all-way stop at the intersection of Ponderosa Farm Road and LJ Martin Drive, subject to review and approval by the County Attorney.

History:

Facts and Issues:

The increase in traffic associated with the development specifically in and around the intersection of Ponderosa Farm Road and LJ Martin Drive has caused concerns for the citizens of Hall County and the Hall County Board of Commissioners.

Options:

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

Approvals:

Submit	Approve	Budget	Finance
JG	JG	DA	TS

Attorney	Administration	Clerk
NA	ZP	JR

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION TO APPROVE THE INSTALLATION OF AN ALL-WAY STOP AT THE INTERSECTION OF PONDEROSA FARM ROAD AND LJ MARTIN DRIVE

WHEREAS, a residential development proposed by Ponderosa Farms, LLC at 5232 Ponderosa Farm Road was approved by the Hall County Board of Commissioners meeting on December 18, 2018 (hereinafter referred to as "the development"); and

WHEREAS, the development is currently being developed by Ponderosa Farms, LLC; and

WHEREAS, the development is approximately fifty percent (50%) complete; and

WHEREAS, the increase in traffic associated with the development specifically in and around the intersection of Ponderosa Farm Road and LJ Martin Drive (hereinafter referred to as "the intersection") has caused concerns for the citizens of Hall County and the Hall County Board of Commissioners; and

WHEREAS, the Hall County Board of Commissioners find it to be in the best interest of the citizens of Hall County for an all-way stop to be installed at the intersection; and

NOW THEREFORE, it is hereby resolved having found the installation of an all-way stop at the intersection to be in the best interest of the citizens of Hall County and necessary to promote the safety of Hall County motorists the Hall County Board of Commissioners hereby approves the installation of an all-way stop at the intersection to proceed as soon as is practicable and directs staff to take action to that end.

SO RESOLVED, this the _____ day of _____, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin Lawhon, County Attorney

AGENDA ITEM

Sheriff's Office

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 157/2026

SUBJECT: Approve the purchase of one (1) new 2026 Ford Transit 350 DRW 15-Passenger Van and (1) 2025 Ford Transit T250 Van for the Sheriff's Office to Billy Howell Ford of Cumming, GA, and establish a capital projects budget in the amount of $116,395.00.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: 1LBP

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of (1) new 2026 Ford Transit 350 DRW 15-Passenger Van for $66,496.00 and (1) 2025 Ford Transit T250 Van for $49,899.00 for the Sheriff's Office to Billy Howell Ford of Cumming, GA and establish a capital projects budget in the amount of $116,395.00.

History:

Billy Howell Ford is a vendor in good standing with Hall County.

Facts and Issues:
Blly Howell Ford is the lowest and responsible bidder for this vehicle, has the Ford Transit 350 DRW 15-Passenger Van and the Ford Transit T250 Van on their lot as indicated on their quotes.

The 350 DRW 15-passenger van will be utilized for inmate transport. The T250 van will be utilized by probation and work release. The specifications needed for each unit are not available on statewide contract.

Options:

Funding Requested	$ 116,395.00
Are funds within current budget?	Yes
Source of Funds	Restricted 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?	2026-04-02

Approvals:

Submit	Approve	Purchasing	Budget
MM	SC	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**
TS	JL	CR	JR

Attachments:

Financial Supplement
Quotes for Inmate Transport Van - Ford Transit 350
Quotes for Probation Van - Ford Transit T250

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 157/2026

Funds Requested: $ 116,395.00

Request Budgeted: Yes

Proposed Source of Funding:

Restricted Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	203-RESTRICTED PROGRAMS FUND	3326-SHERIFFâ€JAIL	542200-MOTOR VEHICLES	$116,395.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BP

Phone: (678) 300-4063

Billy Howell Ford

1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

QUOTE

SPC # _____
STOCK NO. _____
ETCH THEFT PROTECTION _____
DATE 03/20/2026
SALESPERSON _____

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE ROAD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY HALL EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2026	Ford	Transit 350 DRW	15-Passenger Van
	SERIAL NUMBER		ODOMETER READING	COLOR
			65	WHITE

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated, herein. then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	66,493	00
Total Cash Price	66,493	00
Trade-In Allowance		
Trade Difference	66,493	00
Electronic Filing Fee		
Doc Fee		
Sales Tax ___ %		
Title		
Emissions Inspected (Used Only)		
GWRA Fee (New Only)	3	00
Other Fees		
Subtotal	66,496	00
Net Pay Off on Trade-In		
Balance	66,496	00
Deposit / Rebate		
Cash on Delivery		
Balance	66,496	00
Total Back Ends		
QUOTE #1		
Balance Due Finance or Cash	66,496	00

Deposit _____ Rec. # _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date 03/20/2026

I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.
THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date 03/20/2026

< All results

2026 Ford Transit Passenger 350 HD XLT High Roof Extended LB DRW RWD

Conyers, GA (47 mi away)

$68,734

MSRP $73,235

Dealer rating (22 reviews)

Features

Mileage
1

Drivetrain
Rear-Wheel Drive

Exterior color
Agate Black Metallic

Interior color
Ck

Engine
3.5L V6

Fuel type
Gasoline

Request information

Check availability

Call (678) 607-8903

Chat

Pre-qualify for financing with no impact to your credit score.

2026 Ford Transit Passenger
Mileage: 1 · Conyers, GA (47 mi away)

Quote #2

$68,734

Finance in advance

No Impact on Your Credit Score

Only Takes Minutes

Personalized Real Rates

View financing options

Overview

Make: Ford

Model: Transit Passenger

Year: 2026

Trim:
350 HD XLT High Roof Extended LB DRW RWD

Body type: Van

Exterior color: Agate Black Metallic

Interior color: Ck

Mileage: 1 mi

Condition: New

VIN: 1FBVU4XG6TKA74380

Stock number: 26T705

Fuel economy

Fuel tank size: 25 gal

Fuel type: Gasoline

2026 Ford Transit Passenger
Mileage: 1 · Conyers, GA (47 mi away)

$68,734

Safety

ABS Brakes

Curtain Airbags

Driver Airbag

Front Side Airbags

Passenger Airbag

Measurements

Doors: 3 doors

Front legroom: 41 in

Back legroom: 33 in

Cargo volume: 100 cu ft

Options

Agate Black Metallic

Extended Length Passenger Running Board

Heavy-Duty Trailer Tow Package

Midship Extended Range Fuel Tank (31 Gallons)

Passenger Running Board

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

2026 Ford Transit Passenger **$68,734**
Mileage: 1 · Conyers, GA (47 mi away)

< All results

2026 Ford Transit Passenger 350 HD XLT High Roof Extended LB DRW RWD

Conyers, GA (47 mi away)

$68,434

MSRP
$72,935

Dealer rating (22 reviews)
4.5 ★

Features

Mileage
1

Drivetrain
Rear-Wheel Drive

Exterior color
Oxford White

Interior color
Ck

Engine
3.5L V6

Fuel type
Gasoline

Request information

Check availability

Call (678) 607-8903

Chat

Pre-qualify for financing with no impact to your credit score.

2026 Ford Transit Passenger
Mileage: 1 · Conyers, GA (47 mi away)

Quote #3

$68,434

Finance in advance

No Impact on Your Credit Score

Only Takes Minutes

Personalized Real Rates

View financing options

Overview

Make: Ford

Model: Transit Passenger

Year: 2026

Trim:
350 HD XLT High Roof Extended LB DRW RWD

Body type: Van

Exterior color: Oxford White

Interior color: Ck

Mileage: 1 mi

Condition: New

VIN: 1FBVU4XG0TKA72432

Stock number: 26T717

Fuel economy

Fuel tank size: 25 gal

Fuel type: Gasoline

2026 Ford Transit Passenger
Mileage: 1 · Conyers, GA (47 mi away)

$68,434

Safety

ABS Brakes

Curtain Airbags

Driver Airbag

Front Side Airbags

Passenger Airbag

Measurements

Doors: 3 doors

Front legroom: 41 in

Back legroom: 33 in

Cargo volume: 100 cu ft

Options

Extended Length Passenger Running Board

Heavy-Duty Trailer Tow Package

Midship Extended Range Fuel Tank (31 Gallons)

Passenger Running Board

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

2026 Ford Transit Passenger
Mileage: 1 · Conyers, GA (47 mi away)

$68,434

Billy Howell Ford

1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

QUOTE

SPC # _____
STOCK NO. _____
ETCH THEFT PROTECTION _____
DATE 03/20/2026
SALESPERSON _____

PURCHASER HALL COUNTY BOC
ADDRESS 2875 BROWNS BRIDGE ROAD CITY Gainesville STATE GA
ZIP 30504 COUNTY HALL EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	TRANSIT T250	TRANSIT 250	LR 130"WB
	SERIAL NUMBER		ODOMETER READING	COLOR
			895	WHITE

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that he has absolute title thereto and that same is free from any liens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-off on the vehicle traded in and the balance as stated, herein. then and in the event that even if Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	49,896	00
Total Cash Price	49,896	00
Trade-In Allowance		
Trade Difference	49,896	00
Electronic Filing Fee		
Doc Fee		
Sales Tax ___ %		
Title		
Emissions Inspected (Used Only)		
GWRA Fee (New Only)	3	00
Other Fees		
Subtotal	49,899	00
Net Pay Off on Trade-In		
Balance	49,899	00
Deposit / Rebate		
Cash on Delivery		
Balance	49,899	00
Total Back Ends		
QUOTE #1		
Balance Due Finance or Cash	49,899	00

Deposit _____ Rec. # _____

For the purpose of securing credit I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X T. MOREAU Date 03/20/2026

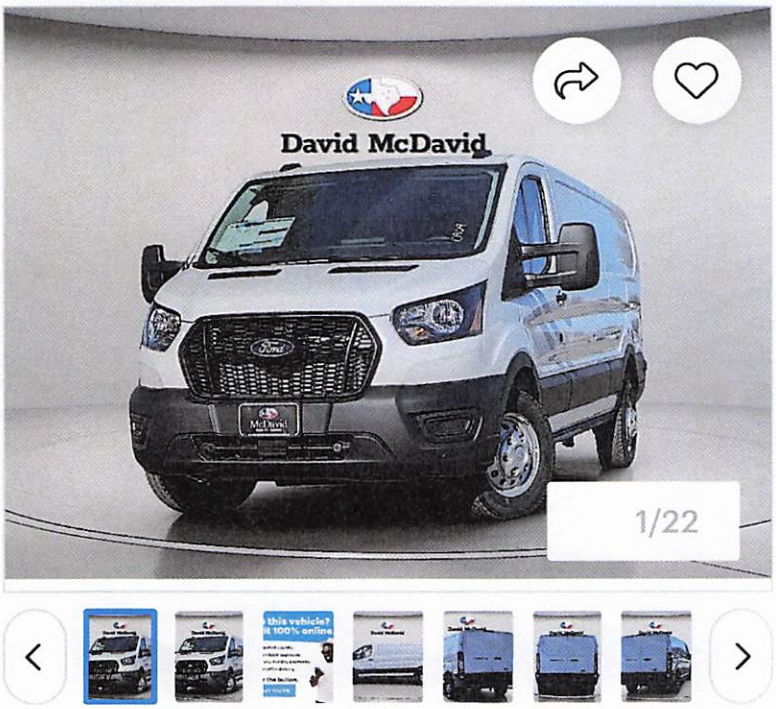
I accept delivery of this vehicle and I have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date 03/20/2026

< All results



2026 Ford Transit Cargo 250 Low Roof RWD

Fort Worth, TX (790 mi away)

$57,190

MSRP
$57,190

Dealer rating (12 reviews)

Request information

Check availability

Call (817) 270-6042

Chat

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA

Features

Mileage
23

Drivetrain
Rear-Wheel Drive

Exterior color
White

Interior color
Gray

Engine
3.5L V6

Fuel type
Gasoline

2026 Ford Transit Cargo
Mileage: 23 · Fort Worth, TX (790 mi away)

QUOTE #2

$57,190

Finance in advance

No Impact on Your Credit Score

Only Takes Minutes

Personalized Real Rates

View financing options

Overview

Make: Ford

Model: Transit Cargo

Year: 2026

Trim: 250 Low Roof RWD

Body type: Van

Exterior color: White

Interior color: Gray

Mileage: 23 mi

Condition: New

VIN: 1FTBR1YG3TKA24551

Stock number: MFF260334

Fuel economy

Fuel tank size: 25 gal

Fuel type: Gasoline

Performance

2026 Ford Transit Cargo **$57,190**

Mileage: 23 · Fort Worth, TX (790 mi away)

All results

2026 Ford Transit Cargo 250 Low Roof RWD

Atlanta, GA (37 mi away)

$51,220

MSRP
$52,895

Dealer rating (7 reviews)

Request information

Check availability

Call (470) 256-6518

Chat

Pre-qualify for financing with no impact to your credit score.

CapitalOne CHA

Features

Mileage
11

Drivetrain
Rear-Wheel Drive

Exterior color
Oxford White

Interior color
Dark Palazzo Gray

Engine
275 hp 3.5L V6

Fuel type
Gasoline

2026 Ford Transit Cargo
Mileage: 11 · Atlanta, GA (37 mi away)

QUOTE #3

$51,220

Finance in advance

No Impact on Your Credit Score

Only Takes Minutes

Personalized Real Rates

View financing options

Overview

Make: Ford

Model: Transit Cargo

Year: 2026

Trim: 250 Low Roof RWD

Body type: Van

Exterior color: Oxford White

Interior color: Dark Palazzo Gray

Mileage: 11 mi

Condition: New

VIN: 1FTBR1Y89TKA08878

Stock number: F14092

Fuel economy

Fuel tank size: 25 gal

Fuel type: Gasoline

Performance

2026 Ford Transit Cargo

Mileage: 11 · Atlanta, GA (37 mi away)

$51,220

Horsepower: 275 hp

Safety

ABS Brakes

Backup Camera

Curtain Airbags

Driver Airbag

Front Side Airbags

Passenger Airbag

Measurements

Doors: 3 doors

Front legroom: 41 in

Cargo volume: 246 cu ft

History

Clean title
No issues reported.

0 accidents reported
No accidents or damage reported.

Pricing

Selling slowly
On the market longer than average. There may be flexibility on price.

Price decreased

2026 Ford Transit Cargo
Mileage: 11 · Atlanta, GA (37 mi away)

$51,220

Show price history

Estimate monthly payment

Estimated monthly payment*

$

/mo

Estimated 7.67% APR

Show cost breakdown

Down payment

$ 0 %

10% down ($5,122) shows a more realistic payment.

Trade-in value

$ 0

Check trade-in value on CarGurus

How much do you owe on your trade?

$ 0

Loan term

72 months

Credit score

Good (680-739)

Send estimate to dealer

Work with the dealer to finalize your payment

or

Get pre-qualified

See personalized rates with **no credit impact**

*Estimated payments are for informational purposes only. They exclude title and registration fees and may not account for all dealer charges and governmental fees. And do not represent a financing offer or guarantee of

2026 Ford Transit Cargo

Mileage: 11 · Atlanta, GA (37 mi away)

$51,220

AGENDA ITEM

Solicitor of State Court

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 118/2026

SUBJECT: Approve the ratification of the application to the Office of U.S. House Representative Rich McCormick for FY 2027 Community Project Funding (CPF) to provide funding to purchase additional software from Axon Enterprises, in the amount of $512,002.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $102,400.00 is required.

Meetings:

Work Session Date: 04/06/26

Voting Meeting Date: 04/09/26

Executive Summary:

Presenter: IG

Recommendation:
Approve.

Purpose of Request:
Approve the ratification of the application to the Office of U.S. House Representative Rich McCormick for FY 2027 Community Project Funding (CPF) to provide funding to purchase additional software from Axon Enterprises, in the amount of $512,002.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A match of $102,400.00 is required.

History:

Facts and Issues:
The Hall County Sheriff's Office currently maintains a ten-year contract with Axon for safety equipment and services to be provided from July 2025 through July 2034. The Axon Justice Prosecution Package software will provide secured shared access between the Solicitor's Office and the Sheriff's Office. This creates faster evidence sharing, secure archiving, and clear proof of delivery.

Options:

Funding Requested	$ 102,400.00
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?	

Approvals:

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

Attachments:

Financial Supplement
FY27 CPF McCormick Application - Solicitor General
FY27 McCormick Application Letters of Support

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 118/2026

Funds Requested: $ 102,400.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	250-MULTIPLE GRANT FUND	2301-SOLICITOR	331110-FEDERALâ€OPERATING DIRECT	$-512,002.00
2027	250-MULTIPLE GRANT FUND	2301-SOLICITOR	542400-COMPUTERS AND SOFTWARE	$512,002.00
2027	100-GENERAL FUND	3310-SHERIFFâ€OPERATIONS	581200-PRINCIPAL CAPITAL LEASE	$102,400.00

Budget Transfer Items:

Additional Information/Comments:

The match is being satisfied via the current agreement and payment schedule the County already has with Axon for the Sheriff's Office.

Contact for Questions: IG

Phone: 770-531-7012

FY27 Community Project Funding Submission Form

Congressman McCormick – Georgia's 7th District

Contact Information:

Mrs. Sommer J Green

Organization Information:

Name: *Hall County, Georgia*

Type*: Local Government Entity*

EIN: *58-6000836*

Primary Point of Contact:

Zachary Propes, zpropes@hallcounty.org, 770-536-3275

Secondary Point of Contact:

Casey Ramsey, cramsey@hallcounty.org, 770-503-3215

Project Name:

Hall County, Georgia Digital Discover Enhancement Project

Subcommittee:

Commerce, Justice, Science, and Related Agencies

Federal Agency and Department:

U.S. Department of Justice

Account Name:

Byrne Justice Assistance Grants (Byrne)

Requesting Funding Amount:

$512,002

Local Match:

$1,075,020

Total Project Cost:

$1,587,022

Obligate within one year?

Yes

Project Description & Purpose:

Georgia Senate Bill 202 introduces a discovery process for misdemeanor cases that mirrors the process used in felony cases. Under this legislation, the Hall County Solicitor's Office must now provide, if elected by the defendant, a witness list including names, addresses, dates of birth, contact information, police reports, and other evidence at least ten days before trial. This modification enhances transparency and fairness in Georgia's misdemeanor proceedings and helps build trust throughout the Hall County community.

The Hall County Sheriff's Office currently maintains a ten-year contract with Axon for a comprehensive, interconnected technology suite designed to increase officer safety, enhance transparency, and streamline evidence management. Police body cameras, tasers, public and private security cameras, drones, software tools, and multiple safety trainings are just a few of the advanced services offered by Axon. Hall County's total investment of $1,875,020, starting July 2025 and ending July 2034 provides the Sheriff's Office with the assurance that critical incidents are captured and strong technological support is in place to allow the evidence to be submitted.

Despite having camera footage available, a significant challenge remains. The amount of time required for staff to download, review, filter the data, and then submit the protected data to be used as evidence is a significant operational burden. The Axon Justice Prosecution Package directly addresses this challenge by providing secured shared access between the Solicitor's Office and the Sheriff's Office. This creates faster evidence sharing, secure archiving, and clear proof of delivery. The Solicitor's Office will gain complete audit trail documenting exactly what evidence was sent and when it was transmitted. This shared platform will help resolve recurring discovery disputes, save substantial staff time, and ensure prosecutors have the information needed to try cases effectively.

Axon Justice Premier Plus Module has been reviewed and identified as highly beneficial for prosecutors by Hall County's Major Sean McCusker. Hall County's Chief of Police Jay Parrish also reported that the system makes it "super easy to get digital evidence" transmitted and documented correctly. In addition, City of Oakwood Chief of Police Tim Hatch, Flowery Branch Chief of Police Chris Hulsey, University of North Georgia Director of Public Safety Greg Williams, and Lanier Technical College Chief of Police Jeff Strickland all expressed support for the prosecution package to synchronize the Solicitor's Office with law enforcement.

By adding this module to its existing Axon package, Hall County will achieve faster, more efficient evidence ingestion, improved transcript generation, clip creation, redaction, and tracking integration, saving hundreds of staff hours and nearly $737,750 over a ten-year period through pricing discounts. Although the Axon Justice Premier Plus Module is valued at $1,310,886 for ten-year contract, Hall County can obtain the next nine years for $512,002 as an add-on module to the county's current Axon contract starting July 2026 and lasting through July 2034.

With Georgia Senate Bill 202 scheduled to take effect on July 1, 2026, this software is essential for Hall County to comply with the new misdemeanor discovery statute while maintaining timely, accurate, and transparent evidence practices.

Physical Location of Project:

Hall County, GA

Please provide a detailed explanation of when and how the requesting organization would spend the requested federal funds (for example, $500,000 for utilities, $1 million for land acquisition, and $1 million for a new building over XX timeframes).

With the funding source being FY27 Federal CPS funds, Hall County would purchase the Axon Justice Premier Plus Plan at a total cost of $512,002 in FY27 to provide services that align with the existing current Axon contract ending in July 2034. The additional module would provide Hall County with technology to enable them to stay in compliance with the new Georgia Senate Bill 202.

If this request funds only part of a larger project, please include the total amount needed for the whole project and other sources of funding and other information on the project.

N/A

Has your organization secured, or are you requesting, any required matching funding or other additional funding (such as state or local government grants-in-aid or private contributions)?

The 68% annual match will be secured through annual appropriations from Hall County's Local General Fund over the nine-year term of the agreement. Each year, the County will budget and pay the Axon Master Equipment and Software Service costs from this fund, cumulatively reaching the total local match amount of $1,075,020 by the end of the contract period.

If awarded funds under the requested account, would the project recipient be able to fulfill the matching requirements within one year of the funding being obligated?

Hall County has secured the current fiscal year match amount and allocated future local funding through fiscal year 2034 to fulfill the match of 68% to meet this obligation.

Several Federal programs eligible for funding requests require a State or local match. The House of Representatives will not waive these matching requirements for new funding requests. This does not mean that matching funds must be in-hand prior, but local officials must have a plan to meet such requirements for such a project to be viable.

Hall County entered into a contract with Axon Enterprise, Inc. on December 12, 2024, totaling $1,875,020 for safety equipment and services to be provided from July 2025

through July 2034. Over the next nine years, the County will continue to allocate funding from the Local General Fund to support the Axon Master Equipment and Software Services, contributing $1,075,020 as a 68% local match.

If the project needs additional funding beyond receiving Congressional support in the upcoming fiscal year, please describe future funding sources.

N/A

Has the requesting organization received federal funding in the past, either through federal appropriations, a grant, or a subgrant?

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

If applicable, is this project authorized by Congress or Department Secretary?

N/A

Supporting Materials

All projects under consideration for community project funding must have demonstrated broad support amongst the community. This will be critical to securing funding for a request.
This can include, but is not limited to:

- **Letters of support from elected community leaders (e.g., mayors or other officials)**
- **Press articles highlighting the need for the requested Community**

Project Funding:

- **Support from newspaper editorial boards**
- **Projects listed on State intended use plans, community development plans, or other publicly available planning documents**
- **Resolutions passed by city councils or boards.**

In addition to listing organizations supporting the request, you must send all documentation of support by email to our Legislative Director

at jonathan.casas@mail.house.gov preferably via one consolidated email message with the subject line formatted:

[**Project Name** - **Organization Name** - **FY26 CPF Request**]

Please provide the Constitutionality of the Funding Request

Hall County's FY27 funding request for Axon's prosecuting package module is constitutionally permissible because it serves a clear public purpose, supporting the administration of justice and public safety. It also falls within the County's authority to procure tools necessary for law enforcement and prosecutorial functions.

Congress has the power to provide funding for this program based on the following clause or section of the U.S. Constitution:

Pursuant to Article 1, Section 8, Clause 1, Congress may authorize federal funds for prosecution technology software as a means of promoting the general welfare and supporting the administration of justice.

Please list all local organizations and state and local elected officials that support this request, including contact information (name, address, email, and phone number:

Hall County Major Sean McCusker, 2859 Browns Bridge Road, Gainesville, GA 30504, smccusker@hallcounty.org, 770-531-6887

Hall County Lieutenant John Morgan; 2859 Browns Bridge Road, Gainesville GA 30504, jmorgan@hallcounty.org, 678-618-1235

Gainesville Chief of Police Jay Parrish, 701 Queen City Parkway, Gainesville, GA 30501, JParrish@gainesvillega.gov, 770-535-5625

Flowery Branch Chief of Police Chris Hulsey, 5270 Railroad Ave. Flowery Branch, GA 30542, chrishulsey@flowerybranchga.org, 770-967-6336

City of Oakwood Chief of Police Tim Hatch, 4035 Walnut Circle, Oakwood, GA 30566, thatch@oakwoodpd.net, 770-534-2364

Lanier Technical College Chief of Police Jeff Strickland, 2535 Lanier Tech Drive, Gainesville, GA 30507, jstrickland2@laniertech.edu, 678-997-9750

University of North Georgia Director of Public Safety Greg Williams, 82 College Circle, Dahlonega, GA 30597, greg.williams@ung.edu, 706-867-3184

Please describe the project's direct benefits to the people of Georgia's 7th Congressional district and the Northern Atlanta Metro Area Community.

The Axon prosecuting software helps people in Georgia's 7th Congressional district and the Northern Atlanta Metro Area Community by making the justice system work more

smoothly and fairly. It lets police and prosecutors quickly and securely share digital evidence, which reduces delays and mistakes in cases. This helps hold dangerous offenders accountable, protects victims, and supports fair trials by making it easier to share required evidence with the defense. Clear records and audit trails make the process more transparent and help catch and fix errors. By saving time for officers and prosecutors and helping the County follow state law, the software supports public safety and builds trust in the local justice system.

Please include details on the impact of funding the initiative, such as potential economic development, health, education, environmental, educational, or public safety benefits. (e.g., How many individuals would it serve? Impact on local jobs, etc.)

The software improves public safety by helping police and prosecutors handle cases faster and more accurately, especially serious cases involving dangerous offenders. It makes it easier to collect, store, and share digital evidence, which reduces delays, mistakes, and lost information that could weaken a case. By keeping cases from being dismissed or overturned because of evidence problems, the system helps keep the community safer. Due to the software being used in all criminal cases handled by the involved agencies, it effectively serves everyone who lives in and passes through the area.

Is the requesting organization requesting funding for this project from other Congressional offices? Is the requesting organization making more than one request to this office or other Congressional offices? (If so, please provide a summary of all requests being submitted to all offices.)

The Hall County, Georgia Digital Discover Enhancement Project is being submitted to Congressman McCormick as a Fiscal Year 2027 Community Project Funding (CPF) request. This is the only CPF request submitted to McCormick, because this project is top priority to ensure the County remains in compliance with new regulations.

Any Additional Information?

Email sent to Jonathan Casas on March 4, 2026, with supporting documents for FY27 McCormick Community Project Funding request for Hall County, Georgia Digital Discover Enhancement Project. Attachments submitted include:

Letters of Support
Executed Axon Master Service 2025-2034 Contract
Axon Justice 2026 - 2035 Quote
Project Cost Calculations
2025 Hall County SEFA

HALL COUNTY SHERIFF'S OFFICE

SEAN MCCUSKER, MAJOR

JOHN MORGAN, LIEUTENANT

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Friday, January 30, 2026 8:52 AM
To: Delhia Miller (Solicitor)
Subject: FW: prosecution axon

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Sean McCusker (Sheriff's Office) <smccusker@hallcounty.org>
Sent: Wednesday, January 28, 2026 7:39 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>; John Morgan (Sheriff's Office) <jmorgan@hallcounty.org>
Subject: Re: prosecution axon

I attended the demo with the DAs office for AXON Justice. I am under the impression AXON Prosecutor may be the basic version of Justice, but either way, what I saw would be very beneficial for prosecutors and we have no issue sharing our evidence through this platform.

Get Outlook for iOS

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, January 28, 2026 7:03:41 PM
To: John Morgan (Sheriff's Office) <jmorgan@hallcounty.org>; Sean McCusker (Sheriff's Office) <smccusker@hallcounty.org>
Subject: RE: prosecution axon

Thank you.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: John Morgan (Sheriff's Office) <jmorgan@hallcounty.org>
Sent: Wednesday, January 28, 2026 6:25 PM

To: Sean McCusker (Sheriff's Office) <smccusker@hallcounty.org>; Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Subject: FW: prosecution axon

I am forwarding to my Major, he may have more information, I am not familiar with Axon prosecution.

Thank you,

John Morgan Lieutenant
Hall County Sheriff's Office
2859 Browns Bridge Road, Gainesville GA 30504
678-618-1235
www.hallcountysheriffsoffice.org
Follow us on Facebook, Twitter and Instagram

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, January 28, 2026 6:16 PM
To: John Morgan (Sheriff's Office) <jmorgan@hallcounty.org>
Subject: prosecution axon

Is there going to be any issue with HCSO if I am able to afford the prosecution side of axon. I believe you know more about the way the files transfer than I do, but it seems like it would require your office to send us the file. Are you aware if that is a hassle for your side?

Inez Grant

Hall County Solicitor-General
inez.grant●hallcourtsga.gov
770 531-7012 (office)

GAINESVILLE POLICE DEPARTMENT

CHIEF OF POLICE

JAY PARRISH

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Wednesday, February 4, 2026 5:10 PM
To: Delhia Miller (Solicitor)
Subject: FW: axon

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Jay Parrish <JParrish@gainesvillega.gov>
Sent: Wednesday, February 4, 2026 4:29 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Subject: Re: axon

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 think it is a great idea. From my understanding, it makes it super easy on our side to get digital evidence to you.

JAY PARRISH

Chief of Police

GAINESVILLE
POLICE DEPARTMENT

770.535.5625

www.gainesville.org

https://cards.smartbusinesscards.me/card/VC002217

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:03 PM
To: Jay Parrish <JParrish@gainesvillega.gov>
Subject: [EXTERNAL] axon

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*****

I am looking at moving to the axon (evidence.com) prosecution package. If we are able to get this program it would sync with the law enforcement axon package.
I am checking to see if you have any objection to our utilizing this program. Based on what I understand, it will be a much easier way for information, photos and videos to be shared.
Please let me know if you would be willing to cooperate with the sharing of information between our agencies.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

FLOWERY BRANCH POLICE DEPARTMENT

CHIEF OF POLICE

CHRIS HULSEY

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Monday, February 16, 2026 7:23 PM
To: Delhia Miller (Solicitor)
Subject: FW: axon

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Christopher Hulsey <chrishulsey@flowerybranchga.org> **Sent:** Monday, February 16, 2026 1:48 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Subject: RE: axon

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.

Yes. I am onboard.

Chris Hulsey / Chief of Police
chrishulsey@flowerybranchga.org

City of Flowery Branch
Office: 770-967-6336 / Fax: 770-967-0797
5270 Railroad Ave. Flowery Branch Ga 30542
www.flowerybranchga.org

This e-mail message may contain confidential or legally privileged information and is intended only for the use of the intended recipient(s). Any unauthorized disclosure, dissemination, distribution, copying or the taking of any action in reliance on the information herein is prohibited. E-mails are not secure and cannot be guaranteed to be error free as they can be intercepted, amended, or contain viruses. Anyone who communicates with us by e-mail is deemed to have accepted these risks. City of Flowery Branch is not responsible for errors or omissions in this message and denies any responsibility for any damage arising from the use of e-mail. Any opinion and other statement contained in this message and any attachment are solely those of the author and do not necessarily represent those of the City of Flowery Branch.

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:04 PM
To: Christopher Hulsey <chrishulsey@flowerybranchga.org>
Subject: axon

CAUTION: This email originated from outside of the City of Flowery Branch, GA email system. Maintain caution when opening external links/attachments

Good Day,

I am looking at moving to the axon (evidence.com) prosecution package. If we are able to get this program it would sync with the law enforcement axon package.
I am checking to see if you have any objection to our utilizing this program. Based on what I understand, it will be a much easier way for information, photos and videos to be shared.
Please let me know if you would be willing to cooperate with the sharing of information between our agencies.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

CITY OF OAKWOOD

POLICE DEPARTMENT

CHIEF OF POLICE

TIM HATCH

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Wednesday, February 4, 2026 1:00 PM
To: Delhia Miller (Solicitor)
Subject: FW: axon prosecution package

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Tim Hatch <thatch@oakwoodpd.net>
Sent: Wednesday, February 4, 2026 12:42 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Subject: RE: axon prosecution package

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.

OK, just let me know who I need to put our RMS folks in touch with when you are ready for them to start conspiring!

Respectfully,

Chief Tim Hatch
City of Oakwood Police Department
4035 Walnut Circle,
Oakwood, GA 30566

Phone: 770-534-2364
Fax: 770-297-3223

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:30 PM
To: Tim Hatch <thatch@oakwoodpd.net>
Subject: RE: axon prosecution package

That would be greatly appreciated.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Tim Hatch <thatch@oakwoodpd.net>
Sent: Wednesday, February 4, 2026 12:27 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Subject: RE: axon prosecution package

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.

Inez,

I am fine with this but we do not use Axon for our video storage. If you want to have a bridge built into our software, I will agree that our vendor can participate in this project.

Respectfully,

Chief Tim Hatch
City of Oakwood Police Department
4035 Walnut Circle,
Oakwood, GA 30566

Phone: 770-534-2364
Fax: 770-297-3223

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:02 PM
To: Tim Hatch <thatch@oakwoodpd.net>
Subject: axon prosecution package

Good day,
I am looking at moving to the axon (evidence.com) prosecution package. If we are able to get this program it would sync with the law enforcement axon package.
I am checking to see if you have any objection to our utilizing this program. Based on what I understand, it will be a much easier way for information, photos and videos to be shared.
Please let me know if you would be willing to cooperate with the sharing of information between our agencies.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

LANIER TECHNICAL COLLEGE

POLICE DEPARTMENT

CHIEF OF POLICE

JEFF STRICKLAND

Hall Campus | Breeden-Giles Hall | Room 1102A
2535 Lanier Tech Drive | Gainesville, Georgia 30507
Email: jstrickland2@laniertech.edu
Office: **770-533-6912**

Police Station: 770-533-6911
www.laniertech.edu
A Unit of the Technical College System of Georgia

***"It is amazing what you can get accomplished if you do not care who gets the credit"* Harry Truman.**

***"There is nothing to fear but fear itself"* Franklin Roosevelt.**

Confidentiality Notice This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, replication, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:02 PM
To: Strickland, Jeff <jstrickland2@laniertech.edu>
Subject: axon

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 am looking at moving to the axon (evidence.com) prosecution package. If we are able to get this program it would sync with the law enforcement axon package.
I am checking to see if you have any objection to our utilizing this program. Based on what I understand, it will be a much easier way for information, photos and videos to be shared.
Please let me know if you would be willing to cooperate with the sharing of information between our agencies.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Wednesday, February 4, 2026 5:11 PM
To: Delhia Miller (Solicitor)
Subject: FW: Axon Prosecution Package and Interagency Information Sharing

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Strickland, Jeff <jstrickland2@laniertech.edu>
Sent: Wednesday, February 4, 2026 3:43 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Cc: Samples, Bobby <bsamples@laniertech.edu>; Carey, Steve <scarey@laniertech.edu>
Subject: RE: Axon Prosecution Package and Interagency Information Sharing

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.

Inez,

Thank you for reaching out regarding the Axon (Evidence.com) prosecution package.

We have no objection to your agency utilizing this program and are willing to participate. If implemented, we agree that syncing with the law enforcement Axon package would provide a more efficient and streamlined method for sharing information, including reports, photographs, and video evidence.

We are willing to cooperate with the sharing of information between our agencies through this platform and look forward to the efficiencies it may provide. Please let us know if there are any next steps or coordination needed on our end.

Sincerely,

Jeff Strickland
Chief of Police

LANIER Technical College | Police Department
A State Certified Agency

UNIVERSITY OF NORTH GEORGIA

DIRECTOR OF PUBLIC SAFETY

DEPUTH CHIEF OPERATING OFFICER

GREG WILLIAMS

Delhia Miller (Solicitor)

From: Inez Grant (Solicitor)
Sent: Wednesday, February 4, 2026 12:58 PM
To: Delhia Miller (Solicitor)
Subject: FW: axon

For axon prosecution.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

From: Greg Williams <Greg.Williams@ung.edu>
Sent: Wednesday, February 4, 2026 12:48 PM
To: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Cc: Paul Bennett <Paul.Bennett@ung.edu>; Brett Roach <Brett.Roach@ung.edu>
Subject: RE: axon

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 Inez!

Good to hear from you. Yes, we use Evidence.com and will be happy to share our information with you for any cases being prosecuted in Hall County.

Please let me know if there is anything we can do to help facilitate the information sharing.

Greg

Greg Williams
Director of Public Safety
Deputy Chief Operating Officer
greg.williams@ung.edu | 706-867-3184

UNG UNIVERSITY of NORTH GEORGIA
THE MILITARY COLLEGE OF GEORGIA

From: Inez Grant (Solicitor) <inez.grant@hallcourtsga.gov>
Sent: Wednesday, February 4, 2026 12:03 PM

To: Greg Williams <Greg.Williams@ung.edu>
Subject: axon

CAUTION: This email originated from ***outside the University of North Georgia.*** Do not click links or open attachments unless you recognize the sender and know the content is safe. If you suspect this message is fraudulent, please forward to spam@ung.edu or contact the IT Service Desk at 706-864-1922.

I am looking at moving to the axon (evidence.com) prosecution package. If we are able to get this program it would sync with the law enforcement axon package.
I am checking to see if you have any objection to our utilizing this program. Based on what I understand, it will be a much easier way for information, photos and videos to be shared.
Please let me know if you would be willing to cooperate with the sharing of information between our agencies.

Inez Grant

Hall County Solicitor-General
inez.grant@hallcourtsga.gov
770 531-7012 (office)

AGENDA ITEM

Tax Assessors

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 154/2026

SUBJECT: Approve the 2023 and 2024 real property tax refund in the amount of $3,249.00 for overpayment of Hall County taxes regarding property located at 3 Loggins Street, Gainesville, GA 30501 (tax parcel #00135 005003) to Snow Services, Inc.

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: JS

Recommendation:

Purpose of Request:
Approve the 2023 and 2024 real property tax refund in the amount of $3,249.00 for overpayment of Hall County taxes regarding property located at 3 Loggins Street, Gainesville, GA 30501 (tax parcel #00135 005003) to Snow Services, Inc.

History:

Facts and Issues:

Options:

Funding Requested	$ 3,249.00
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?	

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 154/2026

Funds Requested: $ 3,249.00

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	0000 - NOT APPLICABLE	311100-REAL PROPERTYâ€CURRENT	$3,249.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 6722

March 18, 2026

RE: 00135 005003

On Jan 2, 2026, Scotty Ball contacted the TCO in regard to a client who has paid taxes on a parcels that they didn't own and requested a refund.

The request was forwarded to the Tax Assessors Office. The request exceeds the alotted time that the Tax Assessors Office can address. After consultation with the legal department the Tax Commissioners Office will address 2023, 2024 and 2025 will be corrected via ACO. Legal has advised Mr. Ball of the requirements to address previous years.

The refund will be:

2024 1459.92

2023 1789.08

Total 3249.00

What Happened:

A deed dated 3/30/2021 was processed at our office for TY2022. The legal description was for several parcels listed in the deed and referenced on a plat. At that time the data entry staff transferred a parcel that should not have been included along with the other parcels listed.

The staff is recommending approval of the refund due to an error in transferring of ownership.

From: Richard Steele (Tax Commissioner) <rsteele@hallcounty.org>
Sent: Monday, January 5, 2026 8:18 AM
To: Scotty Ball <scotty@wbdlawfirm.com>; Christina M. Simmons (Tax Commissioner) <cmsimmons@hallcounty.org>
Cc: Ryan Ball <ryan@wbdlawfirm.com>
Subject: RE: Tax Refund for erroneous payments

Good morning, Scotty. Hope you are having a good new year so far.

If you can, please send over a parcel number or a picture of the tax bill so that we can see what has been going on with this particular property. In the meantime, a written request for the refund, indicating the property, the tax years involved, and the reason for the request, will be fine.

Richard

Richard Steele
CHIEF DEPUTY TAX COMMISSIONER

From: Scotty Ball <scotty@wbdlawfirm.com>
Sent: Friday, January 2, 2026 10:09 AM
To: Christina M. Simmons (Tax Commissioner) <cmsimmons@hallcounty.org>; Richard Steele (Tax Commissioner) <rsteele@hallcounty.org>
Cc: Ryan Ball <ryan@wbdlawfirm.com>
Subject: Tax Refund for erroneous payments

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.

Christina/Richard:

Hope y'all had a blessed New Year!

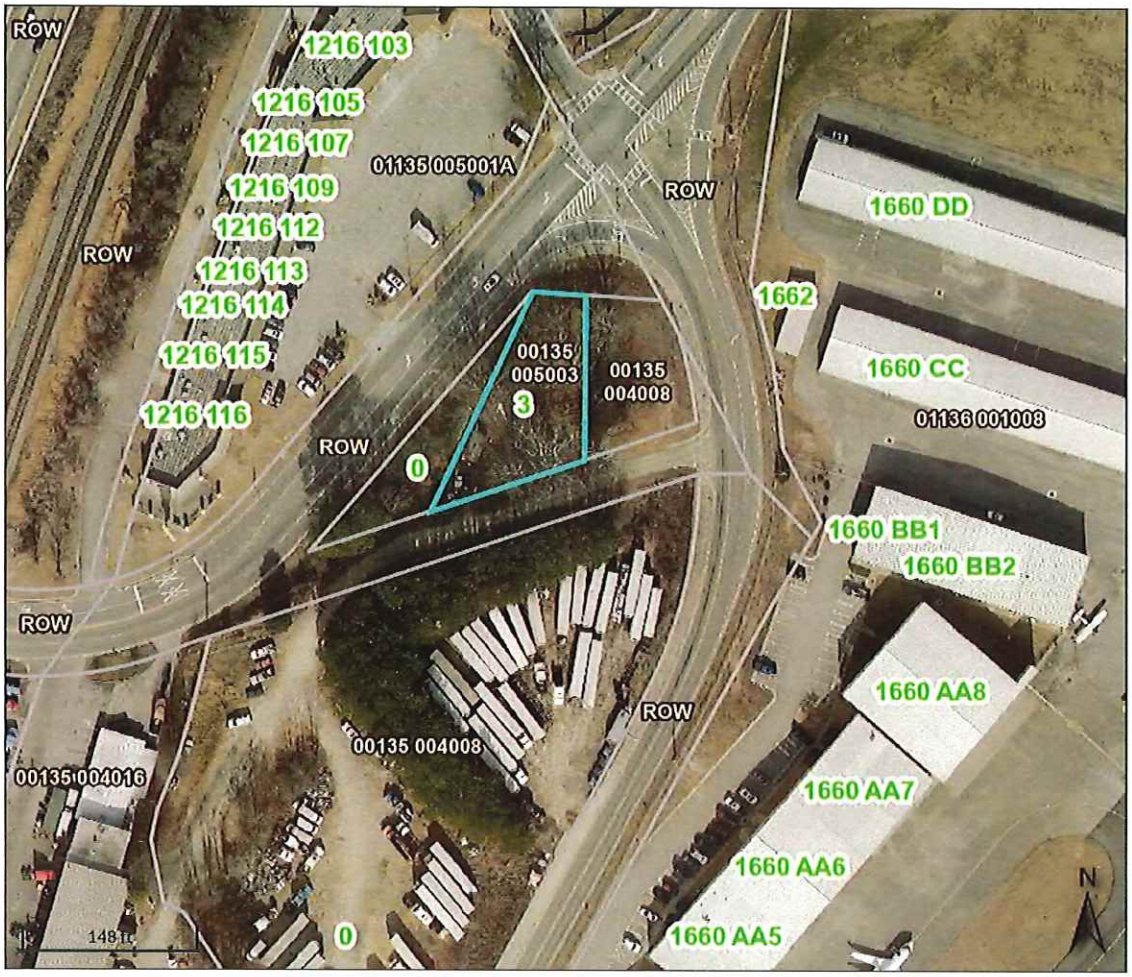
I have a client who has been receiving a tax bill for a parcel that he has just paid for the past few years and we just realized recently that it was for a parcel that was not his.

What is the process for going back and seeking a refund on these erroneous payments?

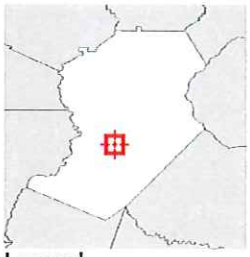
Scotty

Scott A. Ball
Walker, Ball & Dimo LLC
340 Jesse Jewell Pkwy SE, Suite 650
Gainesville, GA 30501
Phone: 678-940-3990
Fax: 678-940-3390
http://www.wbdlawfirm.com

qPublic.net™ Hall County, GA



Overview



Legend

- Parcels
- Address Numbers

Qualified Sales

- 2022
- 2023
- 2024
- 2025
- 2026

Parcel ID	00135 005003	Owner	FRANKLIN C GADDIS	Last 2 Sales			
Class Code	Residential		GADDIS LLUID CURTIS ET AL	Date	Price	Reason	Qual
Taxing District	COUNTY		3 LOGGINS STREET	11/23/1991	0	99	U
Acres	0.35		GAINESVILLE, GA 30501	5/6/1974	$1000	4	U
		Physical Address	3 LOGGINS ST				
		Assessed Value	Value $96960				

(Note: Not to be used on legal documents)

Date created: 3/16/2026
Last Data Uploaded: 3/16/2026 12:08:16 AM

Developed by SCHNEIDER GEOSPATIAL

AGENDA ITEM

Executive Session

REPORT TO: **Work Session (04/06/26)**

REPORT TO: **Voting Meeting (04/09/26)**

ITEM NO: 167/2026

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

Meetings:

Work Session Date: 04/06/26 **Voting Meeting Date:** 04/09/26

Executive Summary:

Presenter: CA

Recommendation:
N/A

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

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments: