HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, April 21, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

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

Proclamation/s

3 Approve the proclamation recognizing Bradley Coy Ward's retirement after 35 years of service to Hall County, Georgia.

4 Approve the proclamation recognizing April 2026 as Safe Digging Month.

5 Approve the proclamation proclaiming April 19-25, 2026 as Crime Victims' Rights Week.

Consent Agenda

6 Approve the April 20, 2026 Work Session Minutes.

7 Approve the April 9, 2026 Voting Meeting Minutes.

8 Approve the April 9, 2026 Executive Session Minutes.

9 Approve the April 9, 2026 Meeting Minutes.

10 Approve the appointment of Susan King to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.

11 Approve the appointment of Bradley Dunckel to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

12 Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Central Services to Conditioned Air Systems of Gainesville, GA. The estimated cost is $103,769.00.

13 Approve the award of RFQ/P #46-029 Custodial Services for Parks & Leisure Services to Turnkey Facility Maintenance of Gainesville, GA. The estimated annual cost is $115,522.00.

14 Approve the award of RFQ/P #46-030 Grounds Maintenance Services for Parks & Leisure Services to ACS Landscape Management Inc. of Oakwood, GA. The estimated annual cost is $74,964.00.

15 Approval and authorization for the Chairman to execute a Cell Tower and Communications Facilities Lease with Ron and Margarette Wiley Family, L.P. for use of an existing P25 Public Safety Radio tower site located at 1133 Signal Pole Road, Cleveland, GA 30528, subject to review and approval by the County Attorney.

16 Approval and authorization for the Chairman to execute a resolution authorizing the application of the Georgia Department of Transportation (GDOT) Local Administered Projects Certification to administer federal-aid projects; authorization for the Chairman to execute any and all documents required to effectuate this application and certification, subject to review and approval by the County Attorney.

17 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Roads Assistance (LRA) Grant application and cover letter for 5.94 miles of road resurfacing on six (6) various County roads, in the estimated amount of $2,727,713.88, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

18 Approve change order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of $130,080.00.

Other Business - Public Works and Utilities

19 Public Hearing to abandon an approximately 1,570 foot portion of a Ramsey Road located entirely within property owned by Ramsey Family Partnership, L.P. and authorization for the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.

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

20 **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** *Note: Tabled at the April 9, 2026 Voting Meeting until the April 21, 2026 Voting Meeting.*

21 **4337 Mountain View Road | Special Use |** for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) **| Proposed use: Group home |** Commission District 2 **| Made for More Ministries, LLC, applicant**

22 **7355 Tribble Gap Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 **| Proposed Use: Duplex for community residences |** Commission District 3 **| Haley Stapleton, applicant**

23 **5650 Old Dahlonega Highway | Rezone |** from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 **| Proposed use: Office warehouse |** Commission District 3 **| Derrick Prater, applicant**

24 **6752 Shoal Creek Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural 1 (AG-1) | on a 16.913± acre tract located on the east side of Shoal Creek Road approximately 0.25 miles northeast from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 **| Proposed use: Second dwelling |** Commission District 3 **| Lori Lynn Monty, applicant**

25 **54 Dean Street | Special Use |** expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 **| Proposed use: Duplex addition |** Commission District 4 **| Jonathan Rios-Bonilla, applicant**

26 **3860 Wiley Road | Special Use |** for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 **| Proposed use: 2-lot subdivision |** Commission District 3 **| Chao Li Real Estate, Inc., applicant**

27 **6042 Spout Springs Road | Variance to Section 3.1 |** to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 **| Proposed use: Single-family residence |** Commission District 1 **| Bradley Cox, applicant**

28 **6381 Lakeview Drive | Variance to Section 4.1 |** to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive approximately 0.27 miles north of its intersection with Ansel Court NE (Gwinnett County) | Zoned V-C; Tax Parcel 07360A000028 **| Proposed use: New single-family residence |** Commission District 2 **| Ziad (Tony) Akly, applicant**

29 **2983 Rivercrest Drive | Variance to Section 4.3 |** to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 **| Proposed use: Accessory building |** Commission District 3 **| James (Dustin) Slaton, applicant**

County Administrator

Commission Time

Adjourn

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 214/2026

SUBJECT: Approve the April 20, 2026 Work Session Minutes.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 20, 2026 Work Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	JR	JR

Attachments:

April 20, 2026 Work Session Minutes

HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, April 20, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.

Appointment of Susan King — Consent

2 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

Appointment of Bradley Dunckel — Consent

3 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

Remove from agenda by acclamation and place on Work Session agenda for May 11, 2026

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

4 Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Central Services to Conditioned Air Systems of Gainesville, GA. The estimated cost is $103,769.00.

Consent

Community Services and Parks

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

5 Approve the award of RFQ/P #46-029 Custodial Services for Parks & Leisure Services to Turnkey Facility Maintenance of Gainesville, GA. The estimated annual cost is $115,522.00.

Consent

6 Approve the award of RFQ/P #46-030 Grounds Maintenance Services for Parks & Leisure Services to ACS Landscape Management Inc. of Oakwood, GA. The estimated annual cost is $74,964.00.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

7 Approval and authorization for the Chairman to execute a Cell Tower and Communications Facilities Lease with Ron and Margarette Wiley Family, L.P. for use of an existing P25 Public Safety Radio tower site located at 1133 Signal Pole Road, Cleveland, GA 30528, subject to review and approval by the County Attorney.

Consent

Planning & Zoning

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

8 **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** *Note: Tabled at the April 9, 2026 Voting Meeting until the April 21, 2026 Voting Meeting.*

9 **4337 Mountain View Road | Special Use |** for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) **| Proposed use: Group home |** Commission District 2 **| Made for More Ministries, LLC, applicant**

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Lynn Taylor, Principal Planner, addressed the Board.

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Vamsee Polamarasetty, Senior Planner, addressed the Board.

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17 **2983 Rivercrest Drive | Variance to Section 4.3 |** to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 **| Proposed use: Accessory building |** Commission District 3 **| James (Dustin) Slaton, applicant**

Public Works and Utilities

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

18 Public Hearing to abandon an approximately 1,570 foot portion of a Ramsey Road located entirely within property owned by Ramsey Family Partnership, L.P. and authorization for the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.

Public Hearing to be held at the Tuesday, April 21, 2026 Voting Meeting.

19 Approval and authorization for the Chairman to execute a resolution authorizing the application of the Georgia Department of Transportation (GDOT) Local Administered Projects Certification to administer federal-aid projects; authorization for the Chairman to execute any and all documents required to effectuate this application and certification, subject to review and approval by the County Attorney.

Consent

20 Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Roads Assistance (LRA) Grant application and cover letter for 5.94 miles of road resurfacing on six (6) various County roads, in the estimated amount of $2,727,713.88, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Consent

Sheriff's Office

Captain Chris Dale, Sheriff's Office, addressed the Board.

21 Approve change order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of $130,080.00.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *This week's Voting Meeting will be held on Tuesday, April 21, 2026 at 6:00 pm.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Sam Tyner, 4439 Highland Drive, Gainesville*

Commission Time

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

- *Sandra Imperial (Kings Hawaiian)*
- *Emma Courtney (Hulsey, Oliver & Mahar)*

Commissioner Gregg Poole, District 3, stated that the courthouse expansion project is still being discussed. Committed to doing what is best with tax dollars.

Chairman David Gibbs echoed Commissioner Poole's statement. Stated that the Board must get the project right for the County.

Adjourn

Chairman Gibbs adjourned the meeting at 3:57 p.m.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 215/2026

SUBJECT: Approve the April 9, 2026 Voting Meeting Minutes.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 9, 2026 Voting Meeting Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

April 9, 2026 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, April 09, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:18 p.m.

Present:

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

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

Approve Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

The following people addressed the Board:

- *Richard Schroeder*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

3 Approve the proclamation recognizing April 2026 as National County Government Month.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

4 Approve the proclamation recognizing Kevin Kristy Kennedy's retirement after 31 years of service to Hall County, Georgia.

Commissioner Stowe presented Kevin Kristy Kennedy with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

5 Approve the proclamation proclaiming April 12-18, 2026 as Animal Care and Control Appreciation Week.

Commissioner Cooper presented Animal Services Director Trey Garcia, Stephanie Maloch, Emily Jones, Churchstian Maloch, Jamie Colon, April Crews, Hannah Brock, Nicole Jones, Heather Evans, Officer Matthew Dockery, Officer Analeise Christian, Officer Wade Buendia with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

6 Approve the proclamation proclaiming April 12-18, 2026 as National Public Safety Telecommunicators Week.

Commissioner Poole presented Emergency Management Director Zach Brackett, Jordyn Meeks, Rahom Mogos, Tanner Slater, Whitney Ledford, Deann Haley, Kelsey McGahagin, and Nick Shirley with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

7 Approve the proclamation recognizing Goodwill of North Georgia for 100 years of service.

Commissioner Powell presented Donovan Jackson with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

8 Approve the April 6, 2026 Work Session minutes.

9 Approve the April 6, 2026 Executive Session minutes.

10 Approve the April 6, 2026 Meeting minutes.

11 Approve the March 26, 2026 Voting Meeting minutes.

12 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.

13 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.

14 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.

15 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.

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.

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.

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.

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.

Other Business - Appointments for Consideration

Ms. Rivera addressed the Board.

21 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.*

Commissioner Cooper/Commissioner Stowe — approve removing item 21 from the table — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Powell — appoint Marsha Stringer — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Correction: Term ends on December 31, 2028.

Other Business - Community Services and Parks

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

22 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.

Commissioner Powell/Commissioner Cooper — approve award to Hussey, Gay, Bell & DeYoung International — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

23 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.

Commissioner Powell/Commissioner Cooper — approve award to Hussey, Gay, Bell & DeYoung International — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

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

24 **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**

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

The following people addressed the Board:

Favor:

- *Brian Rochester, 425 Oak Street, Gainesville*
- *Miles Coker, 165 Sampson Way, Cleveland*
- *Larry & Katie Dudas, 3881 Alexandria Drive, Gainesville*
- *Lynn & Joe Weber, 4767 North Browning Bridge Road, Gainesville*
- *Morgan Harper, 6042 Ransom Free Road, Clermont*

Opposition:

- *Jessica Leigh Baran, 6810 Jake Kemp Road, Murrayville*
- *Jeff Ingram, 6823 Jake Kemp Road, Murrayville*
- *John Henry Richards IV, 6320 Ben Parks Road, Murrayville*

Commissioner /Commissioner — approve tabling item 24 until the April 21, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

25 **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**

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

The following people addressed the Board:

Favor:

- *Bradley Dunckel, 425 Oak Street, Gainesville*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Robert Deleon, 4139 Cagle Road, Lula*
- *Jerry McLeod, 4285 Cagle Road, Lula*
- *Adam & Jenna Blackwell, 4345 Mceachern Drive, Lula*
- *Austin Lamon, 4357 Oak Lake Drive, Lula*
- *Roy Nixon, 3845 Clubhouse Drive, Gainesville*
- *Robert Coats, 4147 Cagle Road, Lula*

Commissioner Poole/Commissioner Stowe — deny — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

26 **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**

Mr. Anderson introduced the item. Principal Planner Lynn Taylor discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Jason Dean, 200 E. E. Butler Parkway, Gainesville*
- *Sarah Hales, 886 Gainesville Highway, Buford*
- *Gentry Wade, 415 Thunder Road, Buford*

Commissioner Cooper/Commissioner Powell — approve with the two (2) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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.*

27 **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**

Mr. Anderson introduced items 27, 28 and 29, which were heard together. Ms. Taylor discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding both items 27, 28 and 29:

Favor:

- *Jonathan Harris, 847 Highway 124, Suite A, Braselton*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The 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, identified 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.*

28 **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**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The 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, identified 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.*

29 **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**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The 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, identified 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.*

30 **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**

Mr. Anderson introduced the item. Senior Planner Vamsee Polamarasetty discussed the item. Mr. Anderson conducted the Public Hearing.

There were no comments from the public.

Commissioner Cooper/Commissioner Stowe — approve with the four (4) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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.*

31 **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**

Mr. Anderson introduced the item. Mr. Polamarasetty discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Edward Coglianese, 6408 Lakeview Drive, Buford*

Opposition:

- *Joe Camire, 5067 Lodge Pole Drive, Buford*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes used this time to restate and re-approve itmes 22 and 23 to include the new award recipient and the approved award amount.

Item 22: Approve the award of RFQ/P #46-032 Civil Design Services for South Hall Park for Parks & Leisure Services to Hussey, Gay, Bell & DeYoung International of Duluth, GA, in the amount of $705,360.00.

Commissioner Powell/Commissioner Poole — amend approval of item 22 as stated — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Item 23: Approve the award of RFQ/P #46-024 Architectural Design Services for South Hall Active Life Center for Parks & Leisure Services to to Hussey, Gay, Bell & DeYoung International of Duluth, GA, in the amount of $980,000.00.

Commissioner Powell/Commissioner Cooper — amend approval of item 23 as stated — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

Commission Time

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

- *Morgan George (Forum Communications)*
- *Elizabeth Holcomb (Northeast Georgia Health System)*
- *Drew Stewart (Georgia Power)*
- *Leah Stewart (CR Solutions)*

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn at 9:00 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 217/2026

SUBJECT: Approve the April 9, 2026 Executive Session Minutes.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 9, 2026 Executive Session Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 216/2026

SUBJECT: Approve the April 9, 2026 Meeting Minutes.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 9, 2026 Meeting Minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Attorney	Administration	Clerk
AD	AD	CR	JR

Attachments:

April 9, 2026 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, April 09, 2026 - 05:30 PM

Call to Order

Chairman Gibbs at 5:30 p.m.

Present:

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

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

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 5:30 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Executive Session

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

Commissioner Stowe/Commissioner Cooper — to adjourn the Executive Session at 6:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn the Meeting at 6:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 200/2026

SUBJECT: Approve the appointment of Susan King to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 1.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 201/2026

SUBJECT: Approve the appointment of Bradley Dunckel to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 2.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
JR	JR

Attachments:

Public Comment - Opposition - from Lee McMichael
Public Comment - Opposition - from Wanda Compher

Jennifer Rivera (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 21, 2026 12:19 PM
To: 'Wanda Compher'
Subject: RE: Planning Commission appointments to fill unexpired terms

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Wanda Compher [redacted]
Sent: Tuesday, April 21, 2026 11:15 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: Planning Commission appointments to fill unexpired terms

You don't often get email from [redacted] Learn why this is important

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Board of Commissioner Chairman David Gibbs
Kathy Cooper
Gregg Poole
Billy Powell
Jeff Stowe

With regards to the Appointments to fill Planning Commission Districts 1, 2, and 3, I strongly disagree with any appointment by an attorney, developer, land surveyor, real estate agent or anyone that has come before the Board.

I would prefer someone who will look at the details of an application and apply the guidelines approved.

There are too many times I have heard the applicant "tell the Board" (Planning Commission and/or Board of Commissioners) what the Land Use Plan says or what the UDC says.

I believe the line has been crossed with who is too close with their involvement with Hall County.

I, for one, believe Steve Gilliam is one of those and DCCM (Rochester & Associates...Brian, Bradley and Beth) is another.

Wanda Compher

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Subject: Planning Commission appointments to fill unexpired terms

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Jeff Stowe

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I, for one, believe Steve Gilliam is one of those and DCCM (Rochester & Associates...Brian, Bradley and Beth) is another.

Wanda Compher

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 187/2026

SUBJECT: Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Central Services to Conditioned Air Systems of Gainesville, GA. The estimated cost is $103,769.00.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: KI

Recommendation:
Approve.

Purpose of Request:

Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Central Services to Conditioned Air Systems of Gainesville, GA. The estimated cost is $103,769.00.

History:
Vendor is in good standing with the County.

Task Order 2026-040 was sent up using Contract 44-034 Demand Services for On-Call HVAC Contractors. We received two (2) bids with Conditioned Air Systems being the lowest bid.

Facts and Issues:
The Scope of Work outlines the tasks and deliverables for replacing ten (10) HVAC units are the Childrens with Special Needs Building.

Options:

Funding Requested	$ 103,769.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Bid Tab
Signature Request
Task Order

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 187/2026

Funds Requested: $ 103,769.00

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	324-SPLOST VIII	1565-BUILDINGS AND MAINTENANCE	541300-BUILDING AND IMPROVEMENTS	$103,769.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KI

Phone: 678-617-4517

Task Order #2026-040 BID TAB SUMMARY	Replace HVAC Units at Children with Special Needs Building	
Bidders	**Conditioned Air Systems**	**JR Hobbs Co. Altanta LLC**
Unit #3 Price	$9,520.00	$10,338.64
Unit #5 Price	$12,498.00	$13,705.46
Unit #6 Price	$10,486.00	$11,592.50
Unit #10 Price	$10,486.00	$11,592.50
Unit #13 Price	$9,520.00	$10,338.64
Unit #7 Price	$10,486.00	$11,592.50
Unit #8 Price	$9,520.00	$10,338.64
Unit #9 Price	$10,486.00	$11,592.50
Unit #11 Price	$11,247.00	$12,373.50
Unit #14 Price	$9,520.00	$10,338.64

BIDS EMAILED:	3
BIDS EMAILED TO HALL CO CONTRACTORS	3
BIDS RECEIVED:	2
BIDS RECEIVED FROM HALL CO CONTRACTORS	2
NO BIDS:	1

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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: April 3, 2026

To: David Gibbs, Chairman, BOC

From: Laura Falleck, Purchasing Supervisor

Your signature is requested to execute the attached Contract:

Bid/Contract Number: 2026-040

Bid/Contract Name: Replace HVAC Units at Children with Special Needs Building

Department(s) Requesting Contract: Central Services

Award Recipient Name: Conditioned Air Systems

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

Prior Year's Spend: N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract Estimated Amount: $103,769.00

☐ Product Contract Estimated Amount:

Comment:

Approve the award of Task Order #2026-040 Replace HVAC Units at Children with Special Needs Building for Building Maintenance to Conditioned Air Systems of Gainesville, GA. The FY 2026 estimated amount has been reviewed against the approved FY 2026 budget by Finance.

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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

Task Order # 2026-040

For the provision of

Replace HVAC Units at Children with Special Needs Building

Demand Services for On-Call HVAC Contractors Contract #44-034

PROJECT DESCRIPTION

Hall County, Georgia is issuing this Task Order #2026-040 to Demand Services On-Call HVAC Contractors to replace HVAC units.

SCHEDULE OF EVENTS

Issue Date: Monday, March 16, 2026
Mandatory Site Visit: Thursday, March 19, 2026, at 9:00am at the Children with Special Needs Building located at 440 Prior St. SE, Gainesville, GA 30501
Bidder Questions Due Date: Tuesday, March 24, 2026.
Response to Bidder Questions Due Date: Friday, March 27, 2026
Bid Due Date: Thursday, April 2, 2026, by 2:00pm

Bidding Process: Bidders must respond with their Task Order proposals via e-mail to lfalleck@hallcounty.org by 2:00pm EST Thursday, April 2, 2026.

Questions: All communications must be directed solely to Laura Falleck, Issuing Officer, at lfalleck@hallcounty.org for questions or clarifications of the TO requirements.

Bid Response: Complete the information below and return it to the Issuing Officer via email, by the date and time specified above. Electronic signatures are acceptable.

Taxes: The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that it is responsible for any sales and use taxes it may incur. The Bidder will not charge or invoice 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.

SCOPE OF WORK:

- Remove and dispose of existing units 3, 5, 6, 10, and 13, turnkey job, parts, labor, crane etc.
- Replace units with same size units (tonnage, cfm, and btu's, heat and cool).
- We prefer Carrier because they have a unit that will "drop in" on the curb.
- Other brands will be considered, but bidder will be responsible for any modifications/curb adapters, etc.
- Replace existing disconnect with new disconnect.
- Replace thermostat with a new Honeywell 8000 WIFI thermostat.
- Turn old thermostats over to building maintenance.
- Job/equipment is to be warranted parts and labor for 5 years.
- No damage is to be done to the roof.
- All work will meet local state and national codes.
- Install to MFG instructions.
- Units to have new refrigerant A2L type.
- Include one case of filters for each unit.
- Label each unit with a weatherproof label of the unit number. And breaker number that feeds that unit. (i.e. RTU 1 Breaker LP 22)
- Write inside the control panel "installed by _____ 5-year warranty and date of install"
- Label new thermostat with RTU number
- **Job is to be completed in one day**

Price Units Individually:

Unit #3 Price: $9520.00

Unit #5 Price: $12,498.00

Unit #6 Price: $10,486.00

Unit #10 Price: $10,486.00

Unit #13 Price: $9520.00

Optional Pricing of Additional Units:

Unit #7 Price: $10,486.00

Unit #8 Price: $9520.00

Unit #9 Price: $10,486.00

Unit #11 Price: $11,247.00

Unit #14 Price: $9520.00

Sign below and return to lfalleck@hallcounty.org

Signature:

Conditioned Air Systems
(Full Legal Corporate Name)

By: Michael Conley

Print Name: Michael Conley

Title: Commercial Field Supervisor

Date: 3.31.26

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 62/2026

SUBJECT: Approve the award of RFQ/P #46-029 Custodial Services for Parks & Leisure Services to Turnkey Facility Maintenance of Gainesville, GA. The estimated annual cost is $115,522.00.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:
Approve the award of RFQ/P #46-029 Custodial Services for Parks & Leisure Services to Turnkey Facility Maintenance of Gainesville, GA. The estimated annual cost is $115,522.00.

History:
Request for Qualifications/Pricing with Price Proposals No. 46-029 posted on December 4, 2025.

Facts and Issues:
This is to provide indoor and outdoor Custodial Services at designated U.S. Army Corps of Engineers (USACE) park properties.

Turnkey Facility Maintenance is low bidder.

This will be year one (1) of a possible five (5) year contract.

After the bids were submitted, the decision to remove Van Pugh South from the agreement with USACE was made.

Options:

Funding Requested	$ 115,522.00
Are funds within current budget?	Yes
Source of Funds	Parks Marina Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:
Financial Supplement
Bid Tab
Signature Request Form
Contract
Exhibit C (Cost Proposal)

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 62/2026

Funds Requested: $ 115,522.00

Request Budgeted: Yes

Proposed Source of Funding:

Parks Marina Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	201-PARKS MARINA FUND	6180-PARKS MARINA	522200-REPAIRS AND MAINTENANCE	$57,761.00
2027	201-PARKS MARINA FUND	6180-PARKS MARINA	522200-REPAIRS AND MAINTENANCE	$57,761.00

Budget Transfer Items:

Additional Information/Comments:

- Propose to cover the expense with fund balance in the Parks Marina Fund. FY 2026 budget adjustments were included in the mid-year budget adjustments for FY 2026. - Unplanned expense necessitated by US Army Corps of Engineers' closure of multiple parks in Hall County in summer 2025.

Contact for Questions: BH

Phone: 678-997-5823

RFQ/P #46-029 Custodial Services For Hall County Parks

Bid Tab Summary

SCORES	TriBond	Slotts of Services Inc dba Service Master Expert Cleaning	Corporate Care Building Services	Omni Sanitation Valet LLC	Intercontinental Commercial Services Inc (ICS)	Peachcare Cleaning Co. LLC	To The Max Solutions	Turnkey Facility Maintenance
	Milton, GA	Gainesville, GA	Cumming, GA	Duluth, GA	Lawrenceville, GA	Gainesville, GA	Hapeville, GA	Gainesville, GA
Average Technical Scores	530.00	446.67	410.00	456.67	546.67	490.00	390.00	406.67
Average Cost Scores	300.00	260.00	280.00	300.00	240.00	120.00	120.00	380.00
Total Scores	**830.00**	**706.67**	**690.00**	**756.67**	**786.67**	**610.00**	**510.00**	**786.67**

SCORES	American Facility Services Inc	Lachlan Management LLC	Maintenance Elite LLC	Chosen First Cleaning Service LLC	T&A Thompson Services LLC	Dynamics Aspired Solutions LLC	ACS Landscape Management Inc.	JNC Commercial Services	MSL Grace & Co	
	Alpharetta, GA	Mableton, GA	Acworth, GA	Warner Robins, GA	Norcross, GA	Martinez, GA	Oakwood, GA			
Average Technical Scores	526.67	493.33	413.33	170.00	373.33	386.67	413.33	Disqualified	Disqualified	
Average Cost Scores	200.00	60.00	60.00	260.00	200.00	260.00	260.00	Disqualified	Disqualified	
Total Scores	**726.67**	**553.33**	**473.33**	**430.00**	**573.33**	**646.67**	**673.33**	Disqualified	Disqualified	

Top Four Scores/Price	Turnkey Facility Maintenance	Intercontinental Commercial Services Inc (ICS)	Omni Sanitation Valet LLC	TriBond
	Gainesville, GA	Lawrenceville, GA	Duluth, GA	Milton, GA
Average Technical Scores	406.67	546.67	456.67	530.00
Average Cost Scores	380.00	240.00	300.00	300.00
Total Scores	**786.67**	**786.67**	**756.67**	**830.00**
Annual Cost	**$ 115,521.36**	**$ 307,800.00**	**$ 205,200.00**	**$ 244,305.48**

Number of bids emailed	14
Number of bids emailed to Hall Co	10
Total responses	16
Number of Hall Co responses	4
No Bids	

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: February 12, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: RFQ/P #46-029

Bid/Contract Name: Custodial Services for Hall County Parks

Department(s) Requesting Contract: Parks

Award Recipient Name: TurnKey Facility Maintenance

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2025 Projected Spend: $ N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2026 Estimated Amount:$9,626.78/month 115,521.36/yearly

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract for Custodial Services for Hall County Parks to TurnKey Facility Maintenance of Gainesville, GA. The FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance.

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FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #46-029

For the provision of

Custodial Services for Hall County Parks

ARTICLE #101 – INTRODUCTION

This Contract for Custodial Services for Hall County Parks (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 Turnkey Facility Maintenance which is principally located at 2076 Allied Drive, Gainesville, GA 30501. (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
Brent Holloway
Director Parks & Community Services
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
bholloway@hallcounty.org
Ph: (678) 997-5823

COUNTY ISSUING OFFICER
Connie Barnes
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
cbarnes@hallcounty.org
Ph: (770) 535-8263

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Turnkey Facility Maintenance
Jeff Williams

Email Address(es): jwilliams@tfm-usa.com

Phone Number(s): 678-772-0459

Physical Address: 2076 Allied Drive

City/State/ZIP: Gainesville, GA 30501

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 term will be for five (5) years, with one (1) initial year followed by four (4) one-year renewal options. Renewals are not automatic nor guaranteed.

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.

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
Attachment A – Map of Parks

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:

Turnkey Facility Maintenance

By: Jeff Williams

Print Name: Jeff Williams

Title: Business Development Manager

Sworn to and subscribed before me this

8th Day of January, 2024 ~~2025~~.

Notary Public: Donna L Bartell

Notary commission expires: 03/07/2027

[Locus Sigilli – Seal or Stamp]

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

EXHIBIT C	
Cost Proposal Worksheet	
RFQ/P #46-029 Custodial Services for Hall County Parks	
Park Location	**Cost per Month**
Belton Bridge, 7600 Belton Bridge Road, Lula, GA	$431.98
Balus Creek, 4756 Mountain View Road, Gainesville GA	$626.98
Lula Park, 6600 Lula Road, Lula, GA	$431.98
Little Hall Park, 3501 Dawsonville Hwy, Gainesville GA	$1,894.48
Little River Park, 2665 Little River Park Road, Gainesville GA	$860.98
Mountain View Park, 5450 Old 141 Road, Gainesville GA	$509.98
Old Federal Day Use Park, 6175 Jim Crow Rd, Flowery Branch GA	$1,016.98
Robinson Park, 3555 Robinson Rd, Gainesville GA	$899.98
Simpson Park, 3235 Simpson Park Rd, Gainesville GA	$451.48
Van Pugh North, 6838 Gaines Ferry Rd, Flowery Branch GA	$1,289.98
Van Pugh South, 6749 Gaines Ferry Rd, Flowery Branch GA	$2,723.23
Burton Mill, 6555 Yacht Club Rd, Flowery Branch GA	$1,211.98

HALL COUNTY
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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 C
COST PROPOSAL WORKSHEET

RFQ/P #46-029 CUSTODIAL SERVICES FOR HALL COUNTY PARKS

Company Name: Turnkey Facility Maintenance

Bidder's Name: Jeff Williams

Bidder's Signature: Jeff Williams

Date: 01/08/2026

HALL COUNTY
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AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 63/2026

SUBJECT: Approve the award of RFQ/P #46-030 Grounds Maintenance Services for Parks & Leisure Services to ACS Landscape Management Inc. of Oakwood, GA. The estimated annual cost is $74,964.00.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:
Approve the award of RFQ/P #46-030 Grounds Maintenance Services for Hall County Parks & Leisure Services to ACS Landscape Management Inc. of Oakwood, GA. The estimated annual cost is $74,964.00.

History:

Request for Qualifications/Pricing with Price Proposals No. 46-030 posted on December 10, 2025.

Facts and Issues:
This is to provide Grounds Maintenance Services at designated U.S. Army Corps of Engineers (USACE) park properties. The goal is to maintain a clean, safe, and aesthetically pleasing environment for park visitors through consistent and professional maintenance practices.

ACS Landscape Management Inc. is highest rated evaluation score.

This will be year one (1) of a possible five (5) year contract.

After bids was submitted, the decision was made to remove Van Pugh South from the agreement with the USACE.

Options:

Funding Requested $ 74,964.00

Are funds within current budget? Yes

Source of Funds	Parks Marina Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Bid Tab
Signature Request Form
Contract
Exhibit C (Cost Proposal)

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 63/2026

Funds Requested: $ 74,964.00

Request Budgeted: Yes

Proposed Source of Funding:

Parks Marina Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	201-PARKS MARINA FUND	6180-PARKS MARINA	522203-GROUNDS MAINTENANCE	$37,482.00
2027	201-PARKS MARINA FUND	6180-PARKS MARINA	522203-GROUNDS MAINTENANCE	$37,482.00

Budget Transfer Items:

Additional Information/Comments:

- Propose to cover the expense with fund balance in the Parks Marina Fund. An adjustment for FY 2026 was made with the mid-year budget adjustments. - Unplanned expense necessitated by US Army Corps of Engineers' closure of multiple parks in Hall County in summer 2025.

Contact for Questions: BH

Phone: 678-997-5823

RFQ/P #46-030 Grounds Maintenance Services For Hall County Parks

Bid Tab Summary

SCORES	Yellowstone Landscape Inc.	Communication Logic, LLC	4SYT Industries	Georgia ULS Operating LLC	Tri Scapes LLC	Mariani Enterprises, LLC dba Ed Castro Landscape	ACS Landscape Management, Inc.	Visionscapes, Inc.	Elevation Outdoors Georgia LLC	GBY2024 - William K Ruffin
	Gainesville, GA	Ventura, CA	Snellville, GA	Lilburn, GA	Cumming, GA	Roswell, GA	Oakwood, GA	Tucker, GA	Oakwood, GA	Rex, GA
Average Technical Scores	475.00	390.00	410.00	550.00	535.00	555.00	560.00	490.00	395.00	295.00
Average Cost Scores	300.00	166.67	66.67	66.67	300.00	166.67	400.00	100.00	300.00	266.67
Total Scores	**775.00**	**556.67**	**476.67**	**616.67**	**835.00**	**721.67**	**960.00**	**590.00**	**695.00**	**561.67**

Cost

Top Scores/Price	ACS Landscape Management, Inc.	Tri Scapes LLC	Yellowstone Landscape Inc	Mariani Enterprises, LLC dba Ed Castro Landscape
	Oakwood, GA	Cumming, GA	Gainesville, GA	Roswell, GA
Average Technical Scores	560.00	535.00	475.00	555.00
Average Cost Scores	400.00	300.00	300.00	166.67
Total Scores	**960.00**	**835.00**	**775.00**	**721.67**
Annual Cost	**$ 74,964.00**	**$ 108,300.00**	**$ 84,584.00**	**$ 226,800.00**

Number of bids emailed	17
Number of bids emailed to Hall Co	13
Total responses	10
Number of Hall Co responses	3
No Bids	0

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: February 12, 2026

To: David Gibbs, Chairman, BOC

From: Connie Barnes, Buyer

Your signature is requested to execute the attached Contract:

Bid/Contract Number: RFQ/P #46-030

Bid/Contract Name: Grounds Maintenance Services For Hall County Parks

Department(s) Requesting Contract: Parks

Award Recipient Name: **ACS Landscape Management, Inc.**

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2025 Projected Spend: $ N/A

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2026 Estimated Amount:$6,247.00/monthly $74,964.00/yearly

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract for Grounds Maintenance Services For Hall County Parks to ACS Landscape Management, Inc. of Oakwood, GA. The FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance.

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Andy Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION
Exhibit B – Contract for Services

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #46-030

For the provision of

Grounds Maintenance Services for Hall County Parks

ARTICLE #101 – INTRODUCTION

This Contract for Grounds Maintenance Services (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 ACS Landscape Management Inc. which is principally located at 4042 Chamblee Road, Oakwood, GA 30566. (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
Brent Holloway
Director, Parks & Community Services
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
bholloway@hallcounty.org
Ph: (678) 997-5823

COUNTY ISSUING OFFICER
Connie Barnes
Issuing Officer
Hall County Purchasing Division
2875 Browns Bridge Rd
Gainesville, GA 30504
cbarnes@hallcounty.org
Ph: (770) 535-8263

CONTRACTOR'S CONTACT INFORMATION

Contact Name(s): Joey Staples
Brad Sample
Email Address(es): joey@acslandscapemanagement.com
Phone Number(s): 770 538 2985 office 404-867-4984 cell
Physical Address: 4042 Chamblee Rd
City/State/ZIP: Oakwood, GA 30566

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 term will be for five (5) years, with one (1) initial year followed by four (4) one-year renewal options. Renewals are not automatic nor guaranteed.

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.

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
Attachment A – Map of Parks

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:

ACS Landscape Management Inc

By: _____

Print Name: Robert J Stapples

Title: President

Sworn to and subscribed before me this

3 Day of FEBRUARY, 2026

Notary Public: _____

Notary commission expires: 10/27/26

[Locus Sigilli – Seal or Stamp]

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

KELLY M. GERBER NOTARY PUBLIC HALL COUNTY GEORGIA EXPIRES 10/27/2026

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

EXHIBIT C	
Mandatory Cost Proposal Worksheet	
RFQ/P #46-030 Grounds Maintenance Services for Hall County Parks	
COMPANY NAME:	
Park Location	**Cost per Month**
Belton Bridge, 7600 Belton Bridge Road, Lula, GA	$502.00
Balus Creek, 4756 Mountain View Road, Gainesville GA	$258.00
Lula Park, 6600 Lula Road, Lula, GA	$591.00
Little Hall Park, 3501 Dawsonville Hwy, Gainesville GA	$565.00
Little River Park, 2665 Little River Park Road, Gainesville GA	$613.00
Mountain View Park, 5450 Old 141 Road, Gainesville GA	$600.00
Old Federal Day Use Park, 6175 Jim Crow Rd, Flowery Branch GA	$493.00
Robinson Park, 3555 Robinson Rd, Gainesville GA	$330.00
Simpson Park, 3235 Simpson Park Rd, Gainesville GA	$215.00
Van Pugh North, 6838 Gaines Ferry Rd, Flowery Branch GA	$1,072.00
Van Pugh South, 6749 Gaines Ferry Rd, Flowery Branch GA	$712.00
Burton Mill, 6555 Yacht Club Rd, Flowery Branch GA	$1,008.00

ALS Landscape Mgmt Inc

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 189/2026

SUBJECT: Approval and authorization for the Chairman to execute a Cell Tower and Communications Facilities Lease with Ron and Margarette Wiley Family, L.P. for use of an existing P25 Public Safety Radio tower site located at 1133 Signal Pole Road, Cleveland, GA 30528, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: ZB

Recommendation:
Approval

Purpose of Request:
Approval and authorization for the Chairman to execute a Cell Tower and Communications Facilities Lease with Ron and Margarette Wiley Family, L.P. for use of an existing P25 Public Safety Radio tower site located at 1133 Signal Pole Road, Cleveland, GA 30528, subject to review and approval by the County Attorney.

History:

Original 20 year land lease agreement signed in 2006 that expired in March.

Facts and Issues:
Initial term of land lease is 10 years with option of four (4) renewal terms of five (5) years.

Cost is $3,000 per month with a 3% escalator per year.

The Hall County Purchasing Ordinance 3.10.030 subsection I exempts this from competitive bidding as it is a utility.

Options:

Funding Requested $ 36,000.00

Are funds within current budget? Yes

Source of Funds E-911 Fund

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-24

Approvals:

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

Attachments:

Financial Supplement
Skitts Mountain Land Lease Agreement 2026

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 189/2026

Funds Requested: $ 36,000.00

Request Budgeted: Yes

Proposed Source of Funding:

E-911 Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	215-Eâ€911 FUND	3800-E911	522322-COMMUNICATION TOWER LEASE	$12,000.00
2027	215-Eâ€911 FUND	3800-E911	522322-COMMUNICATION TOWER LEASE	$24,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: ZB

Phone: 470-201-0795

CELL TOWER AND COMMUNICATION FACILITIES LEASE

THIS CELL TOWER AND COMMUNICATION FACILITIES LEASE (this "**Lease**") is entered into as of _____, 2026, by and between Ron and Margarette Wiley Family, L.P., a Georgia limited partnership ("**Landlord**"), and Hall County, Georgia ("**Tenant**"). Landlord and Tenant agree as follows:

1. **BASE LEASE TERMS**.

(a)	**Premises Land**	Total Leased Area: approximately 1,800 square feet Street Address: 1133 Signal Pole Road, Cleveland, GA 30528 County: White	
(b)	**Term**	Initial Term: 10 years Extension Term: four (4) consecutive terms of five (5) years each Commencement Date: March 1, 2026	
(c)	**Base Rent**	$3,000.00 per month Base Rent shall increase annually on each anniversary of the Commencement Date by three percent (3%).	
(d)	**Colocation Rent**	Twenty-five percent (25%) of all actual rents received by Tenant from all entities.	
(e)	**Communication Facilities**	Tower: 165' self-supporting tower	
(f)	**Permitted Use**	Cell tower and/or communications facilities	
(g)	**Landlord's Notice Address**	Ron and Margarette Wiley Family, L.P. Attn: Margarette Wiley 7251 Julian Wiley Road Lula, Ga 30554 And Rhonda Allen 21474 River Ranch Rd. Estero, FL 33928	
(h)	**Tenant's Notice Address**	Hall County, Georgia P.O. Box 1435 Gainesville, GA 30503	
(i)	**Insurance**	**Class of Insurance**	**Required Amount**
		Commercial General Liability (Landlord to be named as additional insured)	$2,000,000 per occurrence and $2,000,000 aggregate
		Commercial Automotive Liability	$1,000,000 - "Any Auto Basis"
		Worker's Compensation/Employer's Liability	$1,000,000
		Bodily Injury by Accident (each accident)	$1,000,000
		Bodily Injury by Disease (Policy limit)	$1,000,000
		Bodily Injury by Disease (each employee)	$1,000,000

2. **PREMISES**. Landlord leases to Tenant and Tenant leases from Landlord a portion of Landlord's real

property (the "**Property**") composed of the approximate square footage and located at the address and in the County and State set forth above in Section 1(a), more particularly described and/or depicted in the attached Exhibit A (the "**Premises Land**"), together with the right to maintain and operate an antenna support structure at a height set forth above in Section 1(e) (the "**Tower**"), and the installation of associated shelters, cabinets, and equipment boxes within the square footage set forth above in Section 1(e) (the "**Shelter**"), a fence (the "**Fence**"), and other related communications equipment (the "**Equipment**") thereon and therein, and together with a temporary license for access and the installation of lines, cables, conduit, and pipes to and from the Premises Land over a portion of the Property, as depicted in Exhibit A (the "**Access/Utility Route**"), attached hereto and incorporated by reference herein, all in accordance with the terms and conditions set forth in this Lease. The Tower, Shelter, Fence, and Equipment shall collectively be referred to herein as the "**Communication Facilities.**" The Premises Land, Communication Facilities, and Access/Utility Route shall collectively be referred to herein as the "**Premises**".

3. **TERM**. The initial term of this Lease shall be for the period set forth above in Section 1(b) (the "**Initial Term**"). Thereafter, this Lease may be extended for the additional number of terms and corresponding periods of time set forth above in Section 1(b) (each, an "**Extension Term**"). This Lease shall automatically be renewed for each Extension Term unless Landlord or Tenant notifies the other party of their intention to terminate this Lease at least six (6) months prior to the expiration of the Initial Term or the Extension Term, as applicable.

4. **RENT**. On or before the first (1st) of each month during the Term, Tenant shall pay Landlord fixed monthly rent ("**Base Rent**") in the amounts set forth above in Section 1(c). The Base Rent shall increase annually as set forth above in Section 1(c). On or before the first (1st) of each month during the Term, Tenant shall pay Landlord monthly co-location percentage rent ("**Colocation Rent**"), if applicable, equal to the percentage set forth above in Section 1(d) of all the actual rents that Tenant receives, during the preceding month, from allowing the second and each subsequent Colocator (as defined in General Provisions Section 9) to use any portion of the Premises or the Communication Facilities whether by co-location agreement, sublease, license, or other similar agreement that provides such party the right to use any portion of the Communication Facilities. If Tenant is a partner, holds an Landlordship interest in, controls, or is controlled by any entity that is a Colocator, then Tenant shall divulge in writing the nature of its relationship with such related party and the Colocation Rent attributable to said related party will be calculated based on the amount an independent third party in an arms-length transaction would pay to use the Premises or the Communication Facilities. All amounts which Tenant is required to pay or discharge pursuant to this Lease in addition to the Base Rent and Colocation Rent, including, but not limited to, the cost of utilities, insurance, maintenance and repairs, and all other sums owed by Tenant to Landlord or to any third parties by Tenant or Landlord on behalf of Tenant, together with every fine, penalty, interest and cost, shall constitute "**Additional Rent.**" Base Rent, Colocation Rent, and Additional Rent shall collectively be referred to as "**Rent.**" All payments of Rent due to Landlord shall be paid at the address set forth above in Section 1(g). Acceptance of any Rent by Landlord shall not be deemed a waiver of any default by Tenant nor of any right or remedy available to Landlord. All payments to be made by Tenant hereunder shall, unless otherwise expressly provided, be paid to Landlord without notice or demand and without adjustment, deduction or setoff, in lawful money of the United States.

5. **GENERAL PROVISIONS**. The General Provisions attached to this Lease as Addendum A are incorporated into this Lease.

[*Signatures to Follow*]

IN WITNESS WHEREOF, Landlord and Tenant have entered into this Lease as of the date first set forth above.

LANDLORD:

Ron and Margarette Wiley Family, L.P.,
a Georgia limited partnership

By: Margarette J. Wiley

Name: Margarette Wiley

Its: General Partner

WITNESSES:

Melinda Free

Name: Melinda Free

Name: Ben Free

TENANT:

Hall County, Georgia

By: _____

Name: _____

Its: _____

WITNESSES:

_____

Name: _____

_____

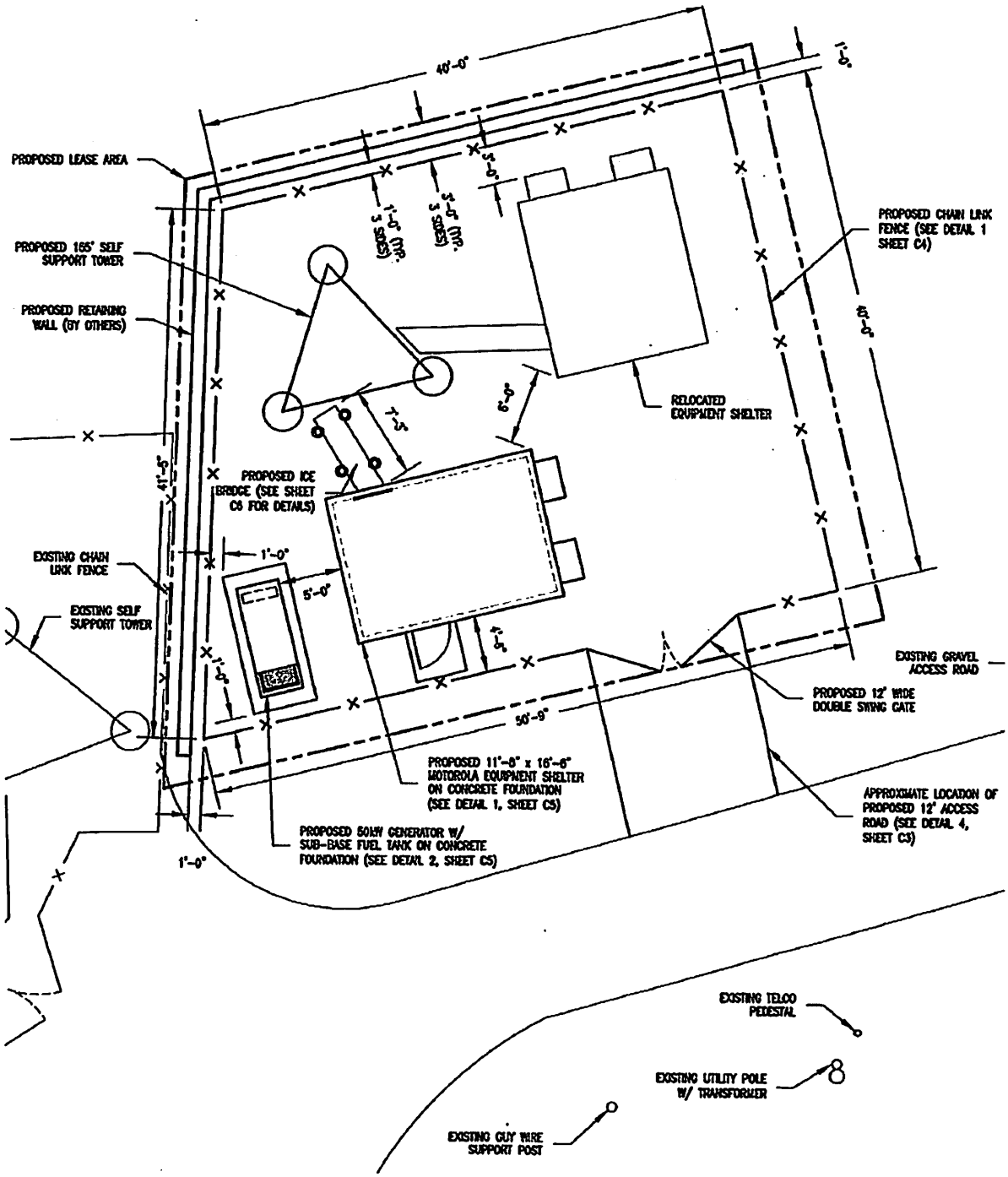
Name: _____

APPROVED AS TO FORM

Justin R. Lawhon,
County Attorney

EXHIBIT A
to Lease Agreement

(Depiction of Premises)



ADDENDUM A
to Lease Agreement

GENERAL PROVISIONS

1. USE, NUISANCE AND RESTRICTIONS.

1.1. Use of the Premises. Tenant shall use the Premises solely for the Permitted Use set forth above in Section 1(f) and for no other use or purpose. During the Term, Tenant shall continuously use and maintain the Premises in accordance with the best practices of the telecommunications industry where the Premises are located, subject to the terms and conditions of this Lease.

1.2. Maintenance and Repairs. Tenant shall, at its sole cost and expense, keep, maintain, repair and replace the Premises and every part thereof, in a safe and sightly condition. Tenant's maintenance responsibilities shall include, but not be limited to: (i) removal of weeds and other unsightly vegetation (including, without limitation, any noxious and invasive plants as designated from time to time by the State and County where the Premises is located) from the Premises and maintaining such in good repair; (ii) removal of trash and debris from the Premises; (iii) keeping the Premises in good order and repair, and in a safe and sightly condition; (iv) maintaining, restoring, and repairing all gates, cattle guards, and fences disturbed and/or used by Tenant, including the Fence; and (v) anything required to keep the Premises in compliance with any and all Laws. If Tenant damages the Access/Utility Route by reason of use during inclement weather or otherwise, Tenant agrees to restore the Access/Utility Route, using materials and methods similar to those used by Landlord, to a condition that existed prior to such damage. Tenant shall be liable for all loss, damage or injury to the Premises, and any other property located on the Premises resulting from Tenant's acts or omissions, including, without limitation, Tenant making, or failing to make, any repairs or replacements required to be made by Tenant. Tenant expressly waives the right to make repairs at the expense of Landlord provided for in any Laws now in effect or enacted during the Term.

1.3. Restricted Uses. Tenant shall not commit, suffer nor allow any of the following to be done or conditions to exist on the Premises, without the prior written consent of Landlord, which may be granted or withheld in Landlord's sole discretion: (i) any waste, loss, or damage to the Premises or Communication Facilities thereon; (ii) damage any ditch, canal or waterway; (iii) any public or private nuisance; (iv) any action that defaces, damages or harms the Premises; (v) any action or conduct that would conflict with Landlord's reservation of rights set forth below in General Provisions Section 25 and/or prevent Landlord from exercising its rights set forth below in General Provisions Section 25; and (vi) any conduct or physical condition on the Premises which, in Landlord's reasonable opinion, is illegal, obscene, noxious, unreasonably noisy or offensive but not otherwise expressly mentioned above. Additionally, Tenant shall not permit any of Tenant's agents, approved subtenants, clients, servants, employees, contractors, subcontractors, guests and invitees (collectively, "**Tenant's Agents**") operating hereunder to bring any dogs, explosive devices, weapons (including, without limitation, bows, guns, and firearms), alcoholic beverages, or illegal drugs on the Premises Land or the Access/Utility Route or to recreationally use horses, trail bikes, motorcycles, ATV's, snowmobiles, or recreational vehicles on the Premises Land or the Access/Utility Route. Tenant and Tenant's Agents shall at all times carry identification which identifies them as agents of Tenant and shall promptly and courteously produce such identification upon request by Landlord's representatives. Any Tenant Agent who violates any of the provisions of this General Provisions Section may, in Landlord's reasonable discretion, be denied access to the Premises and the Access/Utility Route. Tenant shall instruct each of Tenant's Agents concerning the material terms of this Lease, and Tenant's major contractors shall be provided with a copy of this Lease, prior to their entry upon the Premises or the Access/Utility Route. Additionally, Tenant shall not unnecessarily disturb the livestock and wildlife on the Premises and shall immediately close and lock all gates which are opened by Tenant or Tenant's Agents to access the Premises.

1.4. Communication Facilities. The Communication Facilities shall be in compliance with all government regulations, ordinances, permits, and approvals, including, but not limited to, local zoning

ordinances. Tenant represents and warrants that the Communication Facilities comply with the aforementioned regulations, ordinances, permits, and approvals.

1.5. **Security.** Tenant will erect/maintain at least a six foot (6') high chain link fence (the "**Fence**") around the Premises. Landlord shall have no liability for any vandalism or theft of the Communication Facilities, or any vehicles brought onto the Premises or the Access/Utility Route by Tenant or Tenant's Agents, except as may result from the willful acts or gross negligence of Landlord and any entity controlling, controlled by or under common control with Landlord ("**Landlord's Affiliates**") and Landlord's and Landlord's Affiliates' shareholders, members, managers, employees, representatives, servants, agents, successors and assigns (collectively, "**Landlord's Parties**").

1.6. **Compliance with Laws**. Tenant's use of the Premises and operations thereon shall comply with any and all Laws. "**Laws**" means all laws, statutes, codes, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, common law, permits, licenses, authorizations, directions and requirements of and agreements with all governments, departments, commissions, boards, courts, authorities, agencies, officials and officers, including, any Environmental Laws (defined *infra* General Provisions Section 8.1), which now or at any time during the Term may be applicable to the Premises or any part thereof. Tenant shall promptly submit to Landlord copies of all documents, including, without limitation, reports, submissions, notices, orders, directives, findings and correspondence made by Tenant to any person or governmental authority, or given by any governmental authority or person to Tenant pursuant to any Laws. Tenant shall be responsible for obtaining all permits and other approvals as may be required by governmental bodies for the construction, operation, use and maintenance of the Communication Facilities. Landlord agrees to cooperate with Tenant, to the extent reasonably necessary, in obtaining such permits and approvals. Landlord's reasonable cooperation will not include changes to the layout or use of the Property and will not require Landlord to expend sums of money. The cost of filing any of the aforementioned applications and obtaining any required approvals shall be assumed by Tenant.

1.7. **Equipment Rights**. Tenant shall allow Landlord and/or Ronnie Scott Wiley to install and operate 3 UHF antennas and one 2' microwave dish on the Tower, in mutually agreeable locations. The parties acknowledge and agree that one such antenna (previously owned by Grizzle Towing) is already installed on the Tower. The foregoing right shall also include all necessary access and utility rights as well as the right to use ground space (in a mutually agreeable location) if necessary for the operation of any such equipment. Ronnie Scott Wiley shall be deemed a third-party beneficiary of this Lease for the purposes set forth in this Section 1.7.

2. **CONDITION OF THE PREMISES**. Tenant represents to Landlord that Tenant has inspected the Premises prior to the execution and delivery of this Lease and has found the same to be satisfactory for all purposes under this Lease and **TENANT ACCEPTS THEM IN THEIR "AS IS", "WHERE IS" CONDITION AND "WITH ALL FAULTS". TENANT WAIVES ALL WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION, USE, QUALITY, FITNESS OR ADEQUACY OF THE PREMISES AND THE SUITABILITY OR QUALITY OF THE SOIL, INCLUDING, BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

3. **TAXES**. Landlord shall pay all taxes, assessments, fees and other governmental charges levied against or with respect to the Property and Premises. Tenant shall reimburse Landlord for any increase in the real property taxes payable by Landlord directly related to the improvements of and activities by Tenant on the Property and Premises, which results from the construction, installation, operation, or presence of the Communication Facilities, or use of the Premises by Tenant and/or Tenant's Agents. Landlord shall provide Tenant with proof establishing the cause of any such increase. Tenant shall pay all taxes, assessments, fees and other governmental charges levied against the Communication Facilities, Tenant's personal property, and/or the personal property of Tenant's Agents used on the Premises, whether any such imposition is levied directly against Tenant or levied against Landlord. Tenant shall pay any taxes imposed by a governmental authority on

rental payments or on the leasehold separate from ad valorem taxes of the Premises. To the extent permitted by Georgia law, and only to that extent, as well as any applicable sovereign immunity, Tenant shall indemnify, hold harmless and defend Landlord from any adverse tax consequences due to any act or omission by Tenant. Tenant's obligations under this General Provisions Section 3 shall survive the expiration or termination of this Lease.

4. **UTILITIES**. Tenant shall be solely responsible for obtaining and maintaining, at its expense, all utility services as may be necessary for the operation of the Communication Facilities and shall contract directly with all utility providers for utility service to the Premises. Tenant shall pay before delinquency all charges and assessments for utility services provided to the Premises. Landlord shall not be liable for any failure or interruption of any utility service being provided to the Premises. No such failure or interruption of utilities shall be deemed an eviction of Tenant, nor entitle Tenant to terminate this Lease, discontinue or abate the payment of any Rent or any other amount due under this Lease. Landlord, in its sole discretion, must approve of: (i) the location of any utility lines and associated easements on the Property; (ii) any utility easement agreements with all utility providers for use of the Property; (iii) the type of utility requested by Tenant to be installed on the Property; and (iv) the manner in which the utility will be transmitted on or across the Property, prior to the installation thereof. Nothing herein shall prevent, restrict, prohibit, or limit the right of Tenant to install, operate, maintain, repair, replace, and remove lines, cables, conduit, and related facilities within the Premises for operation of the Equipment. Tenant shall be solely responsible for all costs and expenses related to any utility easements required to obtain and maintain utility services to the Premises, including, but not limited to, Landlord's legal expenses in reviewing and approving of all related utility easement agreements. Landlord will have the right to hook into and use utilities installed, or used, by Tenant that are located on the Premises, provided Landlord is responsible for hook ups, meters, and ongoing costs of utilities it, or its lessee, other than Tenant, uses.

5. **INTEREST AND LATE CHARGES**. If any payment of Rent is not received by Landlord within ten (10) calendar days after the date when due, Tenant shall pay Landlord a late charge equal to five percent (5%) of such amount. In addition, any payment of Rent not received by Landlord within ten (10) days after the date when due shall bear interest at the statutory rate under Georgia law. Acceptance of any late charge shall not constitute a waiver of Tenant's default with respect to such nonpayment by Tenant nor prevent Landlord from exercising any other rights or remedies available to Landlord under this Lease, at law or in equity. Any check from Tenant which is dishonored shall be subject to a one hundred dollar ($100.00) service charge.

6. **ALTERATIONS**. Tenant shall not make any additions, alterations or improvements, or erect any structures, buildings, fences, or other improvements, permanent or temporary (collectively, "**Alterations**") on or to the Premises without obtaining the prior written consent of Landlord, which may be granted or withheld in Landlord's commercially reasonable discretion. Tenant shall expeditiously complete all work with respect to any approved Alterations in a good and workmanlike manner, and the work shall be expeditiously completed in compliance with all applicable Laws. On or before the expiration or earlier termination of the Lease, Tenant, at its sole cost and expense, shall remove all Alterations from the Premises and restore the Premises to the conditions that existed prior to the installation of such Alterations.

7. **ACCESS/PARKING**.

7.1. **Access to the Property**. During the term of the Lease, Tenant and Tenant's Agents shall have a temporary license over the Access/Utility Route for ingress to and egress from the Premises, twenty-four (24) hours a day, seven (7) days a week. Nothing in this Lease gives Tenant the right to install, construct, or grade new roads on the Property. Landlord will have the right, at Landlord's sole discretion, cost and expense, to modify or change the Access/Utility Route, so long as Tenant is provided access to the Premises twenty-four (24) hours a day, seven (7) days a week. Tenant further agrees to repair and maintain the Access/Utility Route

and to keep all gates on the Access/Utility Route closed at all times and, when requested by Landlord, to keep said gates locked to restrict unauthorized entry.

7.2. **Parking on the Premises**. Tenant and Tenant's Agents shall have the right to park vehicles on the Premises during periods of construction, installation, maintenance, repair, inspection and removal of the Communication Facilities. Tenant agrees to not leave any vehicles on the Premises longer than is actually necessary to perform its construction, installation, maintenance, repair, inspection and removal of the Communication Facilities.

7.3. **Liability for Damages Caused by Vehicles**. Tenant, at Tenant's sole cost and expense, is responsible for repairing any damage to the Property, the Premises, or the Access/Utility Route resulting from the parking or transit of vehicles thereon.

8. HAZARDOUS MATERIALS.

8.1. **Tenant Covenant**. Tenant covenants that Tenant and anyone acting by, through, or under Tenant, will not, through its acts or omissions, cause or permit any Hazardous Materials to be placed, held, located, released or disposed of on, under or at the Premises; *provided, however*, that Tenant may use and store (but not release or dispose on, under, or at) on the Premises, in the manner for which they were designed, and in such limited quantities as are reasonable, necessary, and incidental to the ordinary course of business operations on the Premises as described in this Lease, but only so long as Tenant complies with all Environmental Laws. The term "**Hazardous Materials**" means any substance or material which is defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," "extremely hazardous waste," "acutely hazardous wastes," "restricted hazardous waste," "toxic substances," or "known to cause cancer or reproductive toxicity" (or words of similar import), petroleum products (including crude oil or any fraction thereof) or any other chemical, substance or material which is prohibited, limited or regulated under any Laws now or hereafter in force during the Term regulating, relating to or imposing liability or standards concerning materials or substances known or suspected to be toxic or hazardous to health and safety, the environment or natural resources, including, without limitation, threatened or endangered species or habitats and the federal Endangered Species Act (collectively, "**Environmental Laws**"). "**Release**" means any actual or threatened spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, presence, dumping, migrating on or from the Premises or adjacent property, or disposing of Hazardous Materials into the environment.

8.2. **Release of Hazardous Material**. If a Release of Hazardous Materials or violation of any Environmental Laws is suspected or discovered, **Tenant shall immediately notify Landlord.** If the Hazardous Materials have been Released by Tenant or Tenant's Agents (whether such Release is discovered by Tenant or Landlord during the Term or following the termination of the Lease), Tenant shall, at its sole cost and expense, comply with all Environmental Laws to remedy the situation, including, without limitation, promptly conducting a site assessment, taking immediate action required for containment of the Release, and preparing and implementing a plan for the clean-up of the Release. Tenant shall properly dispose of any Hazardous Materials brought to the Premises by Tenant or Tenant's Agents by licensed haulers to licensed facilities in accordance with Environmental Laws. Tenant shall sign all documentation and waste manifests required to facilitate such transportation and disposal of Hazardous Materials brought to the Premises by Tenant, and Tenant shall at all times be deemed the transporter/generator of any such Hazardous Materials, contaminated soil, groundwater or rinse water. Tenant shall provide copies of waste manifests, bills of lading or other related documentation upon request by Landlord. Tenant shall promptly provide Landlord with notice of any discovery of any Hazardous Materials located on the Premises, or any notices or correspondence related to the presence of Hazardous Materials or any claim made or threatened, concerning Hazardous Materials associated with the Premises or Tenant's operations thereon.

8.3. **Indemnification**. To the extent permitted by Georgia law, and only to that extent, as well as any applicable sovereign immunity, Tenant shall release, indemnify, defend (with counsel reasonably

acceptable to Landlord), protect and hold harmless the Landlord, Landlord's Affiliates, and Landlord's Parties from and against any and all claims, causes of action, damages (including, without limitation, all foreseeable and unforeseeable consequential damages, injunction and other relief), fines, judgments, penalties, costs, liabilities, losses or expenses (including, without limitation, engineers' and consultants' costs, reasonable attorneys' fees actually incurred) arising or resulting, in whole or in part, directly or indirectly, from the presence, treatment, storage, transportation, Release or management of Hazardous Materials in, on, under, upon or from the Premises and Property (including, without limitation, water tables and atmosphere) arising from Tenant's use of the Premises. Tenant's obligations under this General Provisions Section include, without limitation and whether foreseeable or unforeseeable, (a) the costs of any required or necessary repair, clean-up, detoxification or decontamination of the Premises; (b) the costs of implementing any closure, remediation or other required action in connection therewith as stated above; (c) the value of any loss of use and any diminution in value of the Premises; and (d) consultants' fees, experts' fees and response costs. Tenant's representations, warranties, indemnifications and obligations under this General Provisions Section 8 shall survive the expiration or termination of this Lease.

9. **COLOCATION**. Tenant shall have the right, without the consent of Landlord, to enter into co-location agreements with other entities or parties for the use of the Communication Facilities (such entity referred to herein as a "**Colocator**"), Tenant shall be permitted to do so provided that (i) Tenant pay the applicable Colocation Rent on or before the first (1st) of each month during this Term, (ii) the Colocation Agreement is not an assignment of this Lease to the Colocator, (iii) Tenant provides Landlord a copy of the Colocation Agreement, sublease, license, or other similar agreement that provides the Colocator the right to use the Communication Facilities (the "**Colocation Agreement**"), (iv) Tenant remains fully liable under this Lease, (v) the Colocation Agreement specifically states that (a) the Colocation Agreement is subject at all times to this Lease, and (b) the Colocator agrees to comply and fulfill all of Tenant's obligations under the Lease with respect to the Colocator's use of the Communication Facilities, including, without limitation, Tenant's obligations set forth in General Provisions Section 8 – *Hazardous Materials*, General Provisions Section 12 – *Interference*, and General Provisions Section 13 – *Indemnification*, (vi) Landlord receives written notification of such Colocation Agreement, and all relevant documents requested by Landlord, at least sixty
(60) days prior to the commencement date of such Colocation Agreement, and (vii) no event of default by Tenant is ongoing. Tenant shall have the burden of establishing that all the terms of this General Provisions Section 9 have been satisfied. Without limiting the foregoing, Landlord shall have the right at any time to audit Tenant's records pertaining to the Colocation Rent. If Landlord's audit indicates that Tenant underpaid the Colocation Rent, Tenant shall pay such additional amount owed to Landlord within ten (10) days after receipt of notice from Landlord requesting the same.

10. **LIENS**. Tenant shall not do any act or make any contract so as to encumber or affect in any manner the title or rights of Landlord in the Premises. Tenant shall keep the Premises free from any liens arising out of any work performed, materials furnished, or obligations incurred by or for Tenant and/or Tenant's Agents. To the extent permitted by Georgia law, and only to that extent, as well as any applicable sovereign immunity, Tenant shall indemnify, hold harmless and defend Landlord from and against any and all liability, loss, damage, costs, attorneys' fees and all other expenses on account of claims of lien of laborers or materialmen or others for work performed or materials or supplies furnished to or for Tenant or persons claiming under Tenant. If Tenant shall be in default in paying any charge for which a bond or other lien claim has been filed and shall not have given Landlord security to protect the Premises and Landlord, then Landlord may, but shall not be obligated to, pay the claim. The total amount of the claim together with any costs and attorneys' fees incurred by Landlord in connection therewith, shall be immediately due and owing from Tenant to Landlord, as Additional Rent.

11. **INTERFERENCE.**

11.1. **Adjacent Property.** Tenant shall conduct its activities during the construction of the Communication Facilities so as to not interrupt Landlord's use of the Property. In the event that Tenant

damages the Property during construction or at any other time during the term of this Lease, Tenant, at its sole cost and expense, shall restore the Property to the condition it was in prior to such damage.

11.2. Interference with Adjacent Property. Tenant shall require and ensure that the Communication Facilities do not cause interference to the communications or electronic equipment of Landlord or those with real property located near the Property. In the event of any such interference, Tenant shall promptly minimize such interference to an acceptable degree, as determined at Landlord's sole discretion. If the interference is not minimized to an acceptable degree within a 48-hour period, then Tenant will shut down the offending equipment (except for intermittent testing during the course of discovery of a cure) until such time as the interference is remedied.

11.3. Interference with Use of the Property. Tenant has had the opportunity to inspect the Property and is familiar with the types of activities that Landlord conducts on the Property. Tenant represents that its use of the Premises will be compatible with Landlord's use of the Property and that Tenant's use of the Premises will not interfere with Landlord's use of the Property. Such interference shall be deemed a material breach by Tenant, who shall, upon written notice from Landlord, be responsible for terminating said interference. In the event any such interference does not cease within a reasonable time after written notice of the interference is received, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, Landlord shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice.

12. INDEMNIFICATION.

12.1. Indemnification. To the extent permitted by Georgia law, and only to that extent, as well as any applicable sovereign immunity, Tenant hereby releases, indemnifies, holds harmless and agrees to defend Landlord, Landlord's Affiliates, and Landlord's Parties for, from and against any and all claims, causes of action, damages (including, without limitation, all foreseeable and unforeseeable consequential damages, injunction and other relief), fines, judgments, penalties, costs, liabilities, losses or expenses (including, without limitation, engineers' and consultants' costs, reasonable attorneys' fees actually incurred, and reasonable investigative and discovery costs) arising prior to, during or after the Term on account of or in connection with, or directly or indirectly related to: (i) the acts or omissions of Tenant and/or Tenant's Agents; (ii) Tenant's use and occupancy of the Premises, or any work or activity allowed or suffered by Tenant to be done in, on or about the Premises; (iii) the violation of any Laws by Tenant or Tenant's Agents; (iv) the presence, use, generation, storage, or Release of Hazardous Materials in, on, under, or above the Premises or adjoining property during Tenant's occupancy or use of the Premises; (v) any investigations, cleanup, removal, repair, remediation, detoxification or restoration of the Premises and/or adjoining property related to the Release of Hazardous Materials; (vi) the preparation of any closure or other plans required or permitted by any governmental authority; (vii) any bodily injury, property damage, accident, fire or other casualty to or involving Tenant or Tenant's Agents and the Communication Facilities, their property on the Property, the Premises, and/or adjacent areas, (viii) the failure of Tenant to maintain the Premises, the Access/Utility Route, and the Communication Facilities in a safe condition, (ix) any breach of the representations, warranties and obligations of Tenant contained in this Lease, and (x) any enforcement by Landlord of any provision of this Lease and any cost of removing Tenant from the Property or restoring the same as provided herein. Tenant does not indemnify Landlord against any injury, loss of life, or damage which is caused solely by the gross negligence or willful misconduct of Landlord its agents, servants or employees. Tenant's indemnifications and obligations under this General Provisions Section 12 shall survive the expiration or termination of this Lease.

12.2. Release. Tenant hereby assumes all risk of damage or injury to any person or property in, on or about the Premises from any cause whatsoever, and hereby releases, remises, acquits and discharges Landlord, Landlord's Affiliates and Landlord's Parties from any such damage or injury on behalf of Tenant, and Tenant's Agents. Tenant waives and releases all claims against Landlord, Landlord's Affiliates and Landlord's Parties for which Landlord has disclaimed liability or responsibility pursuant to the provisions of this Lease. In addition Landlord, Landlord's Affiliates, and Landlord's Parties shall not be liable for any loss,

injury, death, or damage (including, without limitation, any consequential damage) to persons, property, or Tenant's business and/or the business of Tenant's Agents resulting from any theft, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition, order of governmental body or authority, fire, explosion, collapse of a structure, falling object, steam, water, rain, snow, ice, breakage, leakage, obstruction, or other defects in, on or about the Premises excepting any injury, loss of life, or damage which is caused solely by the gross negligence or willful misconduct of Landlord, its agents, servants or employees.

13. INSURANCE.

13.1. Commercial General Liability Insurance. Tenant shall obtain and thereafter maintain during the Term, at its sole cost and expense, a policy of Commercial General Liability insuring Tenant's interests against claims for personal injury, bodily injury, death and property damage occurring on, in or about the Premises and the ways immediately adjoining the Premises, with a "Combined Single Limit" (covering personal injury liability, bodily injury liability and property damage liability) of not less than the amount set forth in Section 1(i) of this Lease for total claims for any one occurrence and a general aggregate for all occurrences within such policy of not less than the amount set forth in Section 1(i). Tenant's liability insurance policy or policies shall: (1) include premises and operations liability coverage, products and completed operations liability coverage, broad form property damage coverage including completed operations, blanket contractual liability coverage, and personal and advertising injury coverage; (2) provide that the insurance company has the duty to defend all insureds under the policy (separation of insured language will not be modified); (3) provide that defense costs are paid in addition to and do not deplete any of the policy limits; and (4) cover liabilities arising out of or incurred in connection with Tenant's use or occupancy of the Premises or the Property.

13.2. Property Insurance. Tenant shall at all times maintain in effect with respect to Communication Facilities commercial property insurance (cause of loss – special form) (formerly "all-risk") providing coverage for one hundred percent (100%) of the full replacement cost of the covered property. Tenant's commercial property insurance policy or policies shall: (1) name Landlord, Landlord's Affiliates, Landlord's Parties and any mortgagee (if notified by Landlord) as a loss payee with respect to the Communication Facilities, (2) contain only standard printed exclusions, (3) contain an ordinance of law coverage endorsement; and (4) contain an equipment floater to cover the Communication Facilities. Tenant may carry such insurance under a blanket policy, provided that such policy provides equivalent coverage to a separate policy. During the Term, the proceeds from any such policies of insurance shall be used for the repair or replacement of the Communication Facilities so insured. Landlord, Landlord's Affiliates, and Landlord's Parties shall be provided coverage as a loss payee under such insurance to the extent of its insurable interest and, if requested by Landlord, both Landlord and Tenant shall sign all documents reasonably necessary or proper in connection with the settlement of any claim or loss under such insurance. Landlord will have no obligation to carry insurance on the Communication Facilities.

13.3. Commercial Automobile Liability Insurance. Tenant shall obtain and thereafter maintain during the Term, at its sole cost and expense, a policy of Commercial Automobile Liability on any and all owned, leased, hired, or non-owned vehicles used by or for Tenant with a "Combined Single Limit" (covering personal injury liability, bodily injury liability, and property damage liability) of not less than the amount set forth in Section 1(i) of this Lease for total claims for any one occurrence.

13.4. Workers' Compensation and Employer's Liability Insurance. If Tenant is subject to Workers' Compensation and Employer's Liability under State Laws, Tenant agrees to maintain and keep in force during the Term: (a) Workers' Compensation Insurance and (b) Employer's Liability Insurance of not less than the amount set forth in Section 1(i) of this Lease. To the extent permitted by Georgia law, and only to that extent, as well as any applicable sovereign immunity, Tenant agrees to indemnify and hold Landlord harmless from all liability and costs including attorneys and court costs relating to any workers' compensation claim.

13.5. Waiver of Certain Rights. With respect to any loss or damage that may occur to the Premises, Tenant's Property, or the personal property of Tenant's Agents, arising from any peril customarily insured under an all risk insurance policy, regardless of the cause or origin including Workers' Compensation matters, excluding willful acts but including negligence of Landlord and Landlord's Parties, Tenant hereby releases Landlord, Landlord's Affiliates, and Landlord's Parties from all claims with respect to such loss; and Tenant agrees that its insurance company, shall have no right of subrogation against Landlord, Landlord's Affiliates, and Landlord's Parties on account of any such loss, and Tenant shall procure from its respective insurers, under all such policies a waiver of all rights of subrogation against Landlord, Landlord's Affiliates, and Landlord's Parties which the insurers might otherwise have under such policies.

13.6. Policy Requirements. Landlord, Landlord's Affiliates, and Landlord's Parties shall be endorsed as an additional insured on the policy of Commercial General Liability Insurance if required to be maintained by Tenant. The insurance policies and certificates required by this General Provisions Section 13 shall require the insurance company to furnish the Landlord at least thirty (30) days prior written notice of any cancellation or lapse, or the effective date of any reduction in the amounts or scope of coverage. The insurance which Tenant is required to carry under this Lease shall be with companies satisfactory to Landlord. Prior to taking possession of the Premises, upon renewal or replacement of any required insurance, and as may be requested by Landlord from time to time, Tenant shall deliver to Landlord copies of such policies, declaration pages, endorsements, certificates, and other proofs and assurances of insurance, evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Landlord. All policies to be maintained by Tenant shall be primary policies and not contributing with or as excess coverage for any insurance carried by Landlord. Landlord and Tenant shall fully cooperate in making claims and furnishing information to the insurer or insurers, and obtaining settlements and payments from the insurer or insurers.

13.7. Failure to Maintain Required Insurance. Notwithstanding anything herein to the contrary, if Tenant fails to maintain any or all insurance required to be maintained by Tenant, or fails to furnish Landlord timely proof and assurance of the existence and continuance of the insurance, and such failure continues for more than ten (10) business days after notice, such failure shall be deemed a default and breach of this Lease by Tenant pursuant to General Provisions Section 19.1 without further curative period, and Landlord may immediately pursue any and all remedies provided for in General Provisions Section 19.2.

14. **TERMINATION**. Tenant may terminate this Agreement, upon written notice to Landlord, if due to no fault of Tenant (i) any approval, authorization, permit, or authorization required for the construction, operation, maintenance, reconstruction, modification, or addition to the Communication Facilities is cancelled, terminated, or not renewed; (ii) Hazardous Materials are or become present on the Premises in violation of Environmental Laws; (iii) the Communications Facilities are substantially damaged or destroyed; or (iv) annual appropriation of funds by the Tenant's governing authority, i.e. the Hall County Board of Commissioners, does not occur for continuation of the lease provided for in this Agreement in which event the Agreement shall terminate at the close of the fiscal year for which funding was last approved.

15. SURRENDER. At Landlord's option and upon at least sixty (60) days' notice prior to the expiration of the Term, Tenant shall, within sixty (60) days of the expiration of the Term or earlier termination of this Lease, dismantle and remove the Communication Facilities placed by Tenant upon the Premises pursuant hereto, and shall restore the Premises to the condition that existed prior to the installation of the Communication Facilities. Tenant shall also remove the foundation of the Communication Facilities, including, but not limited to, all underground portions of the Communication Facilities, and deliver to Landlord all keys associated with the Premises. Tenant acknowledges the fixed nature of the Term, and agrees that any portion of the Communication Facilities remaining on the Premises after the expiration of the Term or the earlier termination of the Lease shall, at the election of Landlord, either (i) become the property of Landlord and shall be deemed abandoned in accordance with applicable Laws, or (ii) be removed and disposed of by Landlord at Tenant's sole cost and expense. Tenant hereby waives any and all rights in the Communication Facilities and the right to compensation for any work or preparation performed by Tenant, including, without limitation, any rights arising under any Laws. Landlord shall have the right to remove,

store, operate, sell or dispose of such Communication Facilities and retain any proceeds derived therefrom pursuant to any and all applicable Laws.

16. DAMAGE OR DESTRUCTION. In the event of casualty causing damage to or destruction of the Communication Facilities or affecting Tenant's operations and/or the use of the Premises by Tenant, Rent shall not abate and Tenant shall have the option to either (i) repair and restore said damaged or destroyed improvements, (ii) repair and restore those portions of the Premises and/or Property necessary for Tenant to continue its operations and/or use of the Premises, or (iii) terminate the Lease upon written notice to Landlord.

17. CONDEMNATION. If any portion of the Premises is taken under the power of eminent domain, or under threat of the same, this Lease shall automatically terminate as to that portion of the Premises so taken. Landlord shall be entitled to the entire award or compensation relating to the value of the Premises or diminishment in value thereof. Tenant shall be entitled to that portion of the amount awarded which relates to the Tenant's share of the Communication Facilities which may be condemned. The Base Rent shall abate to the degree any portion of the Premises is taken effective as of the date Tenant no longer may use the taken portion of the Premises.

18. ASSIGNMENT AND SUBLETTING. Subject to General Provisions Section 9, Tenant shall not voluntarily or involuntarily assign, transfer, mortgage, pledge, hypothecate or otherwise encumber this Lease or any interest therein, and shall not sublet or grant any right by license, or otherwise in the Premises or any part thereof, or assign, sublet or enter into any agreement for colocation, without the prior written consent of Landlord, which consent may be granted or withheld in Landlord's sole discretion. Any consent to an assignment of the Lease or to a sublease of the Premises shall pertain solely to the assignment or sublease requested, and shall not pertain to any subsequent or further assignment of the Lease or the sublease of the Premises. Landlord may assign its interest in this Lease and/or sell or convey its interest in the Premises, at which time Landlord shall be released and entirely discharged from any and all further obligations and responsibilities under this Lease.

19. DEFAULT BY TENANT.

19.1. Tenant's Default. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant: (a) Failing to pay any Rent or any other charges when due and such failure continues for ten (10) days after Tenant's receipt of Landlord's written notice thereof; (b) Failing to abide by the use restrictions set forth in General Provisions Section 1; (c) Failing to promptly and fully perform any other covenant, condition or agreement contained in this Lease should such failure continue for thirty (30) days after Tenant's receipt of Landlord's written notice thereof; provided, however, if the failure to perform is such that it cannot reasonably be cured within thirty (30) days, no default shall occur if Tenant commences to cure within said thirty (30) day period and diligently prosecutes such curing to completion; (d) Causing or permitting to be caused a violation of any Laws, including Environmental Laws (defined in General Provisions Section 8.1 above); and (e) any default by Tenant or any affiliate thereof under any other license, lease, or agreement with Landlord, Landlord's Affiliates, or Landlord's Parties. Any notice provided above shall be in lieu of and not in addition to any notice required by any Laws, except as otherwise not permitted by the Laws of the State.

19.2. Remedies. Upon Tenant's default under this Lease, Landlord may: (i) perform such obligations on behalf of Tenant, whereupon Tenant shall reimburse Landlord for the costs incurred as Additional Rent within ten (10) days after Tenant's receipt of Landlord's demand; (ii) terminate this Lease by written notice to Tenant; (iii) proceed under the Laws of the State to re-enter and take possession of the Premises, expelling Tenant therefrom and relet the Premises without terminating the Lease, with Tenant to be liable for all costs and expenses of reletting incurred by Landlord as well as any difference in Rent between the Rent set forth in this Lease and the rent under the replacement lease through the remainder of the Term; and/or
(iv) pursue any and all remedies available at law or in equity, including injunctive relief. Should Landlord elect

to terminate this Lease, Landlord may recover any and all damages permitted by law, in addition to those remedies under this Lease.

20. **WAIVER OF NOTICE**. Notwithstanding any other provision contained in this Lease relating to notice: (i) if the Tenant is required to comply with any governmental regulation or order within a period less than that to which Tenant would otherwise be entitled to notice under this Lease, Tenant shall not be entitled to notice from Landlord beyond the period within which such compliance may be required by such regulation or order; or (ii) if the Premises require emergency repairs which Tenant would otherwise be obligated to make under this Lease, but which Tenant is then unable or unwilling to make, Landlord may, without notice, elect to make such repairs for the account and at the expense of Tenant. Any amount so paid shall be immediately due and owing from Tenant to Landlord as Additional Rent.

21. **ATTORNEYS' FEES**. In the event either party commences a legal proceeding to enforce any of the terms of this Lease, the prevailing party in such action shall have the right to recover reasonable attorneys' fees and costs actually incurred from the other party, to be fixed by the court in the same action.

22. **NOTICES. ALL NOTICES, REQUESTS, DEMANDS, AND OTHER COMMUNICATIONS UNDER THIS LEASE SHALL BE IN WRITING AND SHALL BE GIVEN BY (I) ESTABLISHED EXPRESS DELIVERY SERVICE WHICH MAINTAINS DELIVERY RECORDS, (II) HAND DELIVERY, OR (III) CERTIFIED OR REGISTERED MAIL, POSTAGE PREPAID, RETURN RECEIPT REQUESTED, TO THE PARTIES AT THE ADDRESSES SET FORTH IN SECTION 1 OF THE LEASE, OR AT SUCH OTHER ADDRESS AS THE PARTIES MAY DESIGNATE BY WRITTEN NOTICE IN THE ABOVE MANNER.** Communications may also be given by electronic mail, provided the communication is concurrently given by one of the above methods and the intended recipient notifies the emailing party receipt of such notice. Subject to the preceding sentence, notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide a reasonable means for accomplishing delivery.

23. **RIGHT OF ENTRY**. In addition to its rights otherwise provided in this Lease, Landlord reserves and shall at any and all reasonable times have the right to enter the Premises to inspect the same and to submit the Premises to prospective purchasers or Tenants, and to post notices of non-responsibility, all without abatement of Rent. Tenant hereby waives any claim for damages for any injury or inconvenience to or interference with Tenant's business, any loss of occupancy or quiet enjoyment of the Premises, and any other loss occasioned by Landlord's entry as provided in this General Provisions Section. Tenant shall permit Landlord to place upon the Premises signs advertising the Premises for sale.

24. **NO RECOURSE; LIMITATION OF ACTIONS AGAINST LANDLORD**. Notwithstanding anything in this Lease to the contrary, Tenant agrees that any claim against Landlord shall be limited to the real property and improvements located within or on the Premises. Tenant hereby waives its rights to make any claim or demand against any other property or assets of Landlord unrelated to the Premises. Any claim, demand, or right of any kind by Tenant arising under the terms and conditions of this Lease shall be barred unless Tenant commences an action thereon within twelve (12) months after the expiration or termination of this Lease. Landlord does not waive any of its rights or defenses under this Lease, at law or in equity regarding any such claim.

25. **RESERVATION OF RIGHTS**. Landlord reserves the right to use any and all roads, highways, ditches, canals, railways, pipelines, utility facilities, irrigation facilities, water retention basins and storm/sewer facilities that may be located on the Premises. Landlord further reserves the right to access and use the Premises and the Communication Facilities for the placement and installation of communications equipment to be used by Landlord in furtherance of Landlord's operation of the Property or its non-profit functions, as

determined by Landlord, in Landlord's sole discretion. Landlord further reserves and retains exclusive hunting, fishing and trapping rights and privileges on the Premises. Landlord also reserves and retains the right to any timber, top soil, soil and agricultural by-products on the Premises. Landlord also reserves and retains all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the Premises Land (collectively, "**Mineral Rights**"), and the parties acknowledge and agree that the Mineral Rights are not included as part of the Premises. Tenant acknowledges and agrees that this Lease is subject to the reservation of the Mineral Rights. Landlord shall not be liable for, but agrees to cooperate and assist Tenant in obtaining reimbursement for, any damage to the Communication Facilities, improvements and other personal property that may be caused by any entity holding Mineral Rights associated with the Premises.

26. ENCUMBRANCES.

26.1. Defined Terms. "**Encumbrance**" means any mortgage, deed of trust or other financing document (including any assignment of leases and rents), ground lease, underlying lease or like encumbrance affecting any part of the Property or any interest of Landlord therein which is now existing or hereafter executed or recorded, including any renewals, modifications, consolidations, replacements, extensions, and amendments thereto. "**Mortgagee**" means the holder of any Encumbrance covering any part of the Property.

26.2. Subordination. This Lease and any rights of Tenant granted hereby shall be subject and subordinate to any Encumbrance, to any and all advances made on the security thereof; and to all renewals, modifications, and extensions thereof. Tenant agrees that the Mortgagee shall have no liability or obligation to perform any of the obligations of Landlord under this Lease. Any Mortgagee may elect to have this Lease and/or rights of Tenant granted hereby superior to the lien of its Encumbrance by giving written notice thereof to Tenant, whereupon this Lease and such rights of Tenant shall be deemed prior to such Encumbrance, notwithstanding the relative dates of the documentation or recordation thereof.

26.3. Attornment. In the event that Landlord transfers title to the Premises, or the Premises are acquired by another upon the foreclosure or termination of an Encumbrance to which this Lease is subordinated (i) Tenant shall, subject to the non-disturbance provisions of General Provisions Section 26.4, attorn to such new Landlord, and upon request, enter into a new lease, containing all of the terms and provisions of this Lease, with such new Landlord for the remainder of the term hereof; or, at the election of such new Landlord, this Lease shall automatically become a new Lease between Tenant and such new Landlord, upon all of the terms and conditions hereof, for the remainder of the term hereof; and (ii) Landlord shall thereafter be relieved of any further obligations hereunder and such new Landlord shall assume all of Landlord's obligations hereunder, except that such new Landlord shall not: (a) be liable for any act or omission of any prior landlord or with respect to events occurring prior to acquisition of Landlordship; (b) be subject to any offsets or defenses which tenant might have against any prior landlord; (c) be bound by prepayment of more than one month's rent; or (d) be liable for the return of any security deposit paid to any prior landlord. Tenant waives its right under any current or future law which gives or purports to give Tenant any right to terminate or otherwise adversely affect this Lease as a result of any sale of the Premises or the foreclosure or termination of any Encumbrance.

26.4. Non-Disturbance. With respect to Encumbrances entered into by Landlord after the execution of this Lease, Landlord shall use reasonable, good faith efforts to receive a commercially reasonable non-disturbance agreement (a "**Non-Disturbance Agreement**") from the Mortgagee which Non-Disturbance Agreement provides that Tenant's possession of the Premises, and this Lease, including, without limitation, any options to extend the term hereof, will not be disturbed so long as Tenant is not in default hereof and attorns to the record Landlord of the Premises. Such Non-Disturbance Agreement may provide, among other things, that (i) such Mortgagee shall be entitled to receive notice of any Landlord default under this Lease plus

a reasonable opportunity to cure such default; (ii) such Mortgagee shall not be bound by any modification or amendment to this Lease, or any cancellation or surrender of this Lease, without such Mortgagee's consent, (iii) such Mortgagee shall not be bound by any obligation under this Lease to perform or pay for any improvements to the Premises; and (iv) such Mortgagee or any successor landlord shall not: (a) be liable for any act or omission of any prior landlord or with respect to events occurring prior to acquisition of Landlordship; (b) be subject to any offsets or defenses which Tenant might have against any prior landlord; (c) be bound by prepayment of more than one month's rent, or (d) be liable for the return of any security deposit paid to any prior landlord. Landlord shall have no obligation to negotiate the terms of the Non-Disturbance Agreement on Tenant's behalf, or to incur any legal fees or other out-of-pocket expenses in obtaining the Non-Disturbance Agreement.

26.5. Self-Executing. The agreements contained in this General Provisions Section 26 shall be effective without the execution of any further documents; provided, however, that, upon written request from Landlord or a Mortgagee in connection with a sale, financing or refinancing of the Premises, Tenant shall, within ten (10) days after receipt of a written request, execute such further writings as may be reasonably required to separately document any subordination, attornment and/or Non-Disturbance Agreement provided for herein.

26.6. Mortgagee Protection. Tenant agrees to give any Mortgagee, by certified mail, a copy of any notice of default served upon Landlord, provided that prior to such notice Tenant has been notified in writing (by way of notice of assignment of rents and leases, or otherwise) of the address of such Mortgagee. If Landlord shall have failed to cure such default within thirty (30) days from the effective date of such notice of default, then Mortgagee shall have an additional thirty (30) days within which to cure such default or if such default cannot be cured within that time, then such additional time as may be necessary to cure such default (including the time necessary to foreclose or otherwise terminate its Encumbrance, if necessary to effect such cure), and this Lease shall not be terminated so long as such remedies are being diligently pursued.

27. EASEMENTS. This Lease is made by Landlord and accepted by Tenant is subject to any and all valid and subsisting easements and rights-of-way affecting in any manner the Premises, which are apparent or visible on the ground or are otherwise recorded with the County in which the Premises are situated, to which reference is hereby made.

28. BANKRUPTCY. Each term, covenant and condition contained in this Lease constitutes a vital and integral part of this Lease, has been agreed to by Tenant to induce Landlord to enter into this Lease with Tenant, and constitutes a valuable consideration for Landlord to execute and deliver this Lease to Tenant, without any of which Landlord would not have executed and delivered this Lease to Tenant. In the event that Tenant should file for voluntary bankruptcy or insolvency or for reorganization, or should some third-party force Tenant into involuntary bankruptcy or insolvency for the benefit of creditors in any court pursuant to any applicable Law, or should Tenant enter into an agreement with creditors for the appointment of a receiver or trustee, covering all or a portion of Tenant's interest in the Premises, then upon the occurrence of any of the above events, and notwithstanding anything in this Lease to the contrary, Landlord may immediately terminate this Lease. Nothing herein shall be deemed an election of remedies or a waiver of any other rights or remedies available at law or in equity.

29. MISCELLANEOUS. The terms set forth in this Lease are the final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This Lease may not be amended or modified by any act or conduct of the parties or by oral agreement, unless reduced to a writing signed by both parties. Failure or delay on the part of either party to exercise any right, power, privilege or remedy under this Lease shall not constitute a waiver thereof. No waiver by either party of any provision shall be deemed to have been made unless made in writing and signed by both parties. Landlord's consent to or approval of any act requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent act. In the event that any provision of the Lease is declared void, invalid or unenforceable by a

regulatory agency, tribunal or court of competent jurisdiction, the remainder of the Lease will continue in full force and effect as if the offending provision were not contained herein, and the offending provision will be replaced by a mutually acceptable and valid provision. If the parties cannot reasonably agree on a replacement provision and the offending provision is material to the Lease, either party may terminate the Lease upon written notice to the other party, provided that all obligations of a party which shall have accrued prior to the date of termination shall be fulfilled by the party. Nothing herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties. The parties hereby agree that this Lease is neither an agency nor an employment contract. This Lease shall be governed by and construed in accordance with the Laws of the State without regard to conflict of law principles. Time is of the essence with respect to this Lease. Neither Landlord nor Tenant shall record this Lease. This Lease may be signed in multiple counterparts, all of which taken together shall constitute one and the same agreement. Further, copied or electronically transmitted signatures of an original signature shall be treated for all purposes as an original signature. After execution and delivery of this Lease, a copy of the signed Lease shall be considered for all purposes as an original of the Lease to the maximum extent permitted by law, and no party to this Lease shall have any obligation to retain a version of the Lease that contains original signatures in order to enforce the Lease, or for any other purpose, except as otherwise required by law. The parties expressly waive trial by jury in any action, proceeding or counterclaim brought by either of them against the other, on any matter whatsoever arising out of or in any way connected with this Lease or their relationship arising hereunder. The headings of the several articles contained herein are for convenience only and do not define, limit or construe the contents of such articles. Subject to General Provisions Section 18, all of the rights and obligations of the parties under this Lease shall be binding upon and inure to the benefit of the respective heirs, executors, and permitted successors and assigns of Landlord and Tenant. Each and every provision of this Lease to be performed by Tenant shall be deemed both a covenant and condition. The parties agree that each provision set forth herein, pursuant to which Tenant is required to pay Rent shall be and is a covenant of Tenant independent of any other term, condition or covenant contained in this Lease. Tenant shall not be entitled to offset the claimed amount of damages against any Rent or other payments due hereunder, it being expressly agreed that such covenant to pay such amount shall be independent of any obligation of Landlord hereunder. All payments to be made by Tenant hereunder shall, unless otherwise expressly provided, be paid to Landlord without notice or demand and without adjustment, deduction or setoff, in lawful money of the United States.

ADDENDUM B
to Lease Agreement

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is attached to the Lease as Addendum B, and is incorporated therein this _____ day of _____, 2026 by and between:

Ron and Margarette Wiley Family, L.P., a Georgia limited partnership, with an address of 7251 Julian Wiley Road Lula, GA 30554, hereinafter referred to as "Wiley Family L.P."

and

Hall County, Georgia, with an address of P.O. Box 1435 Gainesville, GA 30503, hereinafter referred to as "the County",

both of whom are collectively known as the "Parties."

Background.

The County seeks to lease approximately 1,800 square feet of land located at 1133 Signal Pole Road, Cleveland, GA 30528 from Wiley Family L.P. pursuant to the terms of the CELL TOWER AND COMMUNICATIONS FACILITIES LEASE ("Lease"). *See attached.*

Purpose.

This MOU is intended to provide assurance to Wiley Family L.P. that the County, by and through its authorized agent, intends to commit to the Lease for a term of 10 years provided that appropriate funds are allocated to permit the County to continue the Lease, the Lease continues to benefit the County per the judgment of the acting Hall County Board of Commissioners, and the Lease term complies with the provisions of OCGA §36-60-13.

Governing Law.

This MOU shall be governed by and construed in accordance with Georgia law. All matters based upon, arising out of, or relating to this MOU shall be heard in the courts of Hall County, Georgia.

Signatures.

Ron and Margarette Wiley Family, L.P.,
a Georgia limited partnership

By: Margarette J. Wiley

Name: Margarette J. Wiley

Its: General Partner

Hall County, Georgia

By: _____

Name: _____

Its: _____

APPROVED AS TO FORM

Justin R. Lawhon,
County Attorney

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 183/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution authorizing the application of the Georgia Department of Transportation (GDOT) Local Administered Projects Certification to administer federal-aid projects; authorization for the Chairman to execute any and all documents required to effectuate this application and certification, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: JG

Recommendation:
Approval.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution authorizing the application of the Georgia Department of Transportation (GDOT) Local Administered Projects Certification to administer federal-aid projects; authorization for the Chairman to execute any and all documents required to effectuate this application and certification, subject to review and approval by the County Attorney.

History:
Hall County was a Certified LAP in prior years. Certification lapsed in 2020; therefore, a new certification is required to administer federal-aid projects.

Hall County BOC has adopted and executed the required GDOT Procurement Policy and Title VI Agreement with Assurances in February 2026 and is included in this application.

Facts and Issues:

Options:

Georgia Department of Transportation has developed a Local Administered Projects Certification process to ensure the resource capacity and ability of the Local Public Agency to successfully manage, administer, and execute the policies and procedures for Federal and state compliance in order to receive Federal-aid funding participation for transportation projects. If approved, Hall County will remain a GDOT LAP for 5 years until renewal is due.

GDOT serves as the prime recipient of federal transportation funds. In accordance with 23 Code of Federal Regulation Part 635.105, GDOT is the supervising agency; as such, it is responsible for authorizing performance of the work by Local Agencies on all Federal-aid projects. Hall County would be a recipient of federal funds through GDOT to administer deferally funded projects.

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?	2026-04-21

Approvals:

Submit	Approve	Budget	Finance
JW	JG	EW	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution
Exhibit A

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 183/2026

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: JW

Phone: (770) 531-6800 ext. 7851

STATE OF GEORGIA
COUNTY OF HALL

RESOLUTION AUTHORIZING THE APPLICATION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL ADMINISTERED PROJECTS CERTIFICATION TO ADMINISTER FEDERAL-AID PROJECTS.

WHEREAS, the Georgia Department of Transportation (collectively referred to hereafter as "GDOT") has developed a Local Administered Projects (collectively referred to hereafter as "LAP") Certification process to ensure the resource capacity and ability of the Local Public Agency (collectively referred to hereafter as "LPA") to successfully manage, administer, and execute the policies and procedures for Federal and state compliance in order to receive Federal-aid funding participation for transportation projects; and,

WHEREAS, the LAP Certification application is used by GDOT to determine if various Local Public Agencies will qualify to administer federal-aid projects; and,

WHEREAS, GDOT serves as the prime recipient of federal transportation funds. In accordance with 23 Code of Federal Regulation Part 635.105, GDOT is the supervising agency; as such, it is responsible for authorizing performance of the work by Local Agencies on all Federal-aid projects; and,

WHEREAS, Hall County, Georgia (hereinafter referred to as "the County") has completed the GDOT LAP application requesting certification to secure qualification that would authorize the County to administer federal-aid projects attached hereto as Exhibit "A"; and

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, including any yet to be produced modifications, clarifications or revisions to the County's original LAP Certification Application that may be requested by GDOT during the application process to effectuate GDOT LAP Certification.

[SIGNATURES ON FOLLOWING PAGE]

This the ____ day of _____, 2026.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman

ATTEST:

_____(SEAL)
Jennifer Rivera, Commission Clerk

APPROVED AS TO FORM:

_____
County Attorney

CLERK'S CERTIFICATE

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

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

_____
Clerk, Board of Commissioners

(SEAL)

Exhibit “A”

LAP Certification Information

Date: 4/21/2026

Agency Name: Hall County

GDOT District: 1 Congressional District: 7 & 9

Interview Conducted By (GDOT) Name: Elizabeth Johnson

Title: District 1 Planning & Programming Liaison

Agency Representative (Local) Name: Jordan Wallace

Title: Transportation Program Manager/ LAP Responsible Charge

How Long in Current Position? 10 months

Phone Number: 770-531-6800 Fax Number:

Email Address: jwallace@hallcounty.org

Street Address: 2875 Browns Bridge Road

City: Gainesville

State: Georgia County: Hall Zip Code: 30504

Alternate Agency Full-time Representative (Local) Name: Brent Cook

Title: Assistant Director, Hall County Public Works & Utilities

How Long in Current Position? 1 year, 4 months

Phone Number: 770-531-6800 Fax Number:

Email Address: becook@hallcounty.org

Local Administered Projects Responsible Charge Worksheet

List the name and title responsible for the following functions. Only list Non-Consultant staff positions within your organization. (Attach the most current organizational chart. Each person must have a training certificate applicable for their role as it applies the LAP Program. If the LPA has any name/title changes, a compliance plan along with an updated organization chart must be submitted within 30 days. If not, then the LPA will be viewed as non-compliant and may lose their LAP certification status.)

Compliance Plan can be found on the LAP Webpage.

Statewide Transportation Improvement Program: Georgia Department of Transportation

Selection of Annual Program: SPLOST - Hall County Transportation Plan

Location/Design Approval: N/A - GDOT

Environmental Documents: N/A - GDOT

PS&E Approval: N/A - GDOT

Tied Bids: Andrew Youngblood, Purchasing Supervisor

Approval of Materials Sources: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Construction Administration: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Construction Inspection: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Acceptance Sampling/Testing: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Change Orders: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Project Files: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

OEO Interviews/Monitoring: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Training Goal Attainment: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

DBE Compliance/Monitoring: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Utility Certification: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Row Certification: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

Consultants
For what areas does the agency expect to use consultants?

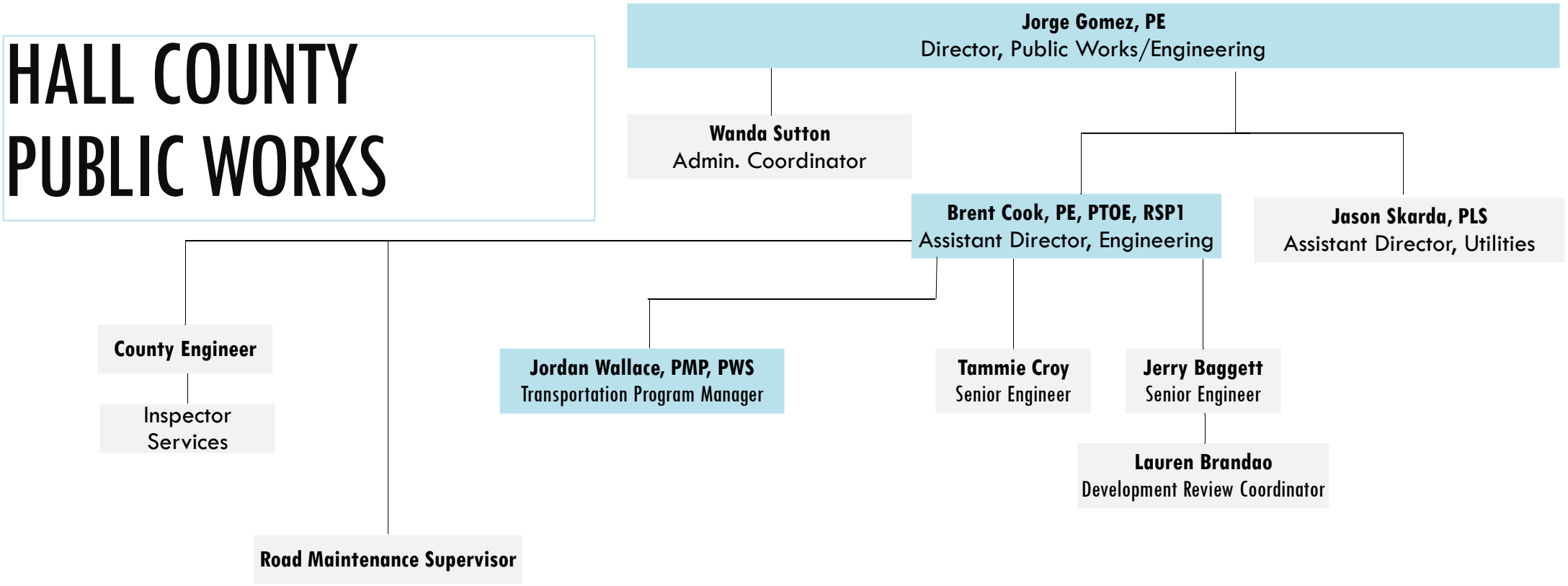
- [X] Environmental
- [X] Design
- [X] PS&E Preparation
- [X] Right-of-Way Appraisal
- [X] Right-of-Way Negotiation
- [X] Utilities
- [X] Right-of-Way Relocation
- [X] Construction Administration
- [X] Construction Inspection
- [X] Surveying
- [X] Sampling and Testing

Attachment 1: Hall County Public Works and Finance/Purchasing Organization Chart

Attachment 2: GDOT LAP Training Certificates - Hall County Public Works

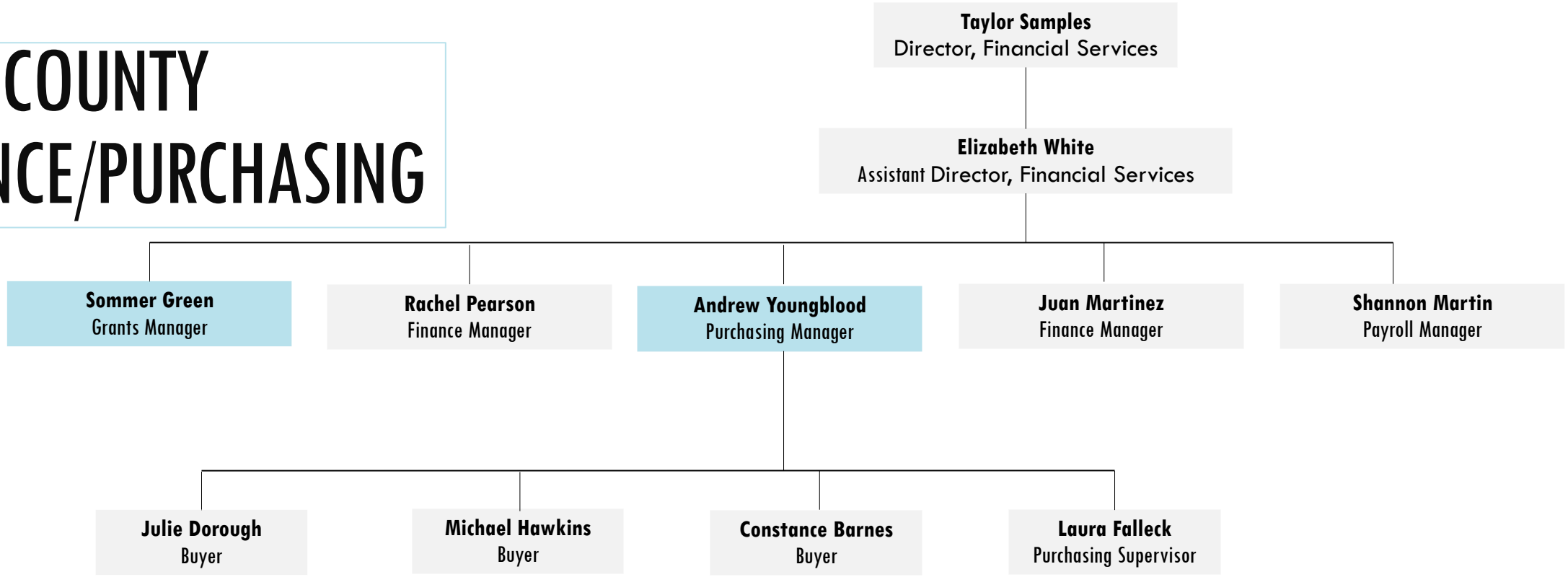
Attachment 1: Hall County Organizational Chart

HALL COUNTY PUBLIC WORKS



LAP Certified

HALL COUNTY FINANCE/PURCHASING



GDOT Procurement Certified

Attachment 2: GDOT LAP Training Certificates - Hall County Public Works

Georgia Department of Transportation

Office of Procurement

Certifies that

Jordan B. Wallace

Has successfully completed all requirements for

Engineering and Design
Procurement Policy and Procedure

CEU 12

DATE: February 12, 2025

Atlanta, GA

SCORE: 89%

Treasury T. Young
Chief Procurement Officer

Maria L. Roux
QA Compliance Manager

Georgia Department of Transportation

Jordan Bryant Wallace

Hall County

has satisfactorily completed

Local Administered Project (LAP) Manual

Conducted by Georgia Department of Transportation

January 14-15, 2025
2-Day Course, 10 PDHs

GDOT
Virtual Training

Derrick Brown, Program Control Administrator

Malik Al-Kush, Local Administered Project Coordinator

Georgia Department of Transportation

Jordan Bryant Wallace

Hall County

has satisfactorily completed

Plan Development Process (PDP)

Conducted by Georgia Department of Transportation

September 24-25, 2024
2-Day Course, 12 PDHs

GDOT
Virtual Training

Derrick Brown, Program Control Administrator

Malik Al-Kush, Local Administered Project Coordinator

GA Department of Transportation

Certificate of Training

Jordan Bryant Wallace

Has Satisfactorily Completed

ROW Acquisition Training for Local Public Agencies

Conducted By

The Georgia Department of Transportation

Februaury 19, 2025

PDH 5

Tiffany R. Robinson

Tiffany Robinson,
Local Govenerment Program Manager

Kevin D York

Kevin D York,
Right of Way Administrator

GEORGIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF ATTENDANCE

This certificate is awarded to

JORDAN WALLACE

TITLE VI/ ADA TRAINING

Georgia Department of Transportation

Signatures: _____*Antony Watson*_____ **ADA Coordinator**

_____*Byron Browning*_____ **Title VI Coordinator**

February 4, 2025

Georgia Department of Transportation

Office of Procurement

Certifies that

Brent Cook

Has successfully completed all requirements for

Engineering and Design Procurement Policy and Procedure

CEU 12

DATE: September 24, 2025

Atlanta Office

SCORE: 94%

Spencer B. Lord
Assistant Chief Procurement Officer – Quality Assurance & Compliance

Maria L. Roux
Chief Procurement Officer

Georgia Department of Transportation

Brent Edward Cook

Hall County

has satisfactorily completed

Local Administered Project (LAP) Manual

Conducted by Georgia Department of Transportation

January 14-15, 2025
2-Day Course, 10 PDHs

GDOT
Virtual Training

Derrick Brown, Program Control Administrator

Malik Al-Kush, Local Administered Project Coordinator

Georgia Department of Transportation

Brent Edward Cook

Hall County

has satisfactorily completed

Plan Development Process (PDP)

Conducted by Georgia Department of Transportation

March 18-19, 2025
2-Day Course, 12 PDHs

GDOT
Virtual Training

Derrick Brown, Program Control Administrator

Malik Al-Kush, Local Administered Project Coordinator

GA Department of Transportation

Certificate of Training

Brent Edward Cook

Has Satisfactorily Completed

ROW Acquisition Training for Local Public Agencies

Conducted By

The Georgia Department of Transportation

Februaury 19, 2025

PDH 5

Tiffany R. Robinson

Tiffany Robinson,
Local Govenerment Program Manager

Kevin D York

Kevin D York,
Right of Way Administrator

GEORGIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF ATTENDANCE

This certificate is awarded to

BRENT COOK

TITLE VI/ ADA TRAINING

Georgia Department of Transportation

Signatures: _____*Antony Watson*_____ **ADA Coordinator**

_____*Byron Browning*_____ **Title VI Coordinator**

February 4, 2025

Section A - Title VI - Civil Rights Performance & Assessment Questionnaire

Note: Title VI Non-Discrimination Agreements must be submitted once **EVERY** year.

1. Do you have a Title VI Policy, Title VI Notice to the Public, Title VI Assurances and Title VI Plan or non-discrimination agreement in place? Provide proof of your Title VI policy (via web or printed materials)

Yes; Hall County Board of Commissioners has adopted GDOT's Title VI Policy with Assurances on February 12, 2026, included in Attachment A1a. Additionally, the Gainesville-Hall Metropolitan Planning Organization (MPO) Title VI Plan adopted May 14, 2024 is included in Attachment A1b.

2. Please provide a copy of your Title VI complaint procedure for discrimination complaints. What extent is the community aware of it?

See page 10 of Title VI Plan (Attachment A1b) for complaint procedures. Documents are made publicly available at: https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis/

3. Have you received any Title VI related complaints during the past two years? If so, how many? (Please attach the complaint form) What were the outcomes? Are there any Title VI complaints lodged by beneficiaries or participants? If so, explain the issues involved.

No Title VI complaints have been received in the past two years.

4. What is the name and title of the person who attended the GDOT Title VI training? Please provide the date and a copy of the training certificate.

Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge. Title VI Training was completed on February 4, 2025. A copy of the training certificate is included in Attachment A2.

5. Are minority members of the community invited to participate in public hearings? If yes, how do you identify potential EJ groups? How do you ensure they attend? If not, what measures have been taken to ensure public participation in public hearings?

All members of the public are invited and encouraged to attend all committee meetings and open houses. Though we do not have any specific policy in place, we have partnered with the Hispanic Alliance on past planning efforts to try to reach that community. Any public open house meetings are always advertised and posted online and sent through email lists. GHMPO also participates in early coordination requests from GDOT by helping to identify minority, Spanish-speaking, and aging populations around future transportation projects.

6. Are DBE goals being monitored, included and met for contracts on a programmatic level? If yes, please provide a brief explanation. If not, what provisions have been taken to monitor and meet them?

Hall County currently is not managing any GDOT construction project with federal funding. DBE goals will be monitored and tracked on a monthly basis for future construction projects and submitted in the GDOT Reimbursement Requests. Hall Co. will also commit to the identified overall assigned DBE goal for each project in all phases.

7. Are minority contractors and subcontractors being informed about contracting opportunities with your organization? If yes, provide proof of contracting opportunities to minority contractors. If not, what provisions have been taken to inform minority contractors of contracting opportunities?

While minority contractors & subcontractors are not specifically targeted for contracting opportunities, all contractors & subcontractors can access available bid openings via the Georgia Procurement Registry and Hall County Purchasing Division webpage: https://www.hallcounty.org/403/Purchasing-Division

8. Are Appendix A of the Title VI assurances and the FHWA 1273 being included in all contracts, subcontracts, and material supply agreements? Provide a sample contract of the inclusion of Appendix A of the Title VI Assurances & FHWA 1273.

Yes; Title VI Assurances are included. See Attachment A3 for a sample procurement advertisement/contract with Title VI language included.

9. If you have not done any of the above, please explain how you will address Title VI Federal requirements on Local Administered projects?

N/A

Attachment A1a: Title VI Policy with Assurances

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) TITLE VI NON-DISCRIMINATION AGREEMENT WITH ASSURANCES

WHEREAS, Hall County, Georgia (hereinafter referred to as "the County") desires to adopt the Georgia Department of Transportation (collectively referred to hereafter as "GDOT") Title VI Non-Discrimination Agreement confirming and understanding the requirements per 23 CFR 200 and 49 CFR 21.

WHEREAS, the County will execute the GDOT Title VI Non-Discrimination Agreement assuring that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity attached hereto as Exhibit "A"; and

WHEREAS, the County will include the following notification in all solicitations for bids for work or material subject to the Regulations and made in connection with all federally-funded programs and, in adapted form all proposals for negotiated agreements; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners further authorizes the Chairman and the Public Works Director to sign any and all documents necessary to effectuate this agreement, subject to the review and approval of the County Attorney.

SO RESOLVED this the 12th day of February 2026.

HALL COUNTY BOARD OF COMMISSIONERS

Chairman, David Gibbs

ATTEST:

(SEAL)

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

County Attorney

Exhibit "A"

TITLE VI
NON-DISCRIMINATION AGREEMENT

The Georgia Department of Transportation
and

Hall County, Georgia

Name of Recipient

Policy Statement

The ***(Name of Recipient)*** Hall County, Georgia, *hereinafter referred to as the "Recipient"* assures that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The Recipient further assures every effort will be made to ensure non-discrimination in all of its programs and activities, whether those programs and activities are federally funded or not.

The Civil Rights Restoration Act of 1987, broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include **all** programs or activities of Federal Aid recipients, sub-recipients, and contractors/consultants, whether such programs and activities are federally assisted or not.

In the event the Recipient distributes federal aid funds to a sub-recipient, the Recipient will include Title VI language in all written agreements and will monitor for compliance.

The Recipient's ***(Name of person/division)*** Jorge Gomez/Hall County Public Works, is responsible for initiating and monitoring Title VI activities, preparing reports and other responsibilities as required by 23 Code of Federal Regulation(CFR) 200 and 49 Code of Federal Regulation 21.

Jorge Gomez, PE

Name of Responsible Agency Official (Please Print)

Director,Hall County Public Works

Title

Febmary 12, 2026

Date

Title VI Program

Organization and Staffing

Pursuant to 23 CFR 200, ***(Name of Recipient)*** Hall County, Georgia has appointed a Title VI Specialist who is responsible for **Attachment 1**, which describes the hierarchy for ***(Name of Recipient)'s*** Hall County, Georgia Title VI Program, including an organization's chart illustrating the level and placement of Title VI responsibilities.

Assurances

49 CFR Part 21.7

The Hall County, Georgia, hereby gives assurances:

1. That no person shall on the grounds of race, color, national origin, and sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the recipient regardless of whether those programs and activities are Federally funded or not. Activities and programs which the recipient hereby agrees to carry out in compliance with Title VI and related statutes include but are not limited to:

    - List all major programs and activities of the recipient and Title VI responsibilities for each one of them. Include information as **Attachment 2** to this Nondiscrimination Agreement.

2. That it will promptly take any measures necessary to effectuate this agreement.

3. That each program, activity, and facility as defined at 49 CFR 21.23(b) and (e), and the Civil Rights Restoration Act of 1987 will be (with regard to a program or activity) conducted, or will be (with regard to a facility) operated in compliance with the nondiscriminatory requirements imposed by, or pursuant to, this agreement.

4. That these assurances are given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other Federal financial assistance extended after the date hereof to the recipient by the Georgia Department of Transportation (GDOT) under the Federally-Funded Program and is binding on it, other recipients, subgrantees, contractors, sub-contractors, transferees, successors in interest and other participants. The person or persons whose signatures appear below are authorized to sign these assurances on behalf of the Recipient.

5. That the Recipient shall insert the following notification in all solicitations for bids for work or material subject to the Regulations and made in connection with all Federally-Funded programs and, in adapted form all proposals for negotiated agreements.

The Recipient, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 23 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

6. That the Recipient shall insert the clauses of Appendix A of this Agreement in every contract subject to the Act and the Regulations.

7. That the Recipient shall insert the clauses of Appendix B of this Agreement, as a covenant running with the land, in any deed from the United States effecting a transfer of real property, structures, or improvements thereon, or interest therein.

8. That the Recipient shall include the appropriate clauses set forth in Appendix C of this Agreement, as a covenant running with the land, in any future deeds, leases, permits, licenses, and similar agreements entered into by the Recipient with other parties: (a) for the subsequent transfer of real property acquired or improved under a Federal Aid Program; and (b) for the construction or use of or access to space on, over or under real property acquired, or improved under a Federal Aid Program.

9. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Act, the Regulations, and this agreement.

Implementation Procedures

This agreement shall serve as the recipient's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,

2. the grant or donation of Federal property and interest in property,

3. the detail of Federal personnel,

4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the recipient, or in recognition of the public interest to be served by such sale or lease to the recipient, and

5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The recipient shall:

1. Issue a policy statement, signed by the head of the recipient, which expresses it's commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the recipient's organization and to the general public. Such information shall be published where appropriate in languages other than English.

2. Take affirmative action to correct any deficiencies found by GDOT or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The head of the recipient shall be held responsible for implementing Title VI requirements.

3. Establish a civil rights unit and designate a coordinator who has a responsible position in the organization and easy access to the head of the recipient. This unit shall contain a Title VI Specialist, who shall be responsible for initiating and monitoring Title VI activities and preparing required reports.

4. Adequately staff the civil rights unit to effectively implement the civil rights requirements.

5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin or sex, the nature of the complaint, the date the complaint was filed, the date the investigation was completed, the disposition, the date of the disposition, and other pertinent information. A copy of the complaint, together with a copy of the recipient's report

of investigation, will be forwarded to GDOT's Office of Equal Employment Opportunity (OEEO) within 10 days of the date the complaint was received by the recipient.

6. Collect statistical data (race, color, national origin, sex) of participants in, and beneficiaries of the programs and activities conducted by the recipient.

7. Conduct Title VI reviews of the recipient and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.

8. Conduct training programs on Title VI and related statutes.

9. Prepare a yearly report of Title VI accomplishments for the last year and goals for the next year.

   a) **Annual Work Plan**
   Outline Title VI monitoring and review activities planned for the coming year; state by which each activity will be accomplished and target date for completion.

   b) ***Accomplishment Report***
   List major accomplishments made regarding Title VI activities. Include instances where Title VI issues were identified and discrimination was prevented. Indicate activities and efforts the Title VI Specialist and program area personnel have undertaken in monitoring Title VI. Include a description of the scope and conclusions of any special reviews (internal or external) conducted by the Title VI Specialist. List any major problem(s) identified and corrective action taken. Include a summary and status report on any Title VI complaints filed with the recipient.

Discrimination Complaint Procedure

1. Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the recipient. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the recipient's Title VI Specialist for review and action.

2. In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:

    a) The date of alleged act of discrimination; or

    b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the recipient or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

3. Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the recipient, the person shall be interviewed by the Title VI Specialist. If necessary, the Title VI Specialist will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the recipient's investigative procedures.

4. Within 10 days, the Title VI Specialist will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, an advise the complainant of other avenues of redress available, such as GDOT and USDOT.

5. The recipient will advise GDOT within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to GDOT:

    a) Name, address, and phone number of the complainant.

    b) Name(s) and address (es) of alleged discriminating official(s).

    c) Basis of complaint (i.e., race, color, national origin or sex)

    d) Date of alleged discriminatory act(s).

    e) Date of complaint received by the recipient.

    f) A statement of the complaint.

g) Other agencies (state, local or Federal) where the complaint has been filed.

h) An explanation of the actions the recipient has taken or proposed to resolve the issue raised in the complaint.

6. Within 60 days, the Title VI Specialist will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the head of the recipient. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.

7. Within 90 days of receipt of the complaint, the head of the recipient will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with GDOT, or USDOT, if they are dissatisfied with the final decision rendered by the Recipient. The Title VI Specialist will also provide GDOT with a copy of this decision and summary of findings upon completion of the investigation.

8. Contact for GDOT's Title VI staff is as follows:

   Georgia Department of Transportation

   Office of Equal Opportunity, Title VI/ Program

   600 West Peachtree Street, N.W. 7th Floor

   Atlanta, GA 30308

   (404) 631-1497

Sanctions

In the event the recipient fails or refuses to comply with the terms of this agreement, the GDOT may take any or all of the following actions:

a) Cancel, terminate, or suspend this agreement in whole or in part;

b) Refrain from extending any further assistance to the recipient under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the recipient.

c) Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the recipient.

d) Refer the case to the Department of Justice for appropriate legal proceedings.

SIGNED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION:

_____
Signature

EEO Director
Title

_____
Date

NAME OF RECIPIENT:

_____
Signature

Chairman, Hall County, Georgia
Title

February 12, 2026
Date

Appendix A

During the performance of this contract, the contractor/consultant, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations**

The contractor shall comply with the Regulations relative to non-discrimination in federally assisted programs of United States Department of Transportation (USDOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination**

The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. **Solicitations for Sub-contracts, Including Procurement of Materials and Equipment**

In all solicitations either by competitive bidding or negotiations made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, sex, or national origin.

4. **Information and Reports**

The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the contracting agency or the appropriate federal agency to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to GDOT or the USDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

5. **Sanctions for Non-compliance**

In the event of the contractor's non-compliance with the non-discrimination provisions of this contract, the contracting agency shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to:

- Withholding of payments to the contractor under the contract until the contractor complies, and/or;
- Cancellation, termination, or suspension of the contract, in whole or in part

6. Incorporation of Provisions

The contractor shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any sub-contractor or procurement as the contracting agency or USDOT may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request GDOT enter into such litigation to protect the interests of the state and, in addition, the contractor may request the USDOT enter into such litigation to protect the interests of the United States.

Appendix B

The following clauses shall be included in any and all deeds affecting or recording the transfer of real property, structures or improvements thereon, or interest therein from the United States.

GRANTING CLAUSE

NOW THEREFORE, Department of Transportation, as authorized by law, and upon the condition that the state of Georgia will accept title to the lands and maintain the project constructed thereon, in accordance with Title 23, United States Code, the Regulations for the Administration of Federal Aid for Highways and the policies and procedures prescribed by the United States Department of Transportation and, also in accordance with an in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, the Department of Transportation GDOT (hereinafter referred to as the Regulations) pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1064 (78 Stat. 252: 42 USC 2000d to 2000d - 4) does hereby remise, release, quitclaim, and convey unto the state of Georgia all the right, title, and interest of the Department of Transportation in and to said land described in Exhibit A attached hereto and made a part thereof.

HABENDUM CLAUSE

TO HAVE AND TO HOLD said lands and interests therein unto the state of Georgia, and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which the federal financial assistance is extended or for another purpose involving the provisions of similar services or benefits and shall be binding on the state of Georgia, its successors, and assigns.

The state of Georgia, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person shall on the grounds of race, color, sex or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subject to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed (,)(and)* (2) that the state of Georgia, shall use the lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination of federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended (,) and (3) that in the event of breach of any of the above mentioned non-discrimination conditions, the department shall have a right to reenter said lands and facilities on said land, and the above described land and facilities shall thereon revert to and vest in and become the absolute property of the Department of Transportation and its assigns as such interest existed prior to this instruction.[1]

---

[1] Reverter Clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purpose of Title VI of the Civil Rights Act of 1964.

Appendix C

The following clauses shall be included in all deeds, licenses, leases, permits, or similar instruments entered into by (Recipient) pursuant to the provisions of Assurance 8.

The LESSEE, for himself or herself, his or her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this lease, for a purpose of which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the LESSEE shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the lease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease has never been made or issued.

The following shall be included in all deeds, licenses, leases, permits, or similar agreements entered into by the Georgia State Department of Transportation pursuant to the provisions of Assurance 8.

The LESSEE, or himself or herself, his or her personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person, on the grounds of race, color, sex, or national origin, shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and furnishing of services thereon, no person on the grounds of race, color, sex, and national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the LESSEE shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Non-discrimination in federally assisted programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

That in the event of breach of any of the above non-discrimination covenants, the STATE shall have the right to terminate the ease, and to reenter and repossess said land and the facilities thereon, and hold the same as if said lease had never been made or issued.

Attachment A1b: Title VI Plan

GAINESVILLE-HALL
Metropolitan Planning Organization

Title VI Plan and Environmental Justice Analysis

Adopted: May 14, 2024

In accordance with Title VI of the Civil Rights Act of 1964 and other nondiscrimination laws, public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, familial, or in income status.

Prepared by the Gainesville-Hall Metropolitan Planning Organization in coordination with the City of Gainesville, City of Oakwood, City of Flowery Branch, Town of Braselton, City of Hoschton, Hall County, Jackson County, Hall Area Transit, Jackson County Transit, the Georgia Department of Transportation, the Federal Highway Administration, and the Federal Transit Administration.

GAINESVILLE-HALL
Metropolitan Planning Organization

2875 Browns Bridge Road
Gainesville, GA 30504
Tel: 770.531.6809
Fax: 770.531.3902
ghmpo.org

A Resolution by the Gainesville-Hall Metropolitan Planning Organization Policy Committee Adopting the 2024 GHMPO Title VI Environmental Justice Analysis

WHEREAS, the Gainesville-Hall Metropolitan Planning Organization (GHMPO) has been designated by the Governor of the State of Georgia as the body responsible for the transportation planning process for Hall County and a western portion of Jackson County; and

WHEREAS, the federal regulations, Infrastructure Investment and Jobs Act (IIJA), mandate that Metropolitan Planning Organizations develop a Title VI Program and Environmental Justice Analysis; and

WHEREAS, as a sub-recipient of federal funds from the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) via the Georgia Department of Transportation (GDOT), the GHMPO is required to comply with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color and national origin; and

WHEREAS, the Policy Committee (PC) is the recognized decision making body for transportation planning with the Gainesville-Hall Metropolitan Planning Organization (GHMPO); and

NOW, THERE, BE IT RESOLVED that the Gainesville-Hall Metropolitan Planning Organization adopts the 2024 GHMPO Title VI Environmental Justice Analysis.

A motion was made by PC member Chairman Higgins and seconded by PC member Commissioner Stowe and approved this the 14th of May, 2024.

Edward R. Asbridge

Mayor Ed Asbridge, Chair
Policy Committee

Subscribed and sworn to me this the 14th of May, 2024

Notary Public

My commission expires 1-21-2028

Anael Dominguez
NOTARY PUBLIC
HALL COUNTY, GEORGIA
My Commission Expires 01/21/2028

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Title VI Plan Activity Log

Date	Activity [Review/Update/Addendum/Adoption/Distribution]	Concerned Person (Signature)	Remarks

Title VI / Nondiscrimination Policy Statement and Management Commitment to Title VI Plan

49 CFR Part 21.7(a): Every application for Federal financial assistance to which this part applies shall contain, or be accompanied by, an assurance that the program will be conducted or the facility operated in compliance with all requirements imposed or pursuant to [49 CFR Part 21].

The Gainesville-Hall Metropolitan Planning Organization (GHMPO) assures the Georgia Department of Transportation that no person shall on the basis of race, color, or national origin as provided by Title VI of the Civil Rights Act of 1964, Federal Transit Laws, 49 CFR Part 21 Unlawful Discrimination, Nondiscrimination In Federally-Assisted Programs Of The Department Of Transportation and as per written guidance under FTA Circular 4702.1B, dated October 2012, be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination or retaliation under any program or activity undertaken by the agency.

The GHMPO further agrees to the following responsibilities with respect to its programs and activities:

1. Designate a Title VI Liaison that has a responsible position within the organization and access to the recipient's Chief Executive Officer or authorized representative.
2. Issue a policy statement signed by the Executive Director or authorized representative, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Recipient's organization and to the general public. Such information shall be published where appropriate in language other than English.
3. Insert the clauses of Section 4.5 of this plan into every contract subject to the Acts and the Regulations.
4. Develop a complaint process and attempt to resolve complaints of discrimination against the Gainesville- Hall MPO.
5. Participate in training offered on the Title VI and other nondiscrimination requirements.
6. If reviewed by GDOT or any other state or federal regulatory agency, take affirmative actions to correct any deficiencies found within a reasonable time period, not to exceed ninety (90) days.
7. Have a process to collect racial and ethnic data on persons impacted by the agency's programs.
8. Submit the information required by FTA Circular 4702.1B to the GDOT. (refer to Appendix A of this plan)

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal funds, grants, loans, contracts, properties, discounts or other federal financial assistance under all programs and activities and is binding. The person whose signature appears below is authorized to sign this assurance on behalf of the agency.

Signature: _____

Printed Name: _____

Executive Director/Signatory Authority, Your Transit System, Date: Month/Day/Year

Introduction & Description of Services

The Gainesville-Hall MPO submits this Title VI Plan in compliance with Title VI of the Civil Rights Act of 1964, 49 CFR Part 21, and the guidelines of FTA Circular 4702.1B, published October 1, 2012.

The Gainesville-Hall MPO is a sub-recipient of FTA funds and provides service in Hall and Jackson Counties. A description of the current Gainesville-Hall MPO system is included in Appendix B.

Title VI Liaison

Joseph Boyd, AICP, Transportation Planning Director
Employed by the Gainesville-Hall Metropolitan Planning Organization
(770) 297-5541
2875 Browns Bridge Road, Gainesville, GA 30504

Alternate Title VI Contact

Michael Haire, Transportation Planning Manager
Employed by the Gainesville-Hall Metropolitan Planning Organization
(770) 297-2604
2875 Browns Bridge Road, Gainesville, GA 30504

The Gainesville-Hall MPO must designate a liaison for Title VI issues and complaints within the organization. The liaison is the focal point for Title VI implementation and monitoring of activities receiving federal financial assistance. Key responsibilities of the Title VI Liaison include:

- Maintain knowledge of Title VI requirements.
- Attend training on Title VI and other nondiscrimination authorities when offered by GDOT or any other regulatory agency.
- Disseminate Title VI information to the public including in languages other than English, when necessary.
- Develop a process to collect data related to race, gender and national origin of service area population to ensure low income, minorities, and other underserved groups are included and not discriminated against.
- Implement procedures for the prompt processing of Title VI complaints.

First Time Applicant Requirements

FTA Circular 4702.1B, Chapter III, Paragraph 3: Entities applying for FTA funding for the first time shall provide information regarding their Title VI compliance history if they have previously received funding from another Federal agency.

The Gainesville-Hall MPO is not a first time applicant for FTA/GDOT funding. The following is a summary of the Gainesville-Hall MPO's current and pending federal and state funding.

Current and Pending FTA Funding

1. FY 2024 Section 5303 Funds, FTA, $106,863.00, Current
2. FY 2025 Section 5303 Funds, FTA, $109,098.00, Current

Current and Pending GDOT Funding

1. FY 2024 Section 5303 Funds, GDOT, $13,358.00, Current
2. FY 2025 Section 5303 Funds, GDOT, $13,637.25, Current

Current and Pending Federal Funding (non-FTA)

1. FY 2024 PL Funds, FHWA, $263,718.30, Current
2. FY 2025 PL Funds, FHWA, $269,178.59, Current

During the previous three years, the Georgia Department of Transportation did not complete a Title VI compliance review of the Gainesville-Hall MPO.

FTA Circular 4702.1B, Chapter III, Paragraph 2: Every application for financial assistance from FTA must be accompanied by an assurance that the applicant will carry out the program in compliance with the Title VI regulations.

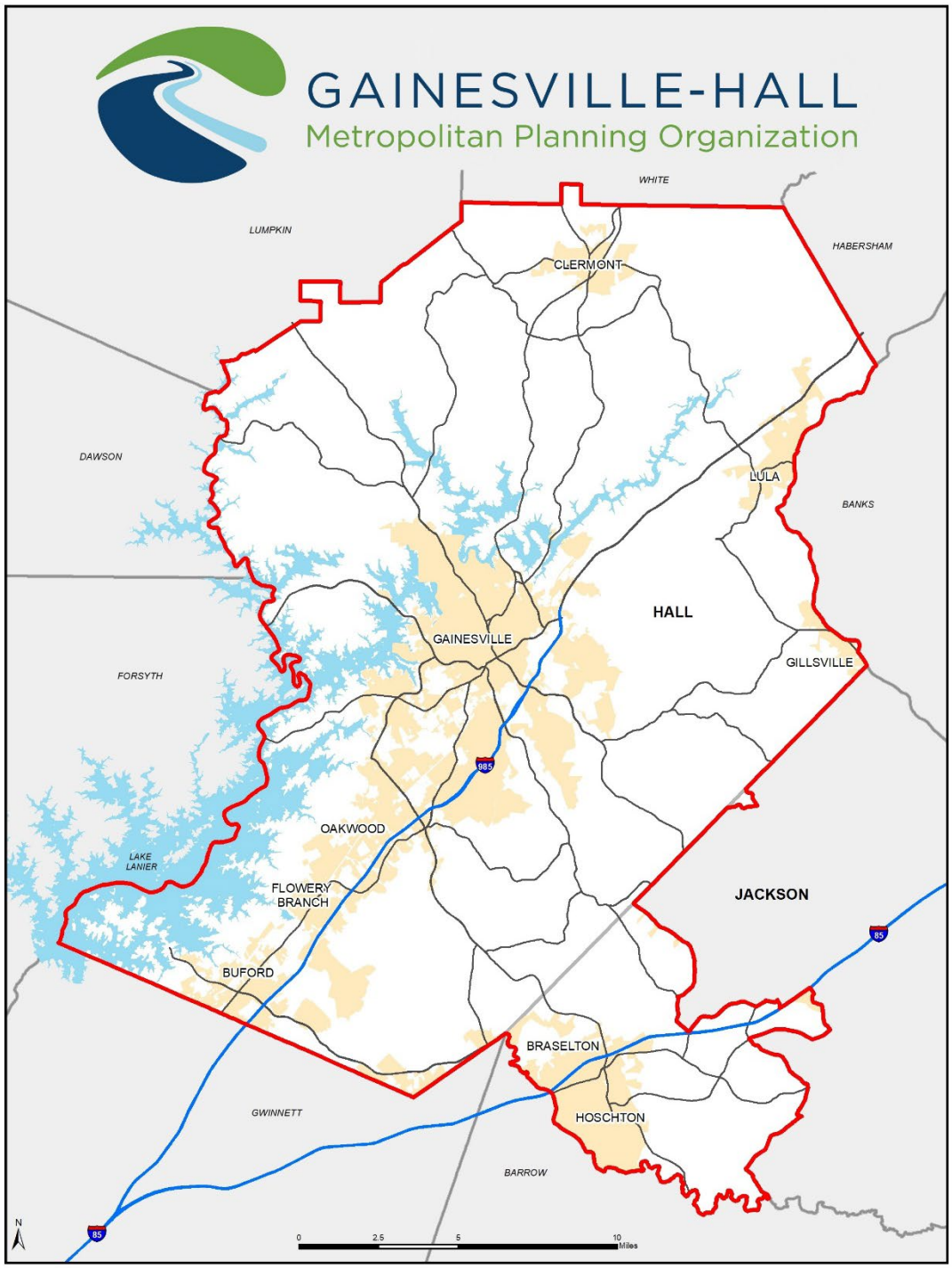
Annual Certifications and Assurances

In accordance with 49 CFR Section 21.7(a), every application for financial assistance from FTA must be accompanied by an assurance that the applicant will carry out the program in compliance with Title VI regulations. This requirement shall be fulfilled when the applicant/recipient submits its annual certifications and assurances. Primary recipients will collect Title VI assurances from sub-recipients prior to passing through FTA funds.

The Gainesville-Hall MPO will remain in compliance with this requirement by annual submission of certifications and assurances as required by GDOT.

Title VI Plan Concurrence and Adoption

This Plan is anticipated to be approved and adopted by the GHMPO Policy Committee during a meeting held on May 14, 2024. A copy of the meeting minutes will be included in Appendix C of this plan, and the concurrence letter from GDOT will be added once it is received.



Title VI Notice to the Public

FTA Circular 4702.1B, Chapter III, Paragraph 5: Title 49 CFR 21.9(d) requires recipients to provide information to the public regarding the recipient's obligations under DOT's Title VI regulations and apprise members of the public of the protections against discrimination afforded to them by Title VI.

Notice to Public

Recipients must notify the public of its rights under Title VI and include the notice and where it is posted in the Title VI Plan. The notice must include:

- A statement that the agency operates programs without regard to race, color and national origin
- A description of the procedures members of the public should follow in order to request additional information on the grantee's nondiscrimination obligations
- A description of the procedure members of the public should follow in order to file a discrimination complaint against the grantee

The notice is included in Appendix D of this Plan. The notice will be translated into other languages, as necessary.

Notice Posting Locations

The Notice to Public will be posted at many locations to apprise the public of The Gainesville-Hall MPO's obligations under Title VI and to inform them of the protections afforded them under Title VI. At a minimum, the notice will be posted in public areas of The Gainesville-Hall MPO's office(s) including the reception desk and meeting rooms, and on the Gainesville-Hall MPO's website at (https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis). Additionally, The Gainesville-Hall MPO will post the notice at stations, stops and on transit vehicles.

This notice is included in Appendix D of this Plan along with any translated versions of the notice, as necessary.

Title VI Procedures and Compliance

FTA Circular 4702.1B, Chapter III, Paragraph 6: All recipients shall develop procedures for investigating and tracking Title VI complaints filed against them and make their procedures for filing a complaint available to member of the public.

Complaint Procedure

Any person who believes he or she has been discriminated against on the basis of race, color or national origin by the Gainesville-Hall MPO may file a Title VI complaint by completing and submitting the agency's Title VI Complaint Form (refer to Appendix E). The Gainesville-Hall MPO investigates complaints received no more than 180 days after the alleged incident. The Gainesville-Hall MPO will process complaints that are complete.

Once the complaint is received, the Gainesville-Hall MPO will review it to determine if our office has jurisdiction. The complainant will receive an acknowledgement letter informing him/her whether the complaint will be investigated by our office.

The Gainesville-Hall MPO has ninety (90) days to investigate the complaint. If more information is needed to resolve the case, The Gainesville-Hall MPO may contact the complainant. The complainant has ten (10) business days from the date of the letter to send requested information to the investigator assigned to the case. If the investigator is not contacted by the complainant or does not receive the additional information within ten (10) business days, The Gainesville-Hall MPO can administratively close the case. A case can also be administratively closed if the complainant no longer wishes to pursue their case.

After the investigator reviews the complaint, she/he will issue one of two letters to the complainant: a closure letter or a letter of finding (LOF). A closure letter summarizes the allegations and states that there was not a Title VI violation and that the case will be closed. A LOF summarizes the allegations and the interviews regarding the alleged incident, and explains whether any disciplinary action, additional training of the staff member or other action will occur. If the complainant wishes to appeal the decision, she/he has seven (7) days to do so from the time he/she receives the closure letter or the LOF.

The complaint procedure will be made available to the public at the Gainesville-Hall MPO's website (https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis/).

Complaint Form

A copy of the complaint form in English and Spanish is provided in Appendix E and on the Gainesville-Hall MPO's website (https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis/).

Record Retention and Reporting Policy

FTA requires that all direct and primary recipients (GDOT) document their compliance by submitting a Title VI Plan to their FTA regional civil rights officer once every three (3) years. The

Gainesville-Hall MPO will submit Title VI Plans to GDOT for concurrence on an annual basis or any time a major change in the Plan occurs.

Compliance records and all Title VI related documents will be retained for a minimum of three (3) years and reported to the primary recipient annually.

Sub-recipient Assistance and Monitoring

The Gainesville-Hall MPO does not have any sub-recipients to provide monitoring and assistance to. As a sub-recipient to GDOT, the Gainesville-Hall MPO utilizes the sub-recipient assistance and monitoring provided by GDOT, as needed. In the future, if Your Transit System has sub-recipients, it will provide assistance and monitoring as required by FTA Circular 4702.1B.

Sub recipients and Subcontractors

The Gainesville-Hall MPO is responsible for ensuring that subcontractors (TPOs) are in compliance with Title VI requirements. Sub recipients may not discriminate in the selection and retention of any subcontractors. Subcontractors also may not discriminate in the selection and retention of any subcontractors. The Gainesville-Hall MPO, subcontractors, and/or TPOs may not discriminate in their employment practices in connection with federally assisted projects. Subcontractors and TPOs are not required to prepare or submit a Title VI Plan. However, the following nondiscrimination clauses will be inserted into every contract with contractors and subcontractors subject to Title VI regulations.

Nondiscrimination Clauses

During the performance of a contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") must agree to the following clauses:

- **Compliance with Regulations**: The Contractor shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.
- **Nondiscrimination**: The Contractor, with regard to the work performed during the contract, shall not discriminate on the basis of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- **Solicitations for Subcontractors, including Procurements of Materials and Equipment**: In all solicitations made by the Contractor, either by competitive bidding or negotiation for work to be performed under a subcontract, including procurements of materials or leases of equipment; each potential subcontractor or supplier shall be notified by the Contractor of the subcontractor's obligations under this contract and the Regulations relative to nondiscrimination on the basis of race, color, or national origin.
- **Information and Reports**: The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Georgia Department of Transportation and/or the Federal Transit Administration, to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the Georgia Department of Transportation, and/or the Federal Transit Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
- **Sanctions for Noncompliance**: In the event of the Contractor's noncompliance with the nondiscrimination provisions of this contract, The Gainesville-Hall MPO shall impose contract sanctions as appropriate, including, but not limited to:
    - withholding of payments to the Contractor under the contract until the Contractor complies, and/or

- cancellation, termination or suspension of the contract, in whole or in part.

- **Incorporation of Provisions**: The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontract or procurement as the Gainesville-Hall MPO, Georgia Department of Transportation, and/or the Federal Transit Administration, may direct as a means of enforcing such provisions including sanctions for noncompliance.

Disadvantaged Business Enterprise (DBE) Policy

As a condition of your agreement with GDOT, the Gainesville-Hall MPO and its contractors and subcontractors agree to ensure that Disadvantaged Business Enterprises as defined in 49 CFR Part 26, as amended, have the opportunity to participate in the performance of contracts. The Gainesville-Hall MPO and its contractor and subcontractors shall not discriminate on the basis of race, color, national origin, or sex in the performance of any contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of GDOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of the contract or such other remedy as the recipient deems appropriate.

E-Verify

As a condition of your agreement with GDOT, vendors and contractors of the Gainesville-Hall MPO shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the vendor or contractor while contracted with the Gainesville-Hall MPO. Additionally, vendors and contractors shall expressly require any subcontractors performing work or providing services pursuant to work for the Gainesville-Hall MPO shall likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor while working for the Gainesville-Hall MPO.

The Gainesville-Hall Metropolitan Planning Organization (GHMPO), hosted by Hall County Planning & Development, is housed within the Hall County Government Center in Gainesville, Georgia. GHMPO staff administers the planning program, provides technical guidance and administrative support to the committees. GHMPO works with federal agencies such as the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) and at the state level with the Georgia Department of Transportation (GDOT). Local jurisdictions are represented within the GHMPO committees.

Title VI Investigation, Complaints, and Lawsuits

FTA Circular 4702.1B, Chapter III, Paragraph 7: In order to comply with the reporting requirements of 49 CFR 21.9(b), FTA requires all recipients to prepare and maintain a list of any of the following that allege discrimination on the basis of race, color, or national origin: active investigations….; lawsuits, and complaints naming the recipient.

In accordance with 49 CFR 21.9(b), The Gainesville-Hall MPO must record and report any investigations, complaints, or lawsuits involving allegations of discrimination. The records of these events shall include the date the investigation, lawsuit, or complaint was filed; a summary of the allegations; the status of the investigation, lawsuit, or complaint; and actions taken by the Gainesville-Hall MPO in response; and final findings related to the investigation, lawsuit, or complaint. The records for the previous three (3) years shall be included in the Title VI Plan when it is submitted to GDOT.

The Gainesville-Hall MPO has had no investigations, complaints, or lawsuits involving allegations of discrimination on the basis of race, color, or national origin over the past three (3) years. A summary of these incidents is recorded in Table 1.

	Data (Month, Day, Year)	Summary (Include Basis of Complaint: race, color, or national origin)	Status	Action(s) Taken
Investigations				
1.				
2.				
Lawsuits				
1.				
2.				
Complaints				
1.				
2.				

Participation Plan

FTA Circular 4702.1B, Chapter III, Paragraph 4.a.4: Every Title VI Plan shall include the following information: A public participation plan that includes an outreach plan to engage minority and limited English proficient populations, as well as a summary of outreach efforts made since the last Title VI Plan submission. A recipient's targeted public participation plan of minority populations may be part of efforts that extend more broadly to include constituencies that are traditionally underserved, such as people with disabilities, low-income populations, and others.

The GHMPO Participation Plan (PPP) was developed to ensure that all members of the public, including minorities and Limited English Proficient (LEP) populations, are encouraged to participate in the decision making process for The Gainesville-Hall MPO. Policy and service delivery decisions need to take into consideration community sentiment and public opinion based upon well- executed outreach efforts. The public outreach strategies described in the Participation Plan are designed to provide the public with effective access to information about The Gainesville-Hall MPO services and to provide a variety of efficient and convenient methods for receiving and considering public comment prior to implementing changes to services. The 2024 GHMPO Participation Plan is anticipated to be adopted concurrently with this plan on May 14, 2024.

Current Outreach Efforts

The Gainesville-Hall MPO is required to submit a summary of public outreach efforts made over the last three (3) years. The following is a list and short description of the Gainesville-Hall MPO's recent, current, and planned outreached activities.

- Quarterly newsletter and other news posted on the GHMPO (*https://www.ghmpo.org/about-us/news/*).
- Public meetings with GHMPO jurisdictions and partners as necessary
- All GHMPO committee meetings are open to the public, and citizen attendance is encouraged, especially for the Citizen Advisory Committee.
- GHMPO mailing list

Language Assistance Plan

FTA Circular 4702.1B, Chapter III, Paragraph 9: Recipients shall take reasonable steps to ensure meaningful access to benefits, services, information, and other important portions of their programs and activities for individuals who are limited English proficient (LEP).

The Gainesville-Hall MPO operates a transit system within Hall and Jackson Counties. The Language Assistance Plan (LAP) has been prepared to address the Gainesville-Hall MPO's responsibilities as they relate to the needs of individuals with Limited English Proficiency (LEP). Individuals who have a limited ability to read, write, speak or understand English are LEP. In the Gainesville-Hall MPO service area there are 24,225 residents over the age of 5 or 11.6% who describe themselves as speaking English less than "very well". (Source: US Census, 2021 American Community Survey). The Gainesville-Hall MPO is federally mandated (Executive Order 13166) to take responsible steps to ensure meaningful access to the benefits, services, information and other important portions of its programs and activities for individuals who are LEP. The Gainesville-Hall MPO has utilized the U.S. Department of Transportation (DOT) LEP Guidance Handbook and performed a four factor analysis to develop its LAP. The LAP is included in this Title VI Plan as Appendix G.

Transit Planning and Advisory Bodies

FTA Circular 4702.1B, Chapter III, Paragraph 10: Recipients that have transit-related, non-elected planning boards, advisory councils or committees, or similar committees, the membership of which is selected by the recipient, must provide a table depicting the racial breakdown of the membership of those committees, and a description of efforts made to encourage the participation of minorities on such committees.

The Gainesville-Hall MPO is overseen by the Technical Coordinating Committee (TCC), Citizen Advisory Committee (CAC), and Policy Committee (PC).

Body	Caucasian	Latino	African American	Asian American	Native American	Other
Service Area Population	**61.86%**	**25.48%**	**6.75%**	**2.25%**	**0.17%**	**0.35%**
Technical Coordinating Committee	**75%**	**5%**	**10%**	**10%**	**0%**	**0%**
Citizens Advisory Committee	**95%**	**0%**	**5%**	**0%**	**0%**	**0%**
Policy Committee	**100%**	**0%**	**0%**	**0%**	**0%**	**0%**

The Gainesville-Hall MPO will make efforts to encourage minority participation on the committee. These efforts are made by distributing information about the participation on the committee at public meetings and throughout the transit system. The Gainesville-Hall MPO will utilize the minority population demographic maps included in Appendix H in order to focus on the areas in which the committee participation information is distributed.

Title VI Equity Analysis

FTA Circular 4702.1B, Chapter III, Paragraph 4.a.8: If the recipient has constructed a facility, such as vehicle storage, maintenance facility, operation center, etc., the recipient shall include a copy of the Title VI equity analysis conducted during the planning stage with regard to the location of the facility.

Title 49 CFR, Appendix C, Section (3)(iv) requires that "the location of projects requiring land acquisition and the displacement of persons from their residences and business may not be determined on the basis of race, color, or national origin." For purposes of this requirement, "facilities" does not include bus shelters, as they are considered transit amenities. It also does not include transit stations, power substations, or any other project evaluated by the National Environmental Policy Act (NEPA) process. Facilities included in the provision include, but are not limited to, storage facilities, maintenance facilities, operations centers, etc. In order to comply with the regulations, the Gainesville-Hall MPO will ensure the following:

1. The Gainesville-Hall MPO will complete a Title VI equity analysis for any facility during the planning stage with regard to where a project is located or sited to ensure the location is selected without regard to race, color, or national origin. The Gainesville-Hall MPO will engage in outreach to persons potentially impacted by the siting of the facility. The Title VI equity analysis must compare the equity impacts of various siting alternatives, and the analysis must occur before the selection of the preferred site.
2. When evaluating locations of facilities, The Gainesville-Hall MPO will give attention to other facilities with similar impacts in the area to determine if any cumulative adverse impacts might result. Analysis should be done at the Census tract or block group level where appropriate to ensure that proper perspective is given to localized impacts.
3. If the Gainesville-Hall MPO determines that the location of the project will result in a disparate impact on the basis of race, color, or national origin, The Gainesville-Hall MPO may only locate the project in that location if there is a substantial legitimate justification for locating the project there, and where there are no alternative locations that would have a less disparate impact on the basis of race, color, or national origin. The Gainesville-Hall MPO must demonstrate and document how both tests are met. The Gainesville- Hall MPO will consider and analyze alternatives to determine whether those alternatives would have less of a disparate impact on the basis of race, color, or national origin, and then implement the least discriminatory alternative.

The Gainesville-Hall MPO has not recently constructed any facilities nor does it currently have any facilities in the planning stage. Therefore, the Gainesville-Hall MPO does not have any Title VI Equity Analysis reports to submit with this Plan. The Gainesville-Hall MPO will utilize the demographic maps included in Appendix H for future Title VI analysis.

System-Wide Service Standards and Service Policies

FTA Circular 4702.1B, Chapter III, Paragraph 10: All fixed route transit providers shall set service standards and policies for each specific fixed route mode of service they provide.

The Gainesville-Hall MPO is not a fixed route service provider.

2024 GHMPO Title VI Environmental Justice Analysis

Appendix A: FTA Circular 4702.1B Reporting Requirements for Transit Providers

Every three years, on a date determined by FTA, each recipient is required to submit the following information to the Federal Transit Administration (FTA) as part of their Title VI Program. Sub-recipients shall submit the information below to their primary recipient (the entity from whom the sub-recipient receives funds directly), on a schedule to be determined by the primary recipient.

General Requirements

All recipients must submit:

- ❒ Title VI Notice to the Public, including a list of locations where the notice is posted
- ❒ Title VI Complaint Procedures (i.e., instructions to the public regarding how to file a Title VI discrimination complaint)
- ❒ Title VI Complaint Form
- ❒ List of transit-related Title VI investigations, complaints, and lawsuits
- ❒ Public Participation Plan, including information about outreach methods to engage minority and limited English proficient populations (LEP), as well as a summary of outreach efforts made since the last Title VI Program submission
- ❒ Language Assistance Plan for providing language assistance to persons with limited English proficiency (LEP), based on the DOT LEP Guidance
- ❒ A table depicting the membership of non-elected committees and councils, the membership of which is selected by the recipient, broken down by race, and a description of the process the agency uses to encourage the participation of minorities on such committees
- ❒ Primary recipients shall include a description of how the agency monitors its sub-recipients for compliance with Title VI, and a schedule of sub-recipient Title VI Program submissions
- ❒ A Title VI equity analysis if the recipient has constructed a facility, such as a vehicle storage facility, maintenance facility, operation center, etc.
- ❒ A copy of board meeting minutes, resolution, or other appropriate documentation showing the board of directors or appropriate governing entity or official(s) responsible for policy decisions reviewed and approved the Title VI Program. For State DOTs, the appropriate governing entity is the State's Secretary of Transportation or equivalent. The approval must occur prior to submission to FTA.
- ❒ Additional information as specified in Chapters IV, V, and VI, depending on whether the recipient is a transit provider, a State, or a planning entity (see below)

2024 GHMPO Title VI Environmental Justice Analysis

Appendix B: Current System Description

1. An overview of the organization including its mission, program goals and objectives.

   The GHMPO conducts the federally mandated transportation planning process for the Gainesville Urbanized Area and portions of the Atlanta Urbanized Area, as identified in the 2010 U.S. Census.

2. Organizational structure, type of operation, number of employees, service hours, staffing plan and safety and security plan.

   The GHMPO is a federally funded government organization working with local governments in the Gainesville Urbanized Area and beyond to prioritize and plan for future transportation needs. Our organization is made up of 2 full-time employees, and 1 part-time employee. Our Transportation Planning Director is responsible for all of the day-to-day operations of our organization and reports directly to our Director, who is also the Hall County Director of Planning and Development, as well as the three GHMPO committees. All employees are in the office and available to the public Transportation services are provided by local jurisdictions and agencies, such as Hall Area Transit, and not directly by the GHMPO.

3. Indicate if your agency is a government authority.

   The GHMPO is a metropolitan planning organization, which is a locally housed, federally funded government organization.

4. Who is responsible for insurance, training and management, and administration of the agency's transportation programs?

   The GHMPO does not provide a transportation service, but the Transportation Planning Director and the Transportation Planner perform all planning and administrative activities.

5. Who provides vehicle maintenance and record keeping?

   The GHMPO does not own, operate, or maintain any vehicles, nor operate a transit service to keep records for.

6. Number of current transportation related employees

   The GHMPO does not have any employees that assist in operating a transportation service.

7. Who will drive the vehicle, number of drivers, CDL certifications, etc.?

   The GHMPO does not provide transportation services, and thus does not have vehicles or drivers.

8. A detailed description of service routes and ridership numbers

   The GHMPO does not provide transportation services, and thus does not have service routes or ridership numbers.

2024 GHMPO Title VI Environmental Justice Analysis

Appendix C: Title VI Plan Adoption Meeting Minutes and GDOT Concurrence Letter

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

October 21, 2024

Joseph Boyd
Transportation Planning Director/Title VI Coordinator
2875 Browns Bridge Road
Gainesville, GA 0504

Dear Mr. Boyd,

The Georgia Department of Transportation (Department) has completed its review of your Title VI Plan approved on May 14, 2024, and has determined that it meets the requirements established in the Federal Transit Administration's (FTA) Circular 4702.1B, "Title VI Program Guidelines for Federal Transit Administration Recipients," effective October 1, 2012.

Thank you for your ongoing cooperation and compliance of the FTA Civil Rights Program requirements. Should you need assistance or have any questions, please do not hesitate to contact me at fblack@dot.ga.gov or 770-262-3778.

Sincerely,

Freida Black

Freida Black
Transit Compliance & Asset Manager
Division of Intermodal

GAINESVILLE-HALL
Metropolitan Planning Organization

2875 Browns Bridge Road
Gainesville, GA 30504
Tel: 770.297.5541
ghmpo.org

Policy Committee

Commission Meeting Room, 2nd Floor, Hall County Government Center
Minutes of May 14, 2024 Meeting

Voting Members Present:
Mayor Ed Asbridge, City of Flowery Branch, Chair
Mayor Sam Couvillon, City of Gainesville
Mayor Lamar Scroggs, City of Oakwood
Chairman Richard Higgins, Hall County
Commissioner Jeff Stowe, Hall County
Commissioner Jim Hix, Jackson County
Megan Weiss, GDOT

Voting Members Absent:
Commissioner Kathy Cooper, Hall County

Others Present:
Matt Tarver, City of Gainesville
Chris Rotalsky, City of Gainesville
B.R White, City of Oakwood
Jennifer Kidd-Harrison, City of Hoschton
Mayor Debbie Martin, City of Hoschton
Justin Lott, GDOT
Brandon North, GDOT
Jared Lombard, FHWA
Gina Roy, Jackson County
Bill Nash, Hall County
Frank Miller, Hall County
Phillippa Lewis Moss, Hall Area Transit
Joseph Boyd, GHMPO
Michael Haire, GHMPO
Jeff Gill, Gainesville Times

1. **Welcome – Mayor Ed Asbridge, Chair**

   Mayor Asbridge opened the meeting at 10:00 AM.

2. **Approval of February 13, 2024 Meeting Minutes**

   MOTION: Chairman Higgins made a motion to approve of the February 13, 2024 meeting minutes, which received a second from Commissioner Stowe, and the motion passed by unanimous vote.

3. **Update from the Technical Coordinating Committee (TCC)**

   Mr. Boyd provided the committee with a brief recap of the most recent Technical Coordinating

Committee meeting, which took place on April 24, 2024. The TCC unanimously recommended approval of all agenda items.

4. Update from the Citizens Advisory Committee (CAC)

Mr. Boyd provided a brief recap of the recent Citizens Advisory Committee meeting, which took place on April 25, 2024. The CAC unanimously recommended approval of all agenda items.

5. Presentation on 2020 Base Year and 2055 Do-Nothing Travel Demand Models

Mr. North presented the 2020 Base Year and 2055 Do-Nothing Travel Demand Models for the Georgia Department of Transportation. Mr. North explained that the purpose of the Travel Demand Models is to serve as an analysis tool to forecast travel demand and transportation performance, replicate the existing trip making characteristics, forecast future travel demand, and identify transportation network deficiencies.

The 2020 Base Year Travel Demand Model uses the 2020 Base Year Socioeconomic (SE) Data to model existing traffic conditions and travel demand, providing a level-of-service (LOS) rating for major roads in the GHMPO planning area. The 2055 Do-Nothing Travel Demand Model projects demand out to 2055 based on the 2055 Base Year SE Data, and provides a projected LOS if no more roadway improvements were completed between now and then, aside from projects that already have their construction funding committed in the GHMPO Transportation Improvement Program (TIP).

Mr. North discussed each Travel Demand Model and showed maps that provided a graphic representation of the LOS on many major corridors. Mr. North also provided an overview of Vehicle Miles Traveled (VMT) and Vehicle Hours Traveled (VHT) to show the impact on travel conditions in 2055.

Finally, Mr. North discussed the next steps in developing the four remaining Travel Demand Models, which will require the MPO to send additional project lists to factor in projects that will be under construction prior to 2055.

Mr. North received a question from Commissioner Stowe regarding whether projects included in a potential upcoming TSPLOST will be factored into future Travel Demand Models, to which Mr. North clarified that they would be included in a future project list and factored into the remaining Travel Demand Models that have not yet been developed.

MOTION: Chairman Higgins made a motion to approve the 2020 Base Year and 2055 Do-Nothing Travel Demand Models, which received a second from Commissioner Stowe, and the motion passed by unanimous vote.

6. **First Review of Updated GHMPO Bylaws**

Mr. Boyd introduced a routine update to the GHMPO Bylaws, which govern how the three MPO committees are to be organized. The changes made in this update to the PC Bylaws include the following:

- First meeting of the year has been moved from the second Tuesday of March to the second Tuesday of February.
- Added text permitting voting via teleconference or phone.

The GHMPO Bylaw updates are anticipated to be adopted during the next round of Committee meetings in July and August.

7. **Approval of Draft Amendment #2 to the FY 2024-2027 Transportation Improvement Program (TIP)**

Mr. Boyd introduced the second amendment to the FY 2024-2027 Transportation Improvement Program (TIP). Mr. Boyd explained that this amendment updates the funding for two projects and removes a third project from the TIP. Additionally, this amendment makes minor revisions to the Committee membership lists, and adds language clarifying which project updates are eligible for amendments vs. an administrative modification. The three projects being updated in this amendment are listed below:

- **Project Update: GH-016 / PI 003626 – Sardis Road Connector from SR 60 to Sardis Road near Chestatee Road**
  - Construction (CST) funding updated from $36,637,685.00 to $56,476,681.24
  - Construction (CST) year changed from FY 2024 to FY 2025
- **Project Update: GH-020A / PI 122060 – Widening of US 129 from Lakeview Street to south of Nopone Road (Phase I)**
  - Construction (CST) funding updated from $47,173,294.00 to $58,108,002.91
- **Project Removal: GH-023B / PI 0015280 – Spout Springs Road Widening Phase II – From Union Circle to South of SR 347**
  - Construction (CST) and Utilities (UTL) shifted from FY 2024 to FY 2028

MOTION: Commissioner Stowe made a motion to approve Amendment #2 to the FY 2024-2027 Transportation Improvement Program (TIP), which received a second from Chairman Higgins, and the motion passed by unanimous vote.

8. **Approval of Draft GHMPO 2024 Participation Plan**

Mr. Haire introduced the final draft of the GHMPO 2024 Participation Plan. Mr. Haire explained that this document was previously included as a part of the Title VI Plan and is now, at GDOT's request, being adopted as a standalone document. The purpose of the Participation Plan is to, for the benefit

of the public, outline the procedures for the GHMPO planning process and list the strategies that the MPO uses to solicit public participation.

MOTION: Commissioner Stowe made a motion to approve of the GHMPO 2024 Participation Plan, which received a second from Chairman Higgins, and the motion passed by unanimous vote.

9. Approval of Draft GHMPO 2024 Title VI Plan

Mr. Haire introduced the Draft GHMPO 2024 Title VI Plan, which serves as an update to the 2021 Title VI Plan. The purpose of the Title VI Plan is to ensure that GHMPO does not discriminate against any members of the public when conducting planning activities. The Title VI Plan outlines the processes through which the public can file a Title VI complaint against GHMPO, and lists out all previous investigations, complaints, and lawsuits, of which there are none to date.

MOTION: Chairman Higgins made a motion to approve the GHMPO 2024 Title VI Plan, which received a second from Commissioner Stowe, and the motion passed by unanimous vote.

10. Other

Mr. Haire provided a brief update on the Metropolitan Transportation Plan: 2025 Update and the Bicycle and Pedestrian Plan Update. The project team is initiating the public involvement efforts for these projects, and an online survey will be launched in the next few weeks. Additionally, outreach materials will be distributed to local jurisdictions to aid in outreach efforts.

Mr. Haire discussed recent efforts to develop an application for additional PL funds in order to conduct a City of Hoschton Transportation Master Plan. This PL application will be included in the next round of Committee meetings, and will be submitted to GAMPO in September.

Mr. Haire also discussed the State Route 13 / Atlanta Highway Corridor Study, which will examine improvements that can be made on State Route 13 / Atlanta Highway from north of Thurmon Tanner Road up to Jesse Jewell Parkway. This project has been put out for bid, and the bid window will close on May 30th.

Mr. Boyd provided an update on the Hall County, Georgia Safe Streets for All Action Plan. Public involvement efforts will commence this summer and the MPO will keep all local jurisdictions informed of how they can be involved and the progress of the plan.

11. Jurisdiction and Agency Reports

Representatives shared the status of projects being completed by their jurisdictions: Mayor Asbridge for the City of Flowery Branch, Mr. White for the City of Oakwood, Mr. Tarver for the City of Gainesville, Mayor Martin for the City of Hoschton, Mr. Lott for the Georgia Department of

Transportation, Mr. Lombard for the Federal Highway Administration, Ms. Moss for Hall Area Transit, Ms. Roy for Jackson County, and Mr. Miller for Hall County.

12. Public Comment

In response to Mr. Lombard's discussion on discretionary grants, Commissioner Stowe asked Mr. Boyd to ask the City of Gainesville about potential improvements at the railroad crossing near White Sulphur and Pine Valley Road, and if there is any grant funding that the MPO should apply for to facilitate improvements.

Commissioner Stowe asked Mr. Lott about the intersection of State Route 60 and Calvary Church Road, and whether it would be possible to add a green left-turn arrow off of SR 60 and onto Calvary Church Road. Mr. Lott replied that he would check with GDOT Traffic Operations and see what can be done at that intersection.

13. Upcoming Meeting Date

Mayor Asbridge reminded the Committee of their next meeting date on August 13, 2024. Jackson County Commissioner Jim Hix will begin serving as the Policy Committee Chair for FY 2025.

14. Adjourn

There being no other items of business, the meeting adjourned at 10:30 AM.

Commissioner Jim Hix, Chair

Michael Haire, GHMPO

2024 GHMPO Title VI Environmental Justice Analysis

Appendix D: Title VI Notice to Public

Notifying the Public of Rights Under Title VI

GAINESVILLE-HALL METROPOLITAN PLANNING ORGANIZATION (GHMPO) operates its programs and services without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act. Any person who believes she or he has been aggrieved by any unlawful discriminatory practice under Title VI may file a complaint with the GHMPO.

For more information on the GHMPO's civil rights program, and the procedures to file a complaint, contact 770-297-5541; email jboyd@hallcounty.org or visit our office at 2875 Browns Bridge Road, Gainesville, Georgia 30503. For more information, visit www.ghmpo.org. Persons who require special accommodations under the American with Disabilities Act (ADA) should contact the GHMPO at least two days prior to meetings.

If information is needed in another language, contact 770-503-3330.

You may also file your complaint directly with the FTA at: Federal Transit Administration Office of Civil Rights Attention: Title VI Program Coordinator, East Building, 5th Floor – TCR 1200 New Jersey Ave., SE, Washington, DC 20590

Titulo VI Anuncio Publico

GAINESVILLE-HALL ORGANIZACION DE PLANIFICACION METROPOLITANA (GHMPO) administra sus programas y servicios sin considerar raza, color, o origen nacional con el Titulo VI de la Ley de Derechos Civiles. Toda persona que cree que ha sido objeto o ha sido ofendido por alguna practica discriminatoria ilegal debajo del Titulo VI, puede presentar una queja con GHMPO.

Para mas informacion sobre el programa de derechos civiles de GHMPO, y el Procedimiento para presentar una queja, contacte 770-297-5541; correo electronico jboyd@hallcounty.org; o visite nuestra oficina en 2875 Browns Bridge Road, Gainesville, Georgia 30503. Para mas informacion, visite www.ghmpo.org. Las personas que requieren alojamiento especial de acuerdo con el American with Disabilities Act (ADA), comunicarse con la GHMPO al menos dos días antes de reuniónes.

Si necesita la informacion en otro idioma, contacte 770-503-3330.

Tambien puede presentar una queja directamente con la Administracion Federal de Transito en: Federal Transit Administration Office of Civil Rights Attention: Title VI Program Coordinator, East Building, 5th Floor – TCR 1200 New Jersey Ave., SE, Washington, DC 20590.

2024 GHMPO Title VI Environmental Justice Analysis

Appendix E: Title VI Complaint Form

Gainesville-Hall Metropolitan Planning Organization

Title VI Complaint Form

Section I:				
Name:				
Address:				
Telephone (Home):		Telephone (Work):		
Electronic Mail Address:				
Accessible Format Requirements?	Large Print		Audio Tape	
	TDD		Other	
Section II:				
Are you filing this complaint on your own behalf?			Yes*	No
*If you answered "yes" to this question, go to Section III.				
If not, please supply the name and relationship of the person for whom you are complaining:				
Please explain why you have filed for a third party:				
Please confirm that you have obtained the permission of the aggrieved party if you are filing on behalf of a third party.			Yes	No
Section III:				

I believe the discrimination I experienced was based on (check all that apply):

[ ] Race [ ] Color [ ] National Origin [ ] Age

[ ] Disability [ ] Family or Religious Status [ ] Other (explain)_____

Date of Alleged Discrimination (Month, Day, Year): _____

Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known) as well as names and contact information of any witnesses. If more space is needed, please use the back of this form.

Section IV		
Have you previously filed a Title VI complaint with this agency?	Yes	No

Section V
Have you filed this complaint with any other Federal, State, or local agency, or with any Federal or State court? [ ] Yes [ ] No If yes, check all that apply: [ ] Federal Agency: _____ [ ] Federal Court_____ [ ] State Agency _____ [ ] State Court_____ [ ] Local Agency _____
Please provide information about a contact person at the agency/court where the complaint was filed.
Name:
Title:
Agency:
Address:
Telephone:
Section VI
Name of agency complaint is against:
Contact person:
Title:
Telephone number:

You may attach any written materials or other information that you think is relevant to your complaint.

Signature and date required below

Signature Date

Please submit this form in person at the address below, or mail this form to:

Joseph Boyd
2875 Browns Bridge Road
Gainesville, GA,
30503

Gainesville-Hall Organizacion de Planificacion Metropolitana (GHMPO)

Formulario de Queja Titulo VI

Seccion I:				
Nombre:				
Direccion:				
Telefono (casa):		Telefono (trabajo):		
Correo Electronico:				
Requisitos de formato accesible?	Letras grandes		Audio	
	TDD		Otro	
Seccion II:				
¿Esta usted presentando esta queja en su nombre?			Si*	No
*Si usted contesto "Si" a esta pregunta, ir a la Seccion III.				
Si no, por favor suministre el nombre y la relacion de la persona quien se queja:				
Por favor explique por que esta presentando por un tercero: _____				
Por favor confirme que ha obtenido el permiso de la persona discriminada si esta presentando por un tercero.			Si	No
Seccion III:				

Creo que he sido objeto de discriminacion basada en (marque todas las que apliquen):

[ ] Raza [ ] Color [ ] Origen Nacional [ ] Edad

[ ] Discapacidad [ ] Situacion familiar o religiosa [ ] Otro (explique)

_____

Fecha de la supuesta discriminacion (Mes, Dia, Ano): _____

Explicar claramente lo que paso o por que usted cree que fue discrimando. Describa todas las personas que estuvieron involucrados. Incluya el nombre e informacion de la persona/personas que fueron disciminados (si lo sabe) asi como los nombres e informacion de testigos. Si necesita mas espacio, por favor utilize el reverso de este formulario.

_____

_____

Seccion IV		
¿Anteriormente ha presentado una queja del Titulo VI con esta agencia?	Si	No

Seccion V
¿Ha presentado esta queja con otra agencia federal, estatal o local, o con la corte federal o estatal? [ ] Si [ ] No Si es si, marque todas las que apliquen: [ ] Agencia Federal: _____ [ ] Corte Federal _____ [ ] Agencia Estatal _____ [ ] Corte Estatal _____ [ ] Agencia Local _____
Por favor provee la informacion de la persona de contacto en la agencia/corte donde presento la queja.
Nombre:
Titulo:
Agencia:
Direccion:
Telefono:
Seccion VI
Nombre de la agencia que la queja es contra:
Persona de contacto:
Titulo:
Telefono:

Usted puede adjuntar cualquier material escrito o otra informacion pertinente a su queja.

Firma y fecha son necesarias a continuacion

_____ _____
Firma Fecha

Por favor presente este formulario en persona a esta direccion ,o envie por correo a:

Gainesville-Hall Organizacion de Planificacion Metropolitana (GHMPO)
Joseph Boyd
2875 Browns Bridge Road
Gainesville, GA 30503

2024 GHMPO Title VI Environmental Justice Analysis

Appendix F: Language Assistance Plan (LAP)

Introduction

Individuals who do not speak English as their primary language and who have a limited ability to read, speak, write, or understand English can be limited English proficient, or "LEP." Language for LEP individuals can be a barrier to accessing important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by federally funded programs and activities.

Title VI and Executive Order 13166

In certain circumstances, a failure to ensure that LEP persons can effectively participate in or benefit from federally assisted programs and activities may violate the prohibition against national origin discrimination under Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the U.S. Department of Transportation's (DOT) Title VI regulations at 49 CFR Part 21.

To clarify existing requirements for LEP persons under Title VI, on August 11, 2000, President Clinton issued Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency." The Executive Order requires each Federal agency to examine the services it provides and develop and implement a system by which LEP persons can meaningfully access those services consistent with, and without unduly burdening, the fundamental mission of the agency. Each Federal agency is also directed to work to ensure that recipients of Federal financial assistance provide meaningful access to their LEP applicants and beneficiaries. To this end, each agency must prepare a plan to improve access to its federally conducted programs and activities (i.e., the services it provides directly to the public) by eligible LEP persons.

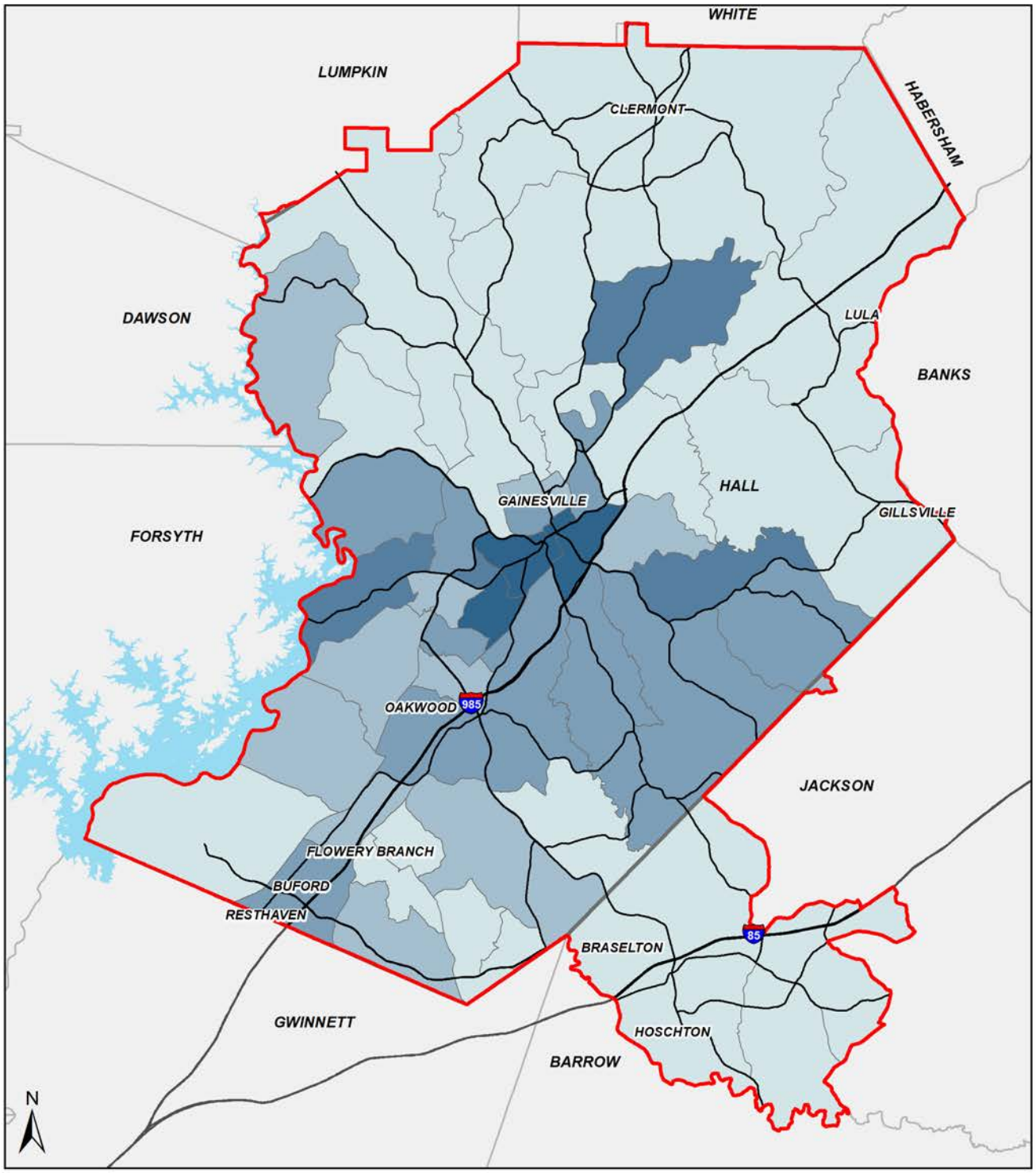
USDOT Guidance on Establishing an LEP Plan

As a federal funding recipient, the GHMPO will comply with Executive Order 13166 by establishing an LEP using the framework provided by the U.S. Department of Transportation (USDOT) and the Federal Transit Administration's (FTA) publication, Implementing the Department of Transportation's Policy Guidance Concerning Recipients' Responsibilities to Limited English Proficient (LEP) Persons (April 13, 2007). The USDOT guidance outlines four factors recipients should apply to the various kinds of contacts they have with the public to assess language needs and decide what reasonable steps they should take to ensure meaningful access for LEP persons:

1. The number or proportion of LEP persons eligible to be served or likely to be encountered by the MPO, activity, or service of the recipient or grantee.
2. The frequency with which LEP individuals come in contact with the MPO.
3. The nature and importance of the MPO, activity, or service provided by the MPO to the LEP community.
4. The resources available to the MPO and costs.

The greater the number or proportion of eligible LEP persons; the greater the frequency with which they have contact with a program, activity, or service; and the greater the importance of that program, activity, or service, the more likely enhanced language services will be needed. Smaller recipients with more limited budgets are typically not expected to provide the same level of language service as larger recipients with larger budgets. The intent of DOT's guidance is to suggest a balance that ensures meaningful access by LEP persons to critical services while not imposing undue burdens on small organizations and local governments.

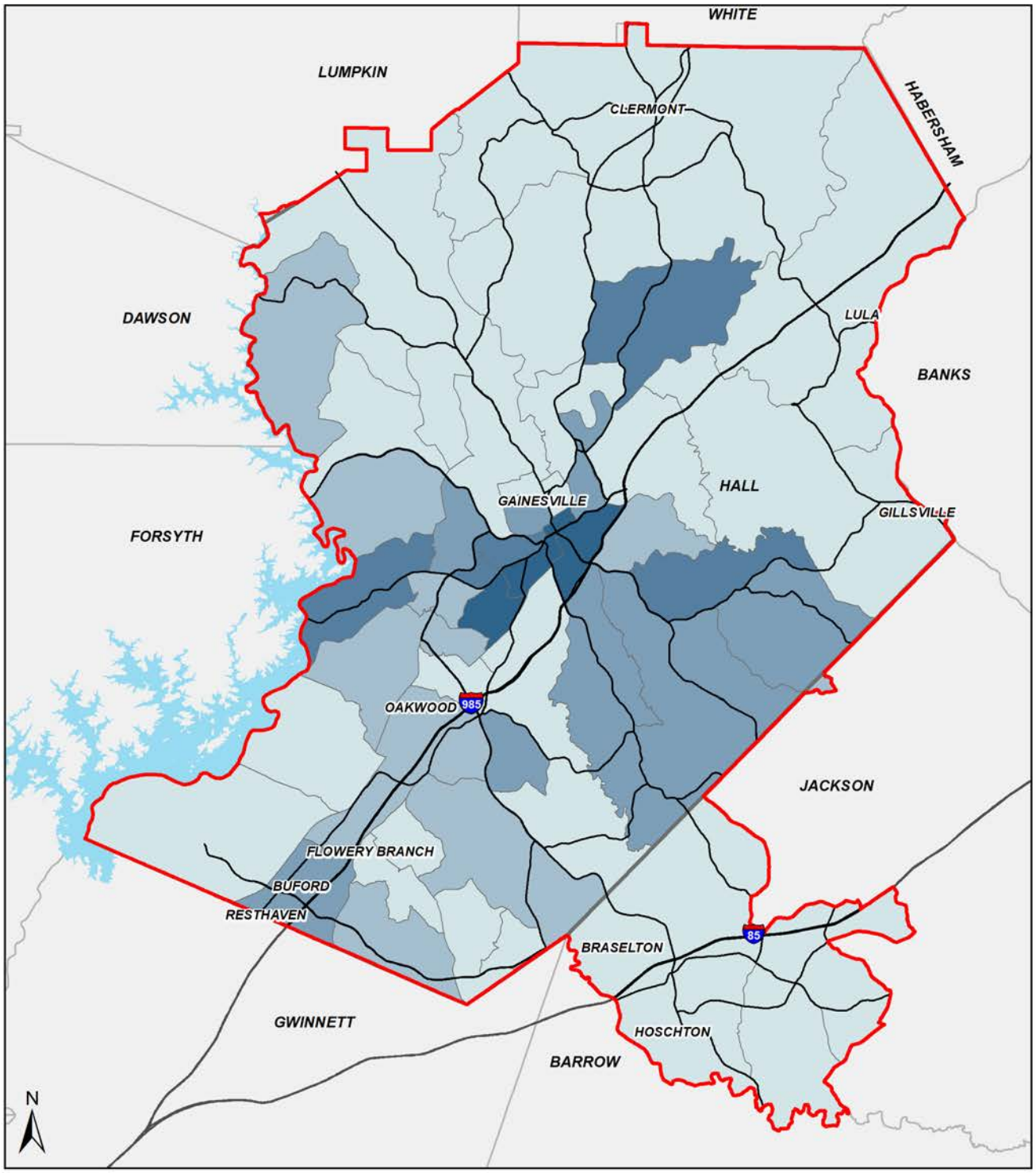
Figure 1: Percent of LEP Households by Census Tract



GAINESVILLE-HALL
Metropolitan Planning Organization

Source: US Census Bureau's 2017-2021
American Community Survey (ACS) 5-Year Estimates

Figure 2: Percentage of Spanish-Speaking LEP Households by Census Tract



GAINESVILLE-HALL
Metropolitan Planning Organization

Source: US Census Bureau's 2017-2021
American Community Survey (ACS) 5-Year Estimates

Factor 1: The number or proportion of LEP persons eligible to be served or likely to be encountered by the MPO, activity, or service of the recipient or grantee.

The planning area of the GHMPO consists of entire of Hall County and western Jackson County. According to the U.S. Census Bureau 2017-2021 American Community Survey 5-Year Estimates, the primary language for GHMPO area is English and the second most common language spoken is Spanish at 24.08%. Hall County has a higher concentration of Spanish speakers with 26.58% identifying Spanish as their first language, and Jackson County has a much lower concentration of Spanish speakers with 6.09%.

LEP persons are usually defined as those who self-identify as speaking English less than "very well" on the U.S. Census. Table 8 indicates 11.6% of the population in the GHMPO area is not proficient in English. The bulk of those who cannot speak English very well primarily speak Spanish as their first language.

Table 8: Language Spoken at Home for the Population 5 Years and Over

Population Type	Hall County	Jackson County	GHMPO area
English Only	70.42%	91.44%	76.30%
Language other than English	29.68%	8.56%	23.7%
Speak English less than "very well"	12.82%	2.98%	11.6%
Spanish	26.58%	6.09%	24.08%

Source: U.S. Census Bureau, American Community Survey 2017-2021 5-Year Estimates

Factor 2: The frequency with which LEP individuals come in contact with the MPO.

The GHMPO has not received any formal requests by LEP individuals for language translation of any documents nor for an interpreter at any public meetings since first being designated as an MPO in 2003. The GHMPO has unilaterally provided Spanish speakers and funds for interpreters and provided public notices in both English and Spanish at all public meetings such as the development of the Regional Transportation Plan: 2020 Update (RTP 2050 Update), 2024-2027 Transportation Improvement Program (TIP) and assisted Hall Area Transit's (HAT) Transit Development Plan (TDP) and Human Services Transportation Plan (HSTP).

Factor 3: The nature and importance of the MPO, activity, or service provided by the MPO to the LEP community.

The MPO uses Federal funds to plan for transportation projects and therefore does not include any direct service or program that requires vital, immediate or emergency assistance, such as medical treatment or services for basic needs (like food or shelter). The MPO does not conduct activities which require residents to fill out applications or submit to interviews prior to attending public functions.

The MPO is mandated by the Federal government to create and maintain three key documents: an annual Unified Planning Work Program (UPWP) outlining MPO activities, a short-term four-year Transportation Improvement Program (TIP), and a Metropolitan Transportation Plan (MTP) which covers 20 plus years. GHMPO has a Participation Plan which seeks to garner the input of all residents who can shape the planning process or wish to know more about the direction of transportation planning and how it will affect them.

Although the GHMPO does not directly provide transportation services, it has aided HAT in transit planning. HAT has some Spanish speaking staff members and prints a brochure detailing services, route maps and bus schedules in both English and Spanish.

Factor 4: The resources available to the MPO and overall costs.

The final factor weighs the previous factors to assess the needs of LEP individuals against the resources available to the MPO providing assistance in a language other than English. The GHMPO does have a significant number of LEP residents within Hall County but historically the frequency of contact with the MPO has been low. GHMPO staff provides translations of minor documents, including Title VI complaint forms and executive summaries of all major planning documents. Full translation of major MPO documents would be prohibitively expensive. For example, another MPO reported that a professional translation of its regional transportation plan would cost around $24,000. The GHMPO has been committed to the principle of inclusivity and used more cost- effective means of outreach, particularly with the Spanish speaking segment of the community, at important junctures of the planning process.

LEP Implementation Plan

Safe Harbor Stipulation and the GHMPO

Federal law provides a “safe harbor" which means that if an MPO provides written translations under certain circumstances, such action will be considered strong evidence of compliance with the recipient's written-translation obligations under Title VI. The MPO service area’s population over the age of 5 that identifies as speaking English less than “very well” does qualify for the Safe Harbor Provision.

The failure to provide written translations under the circumstances does not mean there is non-compliance, but rather provides a guide for MPOs that would like greater certainty of compliance than can be provided by a fact-intensive, four-factor analysis. For example, even if a safe harbor is not used, if written translation of a certain document(s) would be so burdensome as to defeat the legitimate objectives of its program, it is not necessary. Other ways of providing meaningful access, such as effective oral interpretation of certain vital documents, might be acceptable under such circumstances. Strong evidence of compliance with the recipient's written-translation obligations under ‘safe harbor’ includes providing written translations of vital documents for each eligible LEP language group that constitutes 5% or 1,000, whichever is less, of the population of persons eligible to be served or likely to be affected or encountered. Translation of other documents, if needed, can be provided orally. This safe harbor provision applies to the translation of written documents only. It does not affect the requirement to provide meaningful access to LEP individuals through competent oral interpreters where oral language services are needed and are reasonable.

The GHMPO uses vital documents for LEP purposes as defined by USDOT. “A document will be considered vital if it contains information that is critical for obtaining federal services and/or benefits, or is required by law.” Federal Register: January 22, 2001 (Volume 66, Number 14). This includes our Title VI complaint forms and the Title VI Notice of Rights. The GHMPO recognizes that outreach efforts may require the MPO to survey/assess the needs of the LEP population to determine whether other critical outreach materials should be translated into other languages.

In developing a Language Assistance Plan, FTA guidance recommends the analysis of the following five elements:

1. Identifying LEP individuals who need language assistance
2. Providing language assistance measures
3. Training staff
4. Providing notice to LEP persons
5. Monitoring and updating the plan

The five elements are addressed below.

Element 1: Identifying Persons Who May Need Language Assistance

- When the MPO sponsors a public function with a sign-in sheet table, a staff member or designate will greet and briefly speak to each attendee. To informally gauge the attendee's ability to speak and understand English, he or she will ask a question that requires a full sentence reply.
- The MPO can use Census Bureau's "I Speak Cards" at the sign-in table for those who speak a language other than English. While staff may not be able to provide translation assistance at this meeting, the cards can be an excellent tool to identify language needs for future meetings.

Element 2: Language Assistance Measures

In the event that the MPO should receive a request for assistance in a foreign language, staff members will take the name and contact information of the person. We can contact an individual who speaks Spanish but for other languages we will use a free online written translator website or we could contact a local community volunteer if available. If the required language is not available or if a formal interpretation is required, staff shall use the telephone interpreter service, Language Line, at 1-800-752- 6096.

Element 3: MPO Staff Training

Incoming staff members will be briefed on the GHMPO's LEP Plan and how to assist LEP residents. They will be told to keep a record of language assistance requests to assess future LEP population needs.

Element 4: Providing Notice to LEP Persons

The GHMPO has provided notice in both English and Spanish for all public meetings in accordance with its Participation Plan:

> **Non-English Speaking Communities**
> For major GHMPO planning efforts such as the Long Range Transportation Plan and the Transportation Improvement Program, staff will coordinate with local media resources to gain access to these communities and garner their input. As appropriate, outreach meetings will be conducted to reach these communities. Translators will be made available to serve the non- English speaking communities at public information meetings. Additionally, the Title VI Notice of Rights and Complaint Form are both available in Spanish on the GHMPO website (https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis/). GHMPO will utilize outreach meetings with the Spanish speaking community to reach the non-English speaking communities:

The MPO also mails notices of important upcoming public meetings in both English and Spanish to those in the GHMPO database of organizations and individuals who have expressed an interest in following MPO activities.

Element 5: Monitoring and Updating the LEP Plan

MPOs are required to update key planning documents (see Factor 3) and monitoring the success of the LEP Plan will be an ongoing process. The answers reflect conditions since adoption of the original LEP in November 2010-present. USDOT guidance recommends updates should consider the following elements:

1. How many LEP persons were encountered?
   No one self-identified as an LEP person requested language assistance.

2. Were their needs met?
   No additional requests for language assistance were received.

3. What is the current LEP population in the GHMPO area?
   12.82% of Hall County, 2.98% of Jackson County, and 11.6% of the GHMPO area are LEP.

4. Has there been a change in the types of languages where translation services are needed?
   None.

5. Is there still a need for continued language assistance for previously identified MPO programs? Are there other programs that should be included?
   Yes, but no other new programs have been added requiring language assistance.

6. Have the MPO's available resources, such as technology, staff, and financial costs changed?
   As of July 2010, GDOT no longer provides half of the local match (10%) for MPO transportation planning. The GHMPO now relies on an in-kind match as a substitute for the loss of direct financial assistance.

7. Has the MPO fulfilled the goals of the LEP Plan?
   Yes.

8. Were any complaints received?
   No.

Dissemination of the MPO Limited English Proficiency Plan
The MPO has posted the LEP Plan on its website at: (https://www.ghmpo.org/planning-documents/title-vi-program-environmental-justice-analysis/). Copies of the LEP Plan have been provided to the Georgia Department of Transportation (GDOT), Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), and any person or agency requesting a copy. Each MPO sub- recipient has been provided a copy and educated on the importance of providing language assistance.

Any questions or comments regarding this plan should be directed to:

Joseph Boyd
Gainesville-Hall MPO
P.O. Box 1435
Gainesville, GA 30503
Phone: (770) 297-4401
jboyd@hallcounty.org

2024 GHMPO Title VI Environmental Justice Analysis

Appendix G: Operating Area Language Data: Gainesville-Hall MPO Service Area

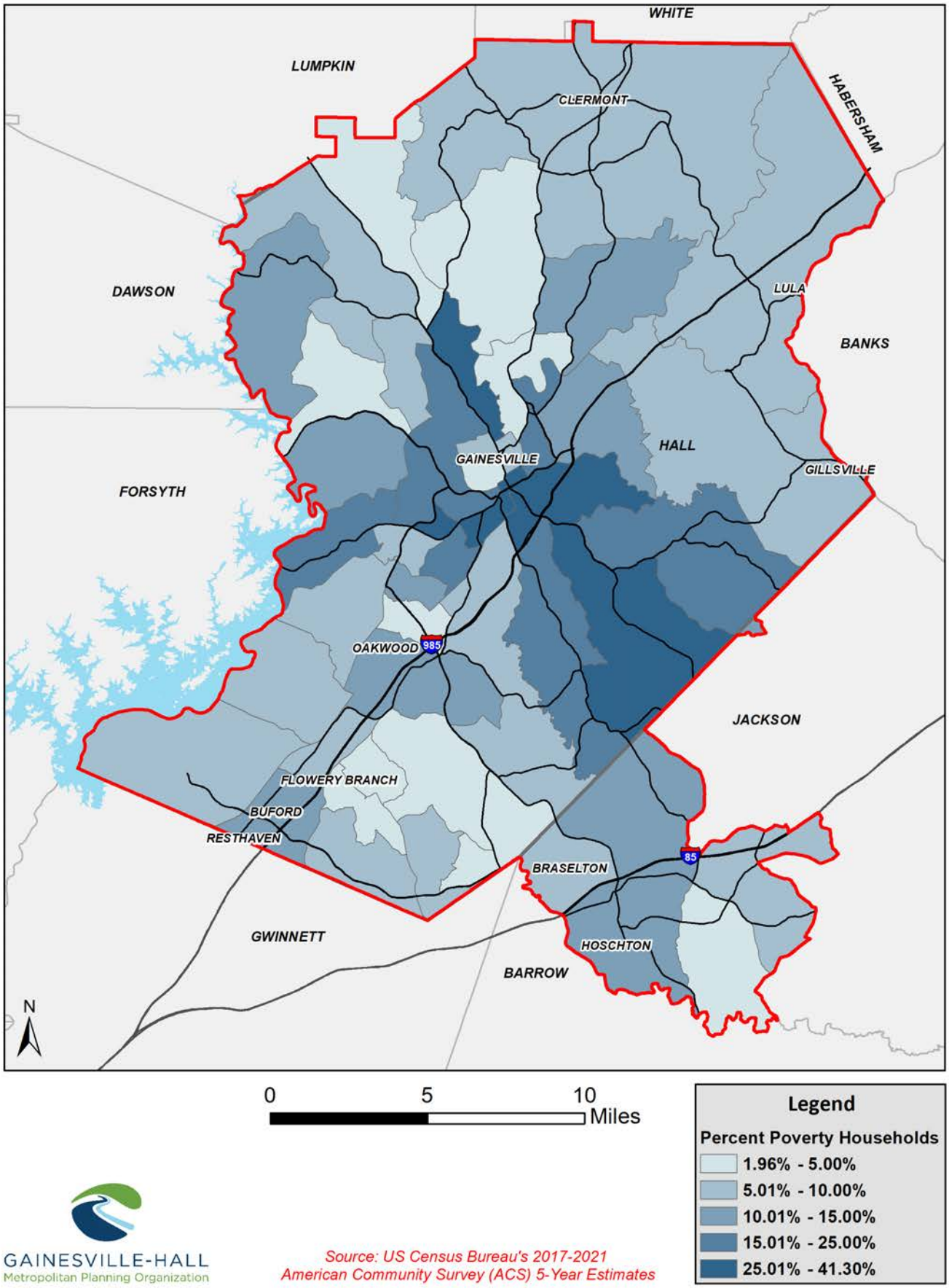
Source: US Census Bureau American Community Survey (ACS) 2017-2021 Five-Year Estimates

Language	County	Percent of Population
Total	Hall	100%
Speak only English	Hall	70.42%
Spanish or Spanish Creole	Hall	26.58%
Speak English "very well"	Hall	14.79%
Speak English less than "very well"	Hall	11.79%
Other Indo-European Languages	Hall	1.65%
Speak English "very well"	Hall	1.17%
Speak English less than "very well"	Hall	0.50%
Asian and Pacific Island Languages	Hall	1.25%
Speak English "very well"	Hall	0.76%
Speak English less than "very well"	Hall	0.49%
Other Languages	Hall	0.10%
Speak English "very well"	Hall	0.06%
Speak English less than "very well"	Hall	0.03%
Total	Jackson	100%
Speak only English	Jackson	91.44%
Spanish or Spanish Creole	Jackson	6.09%
Speak English "very well"	Jackson	4.01%
Speak English less than "very well"	Jackson	2.08%
Other Indo-European Languages	Jackson	1.09%
Speak English "very well"	Jackson	0.64%
Speak English less than "very well"	Jackson	0.45%
Asian and Pacific Island Languages	Jackson	1.29%
Speak English "very well"	Jackson	0.85%
Speak English less than "very well"	Jackson	0.44%
Other Languages	Jackson	0.09%
Speak English "very well"	Jackson	0.09%
Speak English less than "very well"	Jackson	0.00%

2024 GHMPO Title VI Environmental Justice Analysis

Appendix H: Demographic Maps

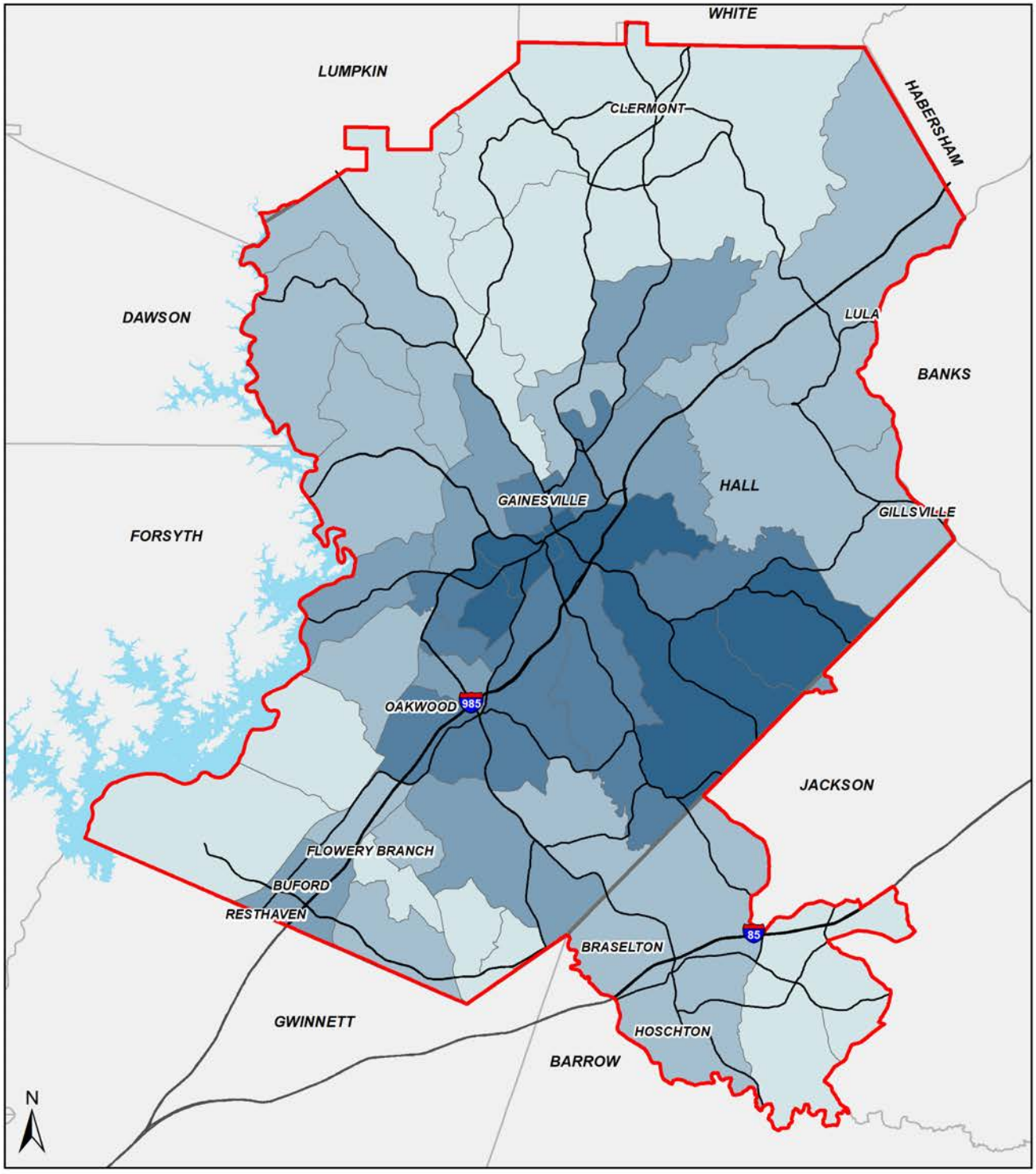
Figure 3: Percentage of Households Below Poverty Level by Census Tract



GAINESVILLE-HALL
Metropolitan Planning Organization

Source: US Census Bureau's 2017-2021
American Community Survey (ACS) 5-Year Estimates

Figure 4: Percentage of Racial and Ethnic Minority Population by Census Tract



GAINESVILLE-HALL
Metropolitan Planning Organization

Source: US Census Bureau's 2017-2021
American Community Survey (ACS) 5-Year Estimates

2024 GHMPO Title VI Environmental Justice Analysis

Appendix I: Title VI Equity Analysis

The Gainesville-Hall MPO has not performed a Title VI Equity Analysis.

2024 GHMPO Title VI Environmental Justice Analysis

Appendix J: Title VI Assurances

The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances

DOT Order No. 1050.2A

The Gainesville-Hall Metropolitan Planning Organization (herein referred to as the "Recipient"), **HEREBY AGREES THAT**, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration, is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.F.R. Part 21 (entitled Non-discrimination In Federally-Assisted Programs Of The Department Of Transportation-Effectuation Of Title VI Of The Civil Rights Act Of 1964);
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

> *"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, "for which the Recipient receives Federal financial assistance from DOT, including the Federal Highway Administration.*

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Non-discrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non-discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Federal Aid Highway Program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in §§ 21.23(b) and 21.23(e) of 49 C.F.R. § 21 will be (with regard to an "activity") facilitated, or will be (with regard

to a "facility") operated, or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests For Proposals for work, or material subject to the Acts and the Regulations made in connection with all Federal Aid Highway Program and, in adapted form, in all proposals for negotiated agreements regardless of funding source:

> "The Gainesville-Hall Metropolitan Planning Organization, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

3. The Recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.

4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a Recipient.

5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.

6. That where the Recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.

7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:

   a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
   b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the Recipient, or any transferee for the longer of the following periods:

a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
b. the period during which the Recipient retains ownership or possession of the property.

9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the Gainesville-Hall Metropolitan Planning Organization also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the Federal Highway Administration access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by the Federal Highway Administration. You must keep records, reports, and submit the material for review upon request to Federal Highway Administration, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

Gainesville-Hall Metropolitan Planning Organization gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Federal Highway Aid Program. This ASSURANCE is binding on Georgia, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Federal Highway Aid Program. The person(s) signing below is authorized to sign this ASSURANCE on behalf of the Recipient.

Gainesville-Hall Metropolitan Planning Organization
(***Name of Recipient***)

by _____
(***Signature of Authorized Official***)

DATED 5/14/2024

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations**: The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination**: The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment**: In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports**: The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Federal Highway Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance**: In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

    a. withholding payments to the contractor under the contract until the contractor complies; and/or
    b. cancelling, terminating, or suspending a contract, in whole or in part.

6. **Incorporation of Provisions**: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The

A

contractor will take action with respect to any subcontract or procurement as the Recipient or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

A

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the Gainesville-Hall Metropolitan Planning Organization will accept title to the lands and maintain the project constructed thereon in accordance with Title 23, United States Code, the Regulations for the Administration of Federal Aid for Highways, and the policies and procedures prescribed by the Federal Highway Administration of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the Gainesville-Hall Metropolitan Planning Organization all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto the Gainesville-Hall Metropolitan Planning Organization and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the Gainesville-Hall Metropolitan Planning Organization, its successors and assigns.

The Gainesville-Hall Metropolitan Planning Organization, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that the Gainesville-Hall Metropolitan Planning Organization will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non-discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.)

B

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the Gainesville-Hall Metropolitan Planning Organization pursuant to the provisions of Assurance 7(a):

A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:

    1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, Gainesville-Hall Metropolitan Planning Organization will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*

C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the Gainesville-Hall Metropolitan Planning Organization will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the Gainesville-Hall Metropolitan Planning Organization and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

C

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by Gainesville-Hall Metropolitan Planning Organization pursuant to the provisions of Assurance 7(b):

A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, Gainesville-Hall Metropolitan Planning Organization will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*

C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, Gainesville-Hall Metropolitan Planning Organization will there upon revert to and vest in and become the absolute property of Gainesville-Hall Metropolitan Planning Organization and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

D

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

E

Attachment A2: GDOT Title VI Training Certificate - Jordan Wallace

GEORGIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF ATTENDANCE

This certificate is awarded to

JORDAN WALLACE

TITLE VI/ ADA TRAINING

Georgia Department of Transportation

Signatures: _____*Antony Watson*_____ **ADA Coordinator**

_____*Byron Browning*_____ **Title VI Coordinator**

February 4, 2025

Attachment A3: Sample Procurement of Design Services with Title VI Language

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

Request for Qualifications

RFQ #46-020

For the provision of

Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study and Concept Development

PURPOSE: Hall County, Georgia, a municipal entity of the State of Georgia, is issuing this Request for Qualifications from highly experienced firms to provide Planning, Public Involvement, and Concept Development Services (herein "Services") for the Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study – Federal Railroad Administration Grant (herein "Project").

It is the County's intention to award one (1) firm for all the Services listed herein.

SCHEDULE OF EVENTS:
RFQ Post Date: Tuesday, July 29th, 2025
Bidder's Demonstrations: Scheduled by invitation
Bidder's Questions Due Date: Tuesday, August 12th, 2025
Response to Bidder Questions Due Date: Thursday August 21st, 2025
RFQ Due Date: Tuesday, September 2nd, 2025, 2:00pm

OWNER INFORMATION: Hall County, Georgia, (herein "County", "Owner") serves 217,267 residents and is principally located at the Hall County Government Center (HCGC), 2875 Browns Bridge Road, Gainesville, GA 30504.

OWNER EXPECTATIONS: It is imperative that the County's program be managed, designed, and constructed with the utmost regard to cost, schedule, and quality control by all respondents. There is a clear expectation by the County and its residents that construction costs will be successfully managed within. The integrity, reputation, skills, and performance of the program management firms (herein "Bidder", "Contractor", "Program Manager") must be the highest caliber to maintain confidence in the project team(s).

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1. Section I- General Project Information

A. Overview

Hall County is soliciting Statement of Qualifications (SOQs) from qualified firms or organizations, to provide Planning, Public Involvement, and Concept Development Services for the Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study – Federal Railroad Administration Grant.

This Request for Qualifications (RFQ) seeks to identify potential providers for the Scope of Services for the project listed in Attachment I. Firms that respond to this RFQ and are determined by Hall County to be sufficiently qualified may be deemed eligible and invited to offer a technical approach and/or possibly present and/or interview for these services. All respondents to this RFQ are subject to instructions communicated in this document and are cautioned to completely review the entire RFQ and follow instructions carefully. Hall County reserves the right to reject any or all Statements of Qualifications or Technical Approach, and to waive technicalities and informalities at the discretion of Hall County.

B. IMPORTANT- A RESTRICTION OF COMMUNICATION IS IN EFFECT FOR THIS PROJECT

From the advertisement date of this solicitation until successful respondents are selected and the award is made official and announced, firms are not allowed to communicate about this solicitation or scope with any staff of Hall County including Commissioners, except for the submission of questions as instructed in the RFQ, or with the contact designated in RFQ Section VIII.C., or as provided by any existing work agreement(s). For violation of this provision, Hall County reserves the right to reject the submittal of the offending respondent.

C. Scope of Services

Under the terms of the resulting Agreement, the selected consultant will provide Planning, Concept Development, and Public Involvement Services for the Hall County Project identified. The selected firm must have experience in and ability to commit to a multi-year program implementation. The anticipated scope of work for the project/contract is included in Attachment I.

D. Contract Term and Type

Hall County anticipates one (1) Multi-Phase Project Specific contract to be awarded to one (1) firm, for the project/contract identified. Hall County anticipates that the Contract Type will be Lump Sum with Task Orders issued per project phase.

E. Contract Amount

The Project Specific contract will be determined via negotiations with the County. If the County is unable to reach a satisfactory agreement for the services to be provided, the County reserves the right to terminate negotiations with the highest scoring finalist and begin negotiations with the next highest scoring finalist.

2. Section II - Selection Method

A. Method of Communication

All general communication of relevant information regarding this solicitation will be made via the Hall County webpage https://www.hallcounty.org/Bids.aspx under RFQ# 46-020. All firms are responsible for checking the Hall County Purchasing webpage and the Georgia Procurement Registry (GPR) on a regular basis for Addenda, updates, clarifications, and announcements. Hall County reserves the right to communicate via electronic mail with the primary contact listed in the Statements of Qualifications. Other specific communications will be made as indicated in the remainder of this RFQ.

B. Phase I- Selection of Finalists

Based on the Statements of Qualifications submitted in response to the project/contract listed in this RFQ, the Selection Committee will review the Experience and Qualifications and Resources and Workload Capacity listed in Section IV. Selection Criteria for Phase I. The Selection Committee will discuss the top submittals, and the final rankings of the top submittals will be determined. From the final rankings of the top submittals, the Selection Committee will identify three (3) to five (5) firms that will be shortlisted.

All firms must meet the minimum requirements as listed in Section IV.A. below.

C. Finalist Notification for Phase II

Firms selected and shortlisted as finalists will receive notification and final instructions from Hall County regarding the Phase II- Technical Approach response.

D. Phase II- Finalists Response on Technical Approach and Past Performance

Hall County will request a Technical Approach of the three (3) to five (5) finalist firms for the project/contract. Hall County reserves the right to request a presentation/interview on any project/contract as determined in its best interests;

however, this additional requirement shall typically be reserved for the most complex projects. Each finalist firm shall be notified in writing and informed of the Technical Approach due date. Any additional detailed Technical Approach instructions and requirements, beyond those provided in Section V. Selection Criteria for Phase II, for the finalists will be provided in the Finalist Notification. All members of the Selection Committee will review the Technical Approach (and will attend the presentation/interview if so chosen). Firms shall not address any questions, prior to the award announcement, to anyone other than the designated contact.

E. Final Selection

Final selection will be determined by carrying the scores from Phase I forward for each Finalist and by evaluating the Technical Approach and Past Performance criteria for Phase II. The Selection Committee will discuss the Finalist's Phase II Responses, and the final rankings will be determined.

Negotiations will then be initiated with the top-ranked firm to finalize the terms and conditions of the contract(s), including the fees to be paid. In the event a satisfactory agreement cannot be reached with the highest-ranking firm, Hall County will formally terminate the negotiations and possibly enter into negotiations with the second highest-ranking firm, and so on in turn until a mutual agreement is established and Hall County awards a contract. The final form of the contract shall be developed by Hall County.

3. Section III – Schedule of Events

The following Schedule of Events represents Hall County's best estimate of the Schedule that will be followed. All times indicated are prevailing times in Gainesville, Georgia. Hall County reserves the right to adjust the Schedule as it deems necessary.

PHASE I	DATE	TIME
a. Hall County issues public advertisement of **RFQ 46-020**	7/29/2025	
b. Deadline for submission of written questions and requests for clarification	8/12/2025	2:00 PM
c. Deadline for Hall County to respond to Bidder questions	8/21/2025	2:00 PM
d. Deadline for submission of Statements of Qualifications	9/4/2025	2:00 PM

PHASE II		
d. Hall County completes evaluation and issues notification and other information to finalist firms	TBD	
e. Deadline for submission of written questions from finalists	TBD	2:00 PM
f. Phase II Response of Finalist firms due	TBD	2:00 PM

4. Section IV – Selection Criteria for Phase I: Evaluation of Statements of Qualifications

A. Area Class Requirements and Certification

Presented teams must be prequalified in the indicated Area Class(es) in order to be evaluated. Required proof of prequalification shall be submitted as indicated in Section VI.B.4. All submittals will be pre-screened to verify that the Prime consultant has the required Area Class(es) and that the overall team has the required Area Class(es). Any submittal in which the Prime consultant or the overall team area class requirements are not met will be disqualified from further consideration.

Each submittal will require certification to allow the County to analyze risks in determining if any firm should be ineligible for the award. The certification shall cover a wide variety of information. Any firm which responds in any potentially concerning manner must provide additional information as directed herein for consideration by Hall County to determine if Firm is eligible for the award.

B. **Project Manager, Key Team Leader(s) and Prime's Experience and Qualifications**- 30%

The Selection Committee will evaluate all firms on their Experience and Qualifications, which shall account for a total of thirty percent (30%) of the total evaluation. The following criteria for scoring Phase I of the evaluation will be utilized to determine which firms are shortlisted:

1. Project Manager education, registration, relevant transportation and/or railroad experience, relevant project management experience, experience in utilizing Federal specific processes, manuals, or guidance (Federal Rail Administration, Public involvement, NEPA, Concept Development, Alternatives Analysis, Roadway Design, Bridge Design, etc.).

2. Key Team Leaders' education, registration, relevant technical experience, and relevant experience in utilizing Federal specific processes, manuals, or guidance (Federal Rail Administration, Public involvement, NEPA, Concept Development, Alternatives Analysis, Roadway Design, Bridge Design, etc.).

3. Prime Consultant's experience in delivering projects of similar complexity, size, scope, and function.

C. **Project Manager, Key Team Leader(s) and Prime's Resources and Workload** Capacity -20%

The Selection Committee will evaluate all firms on their Resources availability and Workload Capacity which shall account for a total of twenty percent (20%) of the total evaluation. The following criteria for scoring the Resources and Workload Capacity will be utilized to determine which firms are shortlisted:

1. Project Manager Workload

2. Workload capacity of Key Team Leader(s)

3. Resources dedicated to delivering the project

4. Ability to meet project schedule

5. Section V – Selection Criteria for Phase II: Evaluation of Technical Approach and Past Performance

A. Technical Approach – 40%

The Selection Committee will evaluate the shortlisted firms (Finalists) on their Technical Approach, which shall account for a total of forty percent (40%). The Selection Committee shall utilize the following additional criteria for scoring Phase II of the evaluation to determine the highest ranked/most qualified (NOTE: Scores from Phase I will be carried forward and combined with the scores from the Phase II to determine the final ranking of Finalists):

1. Provide any unique technical approaches your firm offers relative to addressing anticipated planning, design and engineering concepts, use of any alternative methods for delivery (if applicable), and/or management of the project.

2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control, quality assurance procedures. Provide any specific qualifications, skills, knowledge which your firm has which could benefit the project, and your ability and willingness to meet time requirements.

A. Past Performance – 10%

The Selection Committee may consider information provided via references provided for relevant projects, knowledge any selection committee member has of performance on relevant projects, and performance evaluations or knowledge presented on GDOT projects. The Selection Committee will consider all factors in their totality and score from 0 to 10 when arriving at a final score for the Past Performance.

6. Section VI – Instructions for Content and Preparation of Statements of Qualifications- Phase I Response

The Statements of Qualifications submittal must be submitted in accordance with the instructions provided in Section VIII, and must be organized, categorized using the same headings (in red), and numbered and lettered exactly as outlined below, and must be responsive to all requested information. For the sections in which page number limits are stated, each section with a stated limit must begin on a new page and end on the last page allowed for the section. It is not allowed to begin new sections on a page allowed for a previous section, if applicable. This will enable the County to ensure compliance with the page limitations.

Cover page- The project/contract submittal must have a cover page and must list the RFQ#, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Name, County, and Description.

A. Administrative Requirements

It is required to submit the information below for each submittal. This is general information and will not be scored but may be used to determine eligibility for selection. Under Administrative Requirements section, only submit the information requested; additional information will be subject to disqualification of your firm.

1. Basic company information:

    a. Company name.

    b. Company Headquarter Address

    c. Contact Information - Name and all contact information (telephone number(s) and e-mail address) of the primary proposing contact (this will be the individual with whom the County will direct all communications).

    d. Company website (if available).

    e. Georgia Addresses - Identify and provide addresses for the offices located in the State of Georgia.

    f. Staff - List the number and disciplines of staff members employed in each office in the State of Georgia.

    g. Ownership - Provide form of ownership, including state of residency or incorporation, and number of years in business. Is the Offeror a sole proprietorship, partnership, corporation, limited liability corporation, or other structure?

2. Mandatory Bid Response Form - Complete the Bid Response Form (*Exhibit A enclosed with RFQ*) and provide a signed original within the firm's Statement of Qualifications. This is to be submitted for the Prime ONLY.

3. Contract for Services - The County and the selected Firm shall enter into a formal agreement; substantially in the form of the attached *EXHIBIT B - CONTRACT FOR SERVICES* by counter signing the contract with an execution date. Contracts are only valid if they are countersigned by the County's Chairman of the Board of Commissioners. Bidders should sign the Contract and submit it with their bid response. All questions regarding the Scope of Services should be directed to the Issuing Officer no later than Tuesday, August 12th, 2025. If there are no written objections, then the County will take this as an affirmative acceptance of the Scope of Services as it is presented.

4. W-9 Form – Complete and sign W-9 Form attached in *EXHIBIT C – W-9 FORM*

5. E-Verify Affidavit - It is the policy of the County that unauthorized aliens shall not be employed to perform work on contracts involving the physical performance of services. Sign and notarize attached *EXHIBIT D - E-VERIFY AFFIDAVIT* and return with the proposal. This is to be submitted for the Prime ONLY.

6. Ethics Affidavit - Contractors, consultants, and vendors of any service or commodity to Hall County, Georgia ("County") must read and affirm to adhere to the following ethics requirements for compliance with the Official Code 3.10.070 of Hall County – Ethics. Sign and notarize attached *Exhibit E – Ethics Affidavit* and return with the proposal. This is to be submitted for the Prime ONLY.

7. Georgia Security and Immigration Compliance Act Affidavit – Complete the form in attached *Exhibit F - GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT* and provide a notarized original within the firm's Statement of Qualifications. This is to be submitted for the Prime ONLY.

8. Title VI and Compliance with Federal Regulations - Complete the form in attached *Exhibit G - TITLE VI AND COMPLIANCE WITH FEDERAL REGULATIONS* and provide a signed original within the firm's Statement of Qualifications. This is to be submitted for the Prime ONLY.

9. Addenda - Sign any Addenda issued for the Prime ONLY and include with proposal submittal.

B. Experience and Qualifications

1. Project Manager - Provide information pertaining to the project manager, including but not limited to:
    a. Education.
    b. Registration (if necessary and applicable.)
    c. Relevant engineering experience.
    d. Relevant project management experience for projects of similar complexity, size, scope, and function.
    e. Relevant experience utilizing federal specific processes, manuals, or guidance, bridge design, roadway design, and utility relocations/coordination (specifically railroad coordination) [Federal Rail Administration, Public involvement, NEPA, Concept Development, Alternatives Analysis, Roadway & Bridge Design, etc.]

    This information is limited to two (2) pages maximum.

2. Key Team Leaders - Provide experience of Key Team Leaders (defined as those individuals who oversee project areas determined as particularly important to each specific project, refer to the Project Description in Attachment I, specifically Section 5) for the list of Key Team Leaders for the Project. For each Key Team Leader identified provide:
    a. Education.
    b. Registration (if necessary and applicable.)
    c. Relevant engineering experience.
    d. Relevant project management experience for projects of similar complexity, size, scope, and function.
    e. Relevant experience utilizing federal specific processes, manuals, or guidance, bridge design, roadway design, and utility relocations/coordination (specifically railroad coordination) [Federal Rail Administration, Public involvement, NEPA, Concept Development, Alternatives Analysis, Roadway & Bridge Design, etc.]

    This information is limited to one (1) page maximum for each Key Team Leader identified in Attachment I. Respondents submitting more than one (1) page for each Key Team Leader identified will be subject to disqualification. Respondents who provide more Key Team Leaders than what is outlined in the requirement will be subject to disqualification as this would provide an advantage over firms who complied with the requirement and had the required number of Key Team Leaders. Respondents who do not provide the required Key Team Leaders will be subject to disqualification as this does not meet the

requirements of the project and therefore would deem the respondent and its team unqualified for the award.

3. Prime Experience - Provide information on the prime's experience and ability in delivering effective services for projects of similar complexity, size, scope, and function, which demonstrate the firm's capabilities to provide services for Hall County. For each project, the following information should be provided:
    a. Client name, project location and dates during which services were performed.
    b. Description of overall project and services performed by your firm.
    c. Duration of project services provided by your firm, and overall project budget.
    d. Relevant experience utilizing federal specific processes, manuals, or guidance, bridge design, roadway design, and utility relocations/coordination (specifically railroad coordination) [Federal Rail Administration, Public involvement, NEPA, Concept Development, Alternatives Analysis, Roadway & Bridge Design, etc.]
    e. Client(s) current contact information including contact names, telephone numbers and email address.
    f. Involvement of Key Team Leaders on the projects.

    This information is limited to two (2) pages maximum.

4. Area Class Summary Form and Notice of Professional Consultant Qualifications - Prime Consultants are defined as the firm submitting the Statement of Qualifications and the firm with whom Hall County will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. Prime Consultants and their sub-consultant team members must meet the Area Class requirements listed in Attachment I for each project on which they apply. In regards to the required Area Classes, for each project/contract on which they apply, respondents should submit a summary form (example provided in Attachment II) which details the required area classes for the Prime Consultant and all sub-consultants on the team listed in the Statement of Qualifications. The area classes and firms meeting the area classes listed on the summary form must meet all required area classes or the team will be disqualified. If a team member's prequalification expires prior to the due date of the SOQ, documentation must be provided which shows that the firm has submitted its application for prequalification prior to the SOQ due date. The team must maintain its prequalification certification in order to be considered eligible for award if selected. Additionally, respondents should submit the Notice of Professional Consultant Qualifications (for the Prime

Consultant and all sub- consultants for each project) issued by GDOT and attach after the Area Class summary form.

This information is limited to the one (1) page for the Area Class table (unless the project needs require an extensive list of area classes) and the required Notice of Professional Consultant Qualifications. (The table may not be submitted on a 11" x 17" page).

C. Resources and Workload Capacity

1. Overall Resources - Provide information pertaining to the overall resources dedicated to delivering the specific project, including:
   a. Organizational chart which identifies the project manager, prime, Key Team Leaders, support personnel, and reporting structure. This chart may **be submitted on a 11" x 17" page**. (Excluded from the page count)
   b. Primary Office - Identify and discuss the primary office which will be responsible for handling the specific project and the number and types of staff within the office and how this office could benefit the project and promote efficiency. This information to be included on the one (1) page with the Narrative on Additional Resource Areas and Ability.
   c. Narrative on Additional Resource Areas and Ability – Respondents are also allowed to provide information regarding additional resource areas identified as important to the project, to discuss how the key areas will integrate and work together on the project, to discuss any information which is pertinent to these areas, to provide a narrative regarding how the organization of the team, including the PM and Key Team Leaders can deliver the project on schedule given their workload capacity. (Hall County recognizes that some individuals may be able to meet the schedule while carrying heavier project loads.) Respondents may discuss the advantages of your team and the abilities of the team members which will enable the project to meet the proposed schedule as identified in Attachment I (where applicable). If there is no proposed schedule, discuss the advantages of the team and the abilities of the team members which will enable the project to move as expeditiously as possible. Respondents submitting more than the one (1) page allowed (combined for C.1.b. and C.1.c.), will be subject to disqualification.

2. Project Manager Commitment Table - Provide a list of ALL projects (GDOT, FHWA, FRA, Hall County, other governments, and private contracts – Information may be validated and any firm determined not to be listing all projects may be subject to disqualification) on which the proposed project manager is currently committed, to enable the County to ascertain the project manager's availability. Utilize a table similar to the following format

with a minimum of all criteria indicated to provide the requested information:

3. Team Leader Project Commitment Table - Provide a table similar to the below, with a minimum of all criteria indicated, which identifies ALL projects the Key Team Leaders (refer to the Project Description in Attachment I, specifically Section 5 for the list of Key Team Leaders for each Project) are committed on to enable the County to ascertain the available capacity.

Project Manager	Project Name/GDOT PI No	Role of PM on Project	Project Description	Current Phase of Project	Current Status of Project	Monthly Time Commitment in Hours

Key Team Leader	Project Name/GDOT PI No	Role of PM on Project	Project Description	Current Phase of Project	Current Status of Project	Monthly Time Commitment in Hours

This information is limited to the organization chart (excluded from page count), one (1) page combined of text (for both the Primary Office and Narrative on Additional Resource Areas and Ability), and the tables.

7. Section VII – Instructions for Preparing Technical Approach and Past Performance Response – Phase II Response

   The following information will only be requested from the shortlisted firms. The Selection Committee will evaluate the shortlisted firms using the information provided as requested below (NOTE: Scores from Phase I will be carried forward to Phase II):

   Phase II response must be submitted in accordance with the instructions provided in Section IX, and must be organized, categorized using the same headings (in red), and numbered and lettered exactly as outlined below, and must be responsive to all requested information. For the sections in which page number limits are stated, each section with a stated limit must begin on a new page and end on the last page allowed for the section. It is not allowed to begin new sections

on a page allowed for a previous section, if applicable. This will enable the County to ensure compliance with the page limitations.

Phase II Cover Page – The submittal must have a separate cover page and must indicate the response is for Phase II, list the RFQ, RFQ Title, proposing firm's full legal name and the specific project contract being submitted on to include the Project Name, County, and Description.

A. Technical Approach

1. Provide any unique technical approaches your firm offers relative to addressing anticipated planning concepts, public involvement, Concept Development & Alternatives Analysis, budget estimation, and/or management of the project.
2. Identify any unique challenges of the project and how your firm intends to mitigate these challenges, including quality control and quality assurance procedures. Provide any specific qualifications, skills, and knowledge which your firm has which could benefit the project, and your ability and willingness to meet time requirements.

This information will be limited to a maximum of three (3) pages.

B. Past Performance

No additional information should be submitted to fulfill this requirement. Information from the relevant projects listed as well as information on file with the County will be used to fulfill this requirement.

Past performance may be evaluated through the checking of project references for the proposed project manager as well as the firm. The County will check these references at random. For this reason, attention should be paid to the references provided to ensure that the contact information provided is accurate and the individual references are reachable. Other past performance information which may be utilized includes County consultant performance ratings as well as knowledge that any member of the Selection Committee has pertaining to the past performance of the firm on any project.

8. Section VIII – Instructions for Submittal for Phase I - Statement of Qualifications

   a. One (1) hard copy original submittal is required. Hard copies can be mailed or hand delivered to the Hall County Government Center (HCGC)- 4th Floor Purchasing Division located at 2875 Browns Bridge Road, Gainesville, GA 30504. One (1) electronic version submittal on a USB drive is also required. The Submittal must follow the format and meet the content requirements identified in Section VI, entitled Instructions for Content and Preparation of

Statements of Qualifications – Phase I Response. See Attachment 1 for a summary of how the submittals should be prepared.

Hall County uses its County webpage https://www.hallcounty.org/Bids.aspx to administer the competitive solicitation process, including but not limited to soliciting RFQs, issuing addenda, and posting results . There is no charge to register and download the RFQ from the webpage. The County shall not be responsible for a firm's inability to submit an RFQ by the end date and time for any reason, including issues arising from the use of the County's webpage or mailing delays.

It is the sole responsibility of the firm to ensure that all addenda are received and that their proposal is submitted on time.

b. Submittals must be typed as a standard (8½" x 11") document. The pages should be numbered; however, submittal pages will be counted by section to determine compliance with page limits. Responses are limited to the page counts indicated in each section using a minimum of size 11-point font. Page counts will be determined by pages with print on them, not by the physical piece of paper. Each Statement of Qualifications shall be prepared simply and economically as indicated above. Colored displays and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

NOTE: Additional pages other than what has been specified above in each section should not be included and will be grounds for disqualification. Submittals are limited to the information requested in Section VI. Instructions for Content and Preparation of Statements of Qualifications - Phase I Response only. Hyperlinks or embedded video are not allowed.

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. Hall County is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of Hall County. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

Hall County reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in the best interest of the County.

c. Questions and Requests for Clarification

It is the sole responsibility of each firm to notify the Issuing Agent to request modification or clarification of any ambiguity, conflict, discrepancy, omission, or other error discovered in this competitive solicitation. Requests for clarification, modification, interpretation, or changes must be received prior to the Question and Answer (Q & A) Deadline. Requests received after this date may not be addressed. All questions and requests for information received will be responded to by official written addendum issued by the County and uploaded to the County webpage as an addendum to the RFQ. Under no circumstances shall an oral explanation given by any County official, officer, staff, or agent be binding upon the County and should be disregarded. All addenda are a part of the competitive solicitation documents, and each firm will be bound by such addenda. It is the responsibility of each firm to read and comprehend all addenda issued.

From the issue date of this solicitation until a successful proposer is selected and the award is made official and announced, respondents are subject to the Restriction of Communication in Section I.1.2.

9. Section IX – Instructions for Submittal for Phase II – Technical Approach and Past Performance Response

THESE INSTRUCTIONS ARE INTENDED SOLELY FOR THOSE FIRMS IDENTIFIED AND NOTIFIED AS FINALISTS. Final Instructions will be provided to the Finalists in the notification.

Please note that each project/contract will follow an individual schedule that meets the availability of each Selection Committee. For this reason, the Notice to Selected Finalists and resulting Phase II responses may be on different schedules for each project/contract.

a. The Submittal must follow the format and meet the content requirements identified in Section VII, entitled Instructions for Preparing Technical Approach and Past Performance Response - Phase II Response. See Attachment 1 for a summary of how the submittals should be prepared.

Hall County uses its webpage https://www.hallcounty.org/Bids.aspx and the Georgia Procurement Registry (GPR) to administer the competitive solicitation process, including but not limited to soliciting RFQs, issuing addenda, posting results and issuing notification of an intended decision. There is no charge to register and download the RFQ from the webpage. The County shall not be responsible for a firm's inability to submit an RFQ by

the end date and time for any reason, including issues arising from the use of the County's webpage or mailing delays.

It is the sole responsibility of the firm to ensure that all addenda are received and that their proposal is submitted on time.

b. Submittals must be typed as a standard (8½" x 11") document. The pages should be numbered; however, submittal pages will be counted by section to determine compliance with page limits. Responses are limited to the page counts indicated in each section using a minimum of size 11 font. Page counts will be determined by pages with print on them, not by the physical piece of paper. Each Statement of Qualifications shall be prepared simply and economically as indicated above. Colored displays and promotional materials are not desired. Emphasis must be on completeness, relevance, and clarity of content.

NOTE: Additional pages other than what has been specified above in each section should not be included and will be grounds for disqualification. Submittals are limited to the information requested in Section VII. Instructions for Preparing Technical Approach and Past Performance Response-Phase II Response only. Hyperlinks or embedded video are not allowed.

No submittals will be accepted after the time and date set for receipt.

All expenses for preparing and submitting responses are the sole cost of the party submitting the response. Hall County is not obligated to any party to reimburse such expenses. All submittals upon receipt become the property of Hall County. Labeling information provided in submittals "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

Hall County reserves the right, in its sole discretion, to waive any technicalities associated with this submittal if deemed in the best interest of the County.

c. Questions and Requests for Clarification
It is the sole responsibility of each firm to notify the Issuing Agent to request modification or clarification of any ambiguity, conflict, discrepancy, omission, or other error discovered in this competitive solicitation. Requests for clarification, modification, interpretation, or changes must be received prior to the Question and Answer (Q & A) Deadline. Requests received after

this date may not be addressed. All questions and requests for information received will be responded to by official written addendum issued by the County and uploaded to the County webpage as an addendum to the RFQ. Under no circumstances shall an oral explanation given by any County official, officer, staff, or agent be binding upon the County and should be disregarded. All addenda are a part of the competitive solicitation documents, and each firm will be bound by such addenda. It is the responsibility of each firm to read and comprehend all addenda issued.

From the issue date of this solicitation until a successful proposer is selected and the award is made official and announced, respondents are subject to the Restriction of Communication in Section I.1.2.

10. Section X – Terms and Conditions
    A. Statement of Agreement

    With the submission of a SOQ, the respondent agrees that it has carefully examined the Request for Qualifications and agrees that it is the respondent's responsibility to request clarification on any issues in any section of the Request for Qualifications with which the respondent disagrees or needs clarified. The respondent also understands that failure to mention these items during the question period or in the SOQ will be interpreted to mean that the respondent is in full agreement with the terms, conditions, specifications, and requirements therein. With submission of a SOQ, the respondent hereby certifies: (a) that this SOQ is genuine and is not made in the interest or on behalf of any undisclosed person, firm, or corporation; (b) that respondent has not directly or indirectly included or solicited any other respondent to put in a false or insincere SOQ; (c) that respondent has not solicited or induced any person, firm, or corporation to refrain from sending a SOQ.

    The respondent also understands that failure to provide required information may result in disqualification. Failure to provide administrative information may not result in disqualification. At the County's discretion, the County may notify the respondent that administrative information is not provided or there was an error in the information provided, and the County will allow a respondent to provide an update to the administrative information. However, the exception to this is the provision of the required GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT, which by Georgia Law requires disqualification of the response. The above changes mentioned to administrative information would be considered allowable as these would be limited to changes which do not affect the information which the evaluators use to score the respondents. Failure of a respondent to provide the specific administrative information as

required in the notice will result in disqualification. Any respondent who provides changes in addition to the information requested in the notice shall be subject to disqualification. Failure of a respondent's SOQ to provide any information pertaining to a respondent and its team's qualifications, of any type, will subject the SOQ to disqualification. The County will not allow updates to qualifications to be provided to avoid disqualification as this would allow a respondent to modify its SOQ and alter the information which evaluators would score. The above changes related to qualifications would not be allowable as these would allow changes which do affect the information which the evaluators use to score the respondents SOQ.

B. Joint-Venture Proposals, Sub-Consultants, and Vendors
Hall County will not enter into "joint venture" agreements with multiple firms.

C. Non-Discrimination Federal Compliance
Hall County in accordance with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d--42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all proposers that it will affirmatively ensure that any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

D. Audit and Accounting System Requirements
Hall County reserves the right to reject any proposal with firms that do not meet the following requirements:

1. Firms should have an accounting system in place to meet requirements of 48 CFR Part 31 and, in the case of non-profit organizations, OMB Circular A-122.
2. Any firm that currently has an aggregate contract amount exceeding $250,000 should have submitted their yearly CPA overhead audit.
3. Firms should have no significant outstanding deficient audit findings from previous contracts with Hall County that have not been resolved.
4. The prime is responsible for being reasonably assured that all sub-consultant(s) presented as a part of the proposed team are similarly in compliance with the above requirements.

E. Submittal Costs and Confidentiality

All expenses for preparing and submitting responses are the sole cost of the respondent submitting the response. The County is not obligated to any respondent to reimburse such expenses. All submittals upon receipt become the property of the County. Labeling information provided in submittals as "proprietary" or "confidential", or any other designation of restricted use will not protect the information from public view. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until a final award.

F. Award Conditions

This request is not an offer to contract or a solicitation of bids. This request and any proposal submitted in response, regardless of whether the proposal is determined to be the best proposal, is not binding upon the County and does not obligate the County to procure or contract for any services. Neither the County nor any respondent submitting a response will be bound unless and until a written contract mutually accepted by both parties is negotiated as to its terms and conditions and is signed by the County and a respondent containing such terms and conditions as are negotiated between those parties. The County reserves the right to waive non-compliance with any requirements of this Request for Qualifications and to reject any or all proposals submitted in responses. Upon review of responses, the County will determine the respondent(s) proposal that in the sole judgment of the County is in the best interest of the County (if any is so determined), with respect to the evaluation criteria stated herein. The County then intends to conduct negotiations with such respondent(s) to determine if an acceptable contract may be reached.

G. Debriefings

County's preference may be to provide the "Selection Package" at the time of the Selection Announcement (also referred to as the Announcement of Entering into Negotiations). The "Selection Package" will include the scores and comments of phases for all firms who responded and will typically be provided as a PDF file and e-mailed. The County may also hold in-person debriefings after award selection.

H. Right to Cancel or Change RFQ

Hall County reserves the right to cancel any and all Request for Qualifications where it is determined to be in the best interest of the County to do so. Hall County reserves the right to increase, reduce, add or delete any item in this solicitation as deemed necessary.

It is the responsibility of all firms interested in submitting Statement of Qualifications (SOQs) for this advertisement to routinely check the posting on the County's website and/or the GPR for any revisions to this RFQ.

I. Substitutions, Alternates, Exceptions, and Extensions

No substitutions or alternates will be accepted for this solicitation. Any respondent submitting substitutions or alternates will be considered non-responsive and will not be considered for award.

J. General Requirements

i. The contractor shall be responsible for all work performed in support of this contract. Subcontractors shall perform no work unless pre-approved in writing by the County. Contractors must disclose any intended subcontractors within the bid at the time of bid submissions. If the bidder intends to use a subcontractor to fulfill one entire segment of this contract, then the bidder should submit to the County professional references for the subcontractor on jobs similar in size and scope. Once the County has awarded the contract, the contractor cannot change subcontractors without seeking written pre-approval from the County. The County reserves the right to check all references and conduct background checks on any changes to subcontractors or workers performing work under this contract. The contractor shall be wholly responsible for the quality of its subcontractor's work. The contractor shall not award more than twenty-five percent (25%) of the work to subcontractors on any project, without prior approval of the County Representative.

ii. The contractor shall provide Services in Hall County, Georgia for the crossing of Navajo Circle at the Norfolk Southern Railroad (MP 0579.970/DOT 717786C).

iii. The County must pre-approve any change orders in writing. The County may deny any work done before the issuance of a written change order. Contractor is not to accept any verbal change order(s) from the project manager. This will be considered out of scope and thus not compensated.

Attachment I

Project Description/Scope of Work

1. Project Name: Federal Railroad Administration - Navajo Circle Life/Safety Grade Separation Planning Project
2. County: Hall
3. Description: Provide all project planning and scoping, Project Management, Concept Development, and Alternatives Analysis for the Navajo Circle Crossing (MP 0579.970/DOT 717786C) Norfolk Southern Railway mainline single-track crossing and two-lane roadway in accordance with the Federal Railroad Administration Railroad Crossing Elimination (RCE) Grant.
4. Required Area Classes:

   Prime Consultants are defined as the firm submitting the Statement of Qualifications and the firm with whom Hall County will contract. The Team is defined as the Prime Consultant and their sub-consultants, who are considered team members. The Team must be prequalified in the Area Classes identified below. The Prime Consultant or sub-consultant team members must be prequalified in the Area Classes identified below. Respondents should submit a summary form (example provided in Attachment II) which details the required area classes for the Prime Consultant and all sub-consultants of consultants on the team listed in the Statement of Qualifications. The area classes listed on the summary form must meet all required area classes or the team will be disqualified. The Prequalification Expiration Date must be current by the deadline stated for this RFQ.

   The TEAM (either the Prime Consultant and/or one or more of their sub-consultant team members) MUST be prequalified by GDOT in the area classes listed below:

Number	Area Class
1.06(a)	NEPA Documentation
1.06(b)	History

1.06(c)	Air Studies
1.06(e)	Ecology
1.06(f)	Archaeology
1.06(h)	Bat Surveys
1.07	Attitude, Opinion and Community Value Studies
1.10	Traffic Projections
3.01	Two-Lane or Multi-lane Rural Roadway Design
3.02	Two-Lane or Multi-lane Urban Roadway Design
3.10	Utility Coordination
3.12	Hydraulic and Hydrological Studies (Roadway)
4.01	Minor Bridge Design
4.02	Major Bridge Design
5.01	Land Surveying
5.02	Engineering Surveying
5.08	Overhead/Subsurface Utility Engineering (SUE)
6.01	Soil Survey Studies
6.02	Bridge Foundation Studies
9.01	Erosion, Sedimentation and Pollution Control Plan (ESPCP) Prep.

5. Required Key Team Leaders:
    a. Project Manager
    b. Roadway Design Lead
    c. Environmental/NEPA Lead
    d. Utility Coordination Lead

6. Purpose and Need:

Figure 1 – Navajo Circle Crossing

Since 2010, state action plans have been required to improve grade crossing safety for the top ten states across the United States with the highest reported number of highway-rail grade crossing incidents. Georgia has been listed as one of those states. Georgia has utilized many safety measures over the years to decrease railroad crossing injuries. However, with Hall County's population increase and Navajo Circle Railroad Crossing supporting Georgia's new Northeast Georgia Inland Ports Authority, excessive measures must be taken to protect its citizens from the upcoming threats.

Hall County is the 10th largest county in Georgia with a population growth of 23.24% since 2010. Data from the Atlanta Regional Commission indicated an additional estimated 40.7% increase in population by the year 2050. Northeast Georgia Inland Port is scheduled to open by 2026. This new inland port will provide a direct link to the Port of Savannah via Norfolk Southern. The new port will bring new jobs to the area which will cause an increase passenger vehicles, and rail transportation in the area will escalate rapidly as the needs of surrounding communities will be met by rail. The growing population in the area has made this specific railroad crossing a high visibility project to prevent and reduce pedestrian, motor vehicle, and other accidents.

Navajo Circle is a county-maintained road (CR 1203). As its name "Circle" implies, Navajo Circle is a one-way in and one-way out road. There is no outlet via other road connections other than the railroad crossing itself. Navajo Circle connects White Sulphur Road (CR 1298) with approximately 250 single family homes in three residential neighborhoods. The distance between the crossing and the entrance to the first neighborhood "A Quiet Place in the Woods" is approximately 400 feet. The distance between the crossing and the beginning/end of Navajo Circle at its intersection with White Sulphur Road is approximately 420 feet. Unfortunately, both approaches are long enough for several vehicles to concurrently queue. This has created a blocked crossing that resulted in frustrated drivers, increased emissions due to the idling of vehicle engines, and worst case, has blocked first responders from responding to emergencies in the area.

Navajo Circle Crossing (MP 0579.970/DOT 717786C) is a frequently blocked Norfolk Southern mainline single-track crossing and two-lane roadway with a history of accidents. One of the accidents was noted as Incident GC0375003. The accident involved a northbound Southern Railway freight train consisting of 41 locomotives and 503 cars striking a passenger vehicle stalled on the track with the driver in it. The accident occurred at 9:52 pm and in rainy weather conditions.

Since the study in 2018, Hall County has considered several options for further evaluation in preliminary engineering.

Option 1 - Do Nothing Scenario – Continued blockages with further accident(s) resulting in damage to property, injury or death.

Option 2 – Upgrade Existing Crossing – new hardware and technology – continued blockages with further accident(s) resulting in damage to property, injury or death.

Option 3 – Elevation of RR grade Over the Road – very expensive, but grade separation virtually eliminates risk of recurring damage to property, injuries and deaths.

Option 4 – Alternative Alignment of the RR – requires new right-of-way for a Class 1 mainline railroad in an already constrained and rapidly developing area.

Option 5 – New Connecting Road to the West – Connect Navajo Circle with Russell Road at Lakestone Court via new road through 109 acres of WDUN Jacob's media property (1291 Russell Road). This would require approximately 1.0 mile of right-of-way through privately owned undeveloped property with steep terrain and three large communication towers for which there is no current development plan. A public right-of-way would substantially increase security concerns for these towers.

Option 6 – Extend Sargent Road to The Lake Road - Sargent Road is west of the railroad. Accessible only from the south by another at-grade crossing (White Sulphur Road CR 1298– Crossing 717785V at MP 579.320). The road crossing is at a skewed angle of roughly 45 degrees. Unfortunately, it has limited sight distance on both approaches because of limiting vertical and horizontal curvature. Sargent Road serves as the main entrance for employees for three manufacturing facilities owned and operated by Kubota Manufacturing of America. Like the on-going complaint from residents at the Navajo Circle crossing, Kubota employees frequently complain to Kubota management of the single-track crossing being blocked.

An anticipated westward extension of Sargent Road to tie to The Lake Road, which is privately owned and maintained, would face strong opposition from the Homeowners Association (HOA) of A Quiet Place in the Woods. The Lake Road is located behind the subdivision's guard gate. Often, traffic is backed up onto The Lake Road from the Navajo Circle crossing. In efforts to assist with traffic flow, local community members have opened the subdivision's guard gate to allow public traffic flow through. While some community members do not mind the additional traffic flow through their community, others have complained due to the risks that it has brought to private property.

Option 7 **–** Build Temporary Crossing and a New Bridge in the Current Location. Internal evaluation without stakeholder and community input suggest that Option #7 is the most cost effective and feasible long-term solution. Connecting White Sulphur Road to Navajo Circle at a new

location with bridge section would completely eliminate the existing Navajo Circle Railroad Crossing.

7. Scope of Work:

The selected Consultant will work with Hall County, Project Sponsor, in the completion of the Development Stage Track 1 Project Planning pursuant to Federal Railroad Administration (FRA) and the Railroad Crossing Elimination (RCE) Grant funding requirements. These requirements are identified in the Notice of Funding Opportunity (NOFO) for the FY 2023-FY2024 Railroad Crossing Elimination Program 2024-15061 (89 FR 56788) July 10, 2024. This Life/Safety Grade Separation Planning Project is located in Northern Hall County on Navajo Circle at the Norfolk Southern Railway (NSR) (MP 0579.970/DOT 717786C).

Consistent with requirements found in Section C of the NOFO, as a Track 1 application for Project Planning the Navajo Circle Grade Separation and Crossing Elimination project at 717786C, Hall County plans to retain the services of a qualified consultant team to assist it with performing the following elements of work:

- Detailed Budget, Schedule and Project Work Plan (including statement of purpose and need)
- Review of Existing Conditions and Future Needs (current, near-term (2035) and projected thirty-year (2055) freight and passenger rail volumes, highway trucks and passenger volumes
- Review of Environmental Resources and Possible Impacts (including inventory, analysis of potential concerns and projected impacts)
- Coordination of Stakeholders and Public Communication (public stakeholder involvement)
- Preparation of Alternatives (Terrestrial LiDAR scans and drone-based LiDAR will be used to create a digital twin of the study area to allow completion of high confidence conceptual engineering and other design with design drawings to scale, including cost estimates and evaluation of alternative bridge sections to include pedestrian and bicycle lane improvements).
- Selection of Preferred Concept and Recommendations (including documentation of the alternative concepts and their review process)

Task 1. Project Administration and Management

Subtask 1.1: Project Administration

The Recipient will perform all tasks required for the Non-Major Project through a coordinated process, which will involve affected railroad owners, operators, and funding partners, including:

- Neighborhoods of Quiet Place in the Woods, Mir-a-Mar and Heritage Landing
- Norfolk Southern – Southern Region, Georgia Division
- Kubota Manufacturing of America Corporation
- City of Gainesville, Georgia
- Gainesville-Hall Metropolitan Planning Organization
- Georgia Department of Transportation – Intermodal Division
- FRA

The Recipient will facilitate the coordination of all activities necessary for implementation of the Project. The Recipient will:

- participate in a Project kickoff meeting with FRA following award;
- complete necessary steps to hire a qualified consultant/contractor to perform required Project work, as necessary;
- hold regularly scheduled Project meetings with FRA;
- inspect and approve work as it is completed; and
- participate in other coordination, as needed

Subtask 1.2: Project Management Plan

The Recipient will prepare a Project Management Plan (PMP), that describes how the Project will be implemented and monitored to ensure effective, efficient, and safe delivery of the Project on time and within budget. The PMP will describe, in detail, the activities and steps necessary to complete the tasks outlined in this Statement of Work.

The PMP will include a Project Schedule and Project Budget for the work to be performed under this Agreement. The Project Schedule will be consistent with the Estimated Project Schedule in Section 7 below, but provide a greater level of detail.

The Recipient will submit the PMP to FRA for review and approval. The Recipient will implement the Project as described in the approved PMP.

FRA may require the Recipient to update the PMP. The Recipient will submit any such updates to FRA for review and approval, and FRA will determine if updates to the PMP require an amendment to this Agreement. The Project Budget and Project Schedule may be revised consistent with Estimated Project Schedule of this Agreement without amending this Agreement. The Recipient will identify agreements governing the construction, operation, and maintenance of the Project in the PMP. If requested by FRA, the Recipient will provide FRA the final, executed copies of any agreements within ten business days of the request.

The PMP will be consistent with the FRA Guidance on Development and Implementation of Railroad Capital Projects (Railroad Capital Projects Guidance) and 49 U.S.C. § 22903, as applicable.

Subtask 1.3: Project Closeout

The Recipient will submit a Final Performance Report as required by Section 7.2 of Attachment 1 of this Agreement, which should describe the cumulative activities of the Project, including a complete description of the Recipient's achievements with respect to the Project objectives and milestones.

Task 1 Deliverables

- Project Management Plan
- Final Performance Report

Task 2. Purpose & Need Statement and Stakeholder Coordination Plan

Work on Tasks 3 will not commence until the Task 2 Deliverables have been completed, submitted to FRA, and the Grantee has received approval in writing from FRA to commence work on subsequent tasks. FRA will not reimburse the Grantee for costs incurred in contravention of this requirement.

Subtask 2.1: Preliminary Purpose and Need Statement

The Grantee will develop, and submit to FRA for approval, a preliminary Purpose and Need statement to serve as the foundation for the Alternatives Analysis. The preliminary Purpose and Need is for project planning and will be subject to agency and public review and comment as part of a potential future NEPA process.

Subtask 2.2: Stakeholder Coordination Plan

A Stakeholder Coordination Plan will need to identify key contacts within agencies, civic and business groups, public officials, relevant interest groups, present and potential riders/users, private service providers/shippers, other key stakeholder groups, and the public. The Stakeholder Coordination Plan will also identify potential state, local, and Federal agencies that should be consulted with. The plan will identify involvement activities linked to key milestones in the planning/conceptual engineering and alternatives analysis process and align with the Detailed Project Schedule from Task 1. The Grantee will prepare, and submit to FRA for approval, a Stakeholder Coordination Plan.

Task 2 Deliverables

- Preliminary Purpose & Need Statement
- Stakeholder Coordination Plan

Task 3. Alternatives Analysis

The Grantee will submit to FRA, for approval, an Alternatives Analysis report, which will determine the preliminary range of reasonable alternatives to carry forward into future project development phases. The Grantee must consider at least two alternatives which can include the no-build alternative along with one proposed alternative for each rail crossing. The Alternatives Analysis report will build upon completed and approved deliverables identified in Tasks 1 through 3. Prior to initiating work under Task 3 the Grantee will submit to FRA, for approval, a memo documenting the methodologies to be employed in carrying out Alternative Analysis.

Subtask 3.1: Existing Conditions

The Grantee will assess the condition of current rail operations and infrastructure and other conditions within the project area. This should include information on the roadway crossing characteristics, train operations and safety, maintenance activities, engineering/capacity constraints of the existing facilities or infrastructure. Identify any planned or programmed infrastructure improvements contained in state and local planning documents and check to see if rail operators have planned infrastructure enhancements.

- Roadway Crossing Features: The number of highway lanes, highway speed limit, traffic flows, character of highway traffic through the railroad crossing, types

of traffic control devices (including protective devices), land use, sight distance, topography, and distance to the next closest crossing. Include information on sidewalks, bicycle lanes and public transit (if this applies).

• Train Operations: The number of train tracks, train speed and train traffic through the railroad crossing.

• Safety: The safety of the highway-rail grade crossings (including crash history, near misses, injuries, fatalities, or incidences of rail-related trespassing for each railroad crossing, if such exists), and deficiencies that hinder achieving a higher level of safety.

Subtask 3.2: Transportation Technical Analysis

The Grantee will conduct a transportation technical analysis of the railroad crossing. The Federal Highway Administration *Scoping and Conducting Data-Driven 21st Century Transportation System Analyses* (2017) document can be used as a reference to help scope the technical analysis. The transportation technical analysis should be completed for each alternative. General considerations for the technical analysis should include the following items listed below.

•Traffic counts per day that use the roadway now versus the traffic counts expected in the future, including any seasonal variation in traffic counts. Include pedestrian and bicycle counts if this applies

• Determine the travel delay including the peak demand for each railroad crossing

• Frequency and duration of roadway blockage by trains including sidewalks and bicycle lanes (if this applies) and consider peak demand for train operations

• Discuss the direction the travel delays are occurring in (northbound, southbound, westbound, and eastbound)

• The character of the adjacent road network and whether the railroad crossing creates access issues for the community, and does this consider future development projections close to the railroad crossing? For relevant circumstances, access issues for schools and/or emergency facilities

If the Grantee is performing a microsimulation, section 6 (pages 42-55) in the *Case Studies to Develop a Highway-Rail Grade Crossing Analysis Framework Using Microsimulation* (2023) document should be used for guidance. Additionally, the Grantee should provide the supporting data for the technical

analysis and if any traffic analysis tool(s) were used to perform the work. The Grantee will work with the FRA to determine any further technical analysis and traffic simulation required to perform a thorough assessment of vehicle movements impacted by potential grade crossing changes.

Subtask 3.3: Conceptual Engineering

The Grantee will develop conceptual engineering to a level sufficient to identify necessary infrastructure improvements and determine the cost estimates for each alternative. Conceptual engineering will include developing design criteria, track work concepts, structural concepts and roadway crossing concepts for grade separation or closure, track relocation, installation of protective devices (signals, signs, other and measures that improve safety), mobility enhancements, and technology solutions, etc. The Grantee will coordinate with key stakeholders including FRA on this task. The conceptual engineering designs will form the basis of the Project design and construction. The scope elements should fulfil the high-level conceptual engineering requirements found in the Railroad Capital Project Guidance (2023) document section V.b.ii.D.

Scoping and Conducting Data-Driven 21st Century Transportation System Analyses is available at https://ops.fhwa.dot.gov/publications/fhwahop16072/fhwahop16072.pdf

Case Studies to Develop a Highway-Rail Grade Crossing Analysis Framework Using Microsimulation is available at https://railroads.dot.gov/elibrary/case-studies-develop-highway-rail-grade-crossing-analysis-framework-using-microsimulation

Subtask 3.4: Capital Cost Estimates

The objective of this task is to identify the capital cost to design, construct, and implement the proposed project. The Grantee will provide capital cost estimates for each alternative, including quantity and unit cost of each element relating to core track structures, roadway crossing enhancements, land acquisition, contingencies, and any new facilities or upgrades required for train operations.

Subtask 3.5: Preliminary Environmental Impact Analysis

The objective of this task is to identify key environmental considerations in the development of the alternatives to support future lifecycle stages of the project's development. The Grantee will perform a high-level qualitative socioeconomic, cultural, human environment, and natural environmental resource inventory and preliminary effects analysis as part of the development and screening of options concurrently with tasks 3.3 and 3.4. The Grantee can use the *Railroad Capital*

Project Guidance (2023) document section IV.b.ii.E as a high-level reference for developing the preliminary environmental analysis.

Task 3 Deliverables

- Existing Conditions Report
- Alternative Analysis (with supporting Conceptual Engineering, Transportation Analysis, and Preliminary Environmental Impact Analysis)
- Capital Cost Estimates

Task 4. Project Coordination & Management

The Grantee shall perform all tasks required for the Project through a coordinated process, which will involve affected railroad owners, operators, and funding partners, including:

- Norfolk Southern
- Neighborhoods of Heritage Landing, Mir-a-Mar and Quiet Place in the Woods
- Kubota Manufacturing of America Corporation
- City of Gainesville, Georgia
- Georgia Department of Transportation
- Federal Railroad Administration

The Grantee is responsible for facilitating the coordination of all activities necessary for implementation of the Project. Upon award of the Project, the Grantee will monitor and evaluate the Project's progress through regular progress meetings scheduled throughout the Project's duration. The Grantee will:

- Complete necessary tasks to hire a qualified consultant/contractor to perform required PE and/or environmental work
- Hold regularly scheduled Project meetings with FRA
- Inspect and approve work as it is completed
- Review and approve invoices as appropriate for completed work
- Perform Project close-out audit to ensure contractual compliance and issue close-out report
- Periodically submit required Project documents, including receipts and invoices, to FRA

• Comply with all FRA Project reporting requirements

Railroad Capital Project Guidance is available at https://railroads.dot.gov/elibrary/fra-guidance-development-and-implementation-railroad-capital-project

It is anticipated that Hall County will apply for the Federal Railroad Administration (FRA) and the Railroad Crossing Elimination (RCE) Implementation Grant once a Concept has been identified and approved by Hall County and the FRA. It is anticipated that preliminary and final engineering tasks would be issued as a separate task order under this Agreement.

8. Estimated Project Schedule:

a. Award Dates:

Budget Period End Date: January 31, 2027

Period of Performance End Date: January 31, 2027

b. Estimated Schedule:

Milestones associated with this Agreement are identified in the Table below: Estimated Project Schedule. The Recipient will complete these milestones to FRA's satisfaction by the Estimated Schedule Date. The Recipient will notify FRA in writing when it believes it has achieved the milestone.

Project Schedule may be revised consistent with Estimated Schedule of the Grant Agreement without amending the Agreement.

Milestone	Scheduled Completion Date
Project Management Plan Completion	October 30, 2025
Project Planning Package	September 30, 2026

Attachment II

Area Class Summary Example

Respondents should complete a table similar to the below and indicate by placing an "X" in the appropriate column indicating the firm which meets each required area class for each specific project with particular emphasis on the area classes which the Prime must hold as well as the sub-consultants. The table below is a list of all area classes required for this project. Particular attention should be paid to the date that consultants certificate expires.

Area Class #	Area Class Description	Prime Consultant Name	Sub-Consultant #1 Name	Sub-Consultant #2 Name	Sub-Consultant #3 Name	Sub-Consultant #4 Name	Sub-Consultant #5 Name	Sub-Consultant #6 Name
	Prequalification Expiration Date							
1.06(a)	NEPA Documentation							
1.06(b)	History							
1.06(c)	Air Studies							
1.06(d)	Noise Studies							
1.06(e)	Ecology							
1.06(f)	Archaeology							
1.06(h)	Bat Surveys							
1.07	Attitude, Opinion and Community Value Studies							
1.10	Traffic Projections							
3.01	Two-Lane or Multi-lane Rural Roadway Design							
3.02	Two-Lane or Multi-lane urban Roadway Design							
3.10	Utility Coordination							
3.12	Hydraulic and Hydrological Studies (Roadway)							
4.01	Minor Bridge Design							
4.02	Major Bridge Design							
5.01	Land Surveying							
5.02	Engineering Surveying							
5.08	Overhead/Subsurface Utility Engineering (SUE)							
6.01	Soil Survey Studies							
6.02	Bridge Foundation Studies							
9.01	Erosion, Sedimentation, and Pollution Control Plan							

Exhibit A

Mandatory Bid Response Form

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 A

MANDATORY BID RESPONSE FORM

Bidders must complete and return this form with their bid

By submitting a proposal, the respondent certifies that they have fully read and understand the proposal's Scope of Work and requirements needed to complete the project. The services offered must be valid for at least one-hundred twenty days (120) from date of signature.

Bid No: RFQ #46-020

Bid Name: Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study and Concept Development

Date of Bid Submittal: _____

Affirmation: Bidder affirms the following by affixing a wet signature in blue ink below:

> "I, the undersigned, agree to abide by all terms and conditions of this solicitation and certify that I am authorized to sign this bid proposal".

Company's Full Legal Name: _____

Bidder Signature: _____ Date: _____

Print Name: _____

Title: _____

Phone Number: _____

Email Address: _____

Physical Address 1: _____

Physical Address 2: _____

City/State/Zip: _____

Unsigned bids may be declared as "non-responsive" and may not be evaluated.

If you desire to submit a "No-Bid" then please indicate by checking one or both of the reasons listed below and explain.

☐ Bidder does not offer this product/service

☐ Unable to meet specifications

☐ Unable to meet scheduled time-line

Exhibit B

Contract for Services

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 #46-020

For the provision of

Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study and Concept Development

ARTICLE #101 – INTRODUCTION

This Contract for Owners Representative Program Management Services for the Hall County Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study and Concept Development (hereinafter "Services") is made and as entered into as of _____ (execution date) and _____ (effective date), and is by-and-between Hall County, Georgia, (hereinafter "County") located at 2875 Browns Bridge Rd, Gainesville, Georgia 30504, and _____ which is principally located at _____. (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, 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, and,

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 thereof, 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.

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
Jordan Wallace, PWS, PMP
Assistant County Engineer
Hall County Government
2875 Browns Bridge Rd
Gainesville, GA 30504
jwallace@hallcounty.org

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

CONTRACTOR'**S CONTACT INFORMATION**

Contact Names: _____

_____

Company Name: _____

Physical Address: _____

REMIT TO ADDRESS (if different): _____

_____

ARTICLE #104 – NON-EXCLUSIVE RIGHTS

The 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 term will be for five (5) years: one (1) initial year followed by four (4) one-year renewal options, or until substantial project completion, whichever occurs first.

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 (if required) 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 agreement, 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 the individual serving as the replacement to County, and/or (iii) provide County with a résumé and any other information regarding the 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 sub-contractor(s) to provide the Services described in Scope of Work prior to sub-contractor(s) performance of work. Such non-disclosure of sub-contractors 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 #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(s) issued prior to the expiration or termination of this Contract. The County will issue the NTP and PO(s) 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, 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 do not constitute acceptance. Invoice amounts shall not exceed the Contractor's pricing set forth in Exhibit C – Mandatory 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.
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. Prior to Substantial Completion, progress payments in an amount equal to 95% of the value of the work completed and 95% percent of the value of materials and equipment not incorporated in the Work but delivered and suitably stored, in each case, the aggregate of payments previously made.
8. 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(ies) within the timeframe prescribed therein. If the Contractor fails to timely correct the deficiency(ies), 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. 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 (if required)

Performance and Payment Bonds are not required for professional services.

ARTICLE #124 – RETAINAGE

Retainage is not permitted for professional services.

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.

ARTICLE #130 – SALES TAX EXEMPTION STATUS

The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that they are responsible for any sales and use tax they may incur. The Bidder 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 successful respondent 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

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

ARTICLE #133 - TOTALITY OF CONTRACT DOCUMENTS: The County considers all solicitation documents, exhibits, attachments, and Addenda, as included in the Contract, and incorporated herein by reference.

ARTICLE #134 – 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 forth herein shall supersede and govern over all Contractor's terms and conditions or service level agreements.
4. The County retains the right to "red line" sections of the Contractor'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 serves as the Supplier's full and complete acceptance of the County's terms and conditions.

6. The terms "supplier", "vendor", "bidder", "offeror", "Contractor", "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 Supplier shall transfer and deliver all goods or services described on the respective PO for the consideration set forth herein.
10. The Supplier shall only deliver goods and services as described on the respective PO and within the Scope of Work and the Supplier's bid response.
11. The County holds no obligation to pay for goods delivered or services rendered unless specified on a written PO or a Change Order of such.
12. The Supplier shall not construe any verbal consent to purchase goods or services as valid.
13. 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.
14. The County does not accept automatic contract renewals except for monthly subscription services.
15. The County does not pay deposits towards goods ordered. 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.
16. The County will accept backorders only if goods are out of stock and with prior written notice. Suppliers shall ship all quantities that it has in stock and hold orders for backorders.
17. The County participates in cooperative purchasing agreements, State of Georgia Statewide Contracts, and other state and local intergovernmental agreements, memoranda of understanding and other such agreements.
18. In all cases, the jurisdiction shall be the State of Georgia, County of Hall, for arbitration or other legalities.
19. Deliveries go to the ship-to addresses listed on the PO and within the time specified. The Supplier must follow instructions if multiple ship-to addresses exist on the PO.
20. The County shall have the right to inspect all goods or services at the time and place of delivery. The risk of loss of goods shall pass to the County upon completion and final acceptance of the project delivery.
21. Title to the goods shall remain with the Supplier until acceptance by the County. Receipt of goods or services does not constitute acceptance.
22. The Supplier warrants that goods are merchantable, and the Supplier has a legal right to deliver the goods and services and as described herein.

23. Contractor agrees not to assign, in full or in part, this Contract to another party without the County's expressed written consent. Any attempted assignment or delegation shall void and make ineffectual this Contract for all intents and purposes.
24. The County is exempt from Federal Excise Tax and Georgia Sales and Use Tax.
25. 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.
26. All goods and services supplied pursuant to a PO shall, unless otherwise stated, conform exactly to all the descriptions, specifications, exhibits, and attachments contained in the bid solicitation upon which a PO is based, and all the terms, conditions, and specifications of the bid solicitation are incorporated herein by reference and made a part hereof.
27. All media production, recordings, videos, photography, artwork, plates, engravings, and other printed or digital media materials paid for in full by the County are considered County property and shall be delivered to the County upon request.
28. If a PO has an attached Contract or Agreement, the terms and conditions of the latter shall govern in the event of any conflict with these terms and conditions.
29. The Supplier may be suspended, terminated, or debarred if it is determined that the Supplier has made false certification(s) or has violated such certification(s) by failure to carry out the requirements herein. Thus, the Supplier certifies that it and its sub-Contractors have not been debarred, suspended, or declared ineligible by any agency of the County, State of Georgia, or as defined in the Federal Acquisition Regulation (FAR) 48 C.F.R. Ch. 1 Subpart 9.4.
30. The Supplier 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 and freight. Shipping and delivery shall be pre-paid and added to the invoice as a separate line item. The Supplier shall charge the County the exact amount of freight, delivery, handling, and insurance charges the Supplier incurs.
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 Supplier.
34. In the event there is a discrepancy between the unit price and extended price, the unit price shall govern.

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:

_____

By: _____

Print Name: _____

Title: _____

Sworn to and subscribed before me this

_____ Day of _____, 2025.

Notary Public: _____

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

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Board of Commissioners Clerk

Exhibit C

W-9 Form

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

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

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

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

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

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

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

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

			–			–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	**Signature of U.S. person** ►	**Date** ►

General Instructions

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

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

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Exhibit D

E-Verify Affidavit

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 D
MANDATORY E-VERIFY AFFIDAVIT

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

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program; and,
b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof; and,
c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof; and,
d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of contract; and,
e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c); and,
f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and,
g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five (5) business days of receipt.

_____ _____
Federal Work Authorization User ID Number Date of Authorization

_____ _____
Name of Contractor Name of Project

Name of Public Employer: Hall County, Georgia

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

Executed on _____, 202__ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE _____ DAY OF _____, 202__.

_____
NOTARY PUBLIC _____
My Commission Expires: _____

Exhibit E

Ethics Affidavit

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 E

ETHICS AFFIDAVIT

Contractors, consultants, and vendors of any service or commodity to Hall County, Georgia ("County") must read and affirm to adhere to the following ethics requirements for compliance with the Official Code 3.10.070 of Hall County – Ethics.

A. It is the policy of Hall County to seek the best overall value when procuring goods and services. To this end, the County finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsive and responsible vendors wishing to provide products and services to the County. The County will establish and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best quality and value.

B. The County declares that County employees and officials, along with those wishing to do business with the County, have the shared responsibility for avoiding biased, anticompetitive, or unethical practices.

C. County employees, officials, and their family members are prohibited from seeking, requesting, or receiving any material payment, gift, job offer, security, promise of future benefit, or any other tangible or intangible thing of value when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

D. Prospective vendors must compete for County business within the parameters of the solicitation process and are prohibited from seeking to obtain inside information, attempting to skew the writing of specifications or influencing a procurement decision through any means outside the process established for the respective solicitation. This principle applies to any contractor, subcontractor, representative, employee, or agent that may be associated with a procurement transaction.

E. Bidders and proposers shall disclose on competitive bid responses any individual(s), firm(s), family member(s), and/or County official(s) who do business with the County if there is an appearance of a conflict of interest.

F. Ethical business practices are important both during a solicitation and after the decision to grant an award. The County seeks to establish relationships with business partners whose ongoing ethical standards of business conduct are congruent with those outlined here.

G. Contract compliance history with the County and other contractual parties is a valid element in the decision to award a contract.

H. The County stipulates that the furtherance of its strategic goals for job creation, stability, and growth in the tax base, business retention, and other fiscal and economic development objectives may be considered during the procurement process. The Purchasing Manager, subject to the approval of the Director of Financial Services, is authorized to establish procurement initiatives consistent with the County's strategic economic development objectives. These procurement practices shall be applied consistently and equitably and shall have a direct relationship to the County's goals.

I. County employees, officials, and their family members are generally prohibited from participation in any procurement decision or any gain of undue advantage in a procurement competition because of contemporaneous employment with a potential or actual business partner.

J. It is unethical for any County employee to purchase commodities or services from a County contract for personal use.

K. Except for solicitations for the sale of real property, individuals, firms, and businesses seeking an award of a County contract may not initiate or continue any verbal or written communications regarding a solicitation with any County officer, elected official, employee, or other County representative other than the Issuing Officer named in the solicitation or the County's financial advisor, between the date of the issuance of the solicitation and the date of the final contract award by the Board of Commissioners. The Purchasing Manager will review violations. If determined that such communication has compromised the competitive process, the offer submitted by the individual, firm, or business may be disqualified from consideration for award. Solicitations for the sale of real property may allow for verbal or written communications with the appropriate County representative.

L. All County commissioners, officials, and employees shall adhere to the standards outlined in the Hall County Code of Ethics.

M. The Purchasing Division of the Financial Services Department shall determine and implement methods of educating all prospective contractors, bidders, proposers, and vendors on the requirements and provisions of Code Section 3.10.070 including, but not limited to, requiring each prospective contractor, bidder, proposer, and vendor that expresses an intent to do business with the County to sign an affidavit attesting that they have read this Chapter and have more specifically also read Code Section 3.10.070.

<u>Acknowledgement:</u>

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

_____ _____

Signature Print Name

_____

Company Name

Executed on this ____ day of _____, 202__ in _____ (city), _____ (state).

SUBSCRIBED AND SWORN BEFORE ME
on this the _____ day of _____, 202__.
NOTARY PUBLIC: _____
My Commission Expires: _____

Exhibit F

Georgia Security and Immigration Compliance Act Affidavit

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Consultant's Name:	
Address:	
Solicitation No./Contract No.:	**RFQ# 46-020**
Solicitation/Contract Name:	Navajo Circle (CR 1203) Life/Safety Grade Separation Planning Study and Concept Development

CONSULTANT AFFIDAVIT

By executing this affidavit, the undersigned Consultant verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned Consultant will continue to use the federal work authorization program throughout the contract period and the undersigned Consultant will contract for the physical performance of services in satisfaction of such contract only with sub-consultants who present an affidavit to the Consultant with the information required by O.C.G.A. § 13-10-91(b). Consultant hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____ _____

Federal Work Authorization User Identification Number

(EEV/E-Verify Company Identification Number)

Date of Authorization

_____

Name of Consultant

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

_____ _____

Printed Name (of Authorized Officer or Agent of Consultant)

Title (of Authorized Officer or Agent of Consultant)

_____ _____

Signature (of Authorized Officer or Agent)

Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

_____DAY OF _____, 202_

_____

Notary Public

[NOTARY SEAL]

My Commission Expires: _____

Exhibit G

Title VI and Compliance with Federal Regulations Affidavit

Title VI and Compliance with Federal Regulations

The undersigned has read and agrees with the Title VI and Compliance Regulations outlined below.
1) Hall County in accordance with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d - 42 and Title 49, Code of Federal Regulations, hereby notifies all proposers that it will affirmatively ensure that any contract entered into pursuant to this advertisement, minority enterprise will be afforded full opportunity to submit RFQ/Ps in response to this invitation and will not be discriminated on grounds of race, color, sex or national origin in consideration of award.

2) Compliance with Regulations - Contractor shall comply with the Regulations relative to nondiscrimination in federally assisted programs, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this solicitation.

3) Nondiscrimination - Offeror, with regard to the work performed by it during any contract derived from this RFQ/P process, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. Contractor shall not participate either directly or indirectly in discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

4) Solicitation for subcontracts, Including Procurement of Materials and Equipment - In all solicitations either by competitive proposal or negotiations made by the Contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Offeror of the Offeror's obligations and the Regulations relative to nondiscrimination on the ground of race, color, sex, or national origin.

5) Information and Reports - Offeror shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books records, accounts, other sources of information and its facilities as may be determined by the County or any State and/or Federal Agency to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of an Offeror is in the exclusive possession of another who fails or refuses to furnish this information, the Offeror shall so certify to the County, or any State and/or Federal Agency as appropriate and shall set forth what efforts it has made to obtain the information.

6) Sanctions for Noncompliance - in the event of the Contractor's noncompliance with the nondiscrimination provisions, the County shall impose sanctions as it may determine to be appropriate, including, but not limited to a) Withholding of payments to the Offeror under any contract derived from this RFP/RFP process until the Offeror complies; and/or b) Cancellation, termination, or suspension of the contract, in whole or in part.

7) Incorporation of Provisions - The Offeror shall include the provisions of paragraphs (2) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

8) During the performance of any contract derived from this RFP/RFP process, the Offeror, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to: Pertinent Non-Discrimination Authorities: • Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat.

252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21. • The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects); • Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex); • Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27; • The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age); • Airport and Airway Improvement Act of 1982, (49 USC § 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex); • The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not); • Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.P.R. parts 37 and 38; • The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex); • Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations; • Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to -ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100); • Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

The undersigned has read and agrees with the conditions as outlined above in accordance with the Request for Qualifications (RFQ 46-020).

Date: _____

Authorized Signature

_____

Printed Name and Title

Section B - Environmental Questionnaire

1. How many types of Environmental Documents listed below are active or under development?
   ___Programmatic Categorical Exclusions (PCE – approved by GDOT)
   ___Categorical Exclusions (CE – approved by FHWA)
   _1_Environmental Assessments/Findings of No Significant Impact (EA/FONSI – approved by FHWA)
   ___Environmental Impact Statement (EIS – approved by FHWA)

2. Have you had any Environmental Documents approved in the past five years? If so, how many of the following environmental documents were approved?
   ___Programmatic Categorical Exclusions (PCE – approved by GDOT)
   ___Categorical Exclusions (CE – approved by FHWA)
   _1_Environmental Assessments/Findings of No Significant Impact (EA/FONSI – approved by FHWA)
   ___Environmental Impact Statement (EIS – approved by FHWA)

3. For each document type noted above, what was the average number of review cycles required with GDOT staff to receive NEPA approval or submittal to FHWA? (A cycle is considered each time comments are received without GDOT approval or forwarding to FHWA.)
   ___PCE ___CEs _2_EA/FONSI ___EIS

4. For the approved documents noted in #2 above, how many approvals were received?
   _1_On schedule or ahead of schedule as per the approved schedule required by the Project Framework Agreement
   ___After the baseline schedule deadline and less than 3 months late
   ___After the baseline schedule deadline and between 3 and 6 months late
   ___After the baseline schedule deadline and between 6 and 12 months late
   ___ After the baseline schedule deadline and more than 12 months late

   Please describe the specific reasons for the approval delays noted above. Use additional sheets as necessary.

   N/A

5. List any and all public involvement methods utilized during the environmental process. Use additional sheets as necessary.

An in person Public Involvement Open House was held as well as various stakeholder meetings and a Community Open House (See Attachment B1 for PIOH Fact Sheet/Advertisement).

6. How many applications were submitted by the LPA for approval by the Army Corps of Engineers (USACE) and/or Georgia Department of Natural Resources, Environmental Protection Division (EPD)?

_1_ Section 404 Permits from USACE Individual _1_ Regional ____ Nationwide ____

____ Stream Buffer Variances from Georgia Environmental Protection Division (EPD)

7. For each permit type noted above, what was the average number of review cycles required with GDOT staff for submittal to the Army Corps or EPD? (A cycle is considered each time comments are received from GDOT without forwarding to the Corps or EPD.)

_2_ Section 404 Permit from USACE Individual _1_ Regional _____ Nationwide ____

____ Stream Buffer Variances from Georgia Environmental Protection Division (EPD)

8. For the approved permits noted in #7 above, how many approvals were received?

_1_ 11 or more weeks prior to the GDOT baseline let date

____ 5-11 weeks prior to the GDOT baseline let date

____ After 5 weeks prior to the GDOT baseline let date

Please describe the specific reasons for the approval delays noted above. Use additional sheets as necessary.

N/A

9. Please describe any improvements that your agency or GDOT can implement to improve the delivery of environmental approvals or permits. Use additional sheets as necessary.

N/A

10. If you have not done any of the above, please explain how you plan to complete Environmental Documents for Local Administered Projects?

Hall County has in-house staff that are very familiar with the PDP and GDOT's processes, guidelines, and standards. In addition, the County utilizes prequalified consultants to advise on, and complete, the environmental process. The County would bring on board the necessary subject matter experts with Georgia DOT experience to complete additional or unexpected environmental work.

Attachment B1: Sample PIOH Fact Sheet

FACT SHEET

Fall 2012

Alternatives Analysis is Complete!

Hall County SPLOST
Spout Springs Road Widening

The Spout Springs Corridor Improvements Project is looking to improve congestion and safety along Spout Springs Road. Among the proposed improvements are the addition of travel lanes, turn lanes, a median, and bicycle and pedestrian facilities. An Alternatives Analysis (AA) for the project kicked off in August of 2011 and was completed in July of 2012. The eleven month process included the development and comparison of several design options, as well as extensive data collection and public involvement. The AA resulted in the selection of the preferred alternative, described on page 2 and 3 of this newsletter. This preferred alternative will move forward as the concept on which the final design will be based.

Based on feedback from the public involvement process as well as information derived from the traffic study for this corridor, the design team analyzed several alternatives. The goal was to develop each alternative far enough to compare their relative benefits and impacts, and select the alternative that yields the greatest benefit to the community for the least impact. Impacts were measured in terms of home and business relocation, amount and cost of right-of-way acquisition, amount of disturbance to environmental and cultural resources, amount and cost of utility relocations, effect to level of service or traffic delay along the corridor, and overall construction costs. It was important to include the stakeholders' priorities in all of the alternatives. The highest priorities included safety, capacity, and bicycle/pedestrian facilities. Of additional importance to the stakeholders were access, aesthetics, and connectivity.

It is important to note that the preferred alternative is not the final design; that will be developed with much continued input from the State, County, cities, and numerous businesses, churches and residents along the corridor.

Community Involvement

Please join us on December 6, 2012 for a Public Information Open House at Prince of Peace Catholic Church. The meeting will present the preferred alternative design concept and provide an opportunity for your input. There will be no formal presentation. Please attend any time between 5:00 p.m. and 7:00 p.m. Staff will be on hand to walk you through the concept, answer your questions and accept your comments. The church is located at 6439 Spout Springs Road, Flowery Branch, GA 30542.

Public Information Open House:

December 6, 2012

Prince of Peace Catholic Church

Drop in between 5:00 and 7:00 p.m.

Outreach for the project to date includes sixteen individual and small group stakeholder interviews with local churches, homeowner associations, businesses, and City, County, and school representatives, as well as a large group public meeting for utility owners and government agencies, and a large public meeting for local residents, businesses, and interested citizens. Each meeting was well attended and resulted in a list of stakeholder priorities for the corridor. In addition to the stakeholder meetings, a Citizen's Advisory Committee (CAC) was established with local volunteer participants coming together to discuss project goals and preferred outcomes.

www.improvespoutsprings.com

The Alternatives Analysis Process and Selected Preferred Alternative

Four alternatives were designed and compared. All four included two travel lanes in each direction, and all four included facilities for bicycles and pedestrians. Alternative 1 included a 20-24' raised landscaped median. Alternative 2 included a 32' depressed grass median. Alternative 3 included a 14' flush paved median. And alternative 4 included widening the existing road about the existing centerline and adding a 32' median in place of the existing pavement. The results of the impacts were compared in a matrix and Alternative 1 was selected as the preferred alternative for further development.

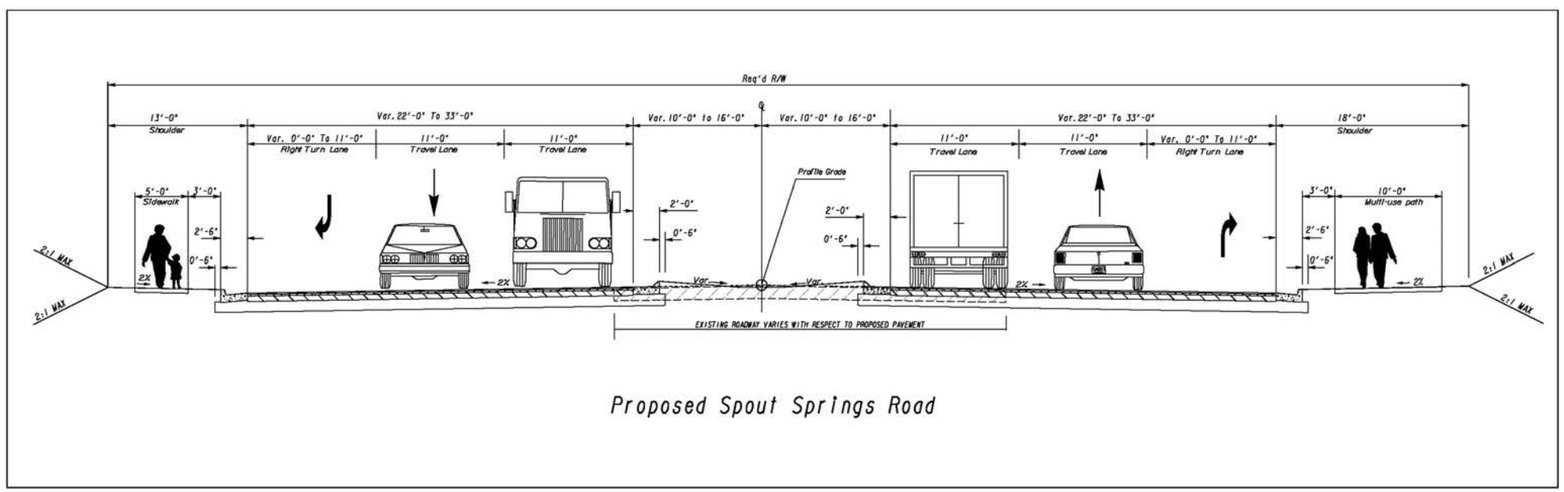
The below typical section shows the preferred alternative. Features of the alternative include:

- Raised median – To allow for comfortable U-turn movements at mid-block median openings, 24' medians are being designed. Thirty-two foot medians are being included at select unsignalized side roads to allow for left turns to be made in two stages – the driver will cross half the road at a time, as needed. Twenty to twenty-four foot medians are being included at signalized intersections.

- Lane widths – All travel lanes are anticipated to be striped for 11'. Turn lanes will also be 11' wide.

- Median openings – While median opening locations are not finalized until the latter stages of design, the current plan includes 28 median openings between, but not including, Thompsons Mill Road and Hog Mountain Road. Eleven of these openings are at public side roads. Signals will be maintained at Thompsons Mill Road, SR 347, and Hog Mountain Road. The existing signal at Elizabeth Lane will be relocated along with Elizabeth Lane to align with Lake Sterling Boulevard, creating a four-legged intersection rather than two "Tee" intersections. The driveways for both Flowery Branch High School and Spout Springs Elementary School will be realigned to form a single intersection as well, and a signal will be added in that location.

- Bike/pedestrian facilities – An overwhelming majority of stakeholders along the corridor requested bicycle and pedestrian facilities be included along the corridor. The design includes a 10' multiuse path along the west side of the road all the way from Thompsons Mill Road to Hog Mountain Road. A 5' sidewalk will be included along the east side of the road for the same length. Between Elizabeth Lane and Union Circle, the 5' sidewalk will be widened to a 10' trail so both sides will have the 10' trail throughout that stretch. This will encompass the area including the Library, both schools, and the public park behind Flowery Branch High School. In addition, the 10' multiuse trail within the Town of Braselton will be compatible with the 10' trails proposed by the Braselton CID, allowing for a seamless connection.



Proposed Spout Springs Road

Example of landscaped median

Example of raised grassy median

Multi-use path in Conyers, Georgia

Hall County
SPLOST
Spout Springs Road Widening

What's Next?

Following the PIOH, the project team will work to finalize the preferred alternative. A Citizens Advisory Committee meeting is anticipated in spring 2013 to discuss refinement of some of the design features including landscaping and pedestrian amenities. Preliminary design will begin before the end of 2012 and will conclude in early 2014. Environmental studies looking at history, ecology and community resources will continue throughout that duration. A Public Hearing Open House will be held at the completion of the environmental and preliminary design work to get the public's approval. Final plans will then begin and are anticipated to conclude in mid to late 2017 with construction anticipated in early 2018. Right-of-Way acquisition will take place throughout 2015, 2016, and 2017.

How to Stay Involved

We greatly value your input and want you to be involved in the project. The measure of our success is based on how well the new and improved facility meets your needs! Please join us at the PIOH on December 6th and learn more about the progress we've made in the past year. Ask questions. Stay informed. Feel free to make comments at the PIOH and/or online. Talk to your neighbors and ask them to join you at the PIOH. Take the time to let us listen to your questions and concerns.

If you are unable to attend the meeting in person, we invite you to visit the project's website at www.improvespoutsprings.com to learn more and stay up to date with the project's progress. You can also contact staff via the contact information below. For questions about the PIOH or how to stay involved, please contact Kristine Hansen-Dederick at 404-377-9147.

Harvest Balloon Festival 2012

Project Contacts

Mr. Jody Woodall, PE
Hall County Engineering
2875 Browns Bridge Road
Gainesville, GA 30504
Phone: 770-531-6800
Email: jwoodall@hallcounty.org

Margie Shames Pozin, PE
STV/Ralph Whitehead Associates
3505 Koger Boulevard, Suite 205
Duluth, GA 30096
Phone: 770-452-0797
Email: margie.pozin@stvinc.com

www.improvespoutsprings.com

Section C - Right of Way Questionnaire

1. Any consultant CONTRACTED for negotiation services for the acquisition of right of way for the County/City must either: Copies of Real Estate Licenses included in Attachment C1.

   __X__ Hold an active Real Estate license in the State of Georgia or
   __X__ Hold an active Real Estate broker's license in the State of Georgia or
   ____ Be identified as an exception under OCGA 43-40-29

2. Any contracted CONSULTANT for negotiation services or staff negotiator performing negotiation services must have attended the GDOT/FHWA training class every 5 years and hold an active certificate. Provide a copy of the certificate.
   Copies of GDOT Training & Prequalification Certificates included in Attachment C2.
3. Please describe your quality assurance and quality control methods to manage the ROW in the following areas:

   a. ROW Project Activity Milestone Delivery: (i.e. schedule development and management recovery)

   As the initial step in successful ROW delivery, Hall Co. works closely with the design, survey, and QAQC teams to solidify a design footprint and accurate boundaries that will accommodate utilities, avoid/minimize impacts to environmental resources, and roadway items. This minimizes ROW revisions that may delay ROW Certification. A careful schedule review is conducted to ensure enough review time, property owner meetings, negotiations, and closings to ensure ROW can be completed on or ahead of schedule.

   b. ROW Project Budget (i.e. development, monitoring and overruns)

   Annual ROW cost estimates are conducted to ensure an accurate budget is developed. Hall Co. monitors the ROW budget on a per parcel basis and tracks overall ROW costs/ updates on internal bi-weekly project specific ROW meetings. Accurate ROW plans and appraisal scoping meetings help determine appraisal types to cut costs on multiple appraisals throughout the project.

   c. ROW Project Risks associated with adhering to scope, schedule and budget (i.e. mitigation plan)

   Hall County provides detailed scheduling of ROW milestones in order to ensure timely submittals of closings, condemnations, and closings per federal guidelines. The schedule and budget is tracked on a bi-weekly basis and in regular ROW meetings with County legal staff to ensure completion on schedule per the ROW Agreement in place.

   d. ROW Consultant Services (i.e. development and monitoring) when applicable

   Hall County has procured as-needed consultant ROW agents per federal requirements to ensure enough staff to complete ROW tasks on schedule and within budget. We provide detailed scheduling of ROW milestones in order to ensure timely submittals of closings, condemnations, and closings per federal guidelines.

4. Identify the responsible party and title of staff certifying ROW.

Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge
Brent Cook - Assistant Director, Public Works & Utilities / LAP Alternate

5. Has your LPA received any non-compliance letters or corrective actions? If yes, who provided the service, explain non-compliance?

No; Hall County has not received any non-compliance letters or corrective actions.

6. Who will perform the Right of Way Acquisition services? (Please check all that apply)

____Staff

X ____Consultants

____Both

7. If you have not performed any of the above activities, how do you plan to perform Right-of-Way functions for Local Administered Projects?

Hall County will utilize GDOT pre-qualified consultants with required training and certifications to perform ROW functions and will follow all federal acquisition requirements.

Attachment C1: Consultant Real Estate & Broker License

STATE OF GEORGIA
REAL ESTATE COMMISSION

LYNN S WIGINGTON BROKER

16854

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A LICENSED

SOLE PROPRIETOR

THE PRIVILEGE AND RESPONSIBILITIES OF THIS LICENSURE SHALL CONTINUE IN EFFECT AS LONG AS THE LICENSEE PAYS REQUIRED LICENSE FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-40. THE LICENSEE IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

JERRY WARSHAW
Chairperson

STEVE GRAVES
Vice Chairperson

EDWARD L. DOLLAR
DEANN GOLDEN
CEDRIC MATHENY
BRENDA THOMPSON

715372426653113

LYNN S WIGINGTON BROKER
3241 SWEET BUCKEYE DRIVE
MARIETTA, GA 30066

16854
LYNN S WIGINGTON BROKER

LYNN SUTTON WIGINGTON
BROKER NO. 133536

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

ORIGINALLY LICENSED
04/28/1992

END OF RENEWAL
06/30/2027

LYNN DEMPSEY
Real Estate Commissioner

715372426653113

16854
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STATE OF GEORGIA
REAL ESTATE COMMISSION

LYNN SUTTON WIGINGTON

133536

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BROKER

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1040230045477513

WIGINGTON, LYNN SUTTON
3241 SWEET BUCKEYE DRIVE
MARIETTA, GA 30066

LYNN SUTTON WIGINGTON
 # 133536
BROKER
LYNN S WIGINGTON BROKER
FIRM NO. H-16854

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229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

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05/08/1991

END OF RENEWAL
06/30/2027

Assigned to Firm
07/12/2011

LYNN DEMPSEY
Real Estate Commissioner

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07/12/2011

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Real Estate Commissioner

1040230045477513

STATE OF GEORGIA
REAL ESTATE COMMISSION

LYNN SUTTON WIGINGTON

133536

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06/30/2027

Assigned to Firm
07/12/2011

LYNN DEMPSEY
Real Estate Commissioner

1040230045477513

Attachment C2: GDOT Training & Prequalification Certificates

Georgia Department of Transportation

Lynn Sutton Wigington

Croy Engineering, LLC

has satisfactorily completed

Local Administered Project (LAP) Manual

Conducted by Georgia Department of Transportation

March 4-5, 2025
2-Day Course, 10 PDHs

GDOT
Virtual Training

Derrick Brown, Program Control Administrator

Malik Al-Kush, Local Administered Project Coordinator

STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PREQUALIFICATION CERTIFICATE

Name:
Lynn S. Wigington

Address:
Croy Engineering, LLC
200 Cobb Parkway North Suite 413
Marietta, Georgia 30066

Issue Date:
March 17, 2026

Date of Expiration
March 17, 2029

Signature:

Kevin York, ROW Administrator

You are qualified to provide ROW Services to the GA Department of Transportation for the Service Classifications checked below.

A – Relocation Services

- ☒ A-1 Conceptual Stage Study
- ☐ A-2 Relocation (Benefits Package Prep)
- ☐ A-3 Relocation Benefits Package Reviewer
- ☐ A-4 Relocation Benefits Training Instructor

B - Pre/Post Project Prep Services

- ☐ B-1 Plan Review
- ☐ B-4 Quit Claim Deed Preparation

C – Valuation Services

- ☐ C-1 Appraisal Report – Level
- ☐ C-2 Appraisal Review Report
- ☐ C-3 Cost-to-Cure Report
- ☐ C-4 Trade Fixture Report
- ☐ C-5 Sign Appraisal
- ☐ C-6 Environmental Assessment Report
- ☐ C-7 Septic Tank/Well Estimators
- ☐ C-8 Timber Report
- ☐ C-9 Detailed Cost Estimator
- ☐ C-9-A Detailed ROW Cost Estimator for Negotiation
- ☐ C-10 Preliminary Cost Estimator
- ☐ C-11 Concept Team Meetings

D – Acquisition Services

- ☒ D-1 R/W Project Manager
- ☒ D-2 Pre-Acquisition Agent
- ☒ D-3 Acquisition Manager
- ☐ D-4-A Negotiation Agent Trainee
- ☐ D-4-B Negotiation Agent 1
- ☐ D-4-C Negotiation Agent 2
- ☒ D-4-D Negotiation Agent 3
- ☒ D-5 Relocation Negotiation Agent
- ☒ D-6 Administrative Review Officer (Appeals)
- ☐ D-7 Interpreter
- ☒ D-8 District Acquisition Support Consultant
- ☐ D-9 ROW Training Instructor

E – Property Management Services

- ☐ E-1 Asbestos Inspection
- ☐ E-2 Asbestos Abatement
- ☐ E-3 Demolition
- ☐ E-4 UST Removal
- ☐ E-5 Site Inspector
- ☐ E-6 Surplus Property Disposal Agent
- ☐ E-7 Surplus Property Leasing Agent
- ☐ E-8 Surplus Property Management Project Manager

F - Court Coordination Services

- ☐ F-1 Court Coordinator

Section D - Utility Division Questionnaire

Local Utility Compliance

1. Name and Title of individual or individuals that will be or have been responsible for Utility Coordination work.

Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

2. In brief and concise sentences, please describe your knowledge of the GDOT's Utility Accommodation Policies and Standards Manual in relation to the Utility Coordination work on projects (use additional sheets).

Utility Accommodation Policy and Standards Manual (UAM) outlines the conditions and procedures under which utilities will be permitted to occupy ROW and establish and prescribe uniform policies and standards for accommodation of utilities within the ROW, to provide a basis for the planning of utility installations, and to establish procedures and controls for the issuance of permits for state and federally funded projects. The UAM outlines design and construction criteria for the placement, relocation, and abandonment of utilities in regards to ROW, highway standards (including traffic control), and environmentally sensitive areas. It also outlines reimbursable utility costs, permit requirements/agency approvals, and protocols for utility agreements, MOA's, and MOU's.

ability to coordinate with utilities during the preconstruction phase on transportation projects (use additional sheets).

Hall Co. follows the PDP utility procedures for First and Second Utility Submittals and utilizes a utility conflict matrix to track conflicts and resolutions. Separate utility coordination meetings are held per project for all stakeholders to address concerns/conflicts, understand construction requirements, and develop any utility agreements necessary for the scope of work and potential reimbursable costs.

4. In brief and concise sentences, please describe your ability to provide professional engineering services necessary to ensure utility impacts do not delay the project schedule on both the preconstruction phase or construction phase (use additional sheets)

Hall Co. utilizes utility coordination key team leads from the design firm that lead regular utility coordination meetings, provide utility impact analyses during design, perform, at a minimum, SUE B on congested corridors, and provide design during construction services for field questions or conflicts that may arise during construction.

5. If you have not done any of the above, please explain how you will perform Utility activities on Local Administered Projects according to Federal and State guidelines?

N/A

Section E - Construction Division Questionnaire

Note: If you are utilizing consultants, they must be GDOT certified.

Advertisement, Award, and Execution of Contract

Position Responsible for:

Approval to Advertise Andrew Youngblood, Purchasing Manager

Name of Legal Publication Gainesville Times, Georgia Procurement Registry & Hall County Website

Prequalification of Bidders Andrew Youngblood, Purchasing Manager

Award of Contract Andrew Youngblood, Purchasing Manager

Execution of Contract Andrew Youngblood, Purchasing Manager

Construction Supervision and Administration

Name and Title of individual or individuals that will be responsible for Construction Supervision and Administration: Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge
Brent Cook - Assistant Director, Public Works & Utilities / LAP Alternate

Describe the Local Governments experience with construction supervision and inspection related to transportation construction projects:

While Hall County has not let a federally funded project for GDOT, Hall manages the construction of projects with other federal funding sources. Hall procures Construction Engineering Inspection and Construction Management firms that are GDOT pre-qualified in the appropriate area classes. Transportation construction projects comply with GDOT specifications. Both the LAP Responsible Charge and Alternate have extensive previous experience managing construction projects with federal and state funding.

Will daily Construction Supervision and Inspection be handled by the Local Government or by a Consultant Firm? Daily construction supervision and inspection will be handled by GDOT pre-qualified Consulting firms

If Local Government is using a Consultant Firm, is the Firm under a current contract with the Local Government? Yes; several firms have been selected for as-needed Construction Inspection & Management services under Area Class 8.01 (See Attachment E1 for Area Class 8.01 Consultants).

If so, what is the name of the Firm? Heath & Lineback, Atlas, TTL, ESC, BM&K, United Consulting, KCI, Croy, Thomas & Hutton, Kimley-Horn, CDM Smith

Is the Firm pre-qualified under the Department's 8.01 Consultant Work Classification? Yes

If a Consultant Firm is used, how will the Local Government monitor the Consultant's work?

Hall County has procured GDOT pre-qualified consultants to provide these services. Hall County also coordinates bi-weekly internal meetings with the project CEI team to review RFI's, Change Order proposals, inspection reports, pay applications, etc. to provide detailed oversight during the construction phase.

Name and Title of individual who will check contractor payrolls?

Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge

How will the Local Government handle administration of more than one contract at a time?

Dedicated project managers and procurement staff with GDOT LAP Training will be assigned to each contract to ensure clear accountability, consistent oversight, and timely communication. These managers will work closely to maintain compliance with all applicable state and federal requirements. The Local Government also maintains experience in administering multiple transportation-related contracts simultaneously, demonstrating the ability to prioritize tasks, allocate resources efficiently, and meet project deadlines without compromising quality or compliance.

How will Local Government handle inspection and administration of several active phases of a project concurrent (e.g. grading, drainage, paving, structures)?

GDOT Prequalified Construction Engineering Inspection & Management firms under Area Class 8.01 will provide full time inspection and administration of all phases of active construction projects. Consultants will provide adequate staff to ensure timely and quality testing, inspection, and administration for concurrent phases of construction.

Change Orders/Contract Modifications

What is the Local Government's current change order process, including approval levels and final signature required for execution?

Proposed change orders are reviewed and vetted to ensure contract and project specification compliance by the project GDOT Prequalified Construction Engineering Inspection & Management firm as well as the Engineer of Record prior to recommendation to County staff. Once reviewed and recommended by construction management, Hall County project managers review for accuracy, contract compliance, and appropriate back-up documentation. If GDOT oversight is in place, change orders will be provided to GDOT for concurrence and approval prior to local government approval. Change orders greater than $50,000 require approval and execution by the Hall County Board of Commissioners at a public voting meeting. Once approved, the change order is routed to procurement staff for updating the contract balance.

Describe the Local Government's requirements for documenting Contractor activities and making measurement and payment for project bid items.

GDOT Prequalified Construction Engineering Inspection & Management firms under Area Class 8.01 will provide full time inspection and administration of all phases of active construction projects. CEI firms collect material tickets and track installed quantities in the field per the approved plan set and schedule of values each month prior to recommending approval for payment.

Describe the Local Governments process for subcontract approval(s).

Hall County requires Contractors to provide all subcontractors to be listed at the time of bid submission. Contractors must also provide Subcontractor E-Verify Affidavits and Subcontractor Affidavits at the time of bid submission for review. If DBE goals are included in the project, DBE subcontractors must provide DBE documentation at the time of bid submission. If subcontractors are to be utilized after bid award, the Contractor must submit all required documentation (as required by the contract and bid documents) to Hall County staff for review and approval.

Material Testing and Approval

Describe the Local Governments experience with use of materials approved by the Georgia Department of Transportation. If there is no previous experience, please describe how materials testing will be performed on federal-aid projects.

Hall County includes the following language in construction agreements and bid advertisement documentation "The Contractor agrees to comply with and perform the Work in accordance with all applicable federal and state laws, regulations, rules, executive orders, policies, guidelines, procedures, directives, and requirements, including, without limitation, the GDOT Standard Specifications Construction of Transportation Systems (2021 Edition), the Supplemental Specifications Modifying the 2021 Standard Specifications Construction of Transportation Systems (2024 Edition)". Material testing and inspection will be performed by GDOT Prequaified firms to ensure applicable federal and state compliance.

Describe the Local Governments experience with materials testing related to transportation construction projects.

Hall County includes the following language in all major roadway construction agreements and bid advertisement documentation "The Contractor agrees to comply with and perform the Work in accordance with all applicable federal and state laws, regulations, rules, executive orders, policies, guidelines, procedures, directives, and requirements, including, without limitation, the GDOT Standard Specifications Construction of Transportation Systems (2021 Edition), the Supplemental Specifications Modifying the 2021 Standard Specifications Construction of Transportation Systems (2024 Edition)". Material testing and inspection are performed by GDOT Prequaified firms to ensure applicable federal and state compliance.

Will materials testing and certification be done by the Local Government or by a Consultant Firm? Consultant Firm

If Local Government is using a Consultant Firm, is the Firm under a current contract with the Local Government? Consultant Firms under Area Class 8.01-Construction Management are currently under an as-needed contract agreement. These firms, if not prequalified for material testing, will subcontract material testing and inspection services to firms prequalified with Area Classes 6.04a and 6.04b

If so, what is the name of the Firm?

Firms prequalified under Area Class 8.01 and under contract with Hall County include: Heath & Lineback, Atlas, TTL, ECS, BM&K, United Consulting, KCI, Croy, Thomas & Hutton, Kimley-Horn, CDM Smith

Is the Firm pre-qualified under the Department's 6.04a and 6.04b Consultant Work Classifications? While Hall County does not currently have Firms prequalified under Area Classes 6.04a and 6.04b under an existing contract, The County requires contracted firms prequalified under Area Class 8.01 to utilize sub-consultants prequalified under Area Classes 6.04a and 6.04b to provide appropriate material testing.

Is the Local Government planning and developing any projects that may contain and bridges or structures?

At this time, the County is not currently planning and developing any GDOT oversight projects that may contain bridges or structures.

If yes, does the Local Government or its Consultant have PCI certified inspection personnel or will the Local Government request the assistance of GDOT for inspection and approval?

N/A

Does the Consultant have ASNT (American Society of Nondestructive Testing) Level III certified welding inspectors for steel bridges?

N/A

Does the Consultant have ASNT certified VT or MT inspectors? (visual and magnetic particle)

N/A

Schedule/Workload

If any, list the Local Governments schedule of Federal Aid Projects and their projected Construction Begin Date.

At this time, the County is not currently managing any Federal Aid construction projects.

Delivery Performance & Quality Assurance

- Who is responsible for ensuring that payments are in line with percent complete activities (as approved by LPA and GDOT)?

  Jordan Wallace - Transportation Program Manager/ LAP Responsible Charge & selected project Construction Engineering & Inspection firms
- Who is responsible for developing the initial Gantt Chart construction schedule identifying the key milestones along with the critical paths?

  Hall County requires all contractors to submit a Critical Path Method schedule following NTP and the schedule must be updated monthly per contract specifications.
- How is the construction schedule monitored to determine monthly performance?

  Schedule revisions are submitted monthly by the contractor and reviewed by the selected project Construction Engineering & Inspection firm and Hall County to ensure on-schedule contract completion.
- What industry methods have been implemented to mitigate construction risks and delays?

The County requires a CPM schedule to accurately track project completion. Contract clauses include liquidated damages tying financial repercussions to contractor delays. Frequent progress meetings are held to address current and upcoming progress and potential delays or roadblocks to help mitigate risks and delays early in the project.

- What assurances are in place to measure and document quality control performance?

  Hall County clearly defines project acceptance criteria utilizing full time construction oversight and monitoring including punch list inspections.

Attachment E1: Area Class 8.01 GDOT Prequalified List

CMIS Prequalified Vendor(s) by Area Class

* Area Class Category ID & Name: 8 | * Area Class Number & Name: | Apply | Reset

CMIS Prequalified Vendor(s) by Area Class as of April 01, 2026

Processed On: Apr-01-2026 03:00

All Consultants prequalified in Area Class :

Area Class Category ID & Name 8. Construction **Area Class Number & Name** 8.01 Construction Supervision

Company	Address	City	State	Zip	Phone	Disposition Date	Expiration Date	DBE Certificate Date	DBE Certificate Status
ACCURA ENGINEERING AND CONSULTING SERVICES, INC.	3200 PRESIDENTIAL DRIVE	ATLANTA	GA	30340	(470)225-6027	Jan-09-2025	Jan-31-2028	May-21-2013	Certified
ACM, Inc.	3465 Olivia Ridge CT	Suwanee	GA	30024	(770)231-6857	Apr-11-2024	Apr-11-2027		
AE Engineering, Inc.	219 NORTH NEWMAN STREET, 4TH FLOOR	JACKSONVILLE	FL	32202	(904)337-6324	Apr-10-2023	Apr-11-2026	Apr-26-2017	Not Certified
AECOM TECHNICAL SERVICES INC	1360 Peachtree Street, Suite 500	Atlanta	GA	30309	(404)414-4982	Dec-14-2023	Jan-11-2027		
AMERICAN ENGINEERS	5160 Acworth Landing Drive	Acworth	GA	30101	(770)421-8422	Oct-09-2025	Oct-31-2028		
ARETE ENGINEERING & CONSTRUCTION, INC.	3555 SANDERLINGS POINTE NW	KENNESAW	GA	30152	(678)290-1855	Jun-13-2024	May-31-2027	Nov-02-2016	Certified
ARORA ENGINEERS, LLC	61 Wilmington West Chester Pike Suite 100	Chaddss Ford	PA	19317	(610)459-7950	Oct-09-2025	Oct-11-2028	Jul-25-2013	Not Certified
ATKINSREALIS USA, INC.	1600 RIVEREDGE PARKWAY, N.W., Suite 600	ATLANTA	GA	30328	(770)933-0280	Mar-12-2026	May-10-2029		
AULICK ENGINEERING, LLC	2000 AIRPORT RD STE 121	ATLANTA	GA	30341	(770)653-2716	Oct-12-2023	Nov-09-2026	Jun-13-2012	Certified
Advance Engineering and Construction, LLC	5300 Memorial Drive, Suite 123G	Stone Mountain	GA	30083	678-974-7393	Jun-08-2023	May-19-2026	Dec-11-2018	Certified

Alfred Benesch & Company	600 Peachtree Street, NE Suite 940	Atlanta	GA	30308	(706)722-4114	Mar-12-2026	Apr-11-2029		
[redacted]	2450 Commerce Avenue Suite 100	DULUTH	GA	30096-8910	(770)263-5945	Feb-12-2026	Feb-11-2029		
BARGE DESIGN SOLUTIONS, INC.	6525 The Corners Pkwy Suite 450	Peachtree Corners	GA	30092	(615)515-9411	Aug-07-2024	Sep-30-2027		
[redacted]	6401 SW 87th Avenue, Suite 200	Miami	FL	33173	(305)670-2350	Dec-12-2024	Jan-11-2028		
[redacted]	P.O. Box 878	Braselton	GA	30517	(706)824-0519	Mar-14-2024	Mar-08-2027		
BRINDLEY PIETERS & ASSOCIATES, INC.	2600 MAITLAND CENTER PARKWAY	MAITLAND	FL	32751	(407)830-8777	Jan-09-2025	Dec-31-2027	Jun-27-2011	Certified
BURGESS & NIPLE, INC.	1800 Pembrook Drive Suite 265	Orlanda	FL	32810	(813)255-4392	Aug-14-2025	Aug-13-2028		
Bowman Consulting Group, LTD	4174 Silver Peak Parkway	Suwanee	GA	30024	(770)932-6550	Dec-11-2025	Dec-10-2028		
Bridgefarmer & Associates, Inc.	9755 Dogwood Road Suite 120	Roswell	GA	30075	(972)231-8800	Sep-12-2024	Oct-11-2027		
Brown & Gay Engineers, Inc.	245 Townpark Dr. Suite 470	Kennesaw	GA	30144	(470)705-0885	Dec-12-2024	Dec-21-2027		
[redacted]	2100 Riveredge Parkway Suite 1250	ATLANTA	GA	30328	(404)720-1226	Sep-14-2023	Oct-12-2026		
CHA Consulting, Inc.	270 Peachtree Street N.W. Suite 1500	Atlanta	GA	30303	(518)453-3964	Jan-08-2026	Jan-07-2029		
CINCAR CONSULTING GROUP, LLC	400 PERIMETER CENTER TERRACE N. STE 125	Atlanta	GA	30346	(678)732-3390	Jul-11-2024	Aug-09-2027	May-01-2018	Certified
CIVIL SERVICES, INC.	1201 PEACHTREE STREET, N.E. SUITE 100	ATLANTA	GA	30361	(904)645-0057	Oct-24-2023	Sep-14-2026	Jan-24-2013	Certified
CKL ENGINEERS, LLC	3355 Lenox Road Suite 750	Atlanta	GA	30326	(773)439-0519	Apr-11-2024	Jan-06-2027	Mar-01-2021	Certified
COASTAL ENGINEERING & CONSULTING	6605 ABERCORN STREET Suite 210D	SAVANNAH	GA	31405	(912)964-4509	Apr-10-2025	Apr-30-2028	Oct-09-2012	Certified
COASTLINE CONSULTING SERVICES, INC.	138 CANAL ST., UNIT # 307	POOLER	GA	31322-4048	(912)663-0827	Dec-12-2024	Dec-31-2027	Jul-19-2012	Certified
CONSOLIDATED TECHNOLOGIES	650 Henderson Drive	Cartersville	GA	30120	(706)278-	Mar-13-2025	Dec-31-2027		

COWI North America, Inc.	1589 Metropolitan Blvd.	Tallahassee	FL	32308	(850)300-7200	Mar-14-2024	Apr-13-2026		
[redacted]	200 NORTH COBB PKWY.,BLD.400,STE.413	MARIETTA	GA	30062-3559	(770)971-5407	Jun-08-2023	Jul-13-2026		
CSI GEO, INC.	1055 HOWELL MILL ROAD SUITE 800	ATLANTA	GA	30318	(904)645-0057	Nov-14-2024	Oct-11-2027	Oct-14-2012	Certified
Cobb, Fendley & Associates, Inc.	4424 West Sam Houston Parkway North Suite 600	Houston	TX	77041	(713)462-3242	Dec-12-2025	Nov-17-2026		
Coleman Company, Inc.	1480 Chatham Parkway Suite 100	Savannah	GA	31410	(912)657-6034	Nov-20-2025	Dec-13-2028		
Colliers Engineering & Design, Inc. dba Maser Consulting	1305 Mall of Georgia Blvd Suite 120	Buford	GA	33630519	(678)288-4491	Feb-13-2025	Feb-14-2028		
Columbia Engineering & Services, Inc.	2862 Buford Highway, Suite 200	Duluth	GA	30096	(770)925-0357	Jun-08-2023	Jun-11-2026		
Consor Engineers, LLC	2511 St. Johns Bluff Road South Suite 107	Jacksonville	FL	32246	(888)451-6822	Sep-11-2025	Aug-12-2028		
Consor North America, Inc.	2047 Gees Mill Road Suite 211	Conyers	GA	30013	(817)269-9795	Jan-08-2026	Jan-07-2029		
DJ Engineering Consultants, LLC	3561 Old Maple Drive	Alpharetta	GA	30022	(413)222-1044	Nov-20-2025	Nov-19-2028		
Douglas Ogello, LLC	5552 Dendy Trace	Fairburn	GA	30213	(943)214-0514	Aug-26-2025	Aug-11-2028	Nov-17-2022	Certified
Dyer, Riddle, Mills & Precourt, Inc dba DRMP, INC.	941 Lake Baldwin Lane	Orlando	FL	32303	(407)896-0594	Oct-09-2025	Oct-31-2028		
[redacted]	1281 KENNESTONE CIRCLE #100	MARIETTA	GA	30066-6035	(770)590-1975	Nov-14-2024	Dec-31-2027		
EGSci CONSULTING, INC.	P.O. BOX 467445	ATLANTA	GA	31146	(770)379-8594	Sep-11-2025	Oct-11-2028	Apr-24-2014	Certified
EK ENGINEERING CONSULTANTS, LLC	1251 NORTH EDDY STREET STE 200	SOUTH BEND	IN	46617	(574)307-3116	Feb-08-2024	Aug-18-2028	Oct-23-2022	Certified
EMC ENGINEERING SERVICES, INC.	27 Chatham Center South Suite A	SAVANNAH	GA	31405	(912)233-4580	Aug-10-2023	Jul-13-2026		
ENGINEERING DESIGN TECHNOLOGIES, INC	1705 ENTERPRISE WAY, S.E., STE. 200	MARIETTA	GA	30067-9224	(770)988-0400	Feb-08-2024	Feb-07-2027	Feb-17-2011	Not Certified

					3700				
KECK & WOOD, INC.	3090 Premiere Parkway Suite 200	DULUTH	GA	30097	(678)417-8785	Aug-10-2023	Sep-14-2026		
KHAFRA ENGINEERING CONSULTANTS, INC.	225 PEACHTREE STREET, NE; SUITE 1600	ATLANTA	GA	30303	(404)525-2120	Apr-10-2025	Jul-17-2027	Dec-17-2014	Certified
[redacted]	3930 East Jones Bridge Road Suite 350	Peachtree Corners	GA	30092	(678)533-3902	Jul-11-2024	Aug-31-2027		
Kiewit Engineering Group, Inc.	10055 Trainstation Circle	Lone Tree	CO	80124	(303)484-6348	Apr-10-2025	Mar-14-2028		
LJA Engineering, Inc.	299 South Main Street Suite A	Alpharetta	GA	30009	(470)567-3348	Mar-13-2025	Mar-12-2028		
LNCO, LLC	1727 Greensboro Road	Madison	GA	30650	(404)326-4522	Jan-08-2026	Jan-12-2029		
LOWE ENGINEERS, LLC.	990 Hammond Drive SUITE 900	ATLANTA	GA	30328	(770)857-8400	Jul-11-2024	Aug-09-2027		
LUSTER NATIONAL, INC.	1701 WESTWIND DR., STE. 117	BAKERSFIELD	CA	93301	(661)869-0157	Nov-14-2024	Dec-31-2027	May-30-2012	Certified
MATERIALS MANAGERS AND ENGINEERS, INC.	400 W. PEACHTREE ST., STE. 2701	ATLANTA	GA	30308	(678)463-8842	Mar-14-2024	Apr-09-2027	Oct-01-2014	Certified
MC SQUARED, LLC	1275 SHILOH ROAD NW	KENNESAW	GA	30144	(770)650-0873	Nov-09-2023	Nov-09-2026	Jul-10-2013	Not Certified
METRO TRAFIX, LLC	1422 KINGS PARK DR, NW	KENNESAW	GA	30152	(678)793-7348	Aug-10-2023	Sep-09-2026	Oct-04-2020	Certified
MICHAEL BAKER INTERNATIONAL INC	420 Technology Parkway Suite 150	Norcross	GA	30092	(678)966-6624	Oct-12-2023	Nov-09-2026		
MOFFATT & NICHOL	1201 Peachtree Street, NE Suite 1106	Atlanta	GA	30361	(404)205-8530	Dec-12-2024	Jan-31-2028		
Mott MacDonald, LLC	1040 Crown Pointe Pkwy, Suite 150	Atlanta	GA	30338	(770)952-1022	Jan-08-2026	Jan-12-2029		
NEEL-SCHAFFER, INC.	One Georgia Center 600 West Peachtree Street NW, Suite 750	Atlanta	GA	30308	(678)604-0050	Sep-11-2025	Nov-10-2028		
NEW SPRING ENGINEERING, LLC	1050 CROWN POINTE PKWY. STE. 500	ATLANTA	GA	30338	(770)329-3222	Oct-09-2025	Oct-08-2028	Mar-05-2023	Certified
NOVA ENGINEERING &	3900 KENNESAW 75 PARKWAY	KENNESAW	GA	30144	(770)425-	Mar-13-2025	Mar-14-2028		

	Building 300 Suite 200				7100				
Summit Design and Engineering Services, PLLC, LLC	320 Executive Court	Hillsborough	NC	27278	(919)732-3883	May-11-2023	Jun-11-2026		
T. R. Long Engineering, P.C.	114 N. Commerce Street	Hinesville	GA	31313	(912)368-5664	Apr-10-2025	May-09-2028		
TAM CONSULTING SERVICES, LLC	4520 JENKINS DR.	PLANO	TX	75024	(512)619-6042	Jun-08-2023	Jun-08-2026	Nov-06-2022	Certified
THOMPSON ENGINEERING	3707 COTTAGE HILL RD.	MOBILE	AL	36609	(251)665-5429	Feb-13-2025	Feb-28-2028		
THREADCRAFT ENGINEERING, INC.	230 S. JACKSON ST. SUITE 300	ALBANY	GA	31701	(919)600-8399	May-09-2024	May-09-2027	Jun-26-2022	Certified
TRANSYSTEMS CORPORATION	260 Peachtree Street, NW Suite 800	Atlanta	GA	30308	(678)244-9730	May-11-2023	Jun-11-2026		
T	3202 GILLIONVILLE ROAD	ALBANY	GA	31721	(229)432-5805	Sep-14-2023	Oct-12-2026		
	50 Park of Commerce Way	Savannah	GA	31405	(912)234-5300	Oct-12-2023	Dec-14-2026		
Tunnel Geotechnical and Railway, Corp. (TGR)	4181 Towncastle Ln.	Buford	GA	30518	(314)952-2861	Dec-12-2025	May-19-2027		
UES Professional Solutions 18, LLC	1955 VAUGHN RD., SUITE 101	KENNESAW	GA	30144-7808	(770)794-0266	Feb-12-2026	Mar-12-2029	Jun-13-2012	Not Certified
UNITED CONSULTING GROUP, LTD.	625 HOLCOMB BRIDGE RD.	NORCROSS	GA	30071	(770)582-2893	Jul-13-2023	Jul-13-2026		
VIA Consulting Services, Inc	10250 Normandy Blvd., Suite 304	Jacksonville	FL	32221	(904)783-9842	Jun-13-2024	Jun-13-2027	Jun-05-2024	Certified
VOLKERT, INC.	175 TOWN PARK DR., NW, SUITE 140	KENNESAW	GA	30144	(770)919-9542	Sep-14-2023	Oct-12-2026		
WILSON FERGUSON ASSOCIATES, LLC	160 LAURENS RD	LANDRUM	SC	29745	(803)833-2096	Mar-12-2026	Nov-10-2028	Sep-03-2013	Certified
WSB Design and Consulting	675 Ponce de Leon Avenue, NE Suite 7500	Atlanta	GA	30308	(229)347-3971	Jun-13-2024	Jun-13-2027		
WSP USA Environment & Infrastructure Inc	1075 Big Shanty Road N.W., Suite 100	Kennesaw	GA	30144	(770)421-3313	Jul-11-2024	Aug-09-2027		
WSP USA, Inc.	3340 Peachtree Road Suite 2400	Atlanta	GA	30326-1087		Sep-14-2023	Nov-09-2026		

Section F - Procurement of Engineering and Design Related Services Questionnaire

Please answer the following questions specific to "Procurement, Management, and Administration of Engineering and Design Related Services" for Federal-Aid projects to enable the Department to determine compliance with 23 CFR 172.

Note: Procurement will not be approved unless training has been completed. All staff involved in the procurement process **must** attend training.

Review the following information that pertains to this application prior to LPA submission:

- Any person(s) responsible for the solicitation, facilitating Evaluations, Negotiations and Contract Management must attend and pass the Procurement training.
- Documentation must only be submitted through the appropriate channels once training for all persons responsible is attended and passed. Procurement will not answer any LPA's questions regarding language, submittal of documentation, or any other Procurement questions until this requirement is satisfied.
- The application will be used to review the LPA's policy and knowledge of the process, and all attachments are required with application. Incomplete applications will not be reviewed.
- If the LPA intends to adopt GDOT's Procurement Policy, review the additional resources section on the LAP webpage for documentation.
- If the LPA intends to adopt their own policy or will adopt the GDOT policy with exceptions, those must be included in the attachments with this application. Submission of the policy and/or exceptions does not automatically indicate approval from GDOT and they are subject to final GDOT review and approval.

1. Have all persons responsible for the solicitation, facilitation of Evaluations, Negotiations, and Contract Management attended and passed the required Procurement Training?

   ☒ Yes See Attachment F1 for Procurement Training Certifications

   ☐ No

2. List all staff (names and titles) responsible for the solicitation, facilitation of Evaluations, Negotiations, and Contract Management that have taken the Procurement class and provide class completion dates. Provide a copy of the certificate(s) as an attachment. Expired or illegible certificates will not be accepted and will require resubmission. A table is provided below for the required information (except for the certificates). If more room is needed, the LPA may attach a list that contains the same information as an attachment to this application.

Name	Title	Class Completion Date	Certificate Attached
Jordan Wallace	Transportation Program Manager	2/12/2025	☒ Yes
Brent Cook	Assistant Director, Public Works & Utilities	9/24/2025	☒ Yes
Andrew Youngblood	Purchasing Manager	6/11/2025	☒ Yes
Sommer Green	Grants Manager	6/11/2025	☒ Yes
			☐ Yes
			☐ Yes
			☐ Yes
			☐ Yes
			☐ Yes
			☐ Yes

3. Has the LPA conducted any procurements for engineering and design services for contracts to be funded with Federal Aid Highway Program funds within the past five years? If yes, proceed to question 4. If no, proceed to question 8.
   - ☐ Yes
   - ☒ No

4. **Note: If you answered No to question 3, proceed to question 8.**
   List all procurements conducted for engineering and design services for contracts that were funded with Federal Aid Highway Program funds within the past five years. List procurements from oldest to newest in the table below. If more room is needed, the LPA may attach a list that contains the same information as an attachment to this application.

Solicitation Name	GPR Link	Awarded?
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes

Solicitation Name	GPR Link	Awarded?
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes
		☐ Yes

5. For the three (or less if there were fewer than three) most recent procurements in the table (or attachment) for question 4, which of the following policies were used?
   - ☐ GDOT Policies and Procedures with no exceptions
   - ☐ GDOT Policies and Procedures with GDOT approved exceptions
   - ☐ LPA Policies and Procedures approved by GDOT
   - ☐ LPA has opted for GDOT to conduct the procurement
   - ☐ Other – **NOTE: an attachment explaining why one of the above options was not used must be submitted with this answer choice.**

6. Provide the policies and procedures that were indicated in question 5 as an attachment to this application. These policies and procedures must be in accordance with 23 CFR §172.5(b)(1). If none are available, describe the process followed from beginning to end in an attachment. Do you understand this requirement?
   - ☐ Yes
   - ☐ No

7. GDOT reserves the right to inquire about any of the procurements listed in the table (or attachment) for question 4 to ensure compliance with all State and Federal laws, rules, regulations, policies, and other related items. This may take the form of requests for documents, interviews, meetings, and other activities. The LPA must comply with this request for information, or their application may be rejected. Do you understand and agree to this requirement?
   - ☐ Yes
   - ☐ No

8. **Note: If you answered No to question 3, proceed here from question 8.**

   Each LPA may opt to use GDOT's Policies and Procedures, GDOT's Policies and Procedures with approved exceptions, LPA Policies and Procedures approved by GDOT or opt to have GDOT conduct all federally funded procurements under this program for engineering and design services for contracts to be funded with Federal Aid Highway Program funds. Which option does the LPA choose for your policies and procedures?

   - ☒ GDOT Policies and Procedures with no exceptions
   - ☐ GDOT Policies and Procedures with GDOT approved exceptions
   - ☐ LPA Policies and Procedures approved by GDOT
   - ☐ LPA opts to have GDOT conduct all federally funded Engineering & Design Procurements

   See Attachment F2 for Adoption of GDOT Policies & Procedures

9. If the LPA chose in question 8 GDOT's Policies and Procedures with approved exceptions, or LPA Policies and Procedures approved by GDOT, do you understand and agree that GDOT must approve either the exceptions to the GDOT Policies and Procedures or the LPA Policies and Procedures?

   - ☐ Yes
   - ☐ No
   - ☒ Not Applicable – our LPA opts to use GDOT Policies and Procedures with no exceptions

10. If the LPA chose in question 8 GDOT's Policies and Procedures with approved exceptions, or LPA Policies and Procedures approved by GDOT, a copy of the exceptions or the LPA policy must be attached to this application as a separate document to be considered. Note any exceptions, policies and procedures must be in accordance with §172.5(b)(1). Do you understand this requirement and have attached the required documents?

    - ☐ Yes
    - ☐ No
    - ☒ Not Applicable – our LPA opts to use GDOT Policies and Procedures with no exceptions

11. If the LPA chose in question 8 GDOT's Policies and Procedures with approved exceptions, or LPA Policies and Procedures approved by GDOT, a signed, sealed, dated, and complete Letter of Agreement must be submitted with this application. The Letter of Agreement must be signed by the person(s) responsible for the authorization of funds should repayment become necessary. The Letter of Agreement must be on the entity's letterhead. A template for the Letter of Agreement may be found on the LAP webpage. Do you understand this requirement and have attached the required Letter of Agreement?

    ☒ Yes See Attachment F2 for signed Procurement Letter of Agreement

    ☐ No

12. A signed, initialed, sealed, dated, and complete Procurement Statement must be submitted with this application. The Procurement Statement must be signed by the person(s) responsible for the authorization of funds should repayment become necessary. The Procurement Statement must be on the entity's letterhead. A template for the Procurement Statement may be found on the LAP webpage. Do you understand this requirement and have attached the required Procurement Statement?

    ☒ Yes See Attachment F2 for signed Procurement Statement

    ☐ No

Attachment F1: GDOT Procurement Training Certificates

Georgia Department of Transportation

Office of Procurement

Certifies that

Andrew Youngblood

Has successfully completed all requirements for

Engineering and Design
Procurement Policy and Procedure

CEU 12

DATE: June 11, 2025

Macon Office

SCORE: 92%

Spencer B. Lord
Assistant Chief Procurement Officer
– Quality Assurance & Compliance

Maria L. Roux
Chief Procurement Officer

Georgia Department of Transportation

Office of Procurement

Certifies that

Brent Cook

Has successfully completed all requirements for

Engineering and Design Procurement Policy and Procedure

CEU 12

DATE: September 24, 2025

Atlanta Office

SCORE: 94%

Spencer B. Lord
Assistant Chief Procurement Officer – Quality Assurance & Compliance

Maria L. Roux
Chief Procurement Officer

Georgia Department of Transportation

Office of Procurement

Certifies that

Jordan B. Wallace

Has successfully completed all requirements for

Engineering and Design
Procurement Policy and Procedure

CEU 12

DATE: February 12, 2025

Atlanta, GA

SCORE: 89%

Treasury T. Young
Chief Procurement Officer

Maria L. Roux
QA Compliance Manager

Georgia Department of Transportation

Office of Procurement

Certifies that

Sommer Green

Has successfully completed all requirements for

Engineering and Design Procurement Policy and Procedure

CEU 12

DATE: June 11, 2025

Macon Office

SCORE: 89%

Spencer B. Lord
Assistant Chief Procurement Officer – Quality Assurance & Compliance

Maria L. Roux
Chief Procurement Officer

Attachment F2: Hall County Adoption of GDOT Procurement Policy

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PROCUREMENT POLICY FOR THE PROCUREMENT, MANAGEMENT AND ADMINISTRATION OF ENGINEERING, AND DESIGN RELATED CONSULTANT SERVICES

WHEREAS, Hall County, Georgia (hereinafter referred to as "the County") desires to adopt the Georgia Department of Transportation (collectively referred to hereafter as "GDOT") Procurement Policy for the Procurement, Management and Administration of Engineering, and Design Related Consultant Services for all State and Federally Funded Transportation Projects.

WHEREAS, the County will execute the GDOT Procurement Statement Confirming Understanding of All Policies and Procedures related to the Procurement of Engineering and Design Services as per 23 CFR 172 attached hereto as Exhibit "A"; and

WHEREAS, the County will execute the GDOT Letter of Agreement affirming that all staff listed in the submitted Letter of Agreement have attended, passed training, and understands that any future staff who will participate in soliciting, facilitating evaluations, conducting negotiations and contract administration must attend and pass procurement training prior to participating in any of the processes associated with procuring, managing, and administering engineering and design consultant services when Federal Aid Highway Program (FAHP) funds are utilized attached hereto as Exhibit "B"; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners further authorizes the Chairman and the Financial Services Director 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 12th day of February 2026.

HALL COUNTY BOARD OF COMMISSIONERS

Chairman, David Gibbs

ATTEST:

(SEAL)

Jennifer Rivera, County Clerk

BOARD OF COMMISSIONERS HALL COUNTY GA DEC. 15, 1818

APPROVED AS TO FORM:

County Attorney

Exhibit "A"

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

January 22, 2026

Department of Transportation
600 West Peachtree Street, NW, 7th Floor
Atlanta, GA 30308

Attn: Maria L. Roux
Asst. Chief Procurement Officer-QA Compliance
Georgia Department of Transportation
Office of Procurement

Hall County affirms that all staff listed in the submitted Letter of Agreement have attended, passed training, and understands that any future staff who will participate in soliciting, facilitating evaluations, conducting negotiations and contract administration must attend and pass procurement training prior to participating in any of the processes associated with procuring, managing, and administering engineering and design consultant services when Federal Aid Highway Program (FAHP) funds are utilized.

Confirmation Of Understanding:

Please **initial** the below confirming understanding and agreeing to follow all policies and procedures related to the procurement of engineering and design as per 23 CFR 172.

Hall County agrees with and confirms:

DB They have read and understand all rules, regulations and policies and procedures associated with engineering and design procurement:

- 23 CFR Part 172 Procurement, Management and Administration of Engineering and Design Related Services; Final Rule
- 2 CFR Chapter I, and Chapter II, Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Final Rule
- 40 U.S.C. 1101-1104 Selection of Architects and Engineers **"The Brooks Act"**
- 48 CFR Part 31 – Contract Cost Principles and Procedures
- Repayment of Preliminary Engineering Cost (Order 2020.1)
- FHWA Policy for Contractor Certification of Costs in Accordance with Federal Acquisition Regulations (FAR) to Establish Indirect Cost

Rates on Engineering and Design-related Services Contracts Order No. 4470.1A

- O.C.G.A. 50-22-1 through 50- 22-9
- GDOTs DBE program

The understanding of Qualification Based Selection 23 CFR 172.7(a)(1) and that price may **NEVER** be used as a selection factor or consideration in the selection process

That ***if*** it has adopted GDOTs policies and procedures as outlined in the manual and discussed in class that it will follow all policies and procedures unless exceptions have been requested and approved. Hall County agrees with and confirms that while exceptions may be requested for best practices, exceptions to regulatory requirements will not be considered.

That it will comply with all provisions of 23 CFR 172.5(b) including developing and sustaining organizational capacity and provide the resources necessary for the procurement, management and administration of engineering and design related consultant services.

That it will comply with all provisions of 23 CFR 172.9(d)(1) by assigning a full-time, public employee as the Responsible Charge who will fulfill inherently governmental activities which include, at a minimum, contract negotiation; contract payment; evaluation of contract compliance, performance, and quality; familiarity with contract requirements and scope; scheduling and attending progress and project review meetings; ensuring costs billed are allowable in accordance with federal cost principles; ensuring costs are consistent with contract terms; evaluating and participating in decisions for contract modifications; documenting contract monitoring activities; and maintaining supporting contract records in accordance with 2 CFR 200.333.

Only individuals who have attended GDOT's training and passed the test on Procurement, Management, Administration of Engineering & Design Related Services will serve in a role which is decision making and/or which is involved in fulfilling any of the roles necessary in order to complete the full procurement cycle.

Prequalification

Hall County agrees with and confirms:

The understanding of GDOT's prequalification process and its purpose as related to federally funded engineering and design related services.

That all solicitations will specify the unique required area classes for the Prime Consultant as well as the Team (which includes the Prime and all Sub-Consultants) to ensure appropriate responses on all federally funded projects utilizing federal funds.

The prequalification certificates will be required in the solicitation to be submitted for the Prime and all Team to verify awarded consultant meets all required area classes and has current prequalification.

Development

Hall County agrees with and confirms:

Scope(s) of services will be drafted with as much detail (which makes it clear, complete and logical) as possible and organized in the order in which services will be completed.

Understanding that the level of detail required in the scope will be determined by the contract type. On-Call and Multi-Phase Project Specific contracts can have more generic and all-inclusive scopes however, project specific contracts must include all services necessary to complete the entire project.

It will not require the Prime Consultant to be pre-qualified in excessive area classes which could be covered by the team and recognizes that doing so would limit competition and risk not meeting the requirement in 23 CFR 172.7(a)(1)(iv)(D) of the minimum of three responses.

Solicitations will ensure that area classes and scope are related and that there is associated scope for every area class required.

Area Classes and/or Scope which is not included in the Solicitation prior to its closing are not eligible to be added later.

Solicitations will identify the Project Manager and Key Team Roles for which resumes must be submitted to allow the Selection Committee to evaluate qualifications in order to determine the most qualified team in accordance with the allowable Qualification Based Selection (QBS) Selection Criteria.

The understanding of the three procurement methods used in procuring engineering and design services. 23 CFR 172.7(a) – Qualification Based Selection, Small Purchases, and Noncompetitive.

The understanding of the three contract types used in procuring engineering and design services. 23 CFR 172.9(a) – Project Specific; Multi-Phase Project Specific; Indefinite-Delivery Indefinite Quantity (On-Call)

The understanding of the payment method(s) associated with engineering and design procurements. 23 CFR 172.9(b) – Cost Plus Fixed Fee; Lump Sum; Cost Per Unit of Work; Specific Rates of Compensation

Each Solicitation will indicate contract and payment types.

Each Solicitation will include the selection criteria and associated weights in solicitation.

Each Solicitation will include only qualification based selection criteria which are allowable in accordance with 23 CFR 172.7(1)(1)(iii) – Technical Approach; Work

Experience; Specialized Expertise; Professional Licensure; Staff Capabilities; Workload Capacity; Past Performance.

Each Solicitation will include only non-qualification based selection criteria which are allowable in accordance with 23 CFR 172.7(1)(1)(iii)(D) – Local Presence and Participation of Disadvantaged Business Enterprises.

Non-Qualification Based Criteria cannot exceed ten (10) percent of the overall evaluation as outlined in 23 CFR Part 172.7.(a)(1)(iii)(D).

DBE goals must be consistent with GDOT's current DBE goal or must be approved in advance by GDOT's Office of Equal Employment Opportunity (EEO) for the utilization of Federal-Aid Highway Program Funds.

Advertisement 23 CFR 172.7(a)(1)(i)

Hall County agrees with and confirms:

It has published the solicitation as required by state law to the Georgia Procurement Registry.

Understanding of the State of Georgia requirement to post solicitation in two (2) phases and understands posting time frames of a minimum of 15 days for Phase 1 (in accordance with O.C.G.A. 50-22-3) and a minimum of 14 days for Phase 2 (for the Technical Approach in accordance with 23 CFR 172.7(a)(1)(ii)(G))

If adopting GDOT policies and procedures, it understands posting requirements of GDOT.

That all posting requirements will be met.

It can provide link to the Georgia Procurement Registry for all federally funded procurements for engineering and design services for the last three (3) years.

Solicitation Posting will identify the appropriate NIGP codes to obtain adequate competition – minimum of 31842-Engineering Consulting; 91843-Environmental Consulting; 91896-Transportation Consulting; 92513-Bridge Engineering; 92517-Civil Engineering; 92533-Professional Engineer Services; 92535-Environmental Engineering; 92536-Engineering Services.

Evaluation 23 CFR 172.7(a)(1)(iii) - 23 CFR 172.7(a)(1)(iv)

Hall County agrees with and confirms:

It understands the role and responsibilities of the Selection Committee.

All members of the selection committee are qualified as per FAR 36.602-2

All selection committee members have been provided with training and instructions on how to provide scores and comments.

Evaluations will be conducted in two (2) phases.

Phase 1 evaluations will result in the shortlist to begin Phase 2.

Individual scores ***and*** comments will be documented for Phase 1, unless the Selection Committee discusses all firms and Selection Committee comments and Scores are provided for all Respondents.

Phase 1 ***and*** Phase 2 selection committee meetings will be held and will be documented with Phase 1 and Phase 2 committee scores and comments.

Upon request, individual and selection committee Phase 1 ***and*** Phase 2 scores and comments can be provided.

Negotiations 23 CFR 172.7(a)(1)(v)

Hall County agrees with and confirms:

Professional services contracts and Consultant Services Contracts are to be procured as specified in the Federal Brooks Act, 40 U.S.C 1104(a).

It can provide the scope of the contract and a supporting task list to start negotiations.

An Independent Estimate, which will include an appropriate breakdown of the work or labor hours, types or classifications of labor required, other direct costs, and consultant's fixed fee, will be completed by a qualified individual as per 23 CFR 172.7(a)(1)(v)(B) and obtained prior to receiving consultants cost proposal and beginning negotiations.

That Consultant Cost Proposals will be requested only after completion of the Independent Estimate and that both the Independent Estimate and consultant cost proposal will be available for review upon request.

Understanding of the different elements of contract costs which must be considered during negotiations and include the Independent Estimate, Indirect Cost Rates (Overhead), Direct Salary or Wage Rates, Fixed Fee, Other Direct Costs, and Sub-Consultant/Vendor Costs.

Understanding of the Process of Negotiations to include scoping meeting between PM and Consultant team, identification of required tasks/preparation of task list, providing task list to consultant team, agency team preparing hours for task list, agency team identifying appropriate labor classes, consultant team preparing hours for task list, consultant team identifying appropriate labor classes, agency and consultant teams sending required documents to negotiator, negotiator reviewing hours and labor classes and determining where differences are greater than 10% variance in hours, holding negotiations meetings to resolve differences, determining the payment method (of those listed in the solicitation as options), applying consultant direct salary/wage rates and indirect costs to determine preliminary costs, negotiating and applying other direct costs, agreeing upon final costs.

Understanding of the different elements which may require negotiations.

Understanding of the tools which GDOT uses for negotiating and either uses the same or similar tools which provide the same level of information in order to document negotiation activities in accordance with 23 CFR 172.7(a)(1)(v)(E).

Award

Hall County agrees with and confirms:

Understanding of the award process including the preparation and approval of the selection package.

Understanding and inclusion of all required contract provisions as required by 23 CFR 172.9(c).

Understanding and compliance with all of the requirements for preparing and maintaining all award documentation

Understanding and compliance with notifications being posted to the Georgia Procurement Registry.

Contract Administration 23 CFR 172.9

Hall County agrees with and confirms:

All contract provisions have been included in the contract in accordance with 23 CFR 172.9(c).

The understanding and compliance with assigning a **Responsible Charge** who is a fulltime, government employee - 23 CFR 172.9(d).

The understanding and compliance with the requirement for Performance Evaluations in 23 CFR 172.9(d)(2), and that these performance evaluations will be used in making future selection decisions.

All modifications 23 CFR 172.9(e) made to agreements after execution of contracts will be documented and be provided upon request. All modifications will be in accordance with the solicitation in regards to scope, area classes, contract types, payment methods, etc.

Any modifications will be negotiated in the same manner and formality as the original agreements.

Notices to Proceed (NTP) will be issued which will serve to document the first day when work is authorized to begin and when charges are eligible for billing to the project.

Stop Work Notices will be issued which will serve to document the last day when work is authorized to occur and when charges must cease to the project.

Additional Confirmation

Hall County agrees with and confirms:

The understanding of:

- Disadvantaged Business Enterprise (DBE) 23 CFR 172.7(b)(2)
- Suspension and Debarment 23 CFR 172.7(b)(3)
- Conflict of interest requirements 23 CFR 172.7(b)(4)
- Consultant Services in Management Support Roles 23 CFR 172.7(b)(5)

HALL COUNTY, GEORGIA

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

Date: February 12, 2026

By: _____
Taylor Samples, Director
Hall County Financial Services

Date: February 12, 2026

Attestation: _____
Jennifer Rivera, Commission Clerk

BOARD OF COMMISSIONERS HALL COUNTY GA DEC. 15, 1818

Exhibit "B"

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

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

Date: Febmary 12, 2026

Department of Transportation
600 West Peachtree Street, NW, 7th Floor
Atlanta, GA 30308

Attn: Maria L. Roux
Chief Procurement Officer-QA Compliance
Office of Procurement

RE: Adoption of GDOT Procurement Policy for The Procurement, Management and Administration of Engineering and Design Related Consultant Services

Hall County will adopt the Georgia Department of Transportation Procurement Policy for the Procurement, Management and Administration of Engineering and Design Related Consultant Services. Hall County has read the policy and will abide by the policy for all state and federally funded transportation projects as it pertains to local governments. Hall County agrees to and acknowledges the following:

1. Hall County agrees to and acknowledges that all personnel involved in the procurement, management and administration of engineering and design related consultant services must attend GDOT Manual training and pass the test administered. Please provide a list of names of all involved in advertising the solicitation, facilitating evaluations, conducting negotiations and contract administration of Engineering and Design related procurements:

2. Personnel listed of Hall County involved have read and understands the Federal Laws and Regulations (23 CFR Part 172) along with any State of Georgia laws (O.C.G.A. 50-22-1 through 50-22-9) that pertain to these services where FAHP funds will be utilized must be followed and adhered to.

3. Hall County understands that only the above listed personnel have been certified to participate in the advertising the solicitation, facilitating evaluations, conducting negotiations and contract administration of Engineering and Design related procurements.

4. Hall County is familiar with the requirements and understands 23 CFR Part 172 and the requirements of 40 U.S.C. 1101-1104 Selection of Architects and Engineers commonly referred to as "The Brooks Act" or Qualification Based Selection (QBS) to include:

    a. Solicitation process
    b. Evaluation Factors
    c. Non-Qualification Evaluation Factors
    d. Evaluation, Ranking and Selection
    e. Negotiation

5. Hall County acknowledges and agrees to adhere to the below additional procurement requirements:
    a. Common Grant Rule 49 CFR Part 18
    b. Georgia DOT's Disadvantaged Business Enterprise (DBE) program
    c. Suspension and Debarment
    d. Compliance with Title VI
    e. Compliance with E-Verify (this is not necessary if state funds are not utilized)
    f. City/County has provided any exceptions to GDOT's Engineering and Design Procurement Policy in a separate document to be approved by the GDOT Office of Procurement.

Signature(s) below agree to the above acknowledgements agreeing to follow GDOT's Procurement Policies and Procedures for engineering and design related services when using FAHP funds, as it applies to local governments certified through GDOT's LAP program.

(Affix signatures and seal)

HALL COUNTY, GEORGIA

By: _____

David Gibbs, Chairman

Hall County Board of Commissioners

Date: February 12, 2026

Attestation: _____

Board of Commissioners, Clerk

BOARD OF COMMISSIONERS HALL COUNTY GA DEC. 15, 1818

Section G - Certification Acceptance Agreement

The agency agrees to comply with the following requirements when developing all Federal Highway Administration (FHWA) projects under GDOT's Qualification Certification Agreement.

1. Adherence to the *Local Administered Project Manual* and all policies and procedures promulgated by the Georgia Department of Transportation (GDOT) which accomplish the policies and objectives set forth in Title 23, U.S. Code, Highways, and the regulations issued pursuant thereto.

2. All projects will be constructed in conformance with the GDOT current *Standard Specifications for Road, Bridge, and* such specifications that modify these Specifications as appropriate.

3. Construction administration and material sampling and testing will be accomplished in accordance with the GDOT *Construction Manual* and the *Local Administered Project Manual.*

4. All projects under Certification Acceptance shall be available for review by the FHWA and/or GDOT at any time and all project documents shall be retained and available for inspection during the plan development and construction stages and for a five-year period following acceptance of the project by GDOT.

5. Approval of the local agency certification by the GDOT may be rescinded at any time upon local agency request or if, in the opinion of the LAP Certification Committee, it is necessary to do so. The rescission may be applied to all or part of the programs or projects approved in the local agency certification. The Local Government accepts liability to reimburse the GDOT and FHWA for all accrued payments received for applicable projects not complying with this agreement.

Recommendation(s) of action to be taken by Agency from GDOT Reviewer:

_____

_____

_____

_____Full administration by agency of all projects

_____Deny approval for Certification Acceptance

Interview Conducted By: _____

District Planning Programming Liaison **Date**

Section H - Certification Appeal Process

If certification has been denied, the Local Public Agency will then receive a letter explaining the reasons for denial. The LPA can then appeal any deficiencies found within 30 days. GDOT will then approve or deny the appeal based on additional information provided by the LPA.

Removal from the certification program may also occur at any time for unsatisfactory performance, which includes, but is not limited to:

- Failure to comply with applicable laws, regulations and policies
- Failure to meet the commitments of the LAP Program
- Failure to meet required timeframes for project delivery

This signature ensures that the agency agrees to comply with the previous requirements when developing all Federal Highway Administration projects under GDOT's Qualification Certification Agreement. **FAILURE TO COMPLY** may require repayment for all or a portion of Federal funds. This applies to all successors from here.

LOCAL GOVERNMENT, Georgia

Approved By: _____

Title: _____

Signed, sealed and delivered

This_____day of_____,

20_, in the presence of:

_____

Witness

_____

Notary Public

GEORGIA DEPARTMENT OF TRANSPORTATION

Approved By: _____

Program Control Administrator **Date**

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 186/2026

SUBJECT: Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Roads Assistance (LRA) Grant application and cover letter for 5.94 miles of road resurfacing on six (6) various County roads, in the estimated amount of $2,727,713.88, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: JG

Recommendation:
Approval.

Purpose of Request:
Approval and authorization for the Chairman to execute the Georgia Department of Transportation (GDOT) FY 2026 Local Roads Assistance (LRA) Grant application and cover letter for 5.94 miles of road resurfacing on six (6) various County roads, in the estimated amount of $2,727,713.88, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

History:

The Board has previously approved an application for FY25 LMIG funds in October 2024 and April 2025.

Facts and Issues:

Options:

The estimated total cost for resurfacing the six roads listed is $2,759,416.00. LRA Funding will cover approximately $2,727,713.88, and Hall County SPLOST VIII funds will cover the remaining $31,702.39.

Based on the funding from GDOT FY26 LRA, the County is only submitting a condensed list that still maximizes the benefit of LRA funds but will allow Hall County to utilize the most recent road ratings for the Hall County FY27 Resurfacing List.

There is no cash match required for these funds.

Funding Requested	$ 2,727,713.88
Are funds within current budget?	Yes
Source of Funds	221-STATE ROAD GRANT FUND
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

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

Attachments:

Financial Supplement
LRA - GDOT FY26 Submittal List
LRA - GDOT FY26 Cover Letter
LRA - GDOT FY26 Application

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 186/2026

Funds Requested: $ 2,727,713.88

Request Budgeted: Yes

Proposed Source of Funding:

221-STATE ROAD GRANT FUND

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	221-STATE ROAD GRANT FUND	4971-ENGINEERING	334310-STATEâ€CAPITAL DIRECT	$-2,727,713.88
2027	221-STATE ROAD GRANT FUND	4971-ENGINEERING	541400-INFRASTRUCTURE	$2,727,713.88

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BR

Phone: 770-531-6800

HALL COUNTY FY26
LRA SUBMITTAL
HALL COUNTY, GEORGIA

RATING RANK	PROJECT	COMM. DIST.	MILEAGE	BEGIN	END	2026 TOTAL RATING	PROJECT COST
1	Hog Mountain Road (Sec. 2)	1	3.480	Friendship Road	Spout Springs Road	**87**	**$1,616,356**
2	Industrial Boulevard (Sec. 1)	4	0.432	Aviation Boulevard	Mountain Crest Drive	**86**	**$200,651**
3	Chestatee Cut-Off	2	0.209	Devonshire Drive	Terminus	**82**	**$97,074**
4	Ridge Road	1	0.825	Friendship Road	Gwinnett Co Line	**80**	**$383,188**
5	Thomas Road	2	0.723	Price Road	W.G. Robinson Road	**77**	**$335,812**
6	Donna Way	2	0.272	McEver Road	Montgomery Drive	**77**	**$126,336**
			5.94				**$2,759,416**

****Cost is an estimate only****

Cost estimates based off of $464,470/Mile

Proposed Hall County FY27 SPLOST IX Funding: $31,702.39
GaDOT FY26 LRA Funding: $2,727,713.88

Hall County Government
BOARD OF COMMISSIONERS

HALL COUNTY
GEORGIA
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GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
David Gibbs

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

ASSISTANT
COUNTY ADMINISTRATOR
John T. Gentry, Jr.

COUNTY CLERK
Jennifer Rivera

Mr. Charles R. Arnhart
Local Government Coordinator
District 1 Office of Traffic Operations
1475 Jesse Jewell Parkway
Suite 100
Gainesville, GA 30501

RE: 2026 LRA PI# S016184

Dear Mr. Arnhart,

Please find enclosed a copy of Hall County's proposed 2026 Local Roads Assistance Grant submittal. Hall County is requesting $2,727,713.88 of FY 2026 funds be allotted for the resurfacing of various county roads. The FY 2026 LRA project report is included for your convenience.

The FY 2025 LMIG project shall be completed by June 30, 2026 and the FY 2024 LMIG project is awaiting the final invoice for payment. The Associated Statement of Final Expenditures for both projects shall be submitted upon completion. All required final documentation for previous LMIG funding years has been submitted and validated.

Hall County is extremely appreciative of your assistance and cooperation in making these projects possible in aiding in the improvement of our community.

Sincerely,

David Gibbs
Commission Chairman
Hall County Board of Commissioners

Enclosures
CC: Mr. Charles R. Arnhart, District State Aid Coordinator

SIGNATURE PAGE INSTRUCTIONS

1. For a Fiscal Year 2026 LRA Application, please sign and attach the Signature Page on Page 2 below, that has Fiscal Year 2026 LRA in the title. Also sign and attach page 3, titled "Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation". Complete and include the "Previous Grant Completion Status" document on Page 4.

2. For a Fiscal Year 2026 LMIG Application, please sign and attach the Signature Page on Page 5 below, that has Fiscal Year 2026 in the title. Also sign and attach page 6, titled "Certification of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation". Complete and include the "Previous Grant Completion Status" document on Page 7.

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LRA Supplemental

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

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

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

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

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

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

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

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

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

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

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

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

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

Form Date - May 10, 2024

Previous Grant Completion Status

(for FY 2026 LRA Supplemental)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2026	LMIG			
2025	LRA			
2025	LMIG			
2024	LRA			
2024	LMIG			
2023	LMIG			
2022	LMIG			

For the FY 2026 LRA Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or Local Road Assistance 'LRA')
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026 LMIG

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

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

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

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

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

Local Government:

_____ (Signature)

_____ (Print)
Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

_____
E-Verify Number

Sworn to and subscribed before me,

This _____ day of_____, 20____.
In the presence of:

NOTARY PUBLIC

_____
My Commission Expires:

NOTARY PUBLIC SEAL (required):

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

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

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

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

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

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

_____
Signature of Authorized Officer or Agent

_____
Printed Name of Authorized Officer or Agent

_____
Title of Authorized Officer or Agent

_____
Date

Form Date - May 10, 2024

Previous Grant Completion Status

(for FY 2026 LMIG)

Fiscal Year	Grant Type	Percent Complete (%)	SFE Submitted (Y/N)	Comments
2025	LRA			
2025	LMIG			
2024	LRA			
2024	LMIG			
2023	LMIG			
2022	LMIG			

For the FY 2026 LMIG Application: Please complete and attach this page with your Signature Page.

1. Grant Type: (LMIG or LRA)
2. Percent Complete: (0% - 100%)
3. SFE Submitted: For grants that are 100% complete, indicate whether the Statement of Final Expenditures (SFE), with supporting documents, has been submitted to the Georgia Department of Transportation, by a "Y" for yes or a "N" for no.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 188/2026

SUBJECT: Approve change order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of $130,080.00.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: CCD

Recommendation:
Approve.

Purpose of Request:

Approve change order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of $130,080.00.

History:
The Jail has been utilizing Correctional Nursing Services since 2013 and is very happy with the service provided and the working relationship that they have with the local healthcare providers to ensure the lowest possible cost for medical care.

Facts and Issues:
This contract was approved for renewal on July 1, 2025, for FY 2026 via Agenda Item #232/2025. Due to the cost of medical care with the volume of inmates housed at the Jail, a change-order was needed to cover medical costs for the remainder of FY 2026.

This change-order will bring the value of this PO to $2,380,080.00 for FY 2026.

Options:

Funding Requested	$ 130,080.00
Are funds within current budget?	Yes
Source of Funds	General Fund & Local Government Share of Opioid Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes

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

Approvals:

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

Attachments:

Financial Supplement
FY 2026 Contract Renewal

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 188/2026

Funds Requested: $ 130,080.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund & Local Government Share of Opioid Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$74,849.00
2026	213 - LOCAL GOV'T SHARE OF OPIOID FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$55,231.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: MJS

Phone: 770-531-3934

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GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andy Penick

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: May 13, 2025

To: David Gibbs, Chairman, BOC

From: Andy Penick, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: N/A

Bid/Contract Name: Correctional Nursing Services Agreement

Department(s) Requesting Contract: Sheriff

Award Recipient Name: Correctional Nursing Services, LLC

Contract Description:

☐ Annual Contract ☐ New ☒ Renewal

FY 2025 Projected Spend: $ 1,917,431.16

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY2026 Estimated Amount: $2,250,000

☐ Product Contract Estimated Amount:

Comment:

The FY 2026 Estimated amount has been reviewed against the projected FY 2026 budget by Finance. The Hall County Jail has been utilizing Correctional Nursing Services, LLC since 2013. The Jail is very happy with the services provided and the working relationship that they have with local healthcare providers to ensure the lowest possible cost for procedures.

NURSING SERVICES AGREEMENT

This Agreement made this 1st day of July, 2025 by and between **Hall County, Georgia**, a political subdivision of the State of Georgia ("County") and **Correctional Nursing Services, LLC**, a Georgia limited liability company ("Independent Contractor").

WHEREAS, the County operates the Hall County Jail and Detention Center (the "Detention Center"), and desires to services of qualified personnel to provide healthcare services to the inmates housed in the Detention Center from time to time; and

WHEREAS, Independent Contractor employs qualified, licensed nursing personnel, and provides healthcare services; and

WHEREAS, Independent Contractor agrees to supply said personnel to perform, from time to time, the services contracted for hereunder on behalf of the County; and

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, it is mutually agreed as follows:

1. **Nursing Services.** Independent Contractor agrees to provide qualified, licensed personnel to perform nursing services and healthcare services for a base census count of approximately 1,100 inmates at the Detention Center. Independent Contractor shall manage labor, taxes, licenses, and insurance for all personnel supplied to the County to perform said Nursing Services.

2. **Compensation.** Independent Contractor shall be compensated for providing the Nursing Services described in Paragraph 1 above pursuant to the Cost Schedule attached as **Exhibit "A"** hereto and incorporated herein by reference. The County is not responsible for any overtime pay in compensation for nursing services.

3. **Term.** This Agreement shall be in effect beginning on July 1, 2025, and shall terminate on June 30, 2026.

4. **Termination without Cause.** Without cause, either party may terminate this Agreement at any time upon ninety (90) days prior written notice. In such event, the Independent Contractor, if requested by the County, shall continue to render services, and shall be paid Base Compensation up to the date of termination. Independent Contractor shall receive no severance allowance in the event this Agreement is terminated.

5. **Leave.** Independent Contractor shall give the County at least nine (9) days' notice prior to the intended absence of any personnel regularly scheduled to perform services hereunder whenever possible.

6. **Independent Contractor.** Independent Contractor shall be and is an independent contractor, and it and its employee's are not employees of the County. Independent Contractor understands, acknowledges and agrees that the County would not contract with Independent Contractor for the services hereunder except as an independent contractor. Independent Contractor declares and warrants that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the work to be performed under this Agreement. Independent Contractor

also understands, acknowledges and agrees that, as an independent contractor, Independent Contractor is not entitled to be treated as an employee with respect to its services performed hereunder for federal or state tax purposes, nor shall Independent Contractor participate in any employee fringe benefits, health benefits, vacations, holidays, employee welfare benefit plans, or employee retirement plans sponsored by the County. Independent Contractor shall not have the right, nor shall Independent Contractor represent to any person that it has any authority, to bind the County in any contractual manner.

7. Taxes. Payroll taxes, including federal, state, and local taxes shall not be withheld or paid by the County on behalf of Independent Contractor or for the employees of Independent Contractor. Independent Contractor shall be solely responsible to pay all taxes as mandated by law.

8. No Joint Venture. Nothing in this Agreement shall constitute or be construed as the creation of a partnership or joint venture.

9. Workers Compensation. The County shall not obtain workers' compensation insurance on behalf of Independent Contractor or the employees of Independent Contractor. Independent Contractor agrees to comply with the workers' compensation law concerning its business and its employees. Independent Contractor shall have sole responsibility for purchasing any and all liability insurance as required by law.

10. Indemnity. Independent Contractor's work hereunder is to be entirely at Independent Contractor's own risk and expense. Independent Contractor agrees to indemnify and hold the County harmless for any liability or loss to Independent Contractor or any third party in any manner arising out of its performance of its services hereunder, including, without limitation, all damages that may be occasioned on account of the operation of this Agreement, whether the same be for medical malpractice, personal injuries, damage to property, damages of any other kind, or for any applicable federal, state, or local taxes.

11. Waiver of Breach. The waiver by either party of a breach of any provision of this agreement shall not operate or be construed as a waiver of any subsequent breach. No waiver shall be valid unless in writing and signed by either party.

12. Notices. Any notice required or desired to be given under this agreement shall be deemed given if in writing and sent by certified mail to the County and/or Hall County Sheriff's Office at 2859 Browns Bridge Rd, Gainesville, GA 30504 and to Independent Contractor at Correctional Nursing Services, LLC c/o Linwood Zoller, M.D., 4921 Rilla Road, Gainesville, Georgia 30506.

13. No Drafting Presumptions. The parties have had full opportunity to participate and have participated in the drafting and revising of the language of this Agreement, and nothing in this Agreement shall be construed against the party drafting this Agreement because of having drafted this Agreement or any specific provision thereof.

14. Choice of Law. This Agreement shall be construed under the laws of the State of Georgia.

15. Entire Agreement. This agreement contains the entire understanding of the parties. It may not be changed orally but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification, extension, or discharge is sought.

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective hands and seals the day and year first above written.

INDEPENDENT CONTRACTOR:

CORRECTIONAL NURSING SERVICES, LLC

By: Linwood Zellers
Title: owner

COUNTY:

HALL COUNTY, GEORGIA

By: _____
Chairman

Attest: _____
Secretary

BOARD OF COMMISSIONERS HALL COUNTY GA DEC. 15, 1818

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

EXHIBIT "A"

COST SCHEDULE DESCRIPTION with 5% Increase:

Price Schedule for Nursing Services	***Contract Price***
1. RN Supervisor Days	$76.16/Hour
2. LPN Weekdays	$46.69/Hour
3. LPN Weeknights	$48.08/Hour
4. LPN Weekends	$49.14/Hour
5. LPN Weekend Nights	$50.52/Hour
6. Clerk/Admin	$45.15/Hour
7. RN Holidays (11 paid)	$114.25/Hour
8. LPN Holidays (11 paid)	$69.98/Hour
9. Clerk/ Admin Holiday (11 paid)	$67.73/Hour
10.Assistant Supervisor	$76.16/Hour
11. Nurse Practitioner	$78.75/Hour
12. Counselor (2 positions)	$68.25/Hour
13. Counselor Holidays (11 Paid X 2 positions)	$102.38/Hour
14.Mental Health Nurse	$54.60/Hour
15.Mental Health Nurse Holidays (11 Paid)	$81.90/Hour
16.Case Manager	$57.75/Hour
17.Case Manager Holidays (11 Paid)	$86.63/Hour
18. Social Worker	$68.25/Hour
19.Social Worker Holidays (11 Paid)	$102.38/Hour

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 182/2026

SUBJECT: Approve the proclamation recognizing Bradley Coy Ward's retirement after 35 years of service to Hall County, Georgia.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CC

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Bradley Coy Ward's retirement after 35 years of service to Hall County, Georgia.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Public Information	Administration	Clerk
AD	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *Bradley Coy Ward began his public service career with Hall County on October 29, 1990; and*

WHEREAS, *during his employment with Hall County, Mr. Ward has served as Equipment Operator I & III and Crew Chief with Road Maintenance, Solid Waste, and Engineering; and*

WHEREAS, *Director of Public Works & Utilities Jorge Gomez stated, "Coy's hard work, unwavering reliability, and supportive spirit have truly been a blessing to our Public Works Team and the Hall County community. He has consistently led by example, demonstrating integrity, kindness, and faith in everything he does. We are deeply grateful, not only for his dedication, but also for the encouragement and strength he has shared with everyone around him. May God bless Coy with peace, joy, abundant health, and happiness as he begins this well-deserved retirement." and*

WHEREAS, *Mr. Ward retired on April 10, 2026, and plans to continue prison ministry; and*

WHEREAS, *the Hall County Board of Commissioners deeply appreciates the services rendered to the citizens of Hall County by Mr. Ward; and*

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

Bradley Coy Ward

and recognizes him for his many accomplishments, contributions, and 35 years of dedicated service to Hall County and its citizens and extends to him their most sincere wishes for continued success in his future endeavors.

Adopted this 21st day of April 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 144/2026

SUBJECT: Approve the proclamation recognizing April 2026 as Safe Digging Month.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CP

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing April 2026 as Safe Digging Month.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
AD	EH	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

***WHEREAS**, on numerous occasions each year, the underground infrastructure in Georgia is damaged by those who do not have underground lines located prior to digging; resulting in service interruption, environmental damage and threats to public safety; and*

***WHEREAS,** in 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners a simple number to contact for utility operators to request the location of underground lines at the intended dig site; and*

***WHEREAS,** the Lanier-Hall Region One Utility Coordinating Committee, a stakeholder-driven organization dedicated to the prevention of damage to underground utilities in Georgia, promotes the National 811 Notification System and Georgia 811 in an effort to reduce these damages; and*

***WHEREAS,** damage prevention is a shared responsibility; by using safe digging practices, the contractors and homeowners of Hall County can save time, money, and can help keep our infrastructure safe and connected ; and*

***NOW, THEREFORE, BE IT RESOLVED,** that the Hall County Board of Commissioners does hereby proclaim the month of April 2026 to be*

HALL COUNTY SAFE DIGGING MONTH

and encourages contractors and homeowners throughout Hall County to always contact 811 before digging.

Adopted this 21st day of April 2026.

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

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 164/2026

SUBJECT: Approve the proclamation proclaiming April 19-25, 2026 as Crime Victims' Rights Week.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: CP

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming April 19-25, 2026 as Crime Victims' Rights Week.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

Approve	Public Information	Administration	Clerk
AD	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *crime in America has a devastating impact on victims and survivors, and tears at the social fabric of our society as a whole; and*

WHEREAS, *no victim or survivor should have to endure the trauma of victimization and its physical, financial, emotional, spiritual and social impacts alone; and*

WHEREAS, *the community of crime victims and survivors, those who serve them, and countless allies work together to ensure that victims' needs are identified and met with quality, collaborative and comprehensive services; and*

WHEREAS, *there are more than 12,000 system and community-based victim services programs across the Nation that help crime survivors and promote community safety, and more than 32,000 laws that define and protect victims' rights; and*

WHEREAS, *2026 is the 45th anniversary of National Crime Victims' Rights Week, first proclaimed by President Ronald Reagan in 1981; and*

WHEREAS, *this time-honored tradition unites all who care about crime, victimization and survivors to acknowledge and honor survivors, their challenges and their strengths; and*

WHEREAS, *during 2026 National Crime Victims' Rights Week, we recommit our efforts to promote and strengthen the extensive community that supports and serves victims and survivors of crime; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim the week of April 19-25, 2026, as*

CRIME VICTIMS' RIGHTS WEEK

in Hall County with this proclamation amplifying our commitment to ensure that crime victims' rights and services are not only recognized annually but provided daily.

Adopted this 21st day of April 2026.

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

AGENDA ITEM

Invocation

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 710/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 734/2025

SUBJECT: Commissioner Billy Powell

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 198/2026

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**
Note: Tabled at the April 9, 2026 Voting Meeting until the April 21, 2026 Voting Meeting.

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

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
Updated Proffered Conditions - rec'd 4/9/2026
Proffered conditions
Site Plan
Reconfiguration Survey
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Updated Notice Signs - April 21, 2026
Map - Public Comments Received (as of 4/13/2026)
Map - Public Comments Received (as of 4/20/2026 10am)
Constitutional and Ante Litem Notice - Brian Rochester (DCCM)
Public Comment - from Jessica Baran
Public Comment - from Edward Albrecht
Public Comment - from Jan Boswell
Public Comment - from Joel Gooch
Public Comment - from Andrew Smith
Public Comment - from Sandra Kirk
Public Comment - from Kelly Doane
Public Comment - from Susan Gowan
Public Comment - from Susan Gowan 2

Public Comment - from Jeff and Tina Hubbard

Public Comment - from Jeff and Tina Hubbard 2
Public Comment - from Alyssa Andrews
Public Comment - from John Henry Richards
Public Comment - from Christopher Dyer
Public Comment - from Rachel Muxlow
Public Comment - from Chad Muxlow
Public Comment - from Kelley Norris
Public Comment - from Jessica Baran
Public Comment - from Mercedes Mathis
Public Comment - from Elizabeth Cain
Public Comment - from Kendall Gruhn
Public Comment - from Kendall Gruhn 2
Public Comment - from Joseph Stapleton
Public Comment - from Teresa and Greg Henderson
Public Comment - from Nichole Ellington
Public Comment - from Bobbie Girardeau
Public Comment - from Bobbie Girardeau 2
Public Comment - from Robert Stockton
Public Comment - from Alisha Etris
Public Comment - from Katie Hill
Public Comment - from Katie Hill 2
Public Comment - from Marybeth Cook
Public Comment - from Keith Cook
Public Comment - from Dr. Katie Dudas
Public Comment - from Patti Dillard
Public Comment - from Sandi Griffin
Public Comment - from Yinka
Public Comment - from Gary Copeland
Public Comment - from Stephanie Loggins
Public Comment - from Kesha Brown
Public Comment - from Morgan Sanford
Public Comment - from Molly Legg
Public Comment - from Stacey Latty
Public Comment - from Vincent Riobo
Public Comment - from Kacey and Paul Ezelle
Public Comment - from Joseph Weber
Public Comment - from Lynn Weber
Public Comment - from Molly Legg
Public Comment - from Carli Stockton
Public Comment - from Luke Raper
Public Comment - from Ashlee Keys
Public Comment - from Joseph Weber
Public Comment - from Scott Legg

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

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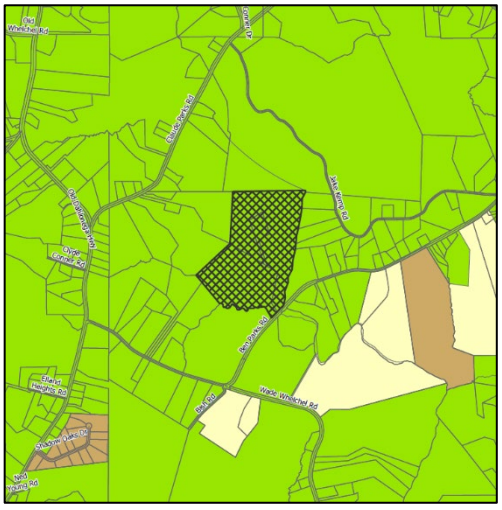
Summary Analysis

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
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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
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f: 770-531-3902

HALL COUNTY
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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
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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) Room/Suite **1242 Industrial Blvd.**	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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: 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
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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

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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

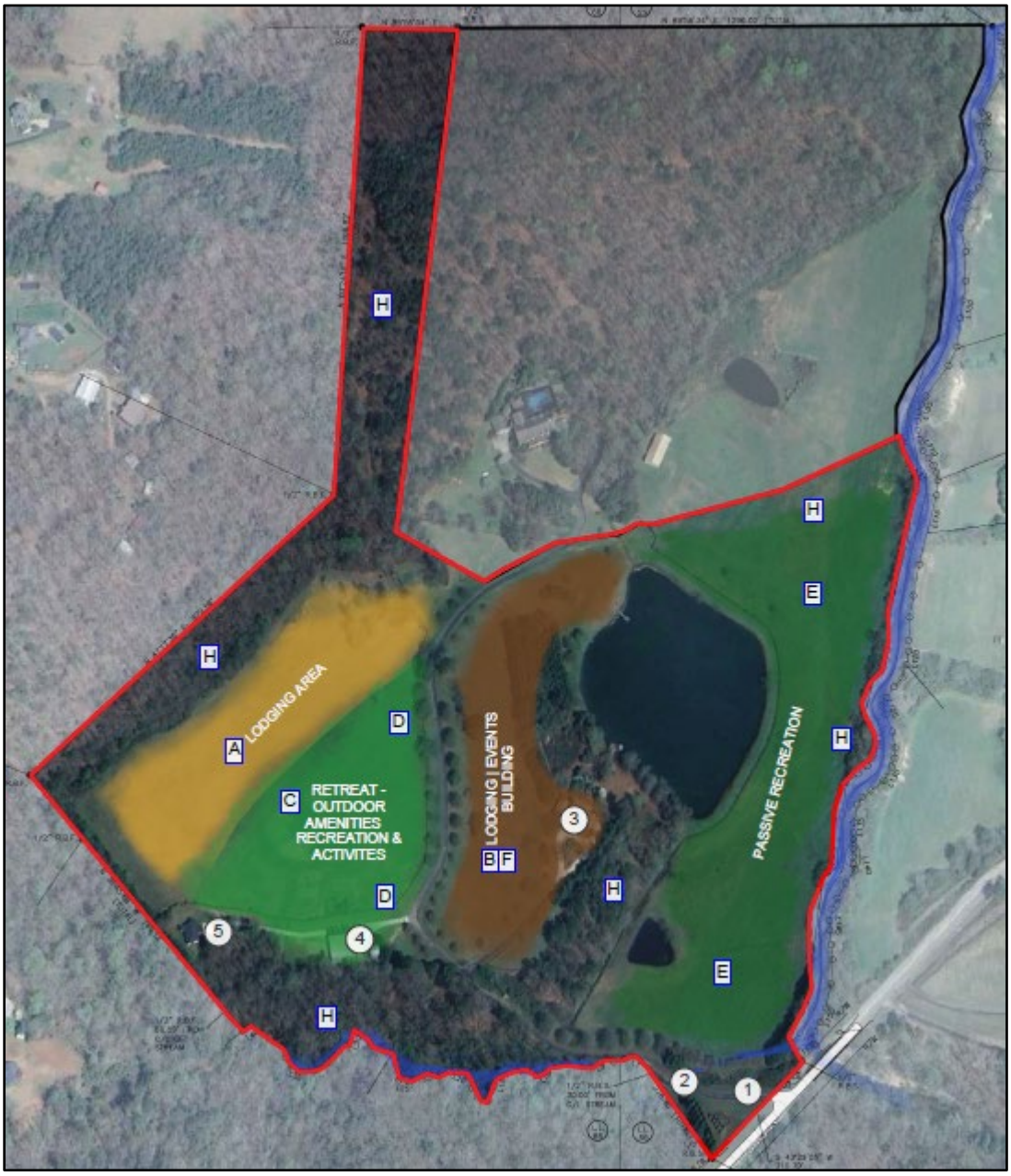
Background and Purpose

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.

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 9, 2026 9:11 AM
To: Anael Dominguez (Administration)
Subject: FW: Thumbs Up Mission - proffered conditions
Attachments: Thumbs Up Proffered Conditions_04082026.pdf

Please add to HCAM.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Thursday, April 9, 2026 8:28 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: FW: Thumbs Up Mission - proffered conditions

fyi

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.

From: Beth Garmon <bgarmon@dccm.com>
Sent: Wednesday, April 8, 2026 3:35 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Coker, Miles <cocoker@bellsouth.net>; Brian K. Rochester <brochester@dccm.com>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: Thumbs Up Mission - proffered conditions

bgarmon@dccm.com appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

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, Katie and Commissioners.

Last week, DCCM and Thumbs Up had a very productive community meeting with the neighbors surrounding the Ben Parks Road property that is being considered for rezoning. This was a good opportunity for questions to be asked and answered, and allowed for more in-depth discussion of the proposed retreat.

The attached conditions represent Thumbs Up's desire to uphold the commitments made to the surrounding property owners during the community meeting.

Please feel free to reach out to Miles, Brian, or myself should you have any questions or wish to discuss further.

Thank you,
Beth Garmon

Beth Garmon
Senior Project Manager

Same Team. Stronger Brand. Now DCCM.
Rochester | DCCM is now part of a single, streamlined DCCM brand.

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Thumbs Up Mission

Staff Recommendations	Applicant Proffered
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.	***As recommended***
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."	***As recommended***
3. Short term rentals are prohibited in this development.	***As recommended***
4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.	***As recommended***
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.	***As recommended***
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property	***As recommended***
	7. Developer will obtain a Land Disturbance Permit for Phase 1 (to include 2 guest cabins) 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.
	8. This property may only be used for ministry purposes.
	9. The development shall comply with life safety regulations.
	10. The total number of additional bedrooms constructed on the property shall be limited to 54.

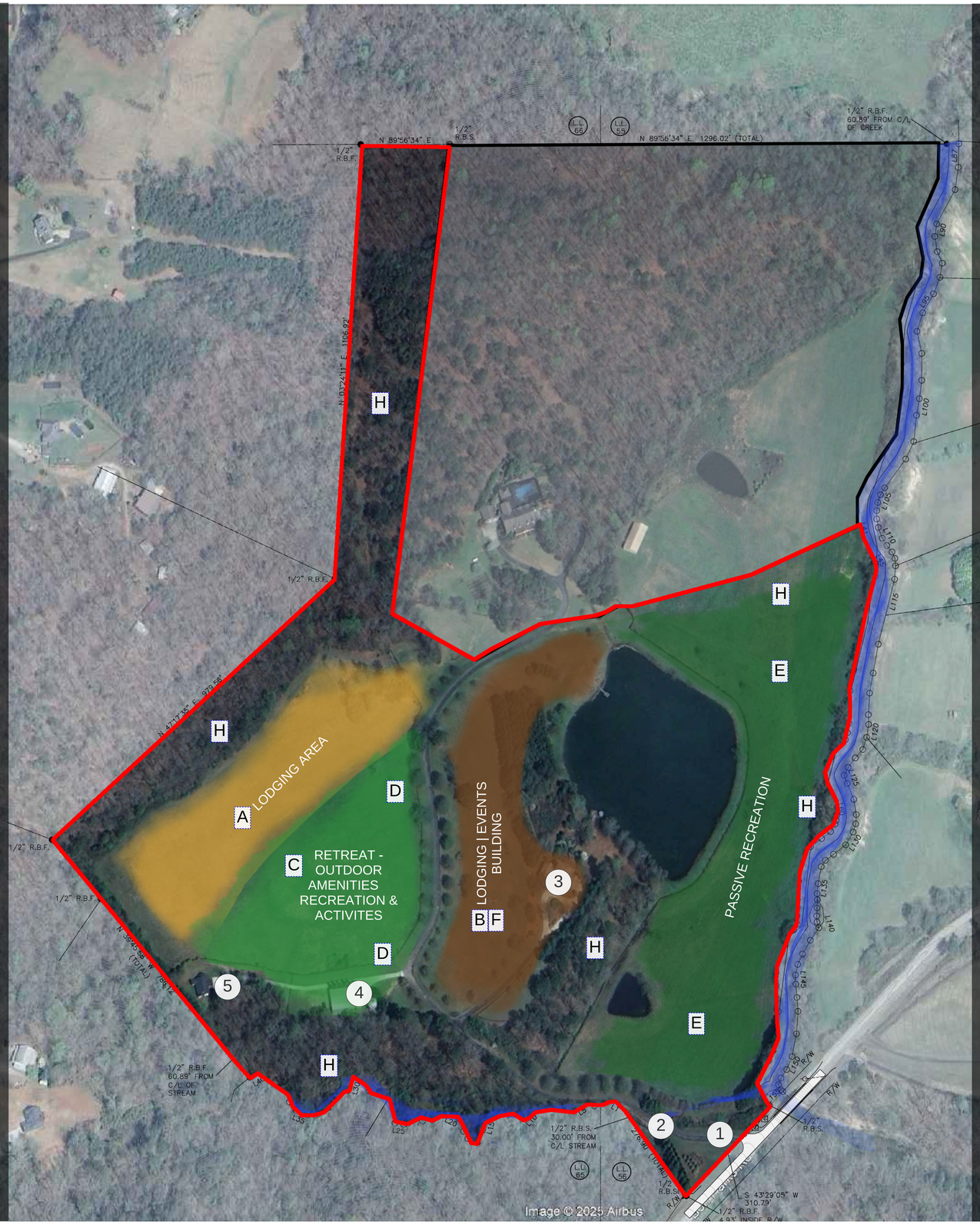
Thumbs Up Mission – Ben Parks Road

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
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- C.R. – CABLE RISER
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- T.M.H. – TELEPHONE MANHOLE
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- S.P. – SERVICE POLE
- L.P. – LIGHT POLE
- G.W. – GUY WIRE
- G.P. – GUY ANCHOR POLE
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- 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"

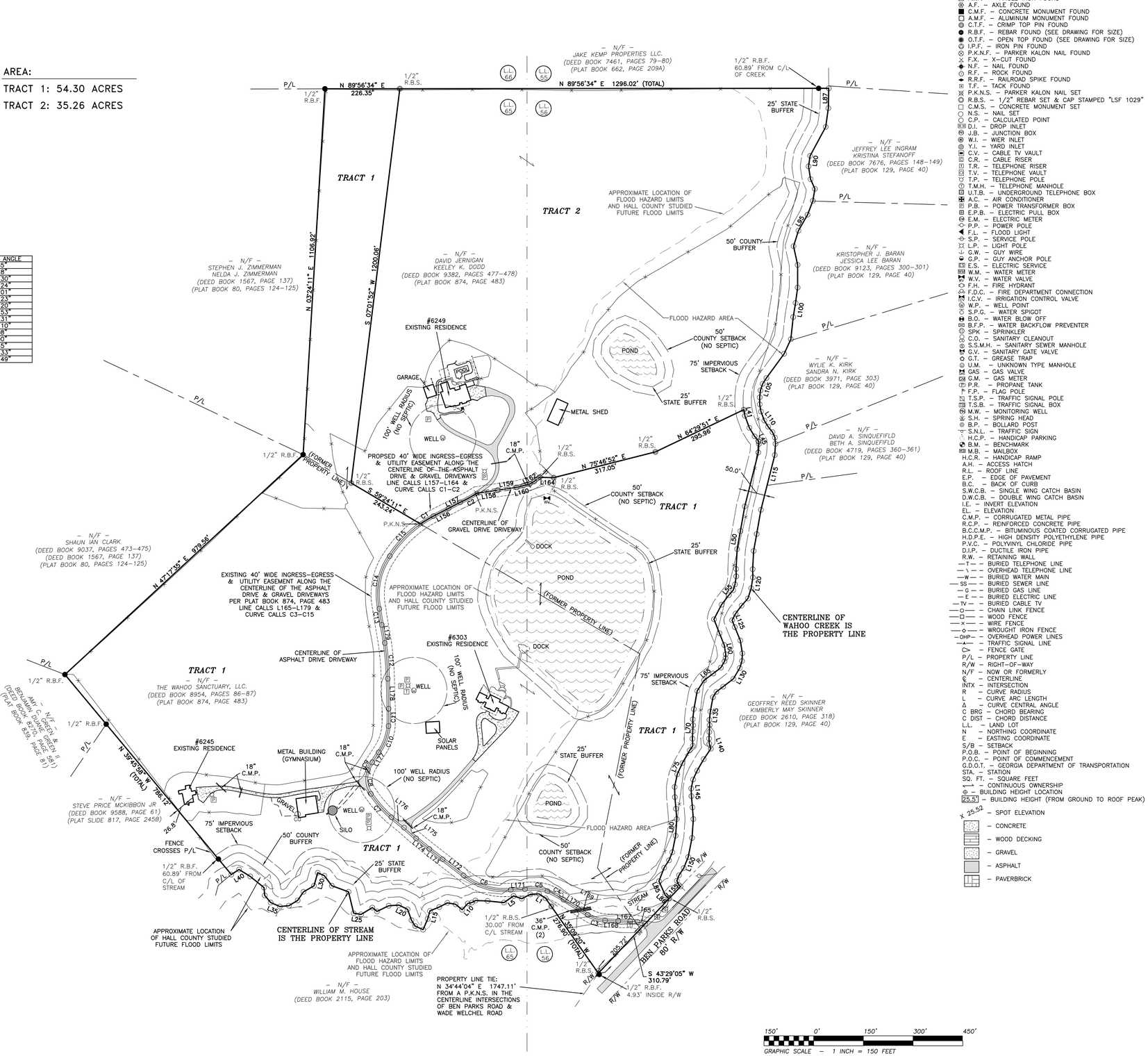
LINE	BEARING	DISTANCE
L1	N 56°06'34" W	23.96'
L2	S 86°35'52" W	26.08'
L3	S 63°02'41" W	29.01'
L4	N 71°27'09" W	26.17'
L5	S 55°18'36" W	35.35'
L6	S 64°16'20" W	49.68'
L7	N 88°00'24" W	36.54'
L8	S 60°30'23" W	12.52'
L9	S 77°51'28" W	12.77'
L10	S 41°55'40" W	25.47'
L11	N 50°07'46" W	25.62'
L12	S 80°01'12" 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'



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- 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'

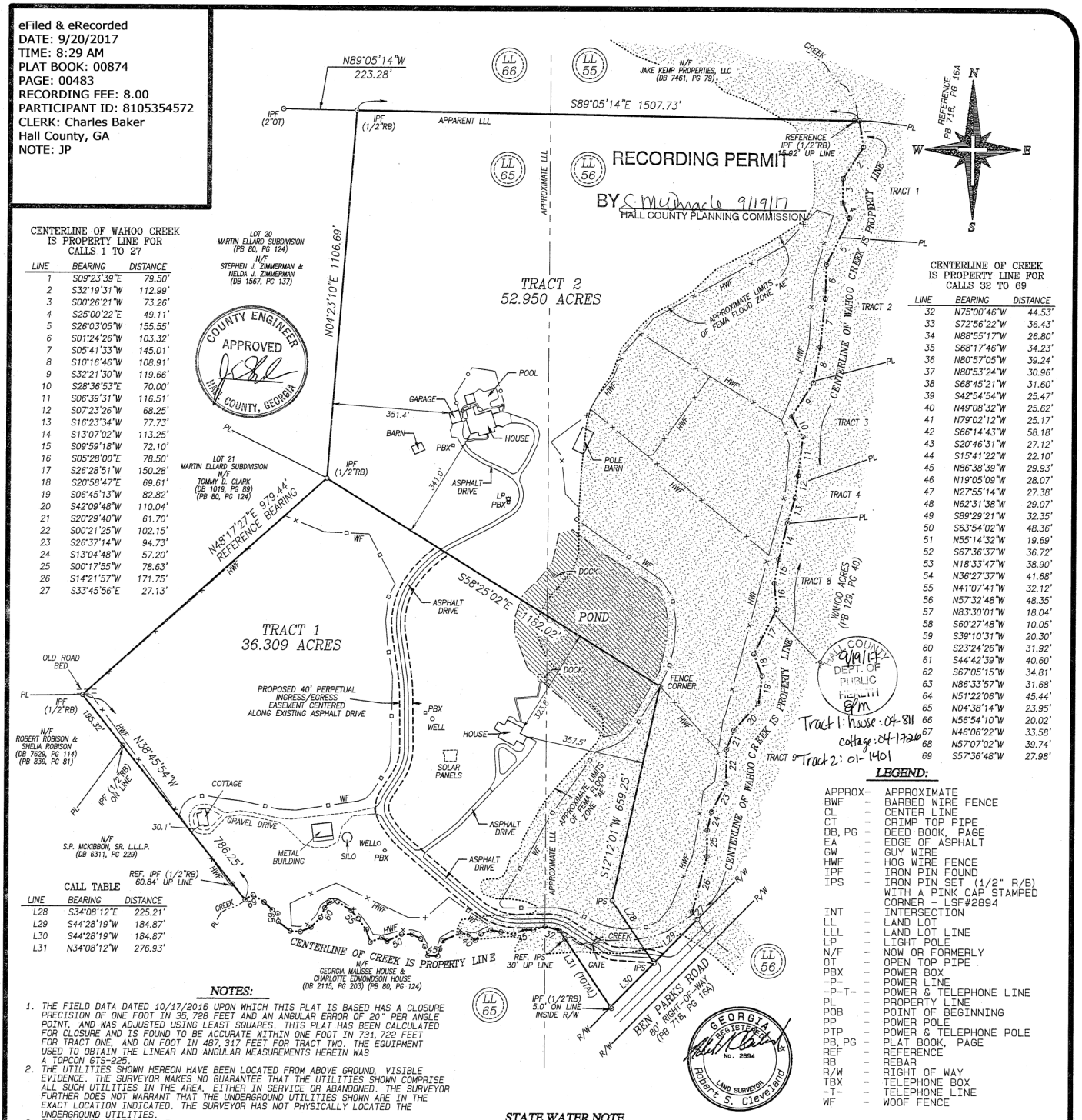
SURVEY DATE: 01/05/2026

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:

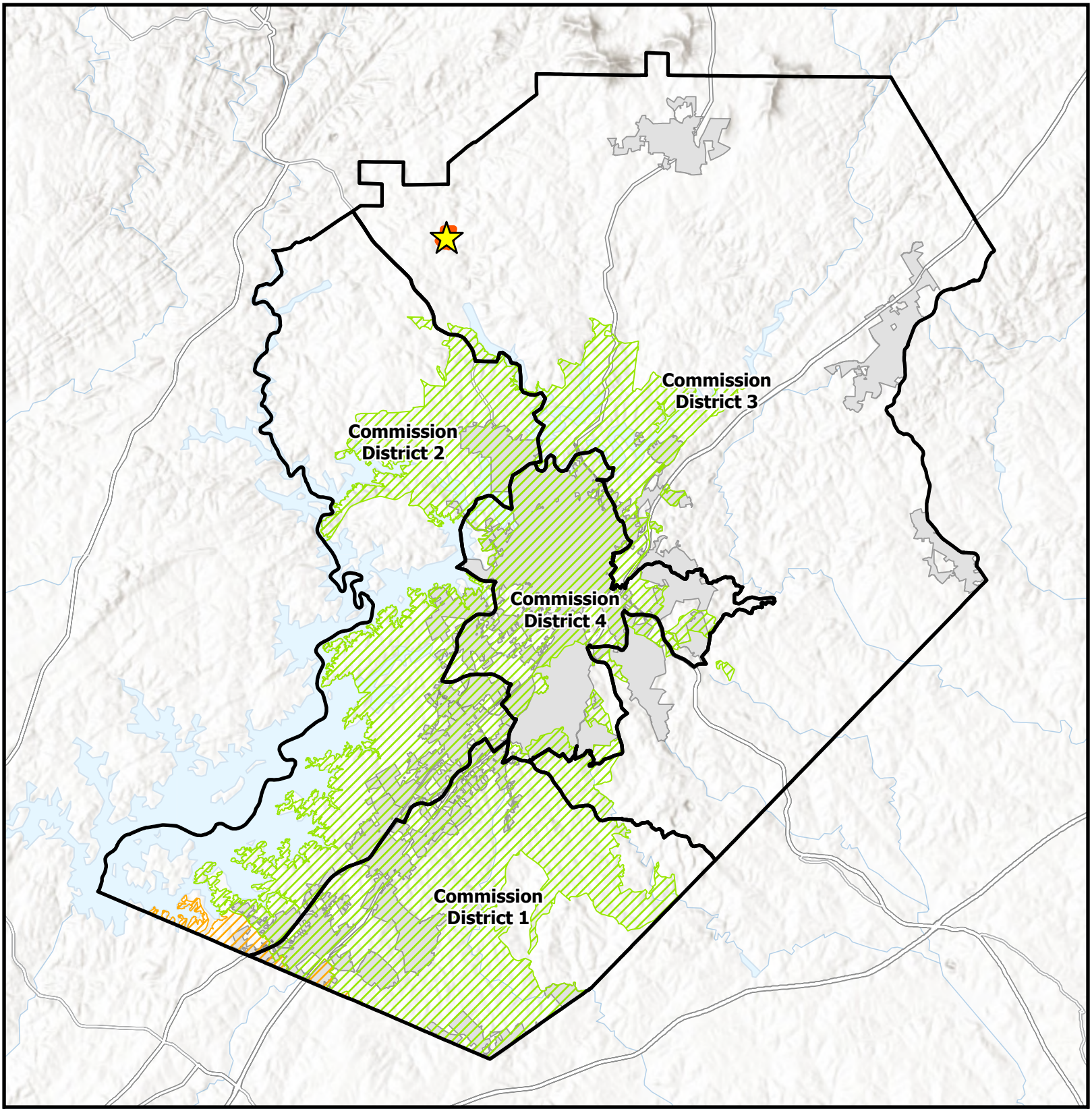
STEVE P. McKIBBON

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

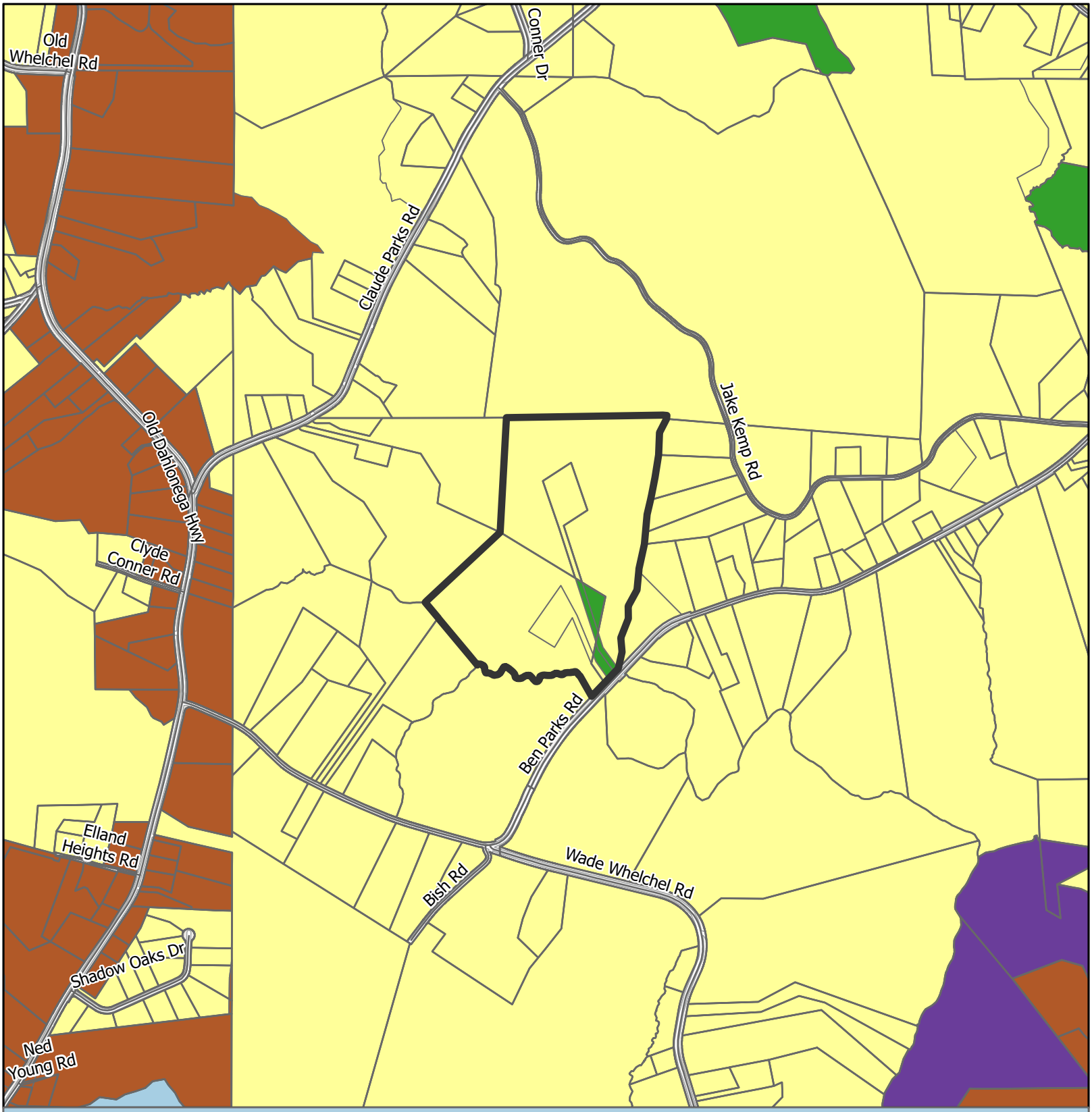
Urbanized Zone Areas

- 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

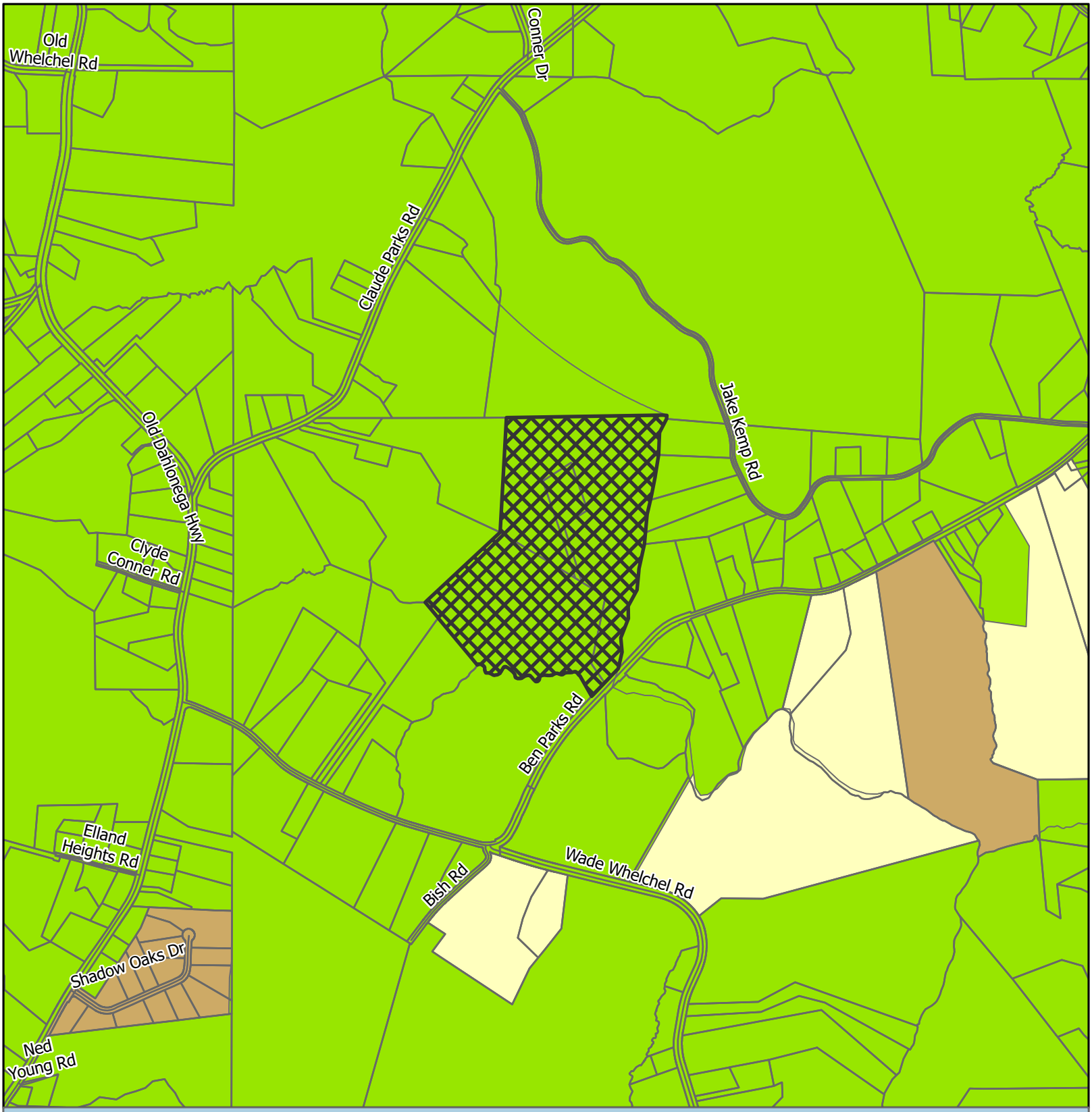
Future Land Use Zones

- 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

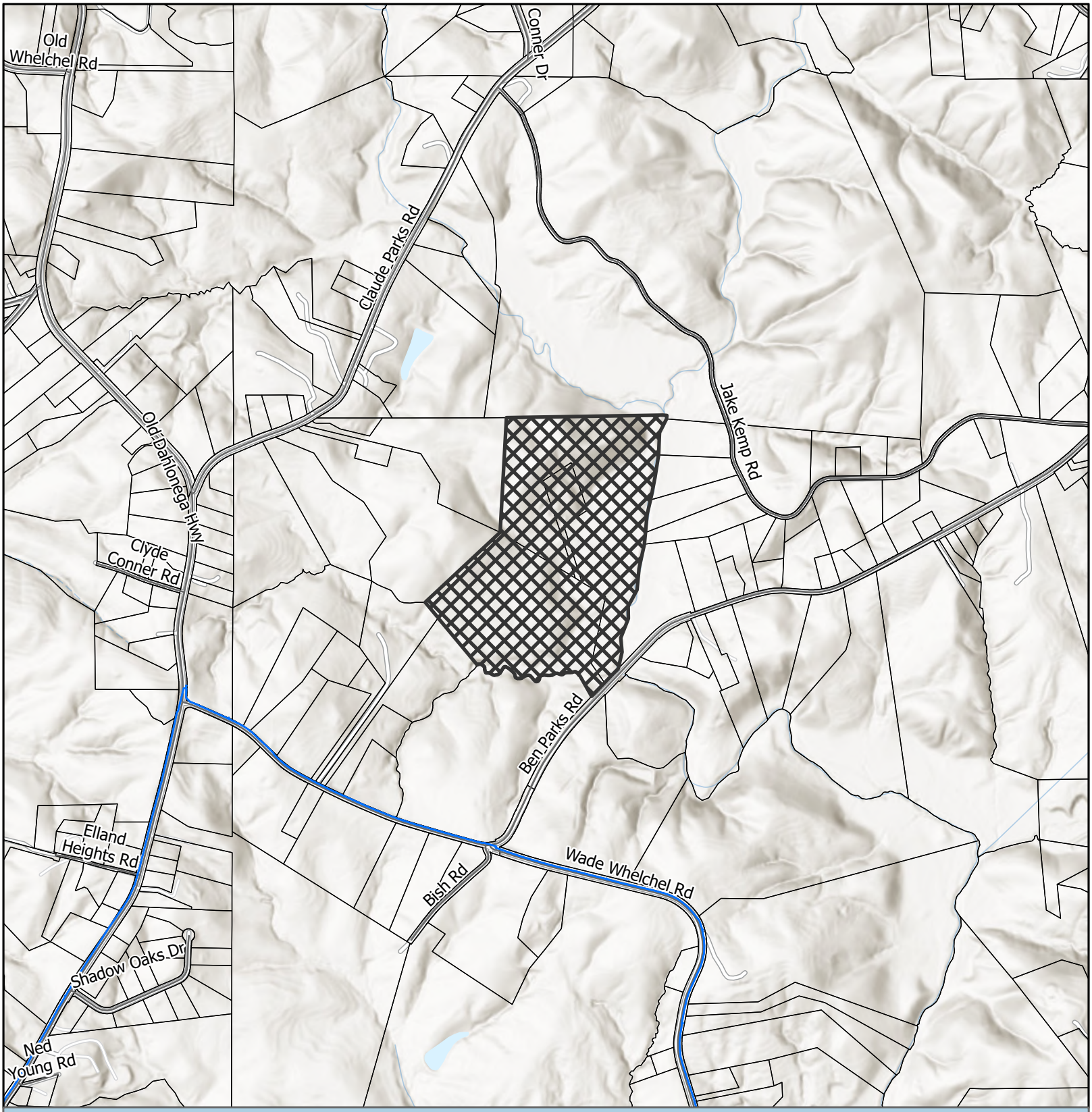
Subject Area
City Limits

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



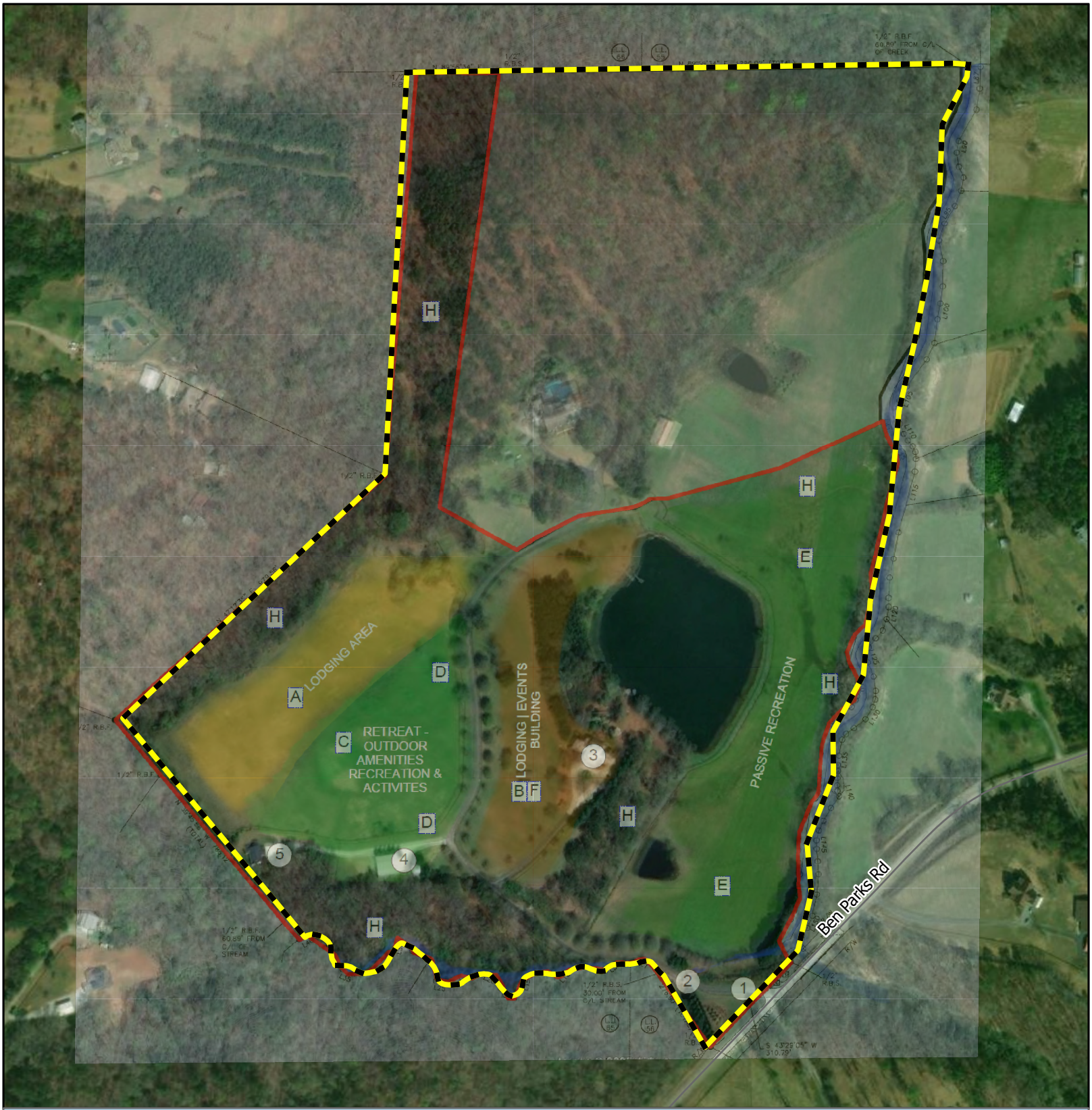
Utilities Map

- 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
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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).

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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**

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This location will need a business license.

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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
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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
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN 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

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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

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:

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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.

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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 21 2026

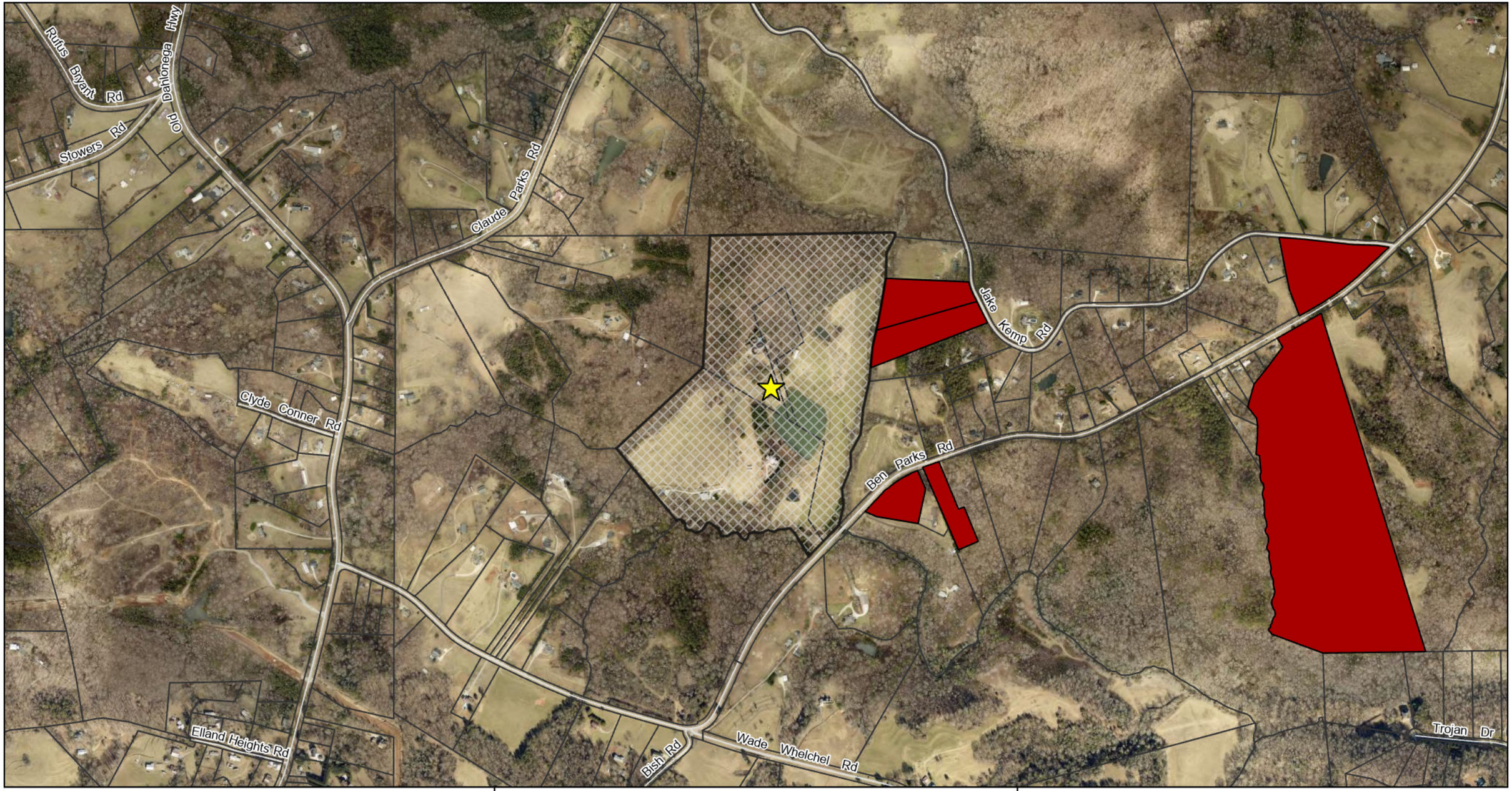
Time: 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

April 10, 2026
Murrayville, Hall County 30564
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: 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 21 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
April 10, 2026
Murrayville, Hall County 30564
United States



N

Against
Support

0 1,000 2,000 Feet

Public Comments Map

Subject Property Address:
6245, 6249 & 0 Ben Parks Road

Applicant:
Thumbs Up Mission

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 7
Support: 2

Date Prepared: 4/7/2026

HALL COUNTY GEORGIA
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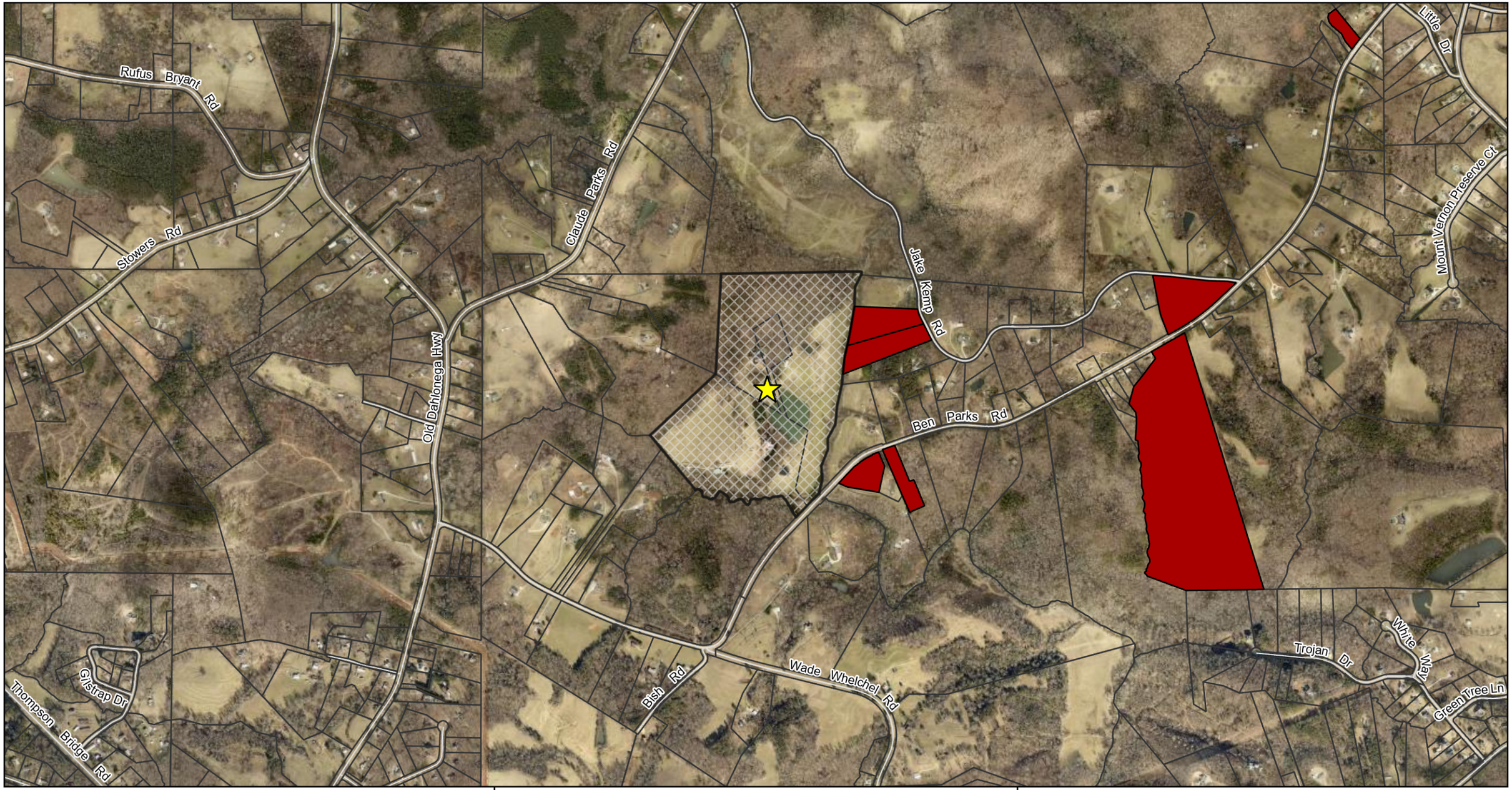

N

Against
Support

0 1,300 2,600 Feet

Public Comments Map

Subject Property Address:
6245, 6249 & 0 Ben Parks Road

Applicant:
Thumbs Up Mission

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 12
Support: 24

Date Prepared: 4/20/2026

HALL COUNTY GEORGIA
We have it all in Hall

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 Planned Commercial Development (PCD) 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 PCD 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 Planned Commercial Development rezoning application be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Brian Rochester
DCCM
425 Oak St.
Gainesville, GA 30501
770-718-0600
brochester@dccm.com

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]

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Monday, April 6, 2026 8:52 AM
To: [redacted]
Cc: Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)
Subject: FW: Thumbs Up Mission

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Edward Albrecht <[redacted]>
Sent: Saturday, April 4, 2026 3:32 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hall County Commissioners,

We support the Thumbs Up Ministry 100%. We had the opportunity to observe at one of their retreats. Since then, we have been volunteering at every retreat. We were struck by how the cancer families come to the retreats with the weight of the world on their shoulders and leave the retreats with HOPE. For just a few days, they are able to spend time with their family, uninterrupted by doctor visits. It is hard to explain how much our hearts burst seeing the love of Jesus throughout the retreats as joy and

hope is infused into these families. We are honored and blessed to be a part of Thumbs Up Ministry and pray that you will support this vision put before you at the Commission meeting on April 9, 2026.

To God be the Glory,

Ed and Becky Albrecht
Gainesville, GA 30506

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Monday, April 6, 2026 8:54 AM
To: Jan Boswell
Cc: Anael Dominguez (Administration); Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning)
Subject: RE: Rezoning application for 6245 and 6249 Ben Parks Road, AR-1 to PCD, Record Number HZON26-0003

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Jan Boswell [redacted]
Sent: Sunday, April 5, 2026 10:17 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning application for 6245 and 6249 Ben Parks Road, AR-1 to PCD, Record Number HZON26-0003

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hall County Board of Commissioners,

We ask that you carefully consider the Planning Staff's recommendation to deny this application. We are particularly concerned with item (b) of the report, which questions whether the proposal will adversely affect the existing use or usability of adjacent properties. The proposed retreat center is inconsistent with the surrounding development and poses a potential negative impact on the neighborhood.

Furthermore, there are significant safety concerns regarding the lack of infrastructure to support such a development. Per paragraph (d) of the Staff recommendation, Public Works and Utilities requires a traffic

impact study. Additionally, the Hall County Fire Marshal's Office has noted that the plan is merely conceptual and that there is currently no public water on Ben Parks Road. At a minimum, this application should be tabled until a traffic study is completed and all public safety concerns are fully addressed.

While the Staff Report provides sufficient grounds for denial, if the application is approved, we request that strict conditions be applied to protect the surrounding community. These should include limits on attendance, hours of operation, noise, and light pollution.

Thank you for your consideration in this matter.

Sincerely,

Eugene and Jan Boswell
6528 Ben Parks Rd.
Murrayville, GA 30564

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140088

Date Submitted: 4/5/2026

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*

Joel

Last Name*

Gooch

Address1*

6751 Ben Parks rd

Address2

City*

Murrayville

State*

Ga

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I'm against any camps that would require their own sewage treatment. I don't like the idea of nearly 300 people staying on the property. I'm even more concerned about the subdivision they're wanting to pack with homes. I've heard that they want to build 80 houses on 60 acres. I feel like homes on or off of Ben Parks rd should be on 1-1/2 acre lots at a minimum to preserve our community. We didn't move here to be overtaken by packed subdivisions.

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.

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Monday, April 6, 2026 8:55 AM
To: Andrew Smith
Cc: Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)
Subject: RE: Thumbs Up Application Support

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Andrew Smith <[redacted]>
Sent: Monday, April 6, 2026 5:30 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Application Support

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Commissioners,

I am writing to respectfully urge your approval of the Thumbs Up Mission project on Ben Parks Road.

As someone who grew up with the Coker family and has volunteered at multiple Thumbs Up Mission events, I have witnessed firsthand the profound and measurable impact this organization has on families in our community. This is not simply a charitable effort—it is a vital support system for individuals facing some of life's most difficult circumstances.

What Mr. Miles and Ms. Sharon have built is rooted in compassion, accountability, and consistent service. Their work reflects a sustained commitment to community well-being and directly aligns with the values we strive to uphold as a city: supporting families, strengthening neighborhoods, and fostering safe, inclusive spaces.

I have personally seen the emotional and practical impact of this mission. Families leave these events not only with resources, but with renewed hope. Mothers, in particular, have expressed overwhelming gratitude for the care and dignity they receive—something that cannot be overstated in its importance.

Approving this project is an opportunity to expand a proven, community-driven initiative that is already changing lives. It will allow Thumbs Up Mission to serve more families, deepen its reach, and continue providing a safe and supportive environment for those who need it most.

In a time when many are searching for solutions to strengthen our communities, this project represents one that is already working. I strongly encourage you to support its approval.

Thank you for your time, consideration, and commitment to our community.

Very Respectfully,

C. Andrew Smith
[redacted] - [redacted] - LinkedIn: Andrew Smith

Outlook

Opposed to Thumbs up Rezoning

From WYLIE KIRK [redacted]
Date Mon 4/6/2026 7:13 PM
To Planning <planning@hallcounty.org>

[Some people who received this message don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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My family and I are against the rezoning being proposed by the Thumbs up organization because we believe that having a commercial designation in an area that is composed of single family homes is not appropriate. Rezoning any property in this area to commercial would also open the door for others to follow. Also, traffic congestion, noise, possible pollution to Wahoo Creek, and adding wells and septic systems to accommodate the additions they are planning are further concerns.
Sandra Kirk
Sent from my iPhone

Outlook

Ben Parks Proposed Rezoning - 6245 Ben Parks and all associated Thumbs Up Planning

From Kelly Doane [redacted]
Date Mon 4/6/2026 9:18 PM
To Planning <planning@hallcounty.org>

Some people who received this message don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission and Board of Commissioners,

We are requesting this letter be added to the meeting packet formally requesting the denial.

I am writing as a concerned resident to strongly oppose the proposed rezoning of 6245 Ben Parks Road from AR-1 (Agricultural Residential) to Planned Commercial Development (PCD) for the Thumbs Up Mission retreat center.

While I deeply respect the mission of supporting families battling cancer, this request is not appropriate for this location and poses serious concerns for those of us who live in this community.

This proposal is fundamentally incompatible with the Rural Neighborhood designation in the Hall County Comprehensive Plan. Our area has been intentionally preserved for low-density residential and agricultural use. Introducing what is effectively a large-scale, multi-use retreat complex—with lodges, cabins, dining facilities, activity centers, and camp-style programming—would permanently alter the character of our community.

The scale of this project is particularly concerning. Plans include dozens of lodging units, large assembly buildings, recreational amenities, and the ability to host significant numbers of overnight and day-use guests. This is not a small, low-impact retreat—it is an expansive, phased development that could continue growing over the next 25 years. Once approved, there is no meaningful way to reverse or contain its impact.

Residents along Ben Parks Road and surrounding areas will bear the burden of:

- Increased traffic on narrow, rural roads not designed for high-volume use
- Noise from events, outdoor activities, and large groups

- Light pollution from evening activities and illuminated facilities
- Safety concerns related to increased congestion and unfamiliar drivers

There are also serious environmental concerns. The proposal relies on large-scale septic systems and is located near streams and flood-prone areas. The long-term environmental impact on water quality, drainage, and surrounding land should not be underestimated. In addition, the historic ramifications of sensitive environments and historical sites may be destroyed forever.

Equally troubling is the flexibility built into this request. The applicant is seeking the ability to modify uses administratively, without full public hearings in some cases. This creates significant uncertainty for nearby homeowners, as the scope and intensity of the project could expand beyond what is currently presented.

Additionally, while the applicant states the facilities will not be open to the general public, the size and nature of the development closely resemble a commercial camp or event venue. Approving this rezoning sets a precedent for similar high-intensity developments in areas that are meant to remain rural.

On a personal level, I chose to live in this area because of its quiet, rural character, low traffic, and sense of community. This project threatens all of those qualities and will negatively impact property values, quality of life, and the overall integrity of North Hall.

I respectfully urge you to deny this rezoning request in full. At a minimum, this proposal should be tabled and completely re-evaluated to ensure it aligns with the Comprehensive Plan and protects existing residents, the Wahoo Creek and Lake Lanier that it feeds, our historic treasured land, and Murrayville as a whole.

Thank you for your time and your commitment to preserving the character of our community.

Sincerely,

Kelly Doane
Ben Park Resident

Sent from Gmail Mobile

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140188

Date Submitted: 4/6/2026

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*

Susan

Last Name*

Gowan

Address1*

6627 Jake Kemp Road

Address2

City*

Murrayville

State*

Georgia

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks 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*

Dear County Commissioners,

I am writing to respectfully request your denial of the proposed rezoning of the property located on Ben Parks Road from AR-1 (Agricultural Residential) to PCD (Planned Commercial Development).

This request is inconsistent with the County's Comprehensive Land Use Plan, which clearly designates this area to remain Agricultural/Residential in nature—not commercial. Approving this rezoning would set a precedent that undermines the long-term vision and planning efforts established to preserve the character of our community.

The rural nature of the Ben Parks Road area is not conducive to commercial development. The surrounding properties, land use patterns, and community expectations are rooted in maintaining a low-density, agricultural/residential environment. Introducing commercial activity into this setting would significantly alter the character and integrity of the area.

Additionally, the existing infrastructure is not equipped to support a development of this scale and type. Roads in the area are not designed to accommodate increased commercial traffic, and there is insufficient access to public water and wastewater systems necessary for such a project. These limitations raise serious concerns regarding safety, sustainability, and long-term impact.

Furthermore, the potential impacts of commercial development—including increased noise, lighting, traffic congestion, and environmental disruption—would negatively affect the quality of life for current residents. These are not compatible with the expectations of those who live in and have invested in a rural residential community.

For these reasons, I strongly urge you to uphold the Comprehensive Land Use Plan and deny the requested rezoning.

Thank you for your time, consideration, and commitment to preserving the integrity of our community.

Sincerely,
Susan Gowan

6627 Jake Kemp Road

Murrayville, GA 30564

[redacted]

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

Fw: 6245, 6249 & 0 Ben Parks Rd / Commission District 3

From Damon & Susan Gowan <[redacted]
Date Mon 4/6/2026 7:13 PM
To Planning <planning@hallcounty.org>

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include the below request for denial in the packet for Thursday's commission meeting.

> ----- Forwarded Message -----
> **From:** "Damon & Susan Gowan" [redacted]
> **To:** "gpoole@hallcounty.org" <gpoole@hallcounty.org>, "dgibbs@hallcounty.org" <dgibbs@hallcounty.org>, "kcooper@hallcounty.org" <kcooper@hallcounty.org>, "bpowell@hallcounty.org" <bpowell@hallcounty.org>, "jstowe@hallcounty.org" <jstowe@hallcounty.org>
> **Sent:** Mon, Apr 6, 2026 at 2:27 PM
> **Subject:** 6245, 6249 & 0 Ben Parks Rd / Commission District 3
>
> Dear County Commissioners,
>
> I am writing to respectfully request your denial of the proposed rezoning of the property located on Ben Parks Road from AR-1 (Agricultural Residential) to PCD (Planned Commercial Development).
>
> This request is inconsistent with the County's Comprehensive Land Use Plan, which clearly designates this area to remain Agricultural/Residential in nature—not commercial. Approving this rezoning would set a precedent that undermines the long-term vision and planning efforts established to preserve the character of our community.
>
> The rural nature of the Ben Parks Road area is not conducive to commercial development. The surrounding properties, land use patterns, and community expectations are rooted in maintaining a low-density, agricultural/residential environment. Introducing commercial activity into this setting would significantly alter the character and integrity of the area.
>
> Additionally, the existing infrastructure is not equipped to support a development of this scale and type. Roads in the area are not designed to accommodate increased commercial traffic, and there is insufficient access to public water and wastewater systems necessary for such a project. These limitations raise serious concerns regarding safety, sustainability, and long-term impact.
>
> Furthermore, the potential impacts of commercial development—including increased noise, lighting, traffic congestion, and environmental disruption—would negatively affect the quality of

life for current residents. These are not compatible with the expectations of those who live in and have invested in a rural residential community.

For these reasons, I strongly urge you to uphold the Comprehensive Land Use Plan and deny the requested rezoning.

Thank you for your time, consideration, and commitment to preserving the integrity of our community.

Sincerely,
Susan Gowan

6627 Jake Kemp Road

Murrayville, GA 30564

[redacted]

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 7, 2026 10:27 AM
To: Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up retreat

Ana –
Please add to HCAM as a separate comment.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, April 6, 2026 4:22 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Thumbs Up retreat

This email comment was sent to you but she also sent to us as a separate email.

Kaitlyn Elliott

Planning Commission Clerk

Planning and Zoning

(770) 531-6810

kelliott@hallcounty.org

www.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.

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From: tina hubbard [redacted]
Sent: Monday, April 6, 2026 4:19 PM
To: Planning <planning@hallcounty.org>
Subject: Thumbs Up retreat

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission and Board of Commissioners,

We are requesting this letter be added to the meeting packet formally requesting the denial.

I am writing as a concerned resident to strongly oppose the proposed rezoning of 6245 Ben Parks Road from AR-1 (Agricultural Residential) to Planned Commercial Development (PCD) for the Thumbs Up Mission retreat center (Camp Keaty).

While I deeply respect the mission of supporting families battling cancer, this request is not appropriate for this location and poses serious concerns for those of us who live in this community.

This proposal is fundamentally incompatible with the Rural Neighborhood designation in the Hall County Comprehensive Plan. Our area has been intentionally preserved for low-density residential and agricultural use. Introducing what is effectively a large-scale, multi-use retreat complex—with lodges, cabins, dining facilities, activity centers, and camp-style programming—would permanently alter the character of our community.

The scale of this project is particularly concerning. Plans include dozens of lodging units, large assembly buildings, recreational amenities, and the ability to host significant numbers of overnight and day-use guests. This is not a small, low-impact retreat—it is an expansive, phased development that could

continue growing over the next 25 years. Once approved, there is no meaningful way to reverse or contain its impact.

Residents along Ben Parks Road and surrounding areas will bear the burden of:

- Increased traffic on narrow, rural roads not designed for high-volume use
- Noise from events, outdoor activities, and large groups
- Light pollution from evening activities and illuminated facilities
- Safety concerns related to increased congestion and unfamiliar drivers

There are also serious environmental concerns. The proposal relies on large-scale septic systems and is located near streams and flood-prone areas. The long-term environmental impact on water quality, drainage, and surrounding land should not be underestimated.

Equally troubling is the flexibility built into this request. The applicant is seeking the ability to modify uses administratively, without full public hearings in some cases. This creates significant uncertainty for nearby homeowners, as the scope and intensity of the project could expand beyond what is currently presented.

Additionally, while the applicant states the facilities will not be open to the general public, the size and nature of the development closely resemble a commercial camp or event venue. Approving this rezoning sets a precedent for similar high-intensity developments in areas that are meant to remain rural.

On a personal level, I chose to live in this area because of its quiet, rural character, low traffic, and sense of community. This project threatens all of those qualities and will negatively impact property values, quality of life, and the overall integrity of North Hall.

I respectfully urge you to deny this rezoning request. At a minimum, this proposal should be significantly scaled back and re-evaluated to ensure it aligns with the Comprehensive Plan and protects existing residents.

Thank you for your time and your commitment to preserving the character of our community.

Sincerely,

Jeff and Tina Hubbard

6350 Ben Parks Rd

Murrayville, GA 30564

Sent from Gmail Mobile

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 7, 2026 10:27 AM
To: Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up retreat

Ana –
Please add to HCAM as a separate comment.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, April 6, 2026 4:22 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Thumbs Up retreat

This email comment was sent to you but she also sent to us as a separate email.

Kaitlyn Elliott

Planning Commission Clerk

Planning and Zoning

(770) 531-6810

kelliott@hallcounty.org

www.hallcounty.org

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

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

From: tina hubbard [redacted]
Sent: Monday, April 6, 2026 4:19 PM
To: Planning <planning@hallcounty.org>
Subject: Thumbs Up retreat

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission and Board of Commissioners,

We are requesting this letter be added to the meeting packet formally requesting the denial.

I am writing as a concerned resident to strongly oppose the proposed rezoning of 6245 Ben Parks Road from AR-1 (Agricultural Residential) to Planned Commercial Development (PCD) for the Thumbs Up Mission retreat center (Camp Keaty).

While I deeply respect the mission of supporting families battling cancer, this request is not appropriate for this location and poses serious concerns for those of us who live in this community.

This proposal is fundamentally incompatible with the Rural Neighborhood designation in the Hall County Comprehensive Plan. Our area has been intentionally preserved for low-density residential and agricultural use. Introducing what is effectively a large-scale, multi-use retreat complex—with lodges, cabins, dining facilities, activity centers, and camp-style programming—would permanently alter the character of our community.

The scale of this project is particularly concerning. Plans include dozens of lodging units, large assembly buildings, recreational amenities, and the ability to host significant numbers of overnight and day-use guests. This is not a small, low-impact retreat—it is an expansive, phased development that could

continue growing over the next 25 years. Once approved, there is no meaningful way to reverse or contain its impact.

Residents along Ben Parks Road and surrounding areas will bear the burden of:

- Increased traffic on narrow, rural roads not designed for high-volume use
- Noise from events, outdoor activities, and large groups
- Light pollution from evening activities and illuminated facilities
- Safety concerns related to increased congestion and unfamiliar drivers

There are also serious environmental concerns. The proposal relies on large-scale septic systems and is located near streams and flood-prone areas. The long-term environmental impact on water quality, drainage, and surrounding land should not be underestimated.

Equally troubling is the flexibility built into this request. The applicant is seeking the ability to modify uses administratively, without full public hearings in some cases. This creates significant uncertainty for nearby homeowners, as the scope and intensity of the project could expand beyond what is currently presented.

Additionally, while the applicant states the facilities will not be open to the general public, the size and nature of the development closely resemble a commercial camp or event venue. Approving this rezoning sets a precedent for similar high-intensity developments in areas that are meant to remain rural.

On a personal level, I chose to live in this area because of its quiet, rural character, low traffic, and sense of community. This project threatens all of those qualities and will negatively impact property values, quality of life, and the overall integrity of North Hall.

I respectfully urge you to deny this rezoning request. At a minimum, this proposal should be significantly scaled back and re-evaluated to ensure it aligns with the Comprehensive Plan and protects existing residents.

Thank you for your time and your commitment to preserving the character of our community.

Sincerely,

Jeff and Tina Hubbard

6350 Ben Parks Rd

Murrayville, GA 30564

Sent from Gmail Mobile

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 7, 2026 12:23 PM
To: Alyssa Andrews
Cc: Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning); Anael Dominguez (Administration)
Subject: RE: Letter of Support: Thumbs Up Mission

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Alyssa Andrews <aandrews@georgiaderm.com>
Sent: Tuesday, April 7, 2026 12:21 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Letter of Support: Thumbs Up Mission

Some people who received this message don't often get email from aandrews@georgiaderm.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.

Dear Board of Commissioners and Planning Staff,

I hope you are all doing well. I am writing today in support of Thumbs Up Mission's building proposal in Murrayville/Hall County. As a Gainesville native and the Northern Regional Manager at Georgia Skin Cancer & Aesthetic Dermatology (GSC), I have seen firsthand how this organization transforms lives and strengthens the fabric of our community.

Growing up in Gainesville, I first learned of Thumbs Up through the Coker family while attending North Hall. I witnessed our community rally behind Keaton during his cancer journey, and that swell of support eventually overflowed into the lives of countless other families facing similar battles. It is a legacy of care that has only grown stronger over the years.

I joined GSC in August of 2024 and a unique pillar of our practice is that *100% of our cosmetic profits* are funneled directly into our *For The Greater Good Foundation*, allowing us to support non-profits both locally and internationally. In my role, I have the honor of helping deepen those roots in the North Georgia area and find myself always looking for new opportunities to connect and support. Around the time I joined the team, a family in our practice tragically experienced a cancer diagnosis very similar to Keaton's, and the support from our GSC family was immediate and overflowing. Pain is an ultimate unifier in life—no matter who you are, you are usually only a layer or two removed from the point of impact. And while pain may be felt differently, it is this shared experience that gives us the hope of never walking through hard things alone.

Because of this, our practice began looking for partners who understood this specific type of grief and support, which led us to Thumbs Up Mission. Their core values of community generosity and intentionality mirrored our own and when I first met with their team, I asked, "What do you need next?" and "How can we help?" Their response was telling — instead of a list of "wildest dreams," they asked, "What do you have to give, and how can we steward that in a way that maximizes our ability to meet a need that we have?" In the non-profit world, that level of humility is rare, and I can say with confidence that they prioritize good stewardship in every aspect of their operation.

I first saw this in action when our foundation was able to fund their first-ever "Tube-a-palooza"—a family reunion where past retreat families and volunteers reunited for a day in Helen, GA. The Thumbs Up team was focused on a single need asking the question: "Now that these families have experienced a retreat, how do we stay connected and ensure they never feel forgotten?" They took what GSC was able to give and maximized it to answer that question and meet the need in a new way.

Personally, in volunteering at weekend retreats, I have seen the thread of stewardship woven through everything they do: how they work tirelessly to fit families into retreats even on short notice, how volunteers are strategically placed to use their individual strengths, and how they intricately plan every detail to maximize resources and efficiency.

Looking at the countless accounts of impact, Thumbs Up Mission has consistently over time built their own case for how their plans to have a permanent establishment would be stewarded well. They will continue to maximize whatever they have and use it as a launching pad in pursuing engagement with this community in lifechanging ways. They don't need my support, but they definitely have it, and I'm looking forward to continuing in partnership with them in the days ahead.

Thank you so much for the time and energy you are dedicating to this effort. Please feel free to reach out to me if you would like any further feedback — I'm happy to help however I can!

All the best,

Alyssa Andrews

___

ALYSSA ANDREWS
Regional Manager
Georgia Skin Cancer & Aesthetic Dermatology
2150 Limestone Ridge NE, Suite 201
Gainesville, GA 30501
706-543-5858 ext. 2026 (office)
770-539-1024 (mobile)

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Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140379

Date Submitted: 4/8/2026

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*

John Henry

Last Name*

Richards IV

Address1*

6320 Ben Parks Road

Address2

City*

Murrayville

State*

Georgia

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks 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*

Dear Planning and Zoning Board,

I would like to first thank all of you for the service and dedication you provide to Hall County and all of the residents. Im sure there is much work done/required after hours. Even if it is in thought of how each decision you make will impact short term and longterm for the Hall County.
As for the requested rezone on Ben Parks Rd. By Thumbs Up Mission I would like to take just few quick moments to comment on this.
My Wife and I have a very strong respect for Christian Based mission work and specially one like Thumbs Up Mission. Working with Children and Families with the deep impact of cancer, that is extremely difficult. We are parents of 4 adult children and 13 grandchildren. Seven of which reside in Hall County with our Daughter and Son in law. I do truly believe Thumbs Up Mission has a great mission/vision that I believe God has provided. But, that being said. There is several problems with the property they have picked. Based on their plan there is no way the properties can SCALE to the level of that magnitude of their vision. Based on the submission of their plans,building and sheer amount of people/traffic. There is little due diligence done for infrastructure etc. It really appears to be a amateurs put together plan. Not type of work DCCM normally does. Also seemed to be a disconnect between planning and fire Marshall on the amount of Cabins/Houses being put on the property. In my observation at the business meeting I watched online. Upon understanding for their proposal they are wanting to pump 40000 gallons of affluent into Wahoo Creek/Little River on a daily basis in just phase 1 of their 25 year plan. That goes against the 2045 plan for Hall County vision of conservation and green space. See Pages 11 and 21 for Murrayville. Obviously for my family, who is on the other side of the bridge from the property we dont want this to happen at all. Neither does anyone down river or on lake Lanier. This also goes against the funding our state just received for cleanup of our waterways. Little alone the 2.5 million dollars was for Lanier alone, for the study of the water quality and pollution concerns. Please DENY this requested Rezone for this property based on the level of Scaling they want the property to become vs Scaling their vison/mission to fit the property and most of all protection of Wahoo Creek/Little River's ecological system as it flows into Lake Lanier.
Thank you for your consideration.
John Henry Richards IV

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140431

Date Submitted: 4/8/2026

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*

Chad

Last Name*

Muxlow

Address1*

6250 Ben Parks Rd

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks 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*

Written Opposition to Rezoning Application – 6245, 6249 & 0 Ben Parks Road (Thumbs Up Mission)

To the Hall County Planning and Zoning Department and Board of Commissioners,

I am writing to formally express my strong opposition to the requested rezoning of 6245, 6249, and 0 Ben Parks Road from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for the proposed Thumbs Up Mission retreat center.

Our family lives adjacent to this property, and like many residents in this area, we intentionally chose North Hall because of its rural, agricultural, low-density character. The surrounding area is overwhelmingly AR-1 and is consistent with the county's Rural Neighborhood future land use designation. This zoning exists for a reason: to preserve the unique character, safety, environmental integrity, and quality of life of this community.

While I respect and admire the charitable mission of Thumbs Up Mission, this rezoning request is fundamentally incompatible with the existing rural land use pattern and sets a troubling precedent for future commercialization of Ben Parks Road and the surrounding North Hall area.

My concerns include:

1) Incompatibility with Rural Character

The proposed development is not a modest residential use. The submitted plans contemplate a large-scale phased commercial-style campus over 25 years, including:

up to 24 cabins/cottages
3 lodges
multiple large gathering/dining buildings
chapel
camp store
gymnasium expansion
ropes courses
athletic fields
illuminated recreational facilities
hiking and biking trails
event spaces
large group overnight accommodations
This scale of development is inconsistent with the established rural residential and agricultural identity of the area.

2) Dangerous Traffic and Road Safety

Ben Parks Road and the surrounding roads are narrow rural roads that were never designed for the traffic intensity associated with a retreat center, camp, conference use, and large-group lodging.

This increase in vehicle trips will:

create safety concerns for local residents
increase risk for children and families
make walking, running, and cycling more dangerous
create conflict with farm and residential traffic patterns
increase noise and disruption in what is currently a quiet rural corridor

3) Environmental and Watershed Concerns

The property directly borders Wahoo Creek, with streams and flood-prone areas already identified in the application materials.

The proposed expansion raises serious concerns regarding:

increased stormwater runoff
sedimentation
septic burden
contamination risk to Wahoo Creek
downstream water quality effects
loss of wildlife habitat
increased light pollution
disruption of the natural ecosystem that currently defines this corridor
The scale of cabins, lodges, roads, trails, parking, and support structures materially increases these risks.

4) Utility and Infrastructure Burden

This property is currently configured around three single-family residential parcels, yet the proposed use would intensify occupancy dramatically with overnight lodging, event facilities, and future camp operations.

This creates significant concerns regarding:

well water demand
septic capacity
future pressure for sewer expansion
electrical infrastructure upgrades
emergency service access
fire protection needs
stormwater infrastructure
These impacts are not consistent with the infrastructure profile of this rural area.

5) Future Commercial Expansion Risk

Perhaps most concerning, approval of PCD commercial zoning permanently changes the development trajectory of this property.

Even if the initial intent is charitable, once the zoning changes from AR-1 to PCD, the land becomes vulnerable to:

future ownership changes
expansion of uses over time
administrative modifications
broader commercial interpretations
precedent-setting rezonings nearby
progressive erosion of North Hall's rural protections
The application itself specifically requests flexibility for future modifications to uses without full public rezoning review in some circumstances. That should concern every adjacent property owner.

For these reasons, I respectfully request that Hall County deny this rezoning request and preserve the existing AR-1 zoning that protects the rural character, environmental resources, road safety, and long-term land use integrity of this area.

The appropriate path for this organization is to locate a retreat center on property already zoned and planned for this intensity of use, rather than converting protected rural land into a commercial district.

Thank you for your consideration and for protecting the long-term character of North Hall.

Sincerely,
Chad J. Muxlow
Adjacent Property Owner
Ben Parks Road / North Hall

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

chadmuxlow@hotmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140433

Date Submitted: 4/8/2026

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*

Rachel

Last Name*

Muxlow

Address1*

6250 Ben Parks Rd

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

To those responsible for decisions regarding the property directly across from our home:

I am writing as a mother, a supporter of agricultural and rural land preservation, and someone deeply invested in maintaining the character of this community.

Our perspective comes from experience. Before moving here, our family spent seven years in Rockingham County, Virginia, where we intended to build a long-term home and operate a family beef cattle farm. We purchased agricultural land, kept it zoned as such, and obtained a special use permit to build our home. Our farm quickly became successful, and we fully expected to remain there for years to come.

However, in a short period of time, the surrounding landscape changed dramatically. The farmer we had bought from was elected to planning commissioner and began selling off his property, much of which he rezoned for commercial and residential development. His son acquired his contractor license and began the development of the land with his daughter in law as real eastate agent. This shift accelerated as those involved in the development process gained influence within local planning decisions. What had been a rural, agricultural area rapidly transformed into subdivisions and higher-density development.

By 2020, the effects of this growth were evident. Schools became overcrowded, and the sense of shared community identity began to erode. Long-standing residents found themselves in a very different environment than the one they had known. At the same time, broader institutional changes—such as hospital system consolidation—further altered the local landscape, affecting both healthcare and the professional community.

Ultimately, we made the difficult decision to leave. We sought a place where our children could grow up in a stable, connected community and where we could continue to support and live within an agricultural/rural environment.

That is why we chose Hall County.

When deciding to move here, we paid close attention to the values of the community. We felt aligned with its priorities, its people, and its commitment to preserving its character. My husband also saw an opportunity to practice in a setting where he could serve patients without the constraints of large, distant corporate systems.

For these reasons, I am deeply concerned about the proposed rezoning of this property.

While I understand that Thumbs Up is a respected organization, rezoning agricultural or rural land to commercial use sets a precedent. Once that precedent is established, it becomes increasingly difficult to deny similar requests in the future. Over time, this can lead to rapid and irreversible changes to the character of the area.

Zoning decisions shape communities. Changes to the land lead to changes in development patterns, which ultimately affect the people who live there. The strength of this area lies in its history, its families, and its generational ties. Preserving that should remain a priority.

In addition to these broader concerns, there are also practical and safety issues:
• This property is prone to flooding.
• The turn from Wade Whelchel Road is already dangerous, particularly for young drivers (I have two). Increased traffic would only heighten that risk.
• Additional traffic entering and exiting a commercial development at that location would create congestion and visibility concerns.
• The water flow through Wahoo Creek, which supports our property and garden, could be affected.
• Local wildlife and the natural environment would be disrupted.

For all of these reasons, I strongly oppose the proposed rezoning of this property.

I sincerely wish the best for Thumbs Up and hope they are able to find a location that is already appropriately zoned for their intended use.

Thank you for your time and for considering the concerns of those who call this community home.

Sincerely,
Rachel Muxlow

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

Please contact at remuxlow@gmail.com or 5408300941

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140431

Date Submitted: 4/8/2026

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*

Chad

Last Name*

Muxlow

Address1*

6250 Ben Parks Rd

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks 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*

Written Opposition to Rezoning Application – 6245, 6249 & 0 Ben Parks Road (Thumbs Up Mission)

To the Hall County Planning and Zoning Department and Board of Commissioners,

I am writing to formally express my strong opposition to the requested rezoning of 6245, 6249, and 0 Ben Parks Road from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for the proposed Thumbs Up Mission retreat center.

Our family lives adjacent to this property, and like many residents in this area, we intentionally chose North Hall because of its rural, agricultural, low-density character. The surrounding area is overwhelmingly AR-1 and is consistent with the county's Rural Neighborhood future land use designation. This zoning exists for a reason: to preserve the unique character, safety, environmental integrity, and quality of life of this community.

While I respect and admire the charitable mission of Thumbs Up Mission, this rezoning request is fundamentally incompatible with the existing rural land use pattern and sets a troubling precedent for future commercialization of Ben Parks Road and the surrounding North Hall area.

My concerns include:

1) Incompatibility with Rural Character

The proposed development is not a modest residential use. The submitted plans contemplate a large-scale phased commercial-style campus over 25 years, including:

up to 24 cabins/cottages
3 lodges
multiple large gathering/dining buildings
chapel
camp store
gymnasium expansion
ropes courses
athletic fields
illuminated recreational facilities
hiking and biking trails
event spaces
large group overnight accommodations
This scale of development is inconsistent with the established rural residential and agricultural identity of the area.

2) Dangerous Traffic and Road Safety

Ben Parks Road and the surrounding roads are narrow rural roads that were never designed for the traffic intensity associated with a retreat center, camp, conference use, and large-group lodging.

This increase in vehicle trips will:

create safety concerns for local residents
increase risk for children and families
make walking, running, and cycling more dangerous
create conflict with farm and residential traffic patterns
increase noise and disruption in what is currently a quiet rural corridor

3) Environmental and Watershed Concerns

The property directly borders Wahoo Creek, with streams and flood-prone areas already identified in the application materials.

The proposed expansion raises serious concerns regarding:

increased stormwater runoff
sedimentation
septic burden
contamination risk to Wahoo Creek
downstream water quality effects
loss of wildlife habitat
increased light pollution
disruption of the natural ecosystem that currently defines this corridor
The scale of cabins, lodges, roads, trails, parking, and support structures materially increases these risks.

4) Utility and Infrastructure Burden

This property is currently configured around three single-family residential parcels, yet the proposed use would intensify occupancy dramatically with overnight lodging, event facilities, and future camp operations.

This creates significant concerns regarding:

well water demand
septic capacity
future pressure for sewer expansion
electrical infrastructure upgrades
emergency service access
fire protection needs
stormwater infrastructure
These impacts are not consistent with the infrastructure profile of this rural area.

5) Future Commercial Expansion Risk

Perhaps most concerning, approval of PCD commercial zoning permanently changes the development trajectory of this property.

Even if the initial intent is charitable, once the zoning changes from AR-1 to PCD, the land becomes vulnerable to:

future ownership changes
expansion of uses over time
administrative modifications
broader commercial interpretations
precedent-setting rezonings nearby
progressive erosion of North Hall's rural protections
The application itself specifically requests flexibility for future modifications to uses without full public rezoning review in some circumstances. That should concern every adjacent property owner.

For these reasons, I respectfully request that Hall County deny this rezoning request and preserve the existing AR-1 zoning that protects the rural character, environmental resources, road safety, and long-term land use integrity of this area.

The appropriate path for this organization is to locate a retreat center on property already zoned and planned for this intensity of use, rather than converting protected rural land into a commercial district.

Thank you for your consideration and for protecting the long-term character of North Hall.

Sincerely,
Chad J. Muxlow
Adjacent Property Owner
Ben Parks Road / North Hall

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

chadmuxlow@hotmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140428

Date Submitted: 4/8/2026

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*

Kelley

Last Name*

Norris

Address1*

6041 Ben Parks Road

Address2

City*

Murrayville

State*

GA30564

Zip*

30564

Item for Comment*

6245, 6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I'm am asking you to please deny this proposed proposal for this project. We moved to this area for what it is.. quiet, rural, residential and agricultural. Our home sits at the highest point on Ben Parks and we would be looking at commercial buildings from our back deck. The amount of treated waste that would go into Wahoo Creek that feeds into Lake Lanier would be detrimental to the ecosystem, families that have wells along the river and wild life. Not to mention the traffic, noise and pollution that would impact our community.

Please write your comments in the box above.

File Upload

IMG.jpeg

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

This is our back yard now.. that’s what we pray and have worked so hard for.. We would love to keep this view

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

Submission of Proposed Conditions – Ben Parks Road Rezoning (AR-1 to PCD)

From Jessica Baran <[redacted]>
Date Wed 4/8/2026 3:39 PM
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>

1 attachment (425 KB)
BenParksPCDconditions.pdf;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include this correspondence in the official record for the April 9, 2026 public hearing.

Dear Members of the Hall County Board of Commissioners,

My name is Jessica Lee Baran, and I am a resident of the Ben Parks Road community. I am writing to formally submit the attached document for inclusion in the record for the upcoming public hearing regarding the proposed rezoning from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for the Thumbs Up Mission retreat center.

The attached document outlines a set of conditions and stipulations developed in response to the currently proposed application. These conditions are intended to address concerns related to infrastructure, environmental impact, land use intensity, and long-term compatibility with the surrounding rural residential area.

While I remain opposed to this rezoning request as presented, this submission is provided to ensure that, should the Board consider approval, there is a clear framework of enforceable protections in place for the surrounding community.

Our community has come together and created these conditions.

Several of the conditions included are consistent with elements already referenced within the applicant's proposal, including limitations on square footage, buffering, occupancy, and operational restrictions . However, the attached document expands upon those measures to provide clarity, enforceability, and long-term safeguards that are not currently defined in sufficient detail.

I respectfully request that this document be entered into the official record and considered in full as part of your evaluation of this application.

Thank you for your time and consideration.

Respectfully,
Jessica Lee Baran
& Ben Parks Community

All new construction within the development, including the expansion of existing structures, shall be limited to a total of 50,000 square feet for the residential/dormitory use and 25,000 square feet for commercial use and shall be restricted to day-use facilities such as: a chapel, multi-purpose facility, a single dining hall, gymnasium, laundry. Residential facilities shall include: cabins, and pastoral retreats to accommodate guests and ministry members as well as staffing residences.

The proposed development shall maintain a 50 foot transitional perimeter buffer along all exterior property lines except where adjacent to the right of way. No outdoor storage shall be located within the 50 foot perimeter buffer.

A 7-foot metal fence shall be installed at the property line adjoining the parcels to the south (11064 000008, 11065 000018, 11065 000016) the parcels to the west (11065 00000, 111065 000010) and parcel to the north (11055 000001) to be installed at the developer's expense.

In accordance with Section 8.2.3 within the Unified Development Code, a new 20 foot planted/vegetative buffer shall be installed along the property line adjoining parcels to the east (11056 000018, 11056 000022, 11056 000023) outside of the 50 foot undisturbed buffer for state waters. Additionally, the planted buffer shall continue along the new property line for the adjoining Residential parcel to the north (currently 6249 Ben Parks Road) from Wahoo Creek to the easement that will be provided for that residence's acess road (up to 1/2" RBS marker L164) at the developer's expense.

The approval of a Retreat Center is only applicable to Thumbs Up Mission/Keaton Franklin Coker Foundation. Upon sale or transfer of the property, the applicant shall submit an application to rezone the property back to Agricultural-Residential 1 or to Agricultural 1.

Any and all future infrastructure costs, to include water main extension with fire hydrants and/or road improvements, shall be paid by the applicant.

The number of guests shall not exceed 100, or the maximum occupancy as determined by the Hall County Fire Marshal, whichever is less.

All lighting shall be designed and installed to prevent spillover onto adjacent properties.

Any security cameras on-site shall be oriented inward towards the development and shall not be directed towards neighboring properties.

No outside amplification of voice, music, or instruments of any kind shall be permitted.

There shall be no more than 2 events per month by any outside organization or ministry besides Thumbs Up Mission/Keaton Franklin Coker Foundation and none that are not aligned with the non-profit's mission statement.

On-site curfew shall be 9pm.

No part of the development shall be leased or rented by any outside organization to exceed 24 hours.

No building shall exceed 50 feet in height.

An environmental study must be completed prior to the issuance of a Land Disturbance Permit (LDP) per the Hall County Unified Development Code.

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 14, 2026 11:22 AM
To: Mercedes Mathis
Cc: Anael Dominguez (Administration); Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning)
Subject: RE: Support for Thumbs Up permanent home!

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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-----Original Message-----
From: Mercedes Mathis [redacted]
Sent: Tuesday, April 14, 2026 11:06 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; STOWE@hallcounty.org; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Support for Thumbs Up permanent home!

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

My family has been blessed to attend several Thumbs Up events, and every single time we've walked away feeling poured into, supported, and connected. It's truly been such a special space for us — a place where we feel seen, understood, and genuinely cared for.

Having a permanent home for Thumbs Up would mean so much, not just for my family but for so many other families who rely on that sense of community. It would help create more opportunities for us families to come together, especially during times like school breaks when that extra support and connection is needed the most.

I've seen and experienced firsthand the impact Thumbs Up has, and I know a dedicated space would only allow that impact to grow even more.

Thank you for all that you do and I pray you take all of this into consideration.

Best,
Mercedes Mathis

Sent from my iPhone

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Tuesday, April 14, 2026 12:32 PM
To: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: FW: Thumbs Up Mission

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.

From: Elizabeth Cain <ecain@peachstatebank.com>
Sent: Tuesday, April 14, 2026 12:00 PM
To: kcooper@hallcounty.com; Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; stowe@hallcounty.org; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission

You don't often get email from ecain@peachstatebank.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.

To the Board of Commissioners,

I wanted to send a personal email about the rezoning application for Thumbs Up Mission. I understand the community's hesitance towards the project but personally I believe the allowance of the project would be far more beneficial than harmful.

My father, Dick Baxter, was one of the few paid employees by Thumbs Up for 9 years. I'm a daughter of a man that beat prostate cancer when I was in high school. He felt so passionately about Thumbs Up Mission that he worked for them until his final days. He went to countless funerals and told others often he saw this job as an opportunity to "walk others home." He passed away from complications with pancreatic cancer in 2024 where my family and I had the pleasure and deep pain of walking him home. Being a child of a dad that beat cancer and also lost to cancer, I can say that the Thumbs Up community has been much larger than just a camp to my family. My husband, stepson, son & I have been volunteers with Thumbs Up since 2022. We have had the pleasure of walking with numerous families though their cancer journeys. In turn, when we lost my dad, we received an overpouring of love by the Thumbs Up community. Showing up to serve at camps, my dad's old workplace, has been mixed with immense sadness but it far outweighs the joy of being able to serve others

walking this path. This nonprofit is far more than just camps. It's near impossible to put into words and sentences of how much a simple camp affects these families. The only way I can try to put it into words is by telling you, my story. My family plans on continuing to show up to every camp we can. This group is one you want in your backyard.

This is a community that isn't going to stop here. They will find a way to continue their mission on. I sincerely hope that you give them the opportunity to serve and love on these families that so desperately need it, here in Hall County.

My father had a closet full of blue button-down oxford shirts and khaki pants. He mowed the lawn in khaki shorts. However, he would show up to camp in a tie dye shirt without question. I ask that you all maybe consider the same. The zone request might not fit that area exactly, just like a tie-dye shirt certainly did not suit Dick Baxter. However, the mission of Thumbs Up was something he was more than willing to get behind so without question wore that shirt with pride.

Thank you for your time. I appreciate you letting me tell you a bit about why this nonprofit means so much to me and my family.

S. Elizabeth Cain
Private Banking VP
NMLS #1845259
(P) 770-531-2757 | (F) 770-536-2525 | **ecain@peachstatebank.com**

PEACH STATE
BANK & TRUST
121 EE Butler Parkway
PO Box 290, Gainesville, GA 30501

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We will not call you or text asking for your online banking login credentials. If you are ever asked for these credentials, please hang up and call the bank VIA our call center.
770-536-1100

Click here to send us an encrypted email message. If you are unable to click on the link, please copy and paste this URL: https://web1.zixmail.net/s/welcome.jsp?b=peachstatebank

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Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 14, 2026 12:18 PM
To: Kendall Gruhn
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs up

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
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From: Kendall Gruhn [redacted]
Sent: Tuesday, April 14, 2026 11:51 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs up

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Rivera,

We are long time residents in Hall County, and our family has been here since 1954 when Bobby Gruhn came to Gainesville High School to coach football. We love the traditions, support, and community that Hall County provides.
We are amazed by the impact Thumbs Up has had on so many lives, and we fully support its mission. We believe this is what being a

community is about, and what Hall County has and currently provides.
Nothing would make us prouder than having a permanent home for Thumbs Up in Hall County. In an age where 'progress' looks like townhomes, apartments, and subdivisions, we ask that you consider and approve providing this organization a home here. Cancer took one of our own, Keaton Coker, in 2014. The least we can do is rally behind his legacy to support others and their families fighting their own battles here in Hall County.

Thank you for your consideration,

Matthew and Kendall Gruhn

--
Kendall Gruhn

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 14, 2026 12:18 PM
To: Kendall Gruhn
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs up

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Kendall Gruhn [redacted]
Sent: Tuesday, April 14, 2026 11:51 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs up

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Rivera,

We are long time residents in Hall County, and our family has been here since 1954 when Bobby Gruhn came to Gainesville High School to coach football. We love the traditions, support, and community that Hall County provides.
We are amazed by the impact Thumbs Up has had on so many lives, and we fully support its mission. We believe this is what being a

community is about, and what Hall County has and currently provides.
Nothing would make us prouder than having a permanent home for Thumbs Up in Hall County. In an age where 'progress' looks like townhomes, apartments, and subdivisions, we ask that you consider and approve providing this organization a home here. Cancer took one of our own, Keaton Coker, in 2014. The least we can do is rally behind his legacy to support others and their families fighting their own battles here in Hall County.

Thank you for your consideration,

Matthew and Kendall Gruhn

--
Kendall Gruhn

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 14, 2026 12:19 PM
To: Joseph Stapleton
Cc: kelsey@thumbsupmission.org; Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Rezoning for Thumbs up Mission

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

-----Original Message-----
From: Joseph Stapleton [redacted]
Sent: Tuesday, April 14, 2026 11:51 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; STOWE@hallcounty.org; Billy Powell (County Commission) <bpowell@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; GPOOLE@hallcxounty.org; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: kelsey@thumbsupmission.org
Subject: Rezoning for Thumbs up Mission

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello county board of commissioners,
I went to express my support for the thumbs up mission regarding the rezoning request.

My wife and myself have been actively involved in the thumbs up mission for years.
This organization does astounding work with people who suffer from cancer.
We are very fortunate to be part of the program's and events thumbs up mission offered to those who desperately need support.

Thumbsup fortifies families where a parent or child is fighting cancer. Our focus is to battle fear by infusing hope, inspiring laughter, instilling and inspiring laughter in each family that is served.
The organization offers events and retreats that are designed with the whole family in mind. The retreat schedule is a beautiful blend of unstructured “free time” for families to spend together and planned group activities. Weekend retreats are held and the roster includes between 70 and 90 families at each retreat.

This is an organization that should be considered very valuable to the Hall county community and hall county family as the organization continues to do its good works.
You consideration and support of the rezoning would provide valuable support to this wonderful organization!

Thank each of you for your consideration.
...

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, April 14, 2026 12:53 PM
To: Teresa Henderson
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Teresa Henderson [redacted]
Sent: Tuesday, April 14, 2026 12:40 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are long time friends of Miles and Sharon Coker, who started the Thumbs Up Mission. This program has such a heart for families that are affected by cancer. The opportunities that they offer families fortunate enough to attend one of their weekends are blessed beyond measure, and ministered to by caring, loving, and concerned volunteers.

Thumbs Up will always be great stewards of space and time they have. They will be great neighbors to the North Hall community, mindful of neighbors during times they have retreats and gatherings. Miles and Sharon have such a deep and generous heart to help others in

need, understanding on a personal level of where those families are during their time of crisis having cancer among their family.

Please do not hesitate to approve the Thumbs Up request. It is a ministry that binds people together during need, and provides respite for families during crisis times. God has blessed their hearts and efforts in growing Thumbs Up! Join us by becoming a part of Thumbs Up success now!

Greg and Teresa Henderson
Hall County Residents

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Tuesday, April 14, 2026 10:45 AM
To: Kaitlyn Elliott (Planning); Jennifer Rivera (Administration); Anael Dominguez (Administration)
Subject: FW: Thumbs Up Mission

Good morning,

Please see below public comment.

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.

From: Nichole Ellington [redacted]
Sent: Tuesday, April 14, 2026 10:33 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; stowe@hallcounty.org; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; THUMBS UP MISSION <dickbaxter@thumbsupmission.org>; Kelsey Richardson <kelsey@thumbsupmission.org>
Subject: Thumbs Up Mission

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,
I am writing in support of Thumbs Up Mission being able to make a permanent home in Hall County. 4 years ago I had cancer and Thumbs Up gave my family (husband and 4 children) the opportunity to get away and have some fun when we had nothing but sadness and many, many doctor appointments and because I had low immunity, we didn't go anywhere for a long time. They gave us support in a safer environment for people that had low immunity. It was an amazing time and now that my children are teens, they still talk about our time with Thumbs Up. I am now in remission and we now help where we can at events and other things. Thumbs Up having a permanent home would make things so much easier for Thumbs Up to reach other people that need God and a little bit of happiness during such a difficult time. I pray that you all would consider Thumbs Up Missions requests as it would help so many in our community and others. They are an amazing foundation with amazing people. Thank you for your consideration

Sincerely,
Nichole, Justin, Ansley, Connor, Maddie, and Drew Ellington

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 12:50 PM
To: Anael Dominguez (Administration)
Subject: FW: Rezoning on April 21st

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, April 16, 2026 12:47 PM
To: [redacted]
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Rezoning on April 21st

We have received your comment and will forward it to the Board of Commissioners.

Thank you,

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

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From: Bobbie Girardeau [redacted]
Sent: Thursday, April 16, 2026 12:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Rezoning on April 21st

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Ahmed,

I became acquainted with Thumbs Up when my daughter (who had cancer) and her husband and two children were invited for a weekend retreat sponsored by Thumbs Up. She and her family said it was a wonderful experience to have fun together and to interact with other families who were going through the same trials her family was. There was no cost to the family. Since 2020 my family has actively supported this charitable organization with our time (serving with other host families and volunteers) and with our donations. If you could see the happy faces on the parents and children who are at the retreats, I believe you would fully support Thumbs Up in any way you could.

Sincerely,

Bobbie Girardeau

Virus-free.www.avg.com

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 12:50 PM
To: Anael Dominguez (Administration)
Subject: FW: Rezoning on April 21st

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, April 16, 2026 12:47 PM
To: [redacted]
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Rezoning on April 21st

We have received your comment and will forward it to the Board of Commissioners.

Thank you,

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

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

HALL COUNTY
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From: Bobbie Girardeau [redacted]
Sent: Thursday, April 16, 2026 12:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Rezoning on April 21st

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner Ahmed,

I became acquainted with Thumbs Up when my daughter (who had cancer) and her husband and two children were invited for a weekend retreat sponsored by Thumbs Up. She and her family said it was a wonderful experience to have fun together and to interact with other families who were going through the same trials her family was. There was no cost to the family. Since 2020 my family has actively supported this charitable organization with our time (serving with other host families and volunteers) and with our donations. If you could see the happy faces on the parents and children who are at the retreats, I believe you would fully support Thumbs Up in any way you could.

Sincerely,

Bobbie Girardeau

Virus-free.www.avg.com

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 10:56 AM
To: Robert Stockton
Cc: Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning); Anael Dominguez (Administration)
Subject: RE: Commissioners Vote - Thumbs Up Mission

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Robert Stockton <robert.stockton@evolvemep.com>
Sent: Thursday, April 16, 2026 10:31 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; stowe@HALLCOUNTY.ORG; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Commissioners Vote - Thumbs Up Mission

Some people who received this message don't often get email from robert.stockton@evolvemep.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.

In 2015, my wife was diagnosed with cancer, a reality that deeply impacted our children. We were introduced to Thumbs Up in 2022, and the joy they provided surpassed everything we expected.

What makes Thumbs Up unique is how it transforms pain into service. After our first trip, our children shifted from being victims of a difficult situation to being leaders who now serve our community.

While there are many great organizations our kids are involved in like Beta Club and Student Ambassadors, the way Thumbs Up engages them in supporting people in need is unparalleled. They aren't just helping families survive cancer; they are teaching the next generation how to lead and serve with empathy and love.

Adding Thumbs Up Mission to Hall County would provide families with a level of support that will transform lives for many years to come.

Sincerely,

Robert Stockton

QA Manager

404-564-1889 | evolvemep.com

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 10:57 AM
To: Alisha Etris
Cc: Katie G. Ahmed (Planning); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: RE: Thumbs Up Mission - rezone on Ben Parks Rd

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Alisha Etris <alishae@waltersmgmt.com>
Sent: Thursday, April 16, 2026 10:06 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission - rezone on Ben Parks Rd

Some people who received this message don't often get email from alishae@waltersmgmt.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.

Good morning,

I would like to express my positive feedback on why the Thumbs Up Mission would be a positive presence to the community. I have attended the Thumbs Up Mission Dress to Kill Cancer banquets for many years and the outpour of love for families going through the “C” word is phenomenal. Not only do they give families a chance to step away from the day to day of cancer life, but they spread God’s Word and love to each family member. This gives them all a chance to relax and have fun worshipping with others and giving the caregivers a break. The staff is amazing and every video clip shows just how much they really care. The Coker family’s loss of their son Keaton has become a testimony of their love for others and their love of God.

Please consider a Yes vote for this action to move forward. Thank you for your time.

Thanks,

Alisha Etris
Human Resources / Payroll Administrator
Walters Management Company
PO Box 2935
Gainesville, GA 30503

Phone: 770-534-1094 ext. 105
Fax: 770-503-9074
Email: alishae@waltersmgmt.com

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Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 10:59 AM
To: Katie Hill
Cc: Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Mission Rezoning Vote

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
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From: Katie Hill [redacted]
Sent: Thursday, April 16, 2026 9:34 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission Rezoning Vote

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Rivera,

In July of 2022 I was diagnosed with stage 3 breast cancer. As you can imagine, this diagnosis was scary enough to receive on its own; but, I also had 4 young children, all of whom would have their lives turned upside down while I entered into the 3 year long process of chemotherapy, radiation, and multiple surgeries.

During this difficult season, a nurse in the chemotherapy department of Northeast Georgia Medical reached out to Thumbs Up Mission on my behalf. I was immediately contacted by this incredible organization with an outpouring of love and support and opportunities for my children to engage in fun retreats and activities, which allowed them to have a respite from the hard day to day and gave them an opportunity to be around other families experiencing similar difficulties.

You will never fully understand, unless you find yourself in this situation, what a gift an organization like this is. Treatment is hard, but the guilt that comes with knowing your children don't fully understand the circumstances they are encountering, and they have to adjust their lives to accommodate their new reality is so heavy.

Thumbs Up Mission helped alleviate some of that for our family, and I will forever be grateful for our experience with them.

If you can do anything to make the process for them to open a permanent facility easier and possible, I urge you to do so. You will not regret assisting such incredible people with the life-changing opportunities that they provide for families affected by cancer; and, your community will be made better for having them.

Thank you,
Katie Hill, Cleveland, GA

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 10:59 AM
To: Katie Hill
Cc: Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Mission Rezoning Vote

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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

From: Katie Hill [redacted]
Sent: Thursday, April 16, 2026 9:34 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission Rezoning Vote

You don't often get email from [redacted]. Learn why this is important

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If you can do anything to make the process for them to open a permanent facility easier and possible, I urge you to do so. You will not regret assisting such incredible people with the life-changing opportunities that they provide for families affected by cancer; and, your community will be made better for having them.

Thank you,
Katie Hill, Cleveland, GA

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 16, 2026 3:21 PM
To: Marybeth Cook
Cc: Anael Dominguez (Administration); Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning)
Subject: RE: THUMBS UP MISSION

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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

From: Marybeth Cook [redacted]
Sent: Thursday, April 16, 2026 2:51 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: THUMBS UP MISSION

You don't often get email from [redacted] Learn why this is important

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Ms. Rivera,

I attended my mom's funeral when I was six years old. She died of breast cancer. Even now when I get still and quiet, decades later, I can still picture that day in my mind. I can see the casket inside the church surrounded by sprays of funeral flowers ***taller than I was***, and I can still hear the haunting organ music in the recesses of my brain. Yet, I don't remember much about my mom. That's messed up. Cancer is a thief that way. I'd give ***anything*** to have a fun memory with MY mom like the ones Thumbs Up Mission creates for every family we serve.

I've been a volunteer with Thumbs Up Mission since its inception in 2014. I've loved and served cancer families just like the one I was born into – over 1500 families at this point. We've laughed together, in spite of the medical challenges, and we've made great memories. But I've also had the opportunity to sit quietly with young moms, bald from treatment, who are terrified of not being here to raise their own

kids. I never promise them that everything will be ok, because I don't know if that's true. Instead, I tell them what I DO know is true. There is a God who has been faithfully meeting my needs since I was six years old. And if He did it for me, He'll do it for their kids too. Every time I have a conversation like that, another piece of my own heart heals. Is it any wonder that we have a ***waiting list*** for people who want a chance to volunteer?

There's an old saying that ***there are no atheists in foxholes***. Similarly, at Thumbs Up Mission, we're finding that cancer families are scared and desperately looking for answers. We're trained and ready to introduce them to Jesus. We just need a place to do that. Your vote could make a difference for sick people who are seeking the truth – people who may not have much time left to find it. Your vote matters.

Thanks for reading this,
Marybeth Cook

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Thursday, April 16, 2026 4:40 PM
To: [redacted]
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Commissioner vote regarding property zoning for Thumbs Up Mission

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

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.

From: [redacted]
Sent: Thursday, April 16, 2026 3:29 PM
To: Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>
Subject: Commissioner vote regarding property zoning for Thumbs Up Mission

You don't often get email from [redacted] Learn why this is important

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Honorable Members of the Board,

I've been a volunteer with Thumbs Up Mission since it began in 2014. Keaton Coker, the young man who inspired the creation of Thumbs Up, was my nephew. I had a front row seat to watch Keaton navigate an incredibly difficult path for nearly two years. Glioblastoma is a terrifying diagnosis, yet we never once saw Keaton give in to fear. He played football throughout treatment for brain cancer. He kept attending church and hanging out with his friends. He lived life to the fullest. He refused to face his days scared of what might happen. Because of that, his legacy is growing by the year.
I've thought about his bravery so many times in the last fourteen years. Life gives us many opportunities to fear - we fear for our kids' safety, we fear for our own physical & financial health, we fear what others may think. From Keaton, I learned to face my fears and do the next right thing. You

have a chance on April 21st to do that very thing. Voting for change requires courage. I understand that. But when courage is combined with conviction, incredible things can happen. Thumbs Up Mission is used by God to usher in incredible moments. They have a ***waiting list*** for volunteers to work and serve families fighting cancer—who's ever heard of that!?!

We need your support on the 21st,
Keith

Jennifer Rivera (Administration)

From: Kathryn Dudas [redacted]
Sent: Friday, April 17, 2026 2:42 PM
To: David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Gregg Poole (County Commissioner); stowe@hallcounty.org; Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Cc: Larry Dudas; [redacted]
Subject: Approval for Thumbs Up Mission zoning

Categories: Public Comments

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hall County Board of Commissioners,

I am writing as both a community member and a physician serving families in North Hall to respectfully ask for your approval of the commercial zoning plan for Thumbs Up Mission on Ben Parks Road at the next board meeting.

Through my work and personal experiences, I have seen firsthand the profound impact that Thumbs Up Mission has on families navigating the unimaginable challenges of childhood cancer. Having participated in several of their larger retreats, I can confidently say that their work creates meaningful connection, healing, and support for families who often feel isolated.

What makes this particular proposal so important is the opportunity to host smaller, more intimate retreats. My family had the privilege of serving at one such retreat in Clayton, Georgia last summer. We hosted five families, each with a middle school-aged child currently battling cancer. In that small, focused setting, those families were able to truly connect—sharing joy, building friendships, and supporting one another in ways that are difficult to replicate in larger gatherings. Many of those families later returned to serve together at a larger retreat, which was incredibly powerful to witness.

My family believes so strongly in this mission that we are in the process of selling our home on Lake Lanier to move onto the same property and be part of this community. We envision these retreats as small, family-style gatherings—no different in scale or impact than hosting extended family for a weekend.

I understand that some neighbors may have concerns, but based on our direct experience, these retreats are quiet, respectful, and centered around connection and care. Additionally, this location would provide valuable opportunities for local youth and residents to serve, volunteer, and engage meaningfully with others in need.

Approving this zoning request will allow Thumbs Up Mission to expand its reach and serve more families in a deeply impactful way. I respectfully urge you to support this initiative.

Thank you for your time, consideration, and service to our community.

Sincerely,

Katie Dudas, MD
NGPG Thompson Bridge

---------- This e-mail communication, including any attached files may contain material that is proprietary, privileged, confidential, or otherwise legally exempt from disclosure. This e-mail communication is intended solely for the use of the individual or entity to which it is addressed. You may not re-disclose this information without additional consent or as required by law. Unauthorized re-disclosure or failure to safeguard PHI could subject us, or you, to penalties described in federal (HIPAA) and state law. If you, the reader of this message, are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, please notify us immediately and destroy the related message. Northeast Georgia Health System, 743 Spring Street NE, Gainesville, GA 30501. www.nghs.com

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 7:21 AM
To: [redacted]
Cc: Kaitlyn Elliott (Planning); Jennifer Rivera (Administration); Anael Dominguez (Administration)
Subject: FW: Thumbs Up Rezoning Vote / April 21

Good morning,

Thank you for your comment. This will be forwarded to the Board for their consideration.

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.

From: David Dillard [redacted]
Sent: Sunday, April 19, 2026 6:21 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Patti Dillard [redacted]
Subject: Thumbs Up Rezoning Vote / April 21

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie:

I understand that the upcoming Commission vote for the **Thumbs Up** property acquisition is scheduled for April 21st. Without hesitation, I must add my thoughts in favor of approval of the rezoning request.

As a board member, I have seen the significant impact the **Thumbs Up** ministry has had on many families suffering from the horrible effects of cancer. Probably, there is no family that has not been impacted by this terrible disease. **Thumbs Up** ministry, has provided comfort, resources and a loving connection to families that, in many cases, has no place to turn. During life changing events, like cancer, people need a dependable and trusting place to turn. **Thumbs Up** ministry is that place.

From a personal perspective, my husband, David and I have hosted and worked at numerous **Thumbs Up** events. I cannot think of a more inspiring and life changing event than to be a part of supporting, encouraging and lifting up these families who are facing these life changing events. I could spend hours talking about the impact working with these families has had on my life personally.

So, why is approval of this request so important?

Approval of this rezoning request will allow **Thumbs Up** ministry to hold more personal retreats (fewer participants) to minister to cancer patients and their families. This scenario allows for more direct contact and support for each family. Additionally, personal connection that carries on for years in the future. Many of the families served by the ministry come back to participate in **Thumbs Up** retreats.

Based upon the business plan and functional delivery of **Thumbs Up** services, there would be a very minimal impact to the area or community.

Therefore, without reservation, I recommend approval of the rezoning request by **Thumbs Up** ministry.

Patti Dillard
[redacted]

Jennifer Rivera (Administration)

From: David Dillard [redacted]
Sent: Sunday, April 19, 2026 6:22 PM
To: Jennifer Rivera (Administration)
Cc: Patti Dillard
Subject: Thumbs Up Rezoning Vote / April 21

You don't often get email from [redacted] Learn why this is important

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Jennifer:

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Based upon the business plan and functional delivery of **Thumbs Up** services, there would be a very minimal impact to the area or community.

Therefore, without reservation, I recommend approval of the rezoning request by **Thumbs Up** ministry.

Patti Dillard
[redacted]

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:29 PM
To: Stacey Latty
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Mission

Thank you for your comment. This will be forwarded to the Board for their consideration.

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.

-----Original Message-----
From: Stacey Latty [redacted]
Sent: Monday, April 20, 2026 11:20 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up Mission

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Board of Commissioners and Planning Staff,

My name is Stacey Latty and I live in North Hall. I wanted to let you know what Thumbs Up means to me and my family.
My best friend was diagnosed with stage 3 ovarian cancer in 2014 and had three small children at the time. She was worn out and beat down from all treatments and stress of wondering if she would live long enough to see her children reach adulthood. While she was in the throws of chemotherapy, Miles and Sharon Coker invited her and her family to a Thumbs Up retreat. On the way home, she called me and she sounded like my friend again. She told me how she and her family were loved so well that weekend and she had a renewed hope. She immediately started volunteering with the organization and has not missed a retreat since.

When my son was in the sixth grade he went with another family to volunteer with Thumbs Up. He came home and immediately started telling us that we needed to go with him next time. We signed up for the next retreat and have not missed once since. We now serve as a host family. I have watched him carry luggage, climb a waterslide with a child on each hip, sing, dance, act silly and love on many families with cancer. I have seen my baby boy turn into a man with a servants heart. Our children that serve are now 30 and 22 and they still continue to serve. I wish each of you could be a fly on the wall to see the impact that a Thumbs Up weekend can have on a family. Through the years, we have had several attendees actually be on Hospice when they attend. One little girl always comes to my mind. She was young and had declined rapidly from a brain tumor. She was placed on hospice and the week of the retreat, her family was not sure she would be able to make it. She could no longer walk or see (before the tumor she was a very active). I watched as my son and his best friend lifted this child and placed her in a tube and guided her through the lazy river. She smiled and laughed. A week later she went to be with Jesus. It is hard to explain the impact without seeing it.

I know the neighbors are worried, but I could not imagine better neighbors than Thumbs Up Mission. The fact that two prominent doctors in the area are willing to be their neighbors should speak volumes.

I thank you for taking the time to read my letter and I beg you to consider rezoning this area and allowing Thumbs Up Mission to reside there. The fact that it is close to home for so many volunteers would make it so much easier for us to volunteer and serve others.

Thank you,
Stacey Latty

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 7:38 AM
To: Yinka
Cc: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: RE: Thumbs Up Mission

Good morning,

Thank you for your comment. This will be forwarded to the Board for their consideration.

Thank you,

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

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From: Yinka [redacted]
Sent: Friday, April 17, 2026 10:43 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; GPOOLE@hallcoouty.org; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Thumbs Up Mission 👍

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My son is a three time cancer survivor .Our family had an opportunity to experience Thumbs up mission in November of 2024. It was absolutely amazing. Everyone on so sweet and kind and took the time to make it a special occasion not just for my family but so many others. It was such a warm welcome and provided an opportunity for the families to escape the harsh realities they have to live everyday overcoming & living with life threatening illnesses.
This organization provides and creates life long memories one can never forget. I pray that the Re zoning falls in favor of this more than worthy organization to have a permanent home.
This is a life changing mission.

Print

Board of Commissioners Voting Meeting Comments - April 21, 2026 - Submission #141718

Date Submitted: 4/20/2026

Comments completed in the form below will be submitted into the record for the April 21, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Gary

Last Name*

Copeland

Address1*

6685 Henry Smith Road

Address2

City*

Murrayville

State*

GA

Zip*

30564

Item for Comment*

Other Business

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*

6245, 6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD)

I support this rezoning request. My wife Patti and I have been involved with Thumb's Up from the beginning, and know the good the organization does, and their intent for the property. We will be great neighbors, respectful of the neighborhood and the current reidences.
There were traffice and noise concerns brought up- I counted 37 vehicles at our open house couple weeks ago, and I bet they were not noticed as a traffic or noise issue and were no danger to any pedestrians. This would be about how many vehicles would be on premises at one of our retreats, and they would not be going in and out of the property, they would arrive and stay the duration.
Another issue mentioned was the noise and disruption of the natural area and creek bordering the property. Most of that acreage is in a flood plain anyway, and will have to remain that way. We will also be ceasing operations by 10 pm on retreat nights.
Sewage at any large gathering type place is always an issue; however what we are proposing would be well contained by septic tanks and be WAY less than a subdivision of 300-400 total bedrooms on the property.
One thing we cannot remedy is the how the view would slightly change for 1 neighbor if this project proceeds and we build a couple outbuildings.
We are a debt free non-profit and intend to remain that way. The land will only be used for ministirial purposes, There is no reason for any commercial use, there will be no VRBO or AirBNB. The surrounding neighbors will probably not even know when we are there.
Thank you for your time

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

gary@overdrivelogistics.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:29 PM
To: Stacey Latty
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Mission

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Thank you,

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

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-----Original Message-----
From: Stacey Latty [redacted]
Sent: Monday, April 20, 2026 11:20 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up Mission

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Board of Commissioners and Planning Staff,

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I know the neighbors are worried, but I could not imagine better neighbors than Thumbs Up Mission. The fact that two prominent doctors in the area are willing to be their neighbors should speak volumes.

I thank you for taking the time to read my letter and I beg you to consider rezoning this area and allowing Thumbs Up Mission to reside there. The fact that it is close to home for so many volunteers would make it so much easier for us to volunteer and serve others.

Thank you,
Stacey Latty

Jennifer Rivera (Administration)

From: Paul Ezelle [redacted]
Sent: Monday, April 20, 2026 4:38 PM
To: Jennifer Rivera (Administration)
Subject: Fwd: Thumbs Up - Vote 4/21

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---------- Forwarded message ---------
From: **Paul Ezelle** [redacted]
Date: Mon, Apr 20, 2026 at 4:36 PM
Subject: Thumbs Up - Vote 4/21
To: <dgibbs@hallcounty.org>, <kcooper@hallcounty.org>, <bpowell@hallcounty.org>, <gpoole@hallcounty.org>, <stowe@hallcounty.org>, <kahmed@hallcounty.org>, <jrivera@hallcounty.com>

Good afternoon,

I am emailing today in support of Thumbs Up's request for a rezoning for a permanent home for their organization. We have been a part of the Thumbs Up family for many years. My 12 year old daughter fought cancer when she was 2 to 4 years old. We have been supported and encouraged by Thumbs Up. The work they do is so important. My family has attended multiple Thumbs Up events and each one has been a source of renewal for us. I believe that having a permanent home would allow Thumbs Up to expand their impact and continue serving our community in a deep way. Please vote yes!

Thank you,

Kacey and Paul Ezelle

For My Safety
Please do not
give me
anything to
eat or drink.

THUMBS UP

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:25 PM
To: Scott Legg
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Zoning Request

Good afternoon, Scott.

Thank you for your comment. This will be forwarded to the Board for their consideration.

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.

From: Scott Legg [redacted]
Sent: Monday, April 20, 2026 3:15 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up Zoning Request

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Katie,
Thank you for serving our county and working for the best for our community.
I am asking for you to recommend to the Hall County Commissioners to approve the Thumbs Up Mission rezoning request at the vote Tuesday, April 21st.
We have known the Cokers for over 30 years and have volunteered with Thumbs Up since the beginning. Our children continued to serve as high school and college students bringing friends from other states along to serve with them. They now serve as working and married young adults.
We definitely understand protecting property owners and property, Let me assure you that Thumbs Up does everything with **excellence** and **will care** for this property and the surrounding property and community with excellence just as we care for families battling cancer.
Please carefully consider this and pass along to the Commissioners my support to approve this request.
Thank you and blessings,
Molly Legg

1090 Green Street Circle
Gainesville, GA 30501

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:25 PM
To: Scott Legg
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Zoning Request

Good afternoon, Scott.

Thank you for your comment. This will be forwarded to the Board for their consideration.

Thank you,

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Planning and Zoning
(direct office) 770-297-2649
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From: Scott Legg [redacted]
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To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up Zoning Request

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Dear Katie,
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Please carefully consider this and pass along to the Commissioners my support to approve this request.
Thank you and blessings,
Molly Legg

1090 Green Street Circle
Gainesville, GA 30501

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:29 PM
To: Stacey Latty
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Thumbs Up Mission

Thank you for your comment. This will be forwarded to the Board for their consideration.

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.

-----Original Message-----
From: Stacey Latty [redacted]
Sent: Monday, April 20, 2026 11:20 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up Mission

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Board of Commissioners and Planning Staff,

My name is Stacey Latty and I live in North Hall. I wanted to let you know what Thumbs Up means to me and my family.
My best friend was diagnosed with stage 3 ovarian cancer in 2014 and had three small children at the time. She was worn out and beat down from all treatments and stress of wondering if she would live long enough to see her children reach adulthood. While she was in the throws of chemotherapy, Miles and Sharon Coker invited her and her family to a Thumbs Up retreat. On the way home, she called me and she sounded like my friend again. She told me how she and her family were loved so well that weekend and she had a renewed hope. She immediately started volunteering with the organization and has not missed a retreat since.

When my son was in the sixth grade he went with another family to volunteer with Thumbs Up. He came home and immediately started telling us that we needed to go with him next time. We signed up for the next retreat and have not missed once since. We now serve as a host family. I have watched him carry luggage, climb a waterslide with a child on each hip, sing, dance, act silly and love on many families with cancer. I have seen my baby boy turn into a man with a servants heart. Our children that serve are now 30 and 22 and they still continue to serve. I wish each of you could be a fly on the wall to see the impact that a Thumbs Up weekend can have on a family. Through the years, we have had several attendees actually be on Hospice when they attend. One little girl always comes to my mind. She was young and had declined rapidly from a brain tumor. She was placed on hospice and the week of the retreat, her family was not sure she would be able to make it. She could no longer walk or see (before the tumor she was a very active). I watched as my son and his best friend lifted this child and placed her in a tube and guided her through the lazy river. She smiled and laughed. A week later she went to be with Jesus. It is hard to explain the impact without seeing it.

I know the neighbors are worried, but I could not imagine better neighbors than Thumbs Up Mission. The fact that two prominent doctors in the area are willing to be their neighbors should speak volumes.

I thank you for taking the time to read my letter and I beg you to consider rezoning this area and allowing Thumbs Up Mission to reside there. The fact that it is close to home for so many volunteers would make it so much easier for us to volunteer and serve others.

Thank you,
Stacey Latty

Jennifer Rivera (Administration)

From: Vincent Riobo [redacted]
Sent: Monday, April 20, 2026 2:22 PM
To: Jennifer Rivera (Administration)
Subject: Thumbs up
Attachments: Thumbs Up Rezoning.docx

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from Yahoo Mail for iPhone

Mr.
I have been a part of Thumbs Up for several years. My current wife, her late husband and their kids were a guest family at the 4th Thumbs Up retreat. They returned the next few retreats as a host family until her husband died, then she and her kids continued to serve without him.
I lost my wife to Covid in 2020 and we married in 2021. I have joined the family in being a host family and serving so many families in dire need of respite, hope and laughter during their most difficult season of dealing with cancer and all it's terrible repercussions. It is my hope and prayer that Thumbs Up be allowed a permanent residency in Hall County, they would be a beacon of hope that would serve the community for years to come.
Thank you,
Vincent Riobo

Jennifer Rivera (Administration)

From: Paul Ezelle [redacted]
Sent: Monday, April 20, 2026 4:38 PM
To: Jennifer Rivera (Administration)
Subject: Fwd: Thumbs Up - Vote 4/21

You don't often get email from [redacted]. Learn why this is important

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---------- Forwarded message ---------
From: **Paul Ezelle** [redacted]
Date: Mon, Apr 20, 2026 at 4:36 PM
Subject: Thumbs Up - Vote 4/21
To: <dgibbs@hallcounty.org>, <kcooper@hallcounty.org>, <bpowell@hallcounty.org>, <gpoole@hallcounty.org>, <stowe@hallcounty.org>, <kahmed@hallcounty.org>, <jrivera@hallcounty.com>

Good afternoon,

I am emailing today in support of Thumbs Up's request for a rezoning for a permanent home for their organization. We have been a part of the Thumbs Up family for many years. My 12 year old daughter fought cancer when she was 2 to 4 years old. We have been supported and encouraged by Thumbs Up. The work they do is so important. My family has attended multiple Thumbs Up events and each one has been a source of renewal for us. I believe that having a permanent home would allow Thumbs Up to expand their impact and continue serving our community in a deep way. Please vote yes!

Thank you,

Kacey and Paul Ezelle

For My Safety
Please do not
give me
anything to
eat or drink.

THUMBS UP

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Tuesday, April 21, 2026 8:51 AM
To: [redacted]
Cc: Jennifer Rivera (Administration)
Subject: Re: Thumbs Up

Thank you for your comment. We will forward it to the Board of Commissioners.

Thank you,

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

-----Original Message-----
From: Joe [redacted]
Sent: Monday, April 20, 2026 4:08 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Re: Thumbs Up

[redacted] appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Katie Ahmed,

As a Hall County resident I wanted to give my full support for the approval of the Thumbs Up rezoning request.
We were a family at the first retreat for my wife's battle with cancer. Our retreat weekend gave us hope to get through the unfair battle of cancer. We received encouragement, love, prayers, and support.
We have been volunteers ever since because we know how important these retreat weekends are for the families.

We truly give families a vacation away from cancer.
We will become fantastic neighbors if we are allowed to be. And we will go above and beyond what is required of us by the commissioners.
I ask that you support the zoning request.
Please contact me if I can answer any questions.
[redacted]
Sincerely

Joe Weber

Joseph D Weber DMD
957 Enota Ave.
Gainesville, Ga. 30501
www.weberfamilydental.com
O. 770-532-8521
C. [redacted]

Jennifer Rivera (Administration)

From: Luke Raper [redacted]
Sent: Monday, April 20, 2026 9:01 PM
To: David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); gregpoole@hallcounty.org; Jeff Stowe (County Commission); Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Cc: [redacted]
Subject: Thumbs Up Mission Zoning

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Decision Makers,
Our family was able to attend one of the Thumbs Up Mission events this past year. Their events give real positivity to families that are struggling with situations that can leave a person feeling hopeless. The amount of joy, love, and happiness that we were able to take away from the event we attended was something that I have never experienced before. Having a tangible place to call home will help them grow the community in a positive way. It will also give them more means to help families more frequently.
Sincerely,

Luke Raper

Jennifer Rivera (Administration)

From: Scott Legg [redacted]
Sent: Monday, April 20, 2026 10:21 PM
To: Jennifer Rivera (Administration)
Subject: Thumbs Up Zoning Request

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jennifer,
Thank you for serving our county and working for the best for our community.
I am asking for you to recommend to the Hall County Commissioners to approve the Thumbs Up Mission rezoning request at the vote Tuesday, April 21st.
We have known the Cokers for over 30 years and have volunteered with Thumbs Up since the beginning. Our children continued to serve as high school and college students bringing friends from other states along to serve with them. They now serve as working and married young adults.
We definitely understand protecting property owners and property, Let me assure you that Thumbs Up does everything with **excellence** and **will care** for this property and the surrounding property and community with excellence just as we care for families battling cancer.
Please carefully consider this and pass along to the Commissioners my support to approve this request.
Thank you and blessings,
Molly Legg
1090 Green Street Circle
Gainesville, GA 30501

Jennifer Rivera (Administration)

From: Carli Kinser [redacted]
Sent: Monday, April 20, 2026 9:42 PM
Subject: Thumbs Up Mission

You don't often get email from [redacted] Learn why this is important

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To Whom It May Concern:

We first became aware of Thumbs Up when we were referred to attend a retreat during my second time around with Stage IV breast cancer. We knew nothing about them going into the weekend and quickly we were able to tell that this organization was something different and special. We were loved and supported so wonderfully during that initial weekend and had some genuine fun without the distraction of all things cancer. The sights and sounds of my three children having the time of their lives with their new friends, free from all the stress of cancer worries, still fills my heart with gratitude years later.
From the moment we left we all knew we wanted to return as volunteers and be part of providing this wonderful experience to other families. Our family has served at 5 retreats now and we love being on the volunteer side of things even more than coming as a guest ourselves. We are so thankful to be part of the Thumbs Up family, it has truly been a beautiful blessing in our lives.

Thank you for your time and consideration,
Carli Stockton

Jennifer Rivera (Administration)

From: Luke Raper [redacted]
Sent: Monday, April 20, 2026 9:01 PM
To: David Gibbs (County Commission); Kathy Cooper (County Commissioner); Billy Powell (County Commission); gregpoole@hallcounty.org; Jeff Stowe (County Commission); Katie G. Ahmed (Planning); Jennifer Rivera (Administration)
Cc: [redacted]
Subject: Thumbs Up Mission Zoning

You don't often get email from [redacted] Learn why this is important

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Decision Makers,
Our family was able to attend one of the Thumbs Up Mission events this past year. Their events give real positivity to families that are struggling with situations that can leave a person feeling hopeless. The amount of joy, love, and happiness that we were able to take away from the event we attended was something that I have never experienced before. Having a tangible place to call home will help them grow the community in a positive way. It will also give them more means to help families more frequently.
Sincerely,

Luke Raper

Jennifer Rivera (Administration)

From: Ashlee Keys [redacted]
Sent: Monday, April 20, 2026 6:50 PM
To: Kathy Cooper (County Commissioner); Jeff Stowe (County Commission); Billy Powell (County Commission); Katie G. Ahmed (Planning); Gregg Poole (County Commissioner); Jennifer Rivera (Administration)
Subject: Thumbs Up Mission

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Ashlee Keys and I am a volunteer with Thumbs Up Mission and am the " First Family" of Thumbs Up Mission. In July, 2014, I was diagnosed at Northeast Georgia medical Center in Gainesville, with inoperable Glioblastoma brain cancer. I was given 14 months to live which was a huge gut punch to myself and my family. I was right in the middle of raising my young family of two daughters ages 7 and 9 and my husband. That same week I was diagnosed, I was introduced to Miles Coker who had just lost his son Keaton to the same cancer. Not long after that conversation, Miles called back and said we are sending your family on a trip with all the money Keaton had saved. Shortly thereafter, Thumbs Up Mission was formed and began having retreats and we were the first family to go on a weekend retreat. There have now been 20 retreats and my family have volunteered at them all of them. The folks that volunteer with Thumbs up have now become family to us, the kind of people you want in your corner when cancer comes and you need people praying for healing or showing up! We hope you will see fit for Thumbs Up Mission to call Hall County home so we can continue to serve families battling cancer, so we can continue giving them a weekend to relax make memories with their families smile and leave the chemo and doctors appointment behind for the weekend. Thumbs Up Mission has helped to shape my daughters as well, they've learned how to give back to their community the same way they gave to us during my cancer battle (now I'm almost 12 years out from diagnosis). My oldest daughter was paired with a child battling cancer about 8 years ago at a Thumbs Up retreat and that weekend inspired her to become a nurse. In 3 weeks, she will graduate nursing school and has accepted a job at CHOA in the pediatric oncology unit all because Thumbs Up Mission allowed her to volunteer and serve her community and people battling cancer. To say we are grateful and blessed by Thumbs Up Mission is a understatement and I know Hall county will be too.

Ashlee Keys
Sent from my iPhone

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Tuesday, April 21, 2026 8:51 AM
To: [redacted]
Cc: Jennifer Rivera (Administration)
Subject: Re: Thumbs Up

Thank you for your comment. We will forward it to the Board of Commissioners.

Thank you,

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

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

-----Original Message-----
From: Joe [redacted]
Sent: Monday, April 20, 2026 4:08 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Re: Thumbs Up

[redacted] appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk at https://aka.ms/LearnAboutSenderIdentification]

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Dear Katie Ahmed,

As a Hall County resident I wanted to give my full support for the approval of the Thumbs Up rezoning request.
We were a family at the first retreat for my wife's battle with cancer. Our retreat weekend gave us hope to get through the unfair battle of cancer. We received encouragement, love, prayers, and support.
We have been volunteers ever since because we know how important these retreat weekends are for the families.

We truly give families a vacation away from cancer.
We will become fantastic neighbors if we are allowed to be. And we will go above and beyond what is required of us by the commissioners.
I ask that you support the zoning request.
Please contact me if I can answer any questions.
[redacted]
Sincerely

Joe Weber

Joseph D Weber DMD
957 Enota Ave.
Gainesville, Ga. 30501
www.weberfamilydental.com
O. 770-532-8521
C. [redacted]

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Tuesday, April 21, 2026 9:26 AM
To: [redacted]
Cc: Jennifer Rivera (Administration)
Subject: Thumbs Up rezoning April 21 - recommend YES

Thank you for your comment. We will forward it to the Board of Commissioners.

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

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

From: Scott Legg [redacted]
Sent: Tuesday, April 21, 2026 8:57:24 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thumbs Up rezoning April 21 - recommend YES

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie,

Thank you for serving our county and working for the best for our community.

I am asking you to recommend that the commissioners **approve** the Thumbs Up Mission rezoning request at the meeting on Tuesday, April 21st.

I have known the Cokers for over 30 years and have volunteered with Thumbs Up since the beginning. Our children served as high school and college students bringing friends from other states along to serve with them. They now volunteer as working and married young adults.

We understand protecting property owners and property. The development that Thumbs Up Mission seeks to implement will be more beneficial than other possible residential development for those neighbors.

I can assure you that Thumbs Up does everything with **excellence** and **will care** for this property and the surrounding property and **neighbors** just as we care for families battling cancer.

Please recommend that the council vote **YES** to approve this request.

Thank you,
Scott D. Legg
1090 Green Street Circle
Gainesville GA 30501

Northeast Georgia Sales Engineer
Mobile: [redacted]

Bertelkamp Automation, Inc.
INDUSTRIAL AUTOMATION SPECIALISTS

Office: 800.251.9134 | Bertelkamp Website

Jennifer Rivera (Administration)

From: Scott Legg [redacted]
Sent: Tuesday, April 21, 2026 8:53 AM
To: Jennifer Rivera (Administration)
Subject: Thumbs Up Mission rezoning April 21

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jennifer,

Thank you for serving our county and working for the best for our community.

I am asking you to recommend that the commissioners approve the Thumbs Up Mission rezoning request at the meeting on Tuesday, April 21st.

I have known the Cokers for over 30 years and have volunteered with Thumbs Up since the beginning. Our children served as high school and college students bringing friends from other states along to serve with them. They now volunteer as working and married young adults.

We understand protecting property owners and property. The development that Thumbs Up Mission seeks to implement will be better than other residential development for those neighbors.

I can assure you that Thumbs Up does everything with **excellence** and **will care** for this property and the surrounding property and **neighbors** just as we care for families battling cancer.

Please vote YES to approve this request.

Thank you,
Scott D. Legg
1090 Green Stree Circle
Gainesville GA 30501

Northeast Georgia Sales Engineer
Mobile: [redacted]

Bertelkamp Automation, Inc.
INDUSTRIAL AUTOMATION SPECIALISTS

Office: 800.251.9134 | Bertelkamp Website

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 177/2026

SUBJECT: **4337 Mountain View Road | Special Use |** for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) **| Proposed use: Group home |** Commission District 2 **| Made for More Ministries, LLC, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL**, as the proposed use is not consistent with the residential nature of the surrounding properties.

However is the Commission chooses to approve this request, staff recommends the following conditions:

1. A minimum of one parking space per resident and staff member shall be provided on-site and maintained on the property for the duration of the use. All parking shall meet all applicable UDC standards.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

4337 Mountain View Road | Special Use | for a Group Home | on a 3.80± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed use: Group home** | Commission District 2 | **Made for More Ministries, 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
Maps
Plats
Floor Plan
Site Photos
Deed
Department Memos
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Map - Public Comments Received (as of 4/20/2026 10am)
Public Comment - from Laura Austin
Public Comment - from Debra Gurley
Public Comment- from Sandy Yelverton
Public Comment- from Lynn Bagwell
Public Comment- from Tom Riggle
Public Comment - from Betsy Chaput
Public Comment - from Raul Jerez
Public Comment - from Ed and Linda Kern
Public Comment - from Eliott Williams
Public Comment - from Beth Jerez
Public Comment - from Robin Neyman
Public Comment - from Nancy Loveland
Public Comment - from Diane Workman Rojas
Public Comment - from Tony Carter
Public Comment - from Debra & Bob Swiggum
Public Comment - from Bob Austin
Public Comment - from Tanya Mulka
Public Comment - from Joe Giametta
Public Comment - from Steven Mulka
Public Comment - from Brent Rutherford
Public Comment - from Steven Mulka 2
Public Comment - from Coby Spielmann
Public Comment - from Mark & Gail Treadwell
Public Comment - from Brian ORourke

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Made for More Ministries, LLC

Request ..... **Special Use**

Proposed Use ..... Group home

Size ..... 3.80± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **4337 Mountain View Road** |Tax Parcel 08041 001004 (pt)

Commission District ..... Two

County Commission Date ..... April 21, 2026

Staff Recommendation ..... **Denial,** as the proposed use is not consistent with the residential nature of the surrounding properties.

Record Number..... HZCU26-0011

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

1. A minimum of one parking space per resident and staff member shall be provided on-site and maintained on the property for the duration of the use. All parking shall meet all applicable UDC standards.

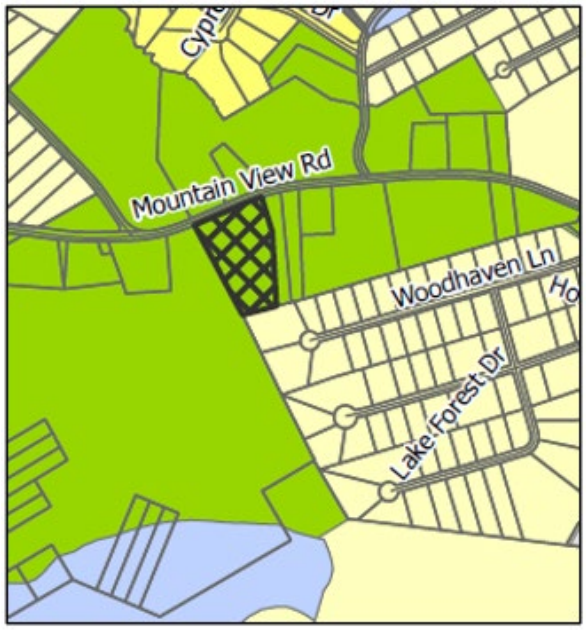
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County.

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

Summary Analysis

The applicant is requesting approval of a Special Use for a group home, on a 3.80± acre tract zoned Agricultural Residential 1 (AR-1).

The subject property is currently developed with a 4,963 square foot single-family residence constructed in 2000, and a 1,520 square foot guest house built in 2001 (RES2001-00589).



The surrounding properties are zoned and developed as outlined below:

North:	Agricultural Residential 1 (AR-1) – Single-family residences
East:	Agricultural Residential 1 (AR-1) – Single-family residences and vacant lots
South:	Residential 1 (R-1) – Holiday Heights Subdivision
West:	Agricultural Residential 1 (AR-1) – Single-family residences

The existing primary residence and guest house previously operated as a short-term rental accommodating up to 20 people between the two structures from 2019 through part of 2025. On October 27, 2025, the property was sold to the current owners. On February 12, 2026, staff received notice from a nearby property owner that the subject property was being operated as a group home for 20 women (HENF26-0174). After further investigation, staff determined that approval of a Special Use for a group home by the Board of Commissioners would be required. The property owners were directed by the Planning, Building and Fire Departments to limit occupancy of the primary residence to no more than 5 individuals to meet the requirements of a "community residence," which is a permitted use in the AR-1 zoning district. If the Special Use for the group home is approved and all planning, building and life safety requirements are met, at that point operation of the group home can commence. According to the property owner, this condition to reduce occupancy to 5 individuals was met on March 23, 2026.

Per the submitted narrative and site plan, the proposed group home is intended to accommodate a total of 30 women. The principal single-family residence would house 20 occupants, while the guest house is proposed to house an additional 10 occupants. Made for More Ministries proposes to operate a residential recovery program on the site, providing a 12-month supervised living environment focused on stability, accountability, and personal development. The program offers routine, mentorship, life-skills training, and recovery-focused support in a non-medical, non-correctional residential setting.

The submitted site plan identifies a total of 17 parking spaces to serve the facility; however, the current parking lot configuration requires vehicles to back out directly into a public road which is prohibited per UDC Section 8.1.4.C.1. To prevent parking in the road or on pervious surfaces, the number of parking spaces required should be equivalent to the number of residents and staff.

Based on the future land-use plan, staff finds the request *is not consistent* with the Comprehensive Plan and future land use designation of Lakeside Residential. The Lakeside Residential character area is intended to preserve established lake-oriented neighborhoods and support low- to moderate-density permanent or vacation residential development. These areas typically exhibit residential densities ranging from 0.75 to 8 dwelling units per acre and are characterized by traditional single-family development patterns similar to those found along and adjacent to Lake Lanier. The proposed group home represents an institutional-type residential use that is not aligned with the intended residential character or development pattern of the surrounding neighborhood.

History of Approved Group Homes:

Currently, one group home, located at 5238 L J Martin Drive, has been approved to operate within an Agricultural Residential (AR-1) zoning district in unincorporated Hall County. This facility is approved for up to 12 residents as an adult assisted living home. In addition, three other properties have been rezoned specifically for the purpose of operating group homes and are zoned Planned Residential Development (PRD), Planned Commercial Development (PCD), and Office Institutional (O-I).

Zoning Analysis

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use for a group home is not suitable in view of the use and development of adjacent and nearby properties which are developed with and occupied as single-family residences.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The institutional nature of the proposed group home may adversely affect adjacent or nearby properties. The intensity of the use is significantly higher than that of a typical single-family residence, with up to 30 occupants on a continual basis. This elevated level**

of occupancy is expected to generate increased vehicular and pedestrian activity, which may negatively impact the surrounding neighborhood.

c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential 1 (AR-1); however, a "group home" requires Special use 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 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 not consistent with the Lakeside Residential future land use designation as the group home does not align with the residential character or development pattern of nearby and adjacent parcels.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1). The site has been developed with a single-family residence since 2000 and guest house since 2001.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request may be out of scale with the needs of the immediate neighborhood as the proposed size of the group home does not align with the single-family residential character or development pattern of nearby and adjacent parcels.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **Group homes require County Commission approval in the AR-1 zoning district. There is not a zoning district where a group home is permitted by right.**

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

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to adhere to the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

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

11.2.6.E - Submission requirements

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

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

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

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other

significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20or more people are served per day must be submitted to the Georgia Department of Natural Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 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 meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

This proposal does not impact or increase traffic volumes.

Utilities:
No comment. This property is not in the Hall County service district.

Hall County Fire Marshal
In an email dated March 19, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Applicant requests Occupancy for 20 occupants inside the main house and 10 occupants in the guest house. If approved both occupancies will be required to meet all applicable NFPA 101 Life Safety Code and International Fire Code requirements and must adhere to state minimum fire safety standards, primarily enforced by the Georgia Safety Fire Commissioner.

2. The Hall County Fire Marshal's Office has determined through the International Building Code 2024 edition that the main house with 20 occupants would be classified as a Residential Group R-2 dormitory: A building or space in a building in which group sleeping accommodations are provided for more than 16 persons who are not members of the same family in one room, or a series of closely associated rooms, under joint occupancy and single management, with or without meals, but without individual cooking facilities.

3. According to Life Safety Code 2024 edition dormitories would be required to meet all applicable requirements of Chapter 28 including the installation of an electrically supervised automatic sprinkler system.

4. The Hall County Fire Marshal's Office has determined the Guest house with 10 occupants would be classified as a Residential Group R-3 lodging house with five or fewer guestrooms: Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as group R-1, R-2, R-4, or I.

5. According to Life Safety Code 2024 edition lodging houses would be required to meet all applicable requirements of Chapter 26 including the installation of an approved automatic sprinkler system in accordance with life safety code section 26.3.6.2.

6. If approved engineered site development and architectural plans will be required for review and approval to bring the site and structures into compliance with fire code.

Hall County Business License
In an email dated March 16, 2026, Brandi Smith, Business License Director, stated "Will require a business license."

PLANNING AND ZONING DEPARTMENT
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t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Made for More Ministries, LLC
P.O. Box 91
Oakwood, GA 30566
Phone (770) 695-2271
Email Address madeformoreministriesga@gmail.com

Property Owner (Name & Mailing Address)
Trinity Holding Company, LLC
P.O. Box 755
Hoschton, GA 30548
Phone [redacted]
Email Address Nathaniel@wilsoncm.com

Proposed Use Group home for women (see narrative)

Contact Person (Name & Mailing Address)
Brent Rutherford
P.O. Box 91
Oakwood, GA 30566
Phone (770) 695-2271
Email Address madeformoreministriesga@gmail.com

Tax Parcel Number 08041001004
Location Address 4337 Mountain View Road, Oakwood, GA 30566

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☑ Other

Zoning: R3-Residential
Acreage 3.77

Requested Action
Type of Request:
☑ SU ☐ CUP
Fee:$ 250.00
Receipt #:
Check #:

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

Print Brent Rutherford Date: 2/20/26
Sign [signature] Date: 2/20/26

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: _____

DELFUNT LAW

Hall County Board of Commissioners
Hall County Planning and Zoning Department
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Special Use Permit Application

February 21, 2026

Dear Hall County Board of Commissioners,

Please find enclosed the application for a special use permit for 4337 Mountain View Rd., Oakwood, GA on behalf of Made for More Ministries, LLC.

If you have any questions please contact me at (470) 239-8773.

Sincerely,

/s/ Brandon M. Delfunt

Brandon M. Delfunt
Delfunt Law Firm, LLC
514 West Maple Street
Suite 306
Cumming, GA 30040
(o) (470) 239-8773
(c) (770) 406-6224
brandon@delfuntlaw.com

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Nathaniel Wilson

Address 148 Montvale Dr.
Hoschton, GA 30548

Phone Number [redacted]

Name of applicant(s) Made For More Ministries, L.L.C.

Address P.O. box 91
Oakwood, GA 30566

Phone Number 770-695-2271

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)
Nwtt

Personally appeared before me
Michelle DeYoung

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

Notary Public

Michelle DeYoung NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES: 10/02/2028

Date 2/18/26

PLANNING AND ZONING DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Jeremiah Wilson

Address 948 Dennis Station
Eatonton, GA 31024

Phone Number [redacted]

Name of applicant(s) Made For More Ministries, L.L.C.

Address P.O. Box 91
Oakwood, GA 30566

Phone Number 770-695-2271

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)

Jeremiah Wilson

Personally appeared before me

Michelle DeYoung

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

Notary Public

Michelle DeYoung NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES 10/02/2028

2/18/26
Date

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Claud Chesser III

Address 2325 Cotton Gin Rd
Jefferson GA 30549

Phone Number [redacted]

Name of applicant(s) Made for More Ministries LLC.

Address P.O. 91
Oakwood GA 30566

Phone Number 770 625 2271

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.

CHASE B COSGROVE NOTARY PUBLIC EXPIRES GEORGIA 1/17/2029 HALL COUNTY

Signature of Owner(s)

Claud Chesser III

Personally appeared before me

Chase B. Cosgrove

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

Notary Public

2-18-2026
Date

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
T 770-531-6800 | F 770-531-3902

HALL COUNTY
GEORGIA

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Joshua Hatfield

Address 97 Kenbridge Ln
Princeton, NC 27569

Phone Number [redacted]

Name of applicant(s) Made for More Ministries, LLC

Address PO 91
Oakwood, GA 30566

Phone Number 770 695 2271

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

Chase B. Cosgrove

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

Notary Public

2/20/2026
Date

CHASE B COSGROVE
NOTARY
EXPIRES
GEORGIA
7/17/2029
PUBLIC
HALL COUNTY

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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: Nathaniel Wilson **Date:** 2/18/2026

Applicant's/Owner's Name (Printed): Nathaniel Wilson

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jeremiah Wilson **Date:** 2/18/2026

Applicant's/Owner's Name (Printed): Jeremiah Wilson

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Claud Chesser III **Date:** 2-18-2026

Applicant's/Owner's Name (Printed): Claud Chesser III

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Joshua Hatfield Date: 2/18/26

Applicant's/Owner's Name (Printed): Joshua Hatfield

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Brent Rutherford **Date:** 2/18/26

Applicant's/Owner's Name (Printed): Brent Rutherford

Made For More Ministries is a faith-based organization dedicated to serving adult men and women seeking spiritual renewal, personal growth, and recovery from life-controlling challenges. Our mission is to empower individuals to embrace their true potential and become the best version of themselves through the transformative power of Christ.

Our guiding scripture, Ephesians 5:14 — "Wake up, sleeper, rise from the dead, and Christ will shine on you" — reflects our belief that every life is capable of restoration and meaningful change. We are committed to creating environments where brokenness is met with compassion, accountability, and structured support.

Transformational Discipleship Center

At the core of our services is a 12-month residential recovery home for adults. This Transformational Discipleship Center is a structured, Christ-centered residential program designed to provide stability, accountability, and intentional personal development.

This program goes beyond traditional sober living by offering:

- Structured daily routines
- Christ-centered discipleship
- Mentorship and accountability
- Life skills development
- Emotional and spiritual growth support
- Recovery-focused programming

Residents voluntarily participate in a disciplined environment designed to promote sustainable recovery, responsible living, and long-term personal transformation. The home operates as a supervised residential setting and is not a detention facility, correctional program, or medical treatment center.

Support Groups

Made For More Ministries provides adult support groups designed to foster community, accountability, and growth. These groups include:

- Bible studies
- Recovery groups
- Life skills development classes
- Trauma-focused group sessions
- Inner healing groups
- Anger management classes

These gatherings provide structured opportunities for adults to share experiences, receive encouragement, and develop healthy coping strategies in a safe and supportive environment.

Mentorship Programs

Our mentorship programs connect participants with mature individuals who have successfully navigated recovery and personal transformation. Mentors provide guidance, accountability, and encouragement as participants rebuild their lives and pursue sustainable change.

Community Engagement

Community events are designed to build healthy relationships, strengthen bonds among participants, and celebrate milestones in recovery and personal development. These gatherings foster a positive and supportive environment while encouraging responsible community participation.

Commitment to the Community

Made For More Ministries is committed to maintaining a safe, orderly, and respectful environment. Our adult services operate within a structured framework that emphasizes accountability, supervision, and responsible behavior. We aim to be a positive presence in the surrounding community by helping adults restore their lives, strengthen families, and become productive, contributing members of society.

Our purpose is restoration — spiritually, emotionally, and practically — equipping adults with the tools necessary for lasting transformation and responsible living.

SITE PLAN FOR 4337 MOUNTAIN VIEW ROAD

Made for More Ministries, LLC utilizes this property as a group home for women who are participating in our inpatient transformational discipleship center. The women who are enrolled in the transformational discipleship center reside at the home while completing the program. The home is supervised at night by resident leaders who are participating in the program and during the day by on-site staff members.

Main House

The main house is approximately 5000 square feet and is comprised of two floors. The first floor has two bedrooms, a master bedroom and one additional bedroom and sleeps a total of eight (8) women. The master bedroom is approximately 400 square feet has six (6) beds. The second bedroom is approximately 132 square feet and has two (2) beds.

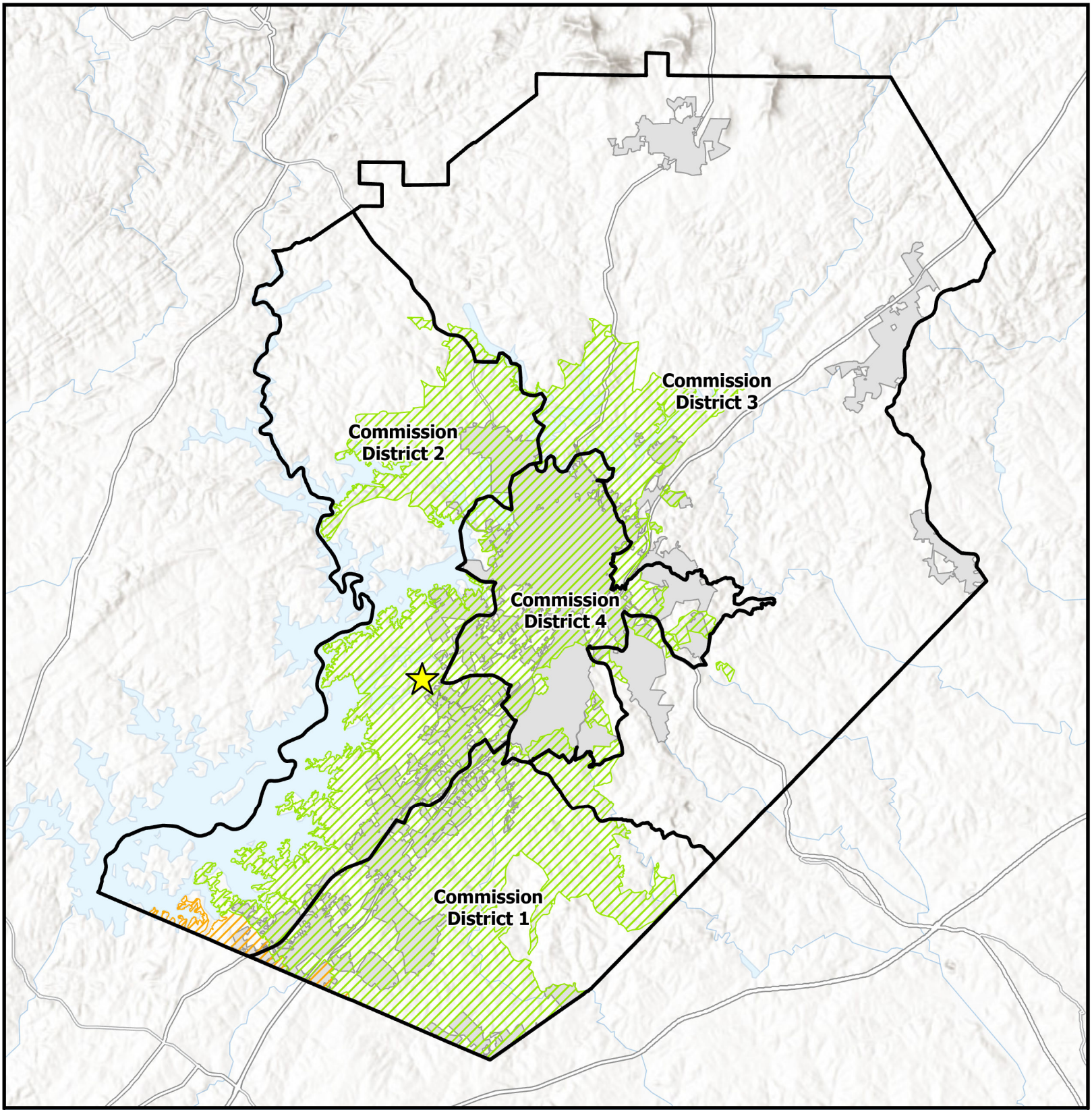
The second floor has four (4) bedrooms and sleeps a total of twelve (12) women. The first bedroom is approximately 242 square feet and has four (4) beds. The second bedroom is approximately 105 square feet and has two (2) beds. The third bedroom is approximately 187 square feet and has three (3) beds. The fourth bedroom is approximately 185 square feet and has three (3) beds.

Guest House

The guest house is approximately 1500 square feet and is comprised of two floors and sleeps a total of ten (10) women. The first floor has one bedroom which is approximately 128 square feet and has three (3) beds.

The second floor has one bedroom which is approximately 746 square feet and has seven (7) beds.

4337 Mountain View Road, Oakwood, Georgia
Site Plan



Overview Map

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

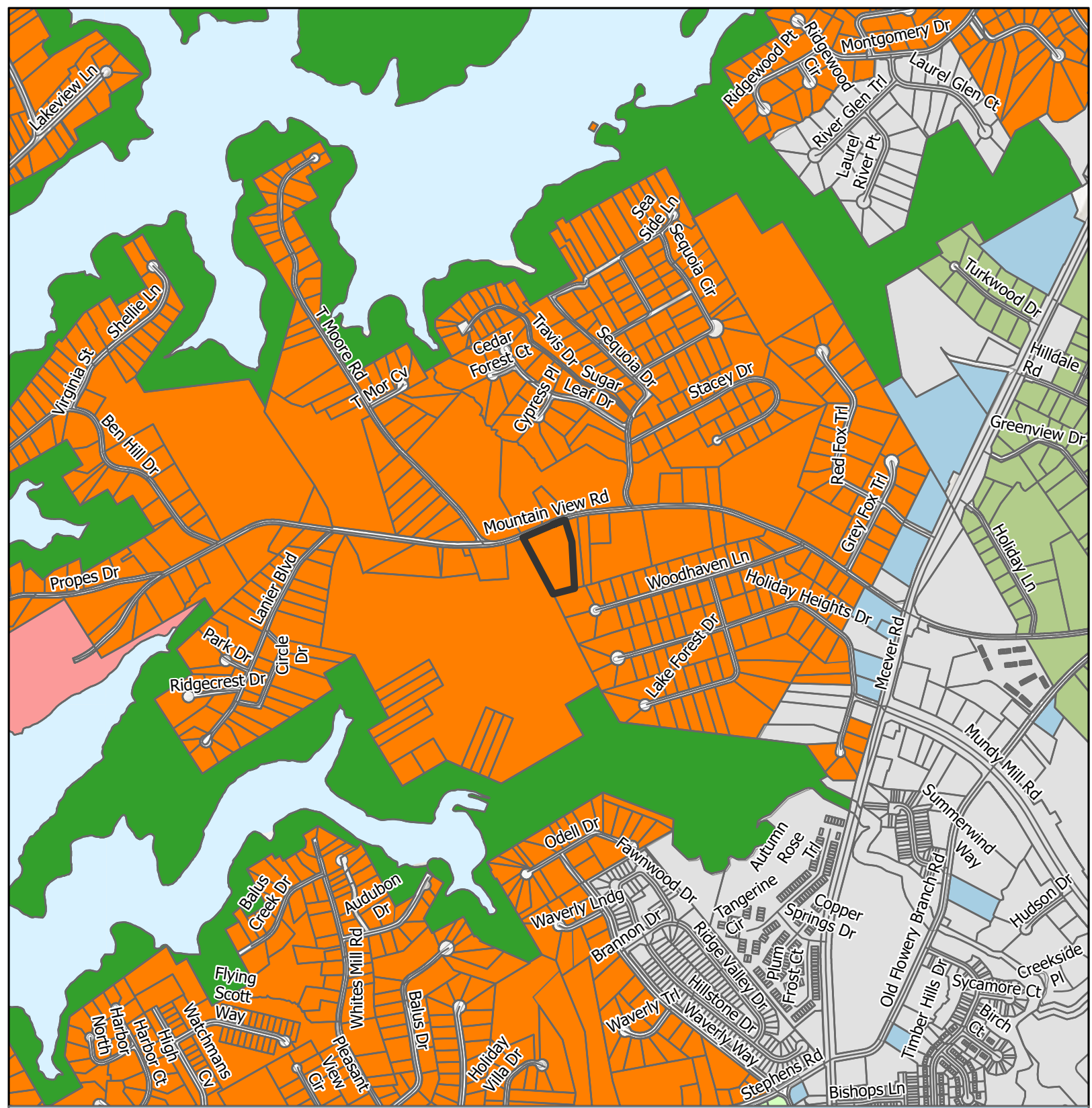
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Made for More Ministries, LLC
Tax Parcel #: 08041 001004
Location: 4337 Mountain View Road
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area

City Limits

Future Land Use Zones

- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Made for More Ministries, LLC

Tax Parcel #: 08041 001004

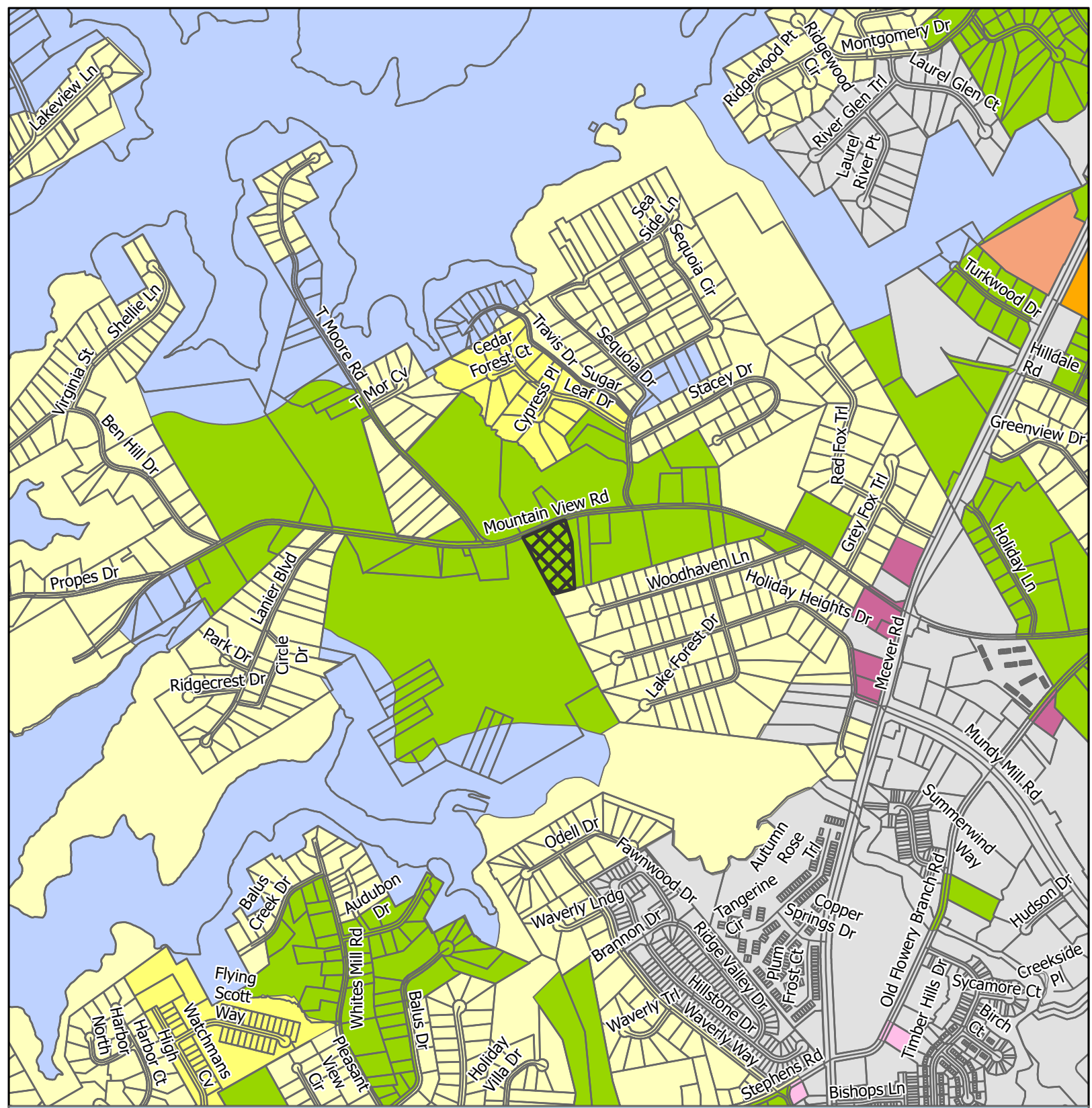
Location: 4337 Mountain View Road

Commission District: 2

HALL COUNTY GEORGIA

We have it all in Hall

Date Prepared: 3/17/2026



Zoning Map

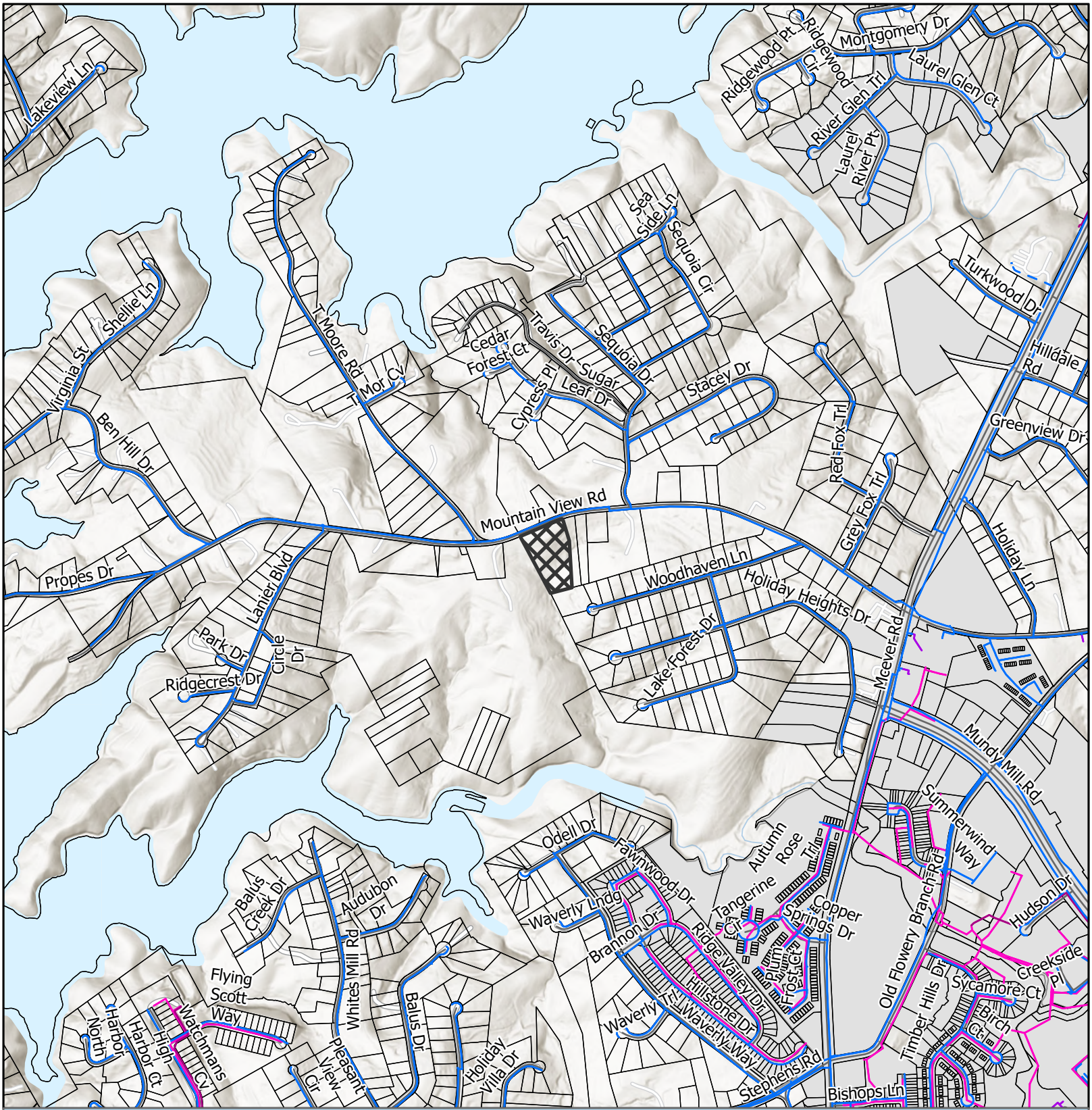
Subject Area
City Limits

Zoning
AR-1
O-I
PCD
POD
PRD
R-1
S-S
V-C

Applicant: Made for More Ministries, LLC
Tax Parcel #: 08041 001004
Location: 4337 Mountain View Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



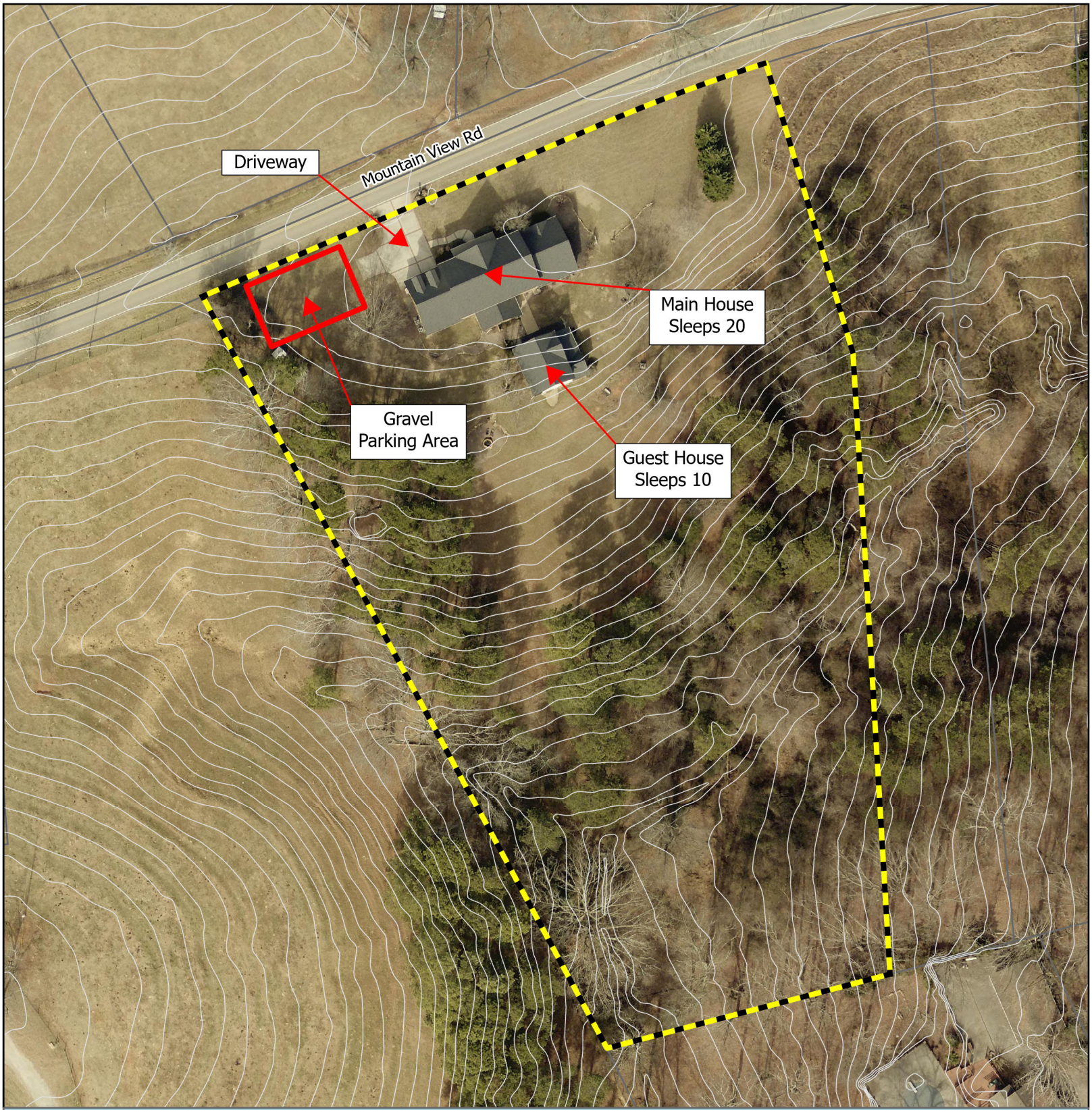
Utilities Map

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

Applicant: Made for More Ministries, LLC
Tax Parcel #: 08041 001004
Location: 4337 Mountain View Road
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Site Plan & Aerial Map

Subject Area

Applicant: Made for More Ministries, LLC
Tax Parcel #: 08041 001004
Location: 4337 Mountain View Road
Commission District 2

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

Date Prepared: 3/18/2026

EQUIPMENT USED: NIKON
OTM-420 TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BA
PRECISION OF ONE FOOT IN FT. AN AN ANGUL
PER ANGLE POINT AND WAS ADJUSTED USING COMPASS R
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE
BE ACCURATE WITHIN ONE FOOT IN FEET.

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.E.M.A. OFFICIAL FLOOD HAZARD MAPS.

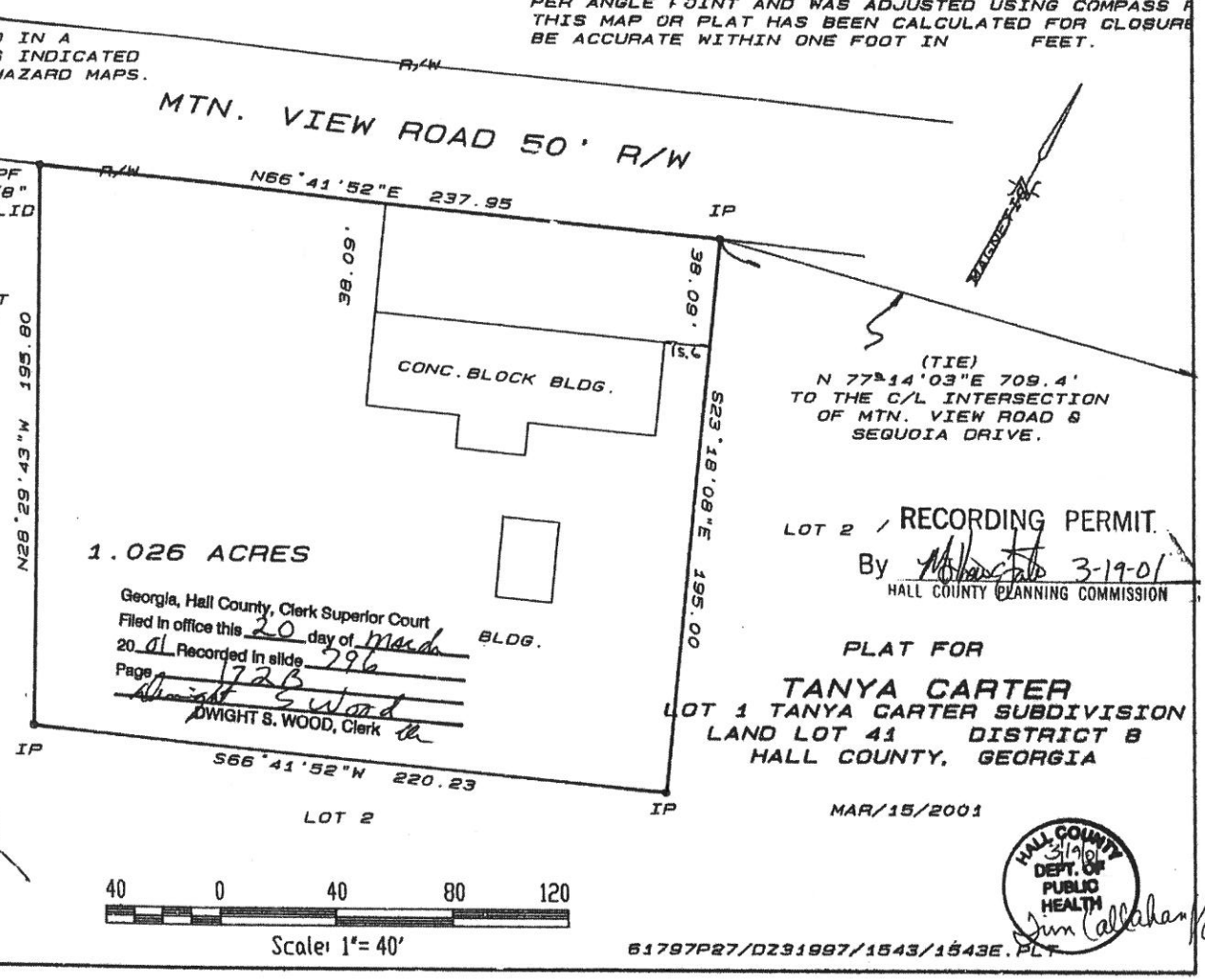
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

J.W. BAGWELL

NOTE:
THIS PLAT DRAWN FROM SURVEY MADE BY ME FOR TANYA CARTER DATED SEPT/10/1997

PREPARED BY:
HENRY G. JARRARD
GA.R.L.S. NO.1182
322 OAK STREET
GAINESVILLE, GA.
30501
770.534.3421



Georgia, Hall County, Clerk Superior Court
Filed in office this 20 day of March
20 01 Recorded in slide 296
Page 72B
Dwight S. Wood
DWIGHT S. WOOD, Clerk

LOT 2 / RECORDING PERMIT.
By [signature] 3-19-01
HALL COUNTY PLANNING COMMISSION

PLAT FOR
TANYA CARTER
LOT 1 TANYA CARTER SUBDIVISION
LAND LOT 41 DISTRICT 8
HALL COUNTY, GEORGIA

MAR/15/2001

Scale: 1"= 40'

61797P27/DZ31997/1543/1543E.PLT

SOIL OR PERCOLATION INFORMATION NEEDED AT TIME OF SEPTIC APPLICATION

HALL COUNTY DEPT. OF PUBLIC HEALTH 11-15-99

SIGNATURE

RECORDING PERMIT

By _____ 11-1999

HALL COUNTY PLANNING COMMISSION

IPS= IRON PIN SET 1/2"RB

(TIE) N 77-58-40 E 660.20' TO THE C/L INTERSECTION OF MTN. VIEW ROAD AND SEQUOIA DR.

MOUNTAIN VIEW ROAD 50' R/W

IPS L1 L2 IPS

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.E.M.A. OFFICIAL FLOOD HAZARD MAPS.

N23°18'08"W 195.00

S 80°51'52"E 200.00

LOT 1

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

N

IPS N66°41'52"E 220.23 IPS IPS

Georgia, Hall County, Clerk Superior Court
Filed in office this 19 day of Nov
19 99 at _____ Recorded in Slido 778
Page 1A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

LOT 3

GEORGIA REGISTERED No. 1162 LAND SURVEYOR HENRY GRADY JARRARD

LOT 2
1.729 ACRES

N/F J.W. BAGWELL

N28°29'41"W 338.59

S 2°03'54"E 374.19

HENRY G. JARRARD
GA.R.L.S. NO.1162
322 OAK STREET
GAINESVILLE, GA.
30501
(770) 534-3421

EQUIPMENT USED: NIKON DTM-420 TOTAL STATION.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

IPF 5/8" SOLID L3 HOLIDAY HTS. SUBD. IPS

60 0 60 120 180
Scale: 1"= 60'

No.	Direction	Length
1	N66°41'52"E	10.00
2	N57°31'54"E	40.00
3	S78°29'06"W	105.18

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

PLAT FOR

TANYA CARTER

LOT 2 TANYA CARTER SUBD. LL 41

DISTRICT 8

HALL COUNTY, GEORGIA

61797P27/Z6A/1543/1543A PLT

No.	Direction	Length
1.	N67°31'54"E	24.33
2	N69°13'52"E	53.38
3	N71°54'59"E	19.28
4	S75°29'06"W	78.87

B/W

MOUNTAIN VIEW RD. 50' R/W

R/W L1 L2 L3

IPS IPS

(TIE) N 79-27'-23" E 564.53' TO THE C/L INTERSECTION OF MTN. VIEW RD. AND SEQUOIA DRIVE.

SOIL OR PERCO... ...ON

...EEDED AT TIME OF ... APPLICATION

HALL CO... DEPT. C... PUB... HEAL...

SIGNATURE

11-15-95

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.E.M.A. OFFICIAL FLOOD HAZARD MAPS.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

N29°38'08"W 200.00

S16°44'19"E 181.20

1.024 ACRES

RECORDING PERMIT

By 11-19-97

HALL COUNTY PLANNING COMMISSION

LOT 2

IPS IPS

LOT 4

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

HENRY G. JARRARD
GA.R.L.S. NO.1182
322 OAK STREET
GAINESVILLE, GA.
30501
(770) 534-3421

N 2°03'54"W 374.19

S9°39'E 382.24 S

GEORGIA REGISTERED No. 1182 LAND SURVEYOR HENRY G. JARRARD JR.

N

IPS-IRON PIN SET 1/2" REBAR

Georgia, Hall County, Clerk Superior Court
Filed in office this 19 day of Nov
19 97 at ____ Recorded in Slido 277
Page 250A
DWIGHT S. WOOD, Clerk BD

IPS L4 IPS

HOLIDAY HTS. SUBD.

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

EQUIPMENT USED: NIKON DTM-420 TOTAL STATION.

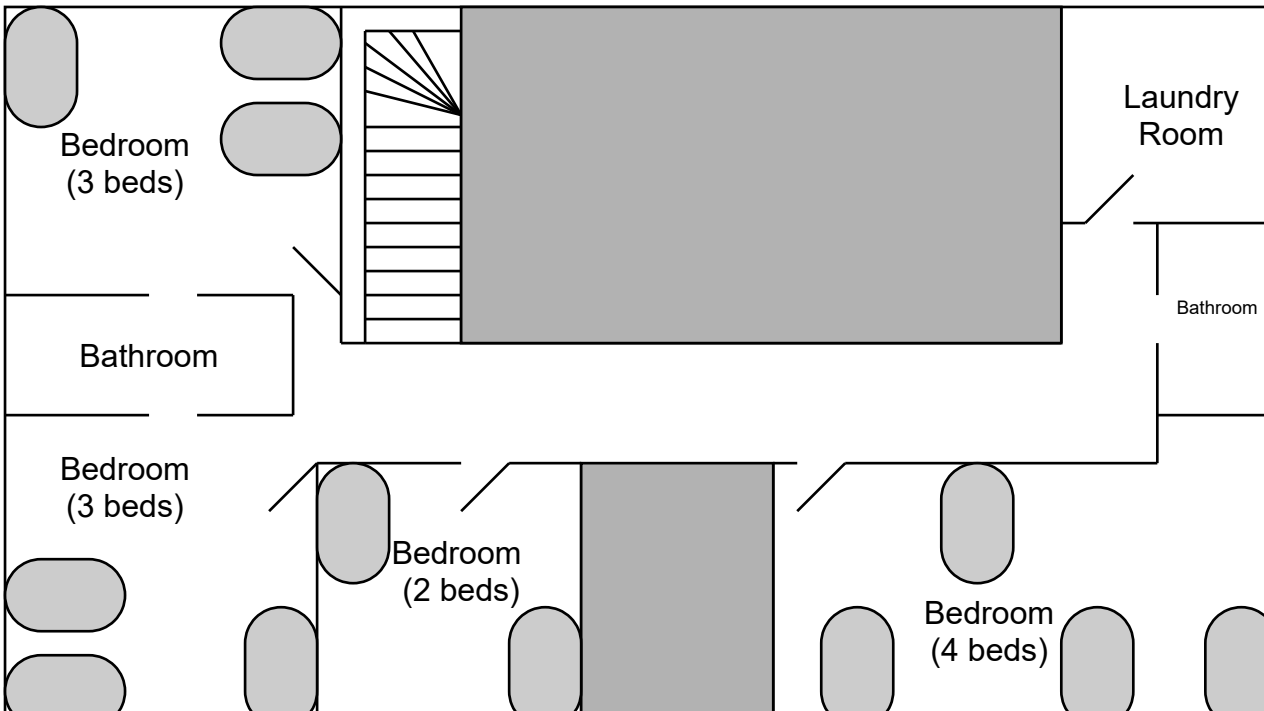
PLAT FOR

TANYA CARTER
LOT 3 TANYA CARTER PROPERTY
LAND LOT 41 DISTRICT 8
HALL COUNTY, GEORGIA

60 0 60 120 180

Scale: 1"=60' 61797P27/Z6A/1543/1543B PLT

Main House
Upstairs Floorplan



Guest House

Sunroom

Master
Bedroom
(6 beds)

Master
Closet

Bedroom
(2 beds)

Living Room

Kitchen

Dining
Room

Master
Bathroom

Bathroom

Utility

Foyer

Bathroom

Mud
Room

Garage

Main House
Downstairs Floorplan

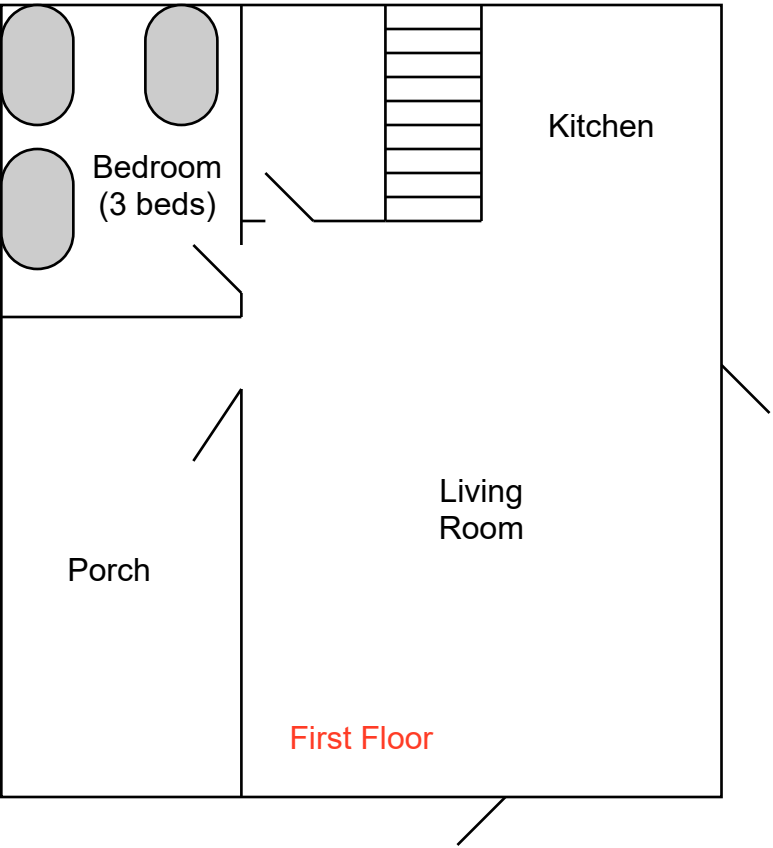
Driveway

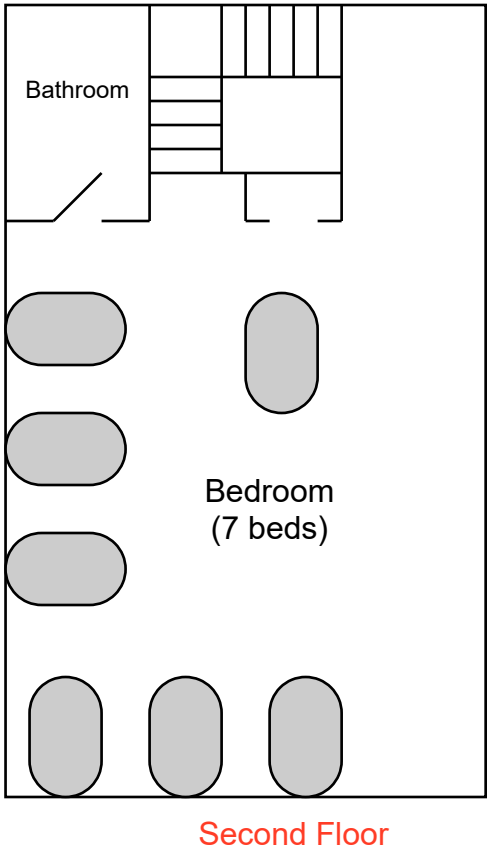
Parking Area

Septic Tank

Mountain View Rd.

Guest House Floorplan





PHOTOGRAPHS OF 4337 MOUNTAIN VIEW ROAD

Upstairs Bedroom

Upstairs Bedroom

Upstairs Bedroom

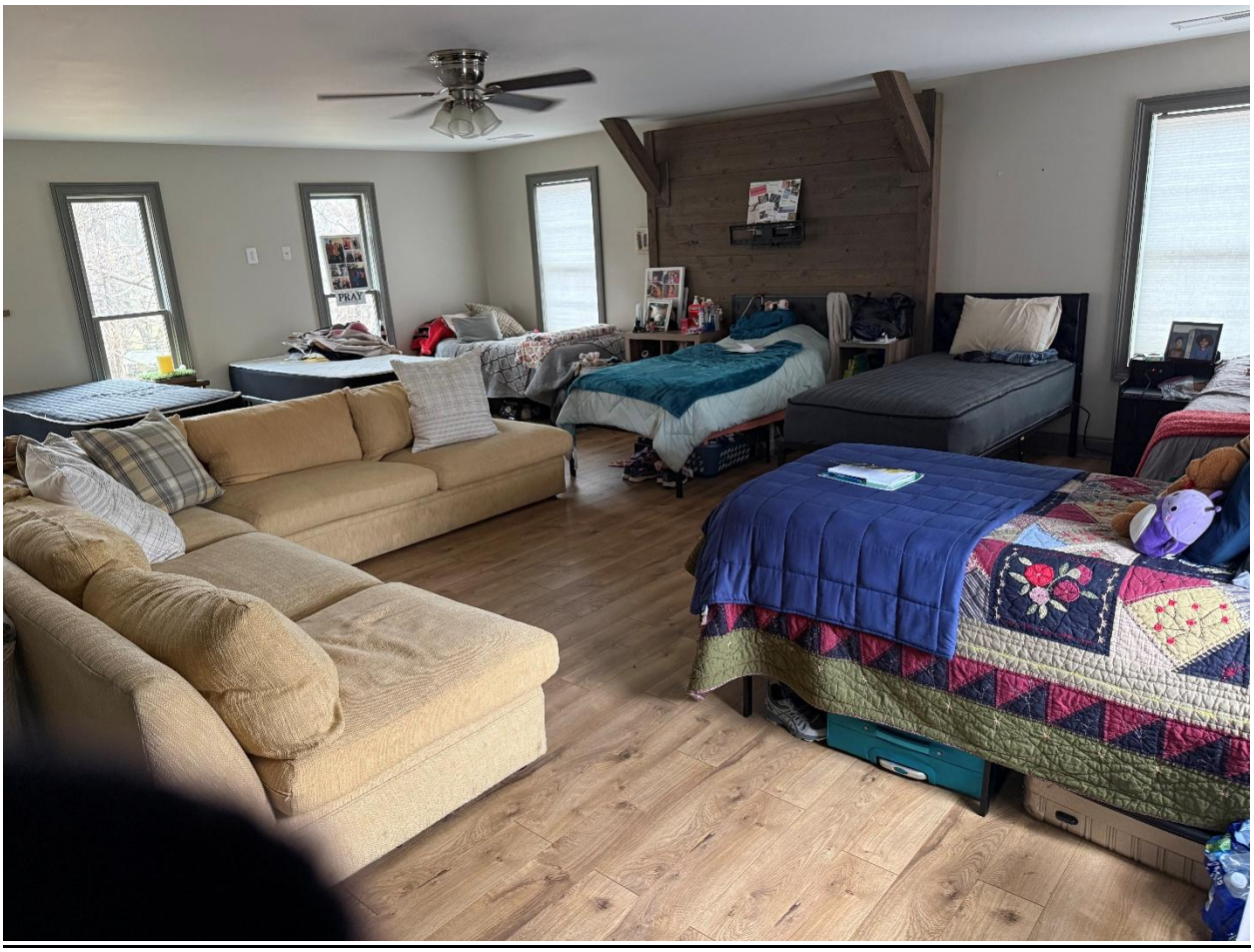
Upstairs Bedroom

Downstairs Bedroom

Downstairs Bedroom

Guesthouse Bedroom

Guesthouse Bedroom



eFiled and eRecorded
DATE: 10/29/2025
TIME: 5:41 PM
DEED BOOK: 9745
PAGE: 719 - 721
FILING FEES: $25.00
TRANSFER TAX: $950.00
PT61: 069-2025-007347
RECORDED BY: CE
CLERK: Mark Pettitt
Hall County, GA

After recording, please return to:
Baker & Summy, PC
6340 Sugarloaf Pkwy, Suite 200
Duluth, GA 30097

File Number: 0625D250
Parcel ID Number: 08041 001004

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE made this 27th day of October in the year 2025 between KEVIN STERNER and DANIELLE STERNER, as party or parties of the first part, (hereinafter called "Grantor"), and TRINITY HOLDING COMPANY LLC, a Georgia Limited Liability Company, as party or parties of the second part, (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See Exhibit "A" attached hereto.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

(*Signatures continued on next page*)

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered on this 27th day of October in the year 2025:

Unofficial Witness

Notary Public

My Commission Expires: 7/4/2026

(NOTARY SEAL)

GRANTOR:

KEVIN STERNER

DANIELLE STERNER

BENJAMIN G BAKER
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 04, 2026

EXHIBIT A

Lot 1

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.026 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated March 15, 2001, which plat is recorded in Plat Slide 796, page 172-B, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description Said property being improved property also known as 4337 Mountain View Road according to the present system of numbering properties in Hall County, Georgia

TOGETHER WITH

Lot 2

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.729 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated November 19, 1999, which plat is recorded in Plat Slide 778, page 1A, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description

TOGETHER WITH

Lot 3

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.024 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated November 19, 1999, which plat is recorded in Plat Slide 777, page 250A, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description

Parcel ID Number: 08041 001004

Subject to any Easements or Restrictions of Record

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

CHIEF BUILDING OFFICIAL
Robert Gutowski

To: John Gentry, Assistant County Administrator

From: Kristie Turner, Development Services Director
Rober Gutowski, Chief Building Official
Katie Ahmed, Planning and Zoning Administrator
Captain Tucker, Deputy Fire Marshal

Date: January 26, 2026

Subject: Executive Summary on 4337 Mountain View Road

The purpose of this memo is to provide clarification of how the International Residential Code (IRC), International Building Code (IBC), and the County's Zoning Ordinance apply to the residential structures at 4337 Mountain View Road which are proposed to house non-transient residents in a recovery residence setting. The larger dwelling contains 5 bedrooms, and the second dwelling contains 2 bedrooms.

The two subject structures were constructed and are regulated as single-family dwellings under the International Residential Code (IRC). The IRC applies to one- and two-family dwellings used for permanent residential purposes and governs structural integrity, life-safety systems, means of egress, smoke alarms, and minimum room standards.

Under the IRC:

- A one-family dwelling is defined as a single dwelling unit providing complete independent living facilities.
- The IRC does not define "family."
- The IRC does not impose a numerical limit on unrelated occupants.

Accordingly, from a construction standpoint, the structures remain within IRC scope so long as they each continue to function as one dwelling unit (one kitchen, shared living areas, no creation of separate independent units).

However, the proposed use as a women's group home changes the operational characteristics causing the buildings to function as either a lodging house or congregate living facility, these occupancy classifications must be evaluated under the International Building Code (IBC). Congregate Living Facility is defined as, a building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both. A Lodging House is

defined as a one-family dwelling where one or more occupants are primarily permanent in nature and rent is paid for guestrooms.

Under the IBC:

- Lodging houses with five or fewer guestrooms and 10 or fewer total occupants are classified as Group R-3. 310.4.2.1.
- Non-transient congregate living facilities with more than sixteen occupants are classified as Group R-2. 310.3.
- Residential occupancies at or below sixteen non-transient occupants fall within Group R-3. 310.4.

These thresholds originate in the IBC and determine when commercial-level building and fire code requirements apply. These thresholds are not limitations contained within the IRC.

The proposed use of a women's group home would align as a non-transient congregate living facility with no custodial care provided. If occupancy remains below the sixteen-person threshold it would align with Group R-3 under the IBC framework.

Separate from building code analysis, land use is governed by the County's Zoning Ordinance. Zoning regulates how property may be used within a particular district and often defines residential occupancy. Per the Hall County Unified Development Code 7.2.3.C, Community Residence occupancy is limited to no more than five unrelated individuals. Group Home, Section7.2.3.D, would permit occupancy for more than five people to reside, including operators, supervisors, and individuals under care provided a Special Use is approved by the Hall County Board of Commissioners.

While the structure may comply with IRC construction standards and fall below IBC occupancy thresholds, the proposed occupancy of 20+ unrelated individuals exceeds the unrelated-person limitation established in the zoning ordinance. This presents a land use issue distinct from building and fire compliance.

As the current use and occupancy of the property do not meet the standards of the International Building Code and the Unified Development Code requirements, Building and Fire Services cannot issue approval for more than five occupants to reside in each dwelling.

Please find attached supplemental memos from Hall County Fire dated February 26, 2026 and Planning and Zoning Dated February 26, 2026.

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

To: County Administration

On February 20th, 2026, personnel from the Fire Marshal's Office met with Mr. and Mrs. Rutherford from Made for More Ministries at 4347 Mountain View Road Oakwood, GA. The address listed is a residence with two separate structures, the main house and a guest house. During the meeting, the Rutherford's gave personnel a tour of the premises and explained their purpose and goals. It was discovered that there were more than twenty plus unrelated women living between the two structures on the property. The women stay in the program for approximately twelve months. They do not provide care for the residents, only boarding accommodations. Currently they do not have a business license that declares an occupancy classification. Without this information and plans with a Life Safety page from a licensed architect, the Fire Marshal's Office is not able to verify if the structure meets life safety codes and International Fire Codes.

Captain Tucker, #892

Deputy Fire Marshal

Fire Investigator IAAI CFI

Bureau of Fire Prevention

Hall County Fire Rescue

Office: 770-531-6838

jtucker@hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government
PLANNING AND ZONING

To: John Gentry, Assistant County Administrator

From: Katie Ahmed, Planning & Zoning Administrator

Date: February 26, 2025

Subject: **4337 Mountain View Road, Oakwood, GA**

The subject property is zoned Agricultural Residential 1 (AR-1) and is developed with two single-family residences. According to tax records, the primary dwelling, measuring 4,963 square feet, was constructed in 2000. The second dwelling, measuring 1,520 square feet, was converted from a "building" to a guest house. The building permit for the guest house was issued 9/01/2002 and finaled 10/29/2015.

"Guest house" is defined as: *Accessory living quarters located within a detached structure located on the same lot as a principal residence. A guest house is distinct from an ADU in that it is not intended for long-term occupancy.*

Group living categories within the 2024 Unified Development Code include the following:

- Boardinghouse
- Community Residence
- Group Home
- Institutional Residential
- Emergency Shelter

The only group living category permitted by right in the AR-1 zoning district is "community residence" which is defined as follows:

> *"A single dwelling unit occupied on a relatively permanent basis in a family like environment by a group of unrelated persons with disabilities or pregnant or parenting youth who are displaced or in DFACS custody plus paid support staff by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling."*

Standards: A community residence must comply with applicable federal, state, and local licensing requirements."

A "community residence" is limited to 5 persons as provided in the definition of "family" per Section 12.1.1.

> "Family: One or more persons permanently occupying a single dwelling unit, provided that unless all members are related by blood or marriage no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises or in an accessory building.

All other group living categories require Special Use approval by the Board of Commissioners.

Attachments:
UDC Land Use Table – Residential Uses
UDC Section 7.3.2 – Group Living

Sec. 7.2. Allowed Use Table

Key: P = Permitted Use SU = Special Use
CUP = Conditional Use Permit "--" = Not permitted

	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	**AG-1**	**AR-1**	**V-C**	**R-1-L**	**R-1**	**R-TF**	**R-X**	**R-MF**	**MHP**	**O-I**	**S-S**	**H-B**	**M-U**	**I-1**	**I-2**	**Definition/ Standards**
Residential Uses																
All household living, as listed below:																Sec. 7.3.1.A
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	CUP	--	--	P	--	--	Sec. 7.3.1.B
Mobile home	P	P	--	P	--	--	--	--	P	--	--	--	--	--	--	Sec. 7.3.1.C
Manufactured home	P	P	--	P	--	--	--	--	P	--	--	--	--	--	--	Sec. 7.3.1.D
Two-family dwelling	--	--	--	--	--	P	P	P	--	CUP	--	--	P	--	--	Sec. 7.3.1.E
Townhouse	--	--	--	--	--	--	P	P	--	CUP	--	--	P	--	--	Sec. 7.3.1.F
Multi-family dwellings	--	--	--	--	--	--	P	P	--	CUP	--	--	P	--	--	Sec. 7.3.1.G
Live-Work	SU	SU	SU	SU	SU	SU	SU	SU	SU	CUP	--	--	CUP	--	--	Sec. 7.3.1.H
Cottage Court	--	--	--	--	--	--	CUP	--	--	--	--	--	CUP	--	--	Sec. 7.3.1.I
All group living, as listed below:																Sec. 7.3.2
Boardinghouse	SU	SU	SU	SU	SU	--	SU	SU	--	--	--	--	--	--	--	Sec. 7.3.2.B
Community Residence	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. 7.3.2.C
Group home	SU	SU	SU	SU	SU	--	SU	SU	--	--	--	--	--	--	--	Sec. 7.3.2.D
Institutional residential	SU	SU	SU	SU	SU	SU	SU	SU	--	P	--	--	--	--	--	Sec. 7.3.2.E
Emergency Shelter	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	--	--	Sec. 7.3.2.F
Public/Institutional Uses																
All civic, as listed below:																Sec. 7.4.1.A
Fraternal organization and club, non-profit	--	CUP	CUP	--	--	CUP	--	CUP	--	P	P	P	P	P	P	Sec. 7.4.1.B
Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.1.C
Community center	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	P	Sec. 7.4.1.D

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	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Colleges, public or private	P	--	--	--	--	--	--	--	--	P	P	P	P	P	--	Sec. 7.4.1.E
Non-profit private clubhouse	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. 7.4.1.F
Public buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.1.G
Museum, library, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. 7.4.1.H
School, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. 7.4.1.I
All parks and open space, as listed below:																Sec. 7.4.2.A
Cemetery, private	SU	SU	SU	SU	SU	SU	SU	SU	--	--	P	P	--	P	P	Sec. 7.4.2.B
Marina	SU	SU	SU	SU	SU	SU	SU	SU	--	--	P	P	P	P	P	Sec. 7.4.2.C
Parks, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	Sec. 7.4.2.D
Playground	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	--	--	Sec. 7.4.2.E
Open space, private	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	Sec. 7.4.2.F
Major utilities, private	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. 7.4.3
Major utilities, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.3
Small wireless facilities and antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.4.4
Telecommuni-cations antennas and towers	SU	SU	--	--	--	--	--	--	--	--	SU	SU	--	SU	SU	Sec. 7.4.5
Commercial Uses																
Adult establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 7.5.1
All day care, as listed below:																Sec. 7.5.2
Adult care centers	SU	SU	SU	SU	SU	SU	SU	SU	--	P	--	--	P	P	P	Sec. 7.5.2.B
Day care centers	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. 7.5.2.C
Family day care facility	P	P	P	P	P	P	P	P	P	SU	--	--	P	--	--	Sec. 7.5.2.D

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	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Group day care facility	SU	SU	SU	SU	SU	SU	SU	SU	--	P	P	P	P	P	--	Sec. 7.5.2.E
Nursery, kindergarten	SU	SU	SU	SU	SU	SU	SU	SU	SU	P	P	P	P	P	--	Sec. 7.5.2.F
All event facilities	SU	SU	SU	--	--	--	--	--	--	SU	SU	SU	SU	SU	--	Sec. 7.5.3
Indoor Recreation, except as listed below:	--	--	--	--	--	--	--	--	--	CUP	P	P	P	P	P	Sec.7.5.4
Commercial amusement, indoor	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.4.B
Concert hall, auditorium	--	--	--	--	--	--	--	--	--	CUP	P	P	CUP	P	P	Sec. 7.5.4.C
Indoor shooting range	--	--	--	--	--	--	--	--	--	SU	--	SU	--	P	P	Sec.7.5.4.E
Theater	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec.7.5.4.G
Hotels, motels	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	Sec. 7.5.5.B
Bed and breakfast	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	--	CUP	CUP	--	--	Sec. 7.5.5.C
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.6
Hospital	--	--	--	--	--	--	--	--	--	SU	--	SU	--	SU	--	Sec. 7.5.6
All office, except as listed below	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.7.A
Financial institutions	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	Sec. 7.5.7.B
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.7.C
Trade, vocational, business school	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.7.D
All personal service, except as listed below:	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.5.8.A
Animal care (indoor)	CUP	CUP	--	--	--	--	--	--	--	P	P	P	CUP	P	P	Sec. 7.5.8.B

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	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
Animal care (outdoor)	CUP	CUP	--	--	--	--	--	--	--	CUP	CUP	P	--	P	P	Sec. 7.5.8.C
Catering service	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	Sec. 7.5.8.D
Funeral home	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	Sec. 7.5.8.F
Private morgue, mortuary, crematorium	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.5.8.G
Laundry and Dry Cleaning	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	Sec. 7.5.8.H
Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.5.8.L
Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	SU	SU	--	SU	SU	Sec. 7.5.8.N
Outdoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. 7.5.9
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. 7.5.9.B
Travel trailer park, campground, recreational vehicle park	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	--	--	--	--	--	--	--	Sec. 7.5.9.C
All eating and drinking, except as listed below:	--	--	--	--	--	--	--	--	--	SU	P	P	P	--	--	Sec. 7.5.10.A
Brewpub	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	--	Sec. 7.5.10.B
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	P	P	SU	--	--	Sec. 7.5.10.C
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	Sec. 7.5.11.A
Bakery	CUP	CUP	--	--	--	--	--	--	--	--	P	P	P	--	--	Sec. 7.5.11.C
Pawn shop, pawn broker, title pawn, title loan, check cashing	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. 7.5.11.D
Smoke or vape shop	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. 7.5.11.E

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	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
All vehicular, as listed below:																Sec. 7.5.12
Boat and recreational vehicle sales, rental, or service	--	--	--	--	--	--	--	--	--	--	P	P	SU	P	P	Sec. 7.5.12.B
Car wash	--	--	--	--	--	--	--	--	--	--	P	P	SU	P	P	Sec. 7.5.12.C
Fuel sales	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. 7.5.12.D
Service Station	--	--	--	--	--	--	--	--	--	--	SU	SU	SU	P	P	Sec. 7.5.12.E
Truck stop	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.5.12.F
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	Sec. 7.5.12.F
Vehicle repair, minor	--	--	--	--	--	--	--	--	--	--	SU	P	--	P	P	Sec. 7.5.12.H
Vehicle repair, major	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.5.12.I
Industrial Uses																
All craft manufacturing	CUP	CUP	--	--	--	--	--	--	--	--	CUP	CUP	--	P	P	Sec. 7.6.1
All data center	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. 7.6.2
All heavy industrial, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 7.6.3
Asphalt emulsion	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. 7.6.3.B
Airport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. 7.6.3.A.1
Airfield, private	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. 7.6.3.A.2
All light industrial uses, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.4.A
Brewery, winery, distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.4.B
Micro-brewery	--	--	--	--	--	--	--	--	--	--	--	SU	SU	P	P	Sec. 7.6.4.D
Micro-distillery	--	--	--	--	--	--	--	--	--	--	--	SU	SU	P	P	Sec. 7.6.4.E

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	Rural		Residential							Mixed-Use & Business						
Use Category Specific Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	Definition/ Standards
All research and development	SU	--	--	--	--	--	--	--	--	SU	--	--	--	P	P	Sec. 7.6.5
All storage lots, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.6.6
Storage of soil, mulch or lumber, including the splitting of logs	P	P	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.6.A.6
Truck terminal	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.6.6.D
Truck yard	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.6.6.E
All self-service storage	--	--	--	--	--	--	--	--	--	--	SU	SU	--	P	P	Sec. 7.6.7
All warehouse and distribution	--	--	--	--	--	--	--	--	--	--	--	SU	--	P	P	Sec. 7.6.8
All waste related services, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.9.A
Composting of organic materials	P	P	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.9.B
Junk or salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SU	Sec. 7.6.9.C
Slow rate land treatment system	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. 7.6.9.D
Waste-related energy recovery or production	SU	--	--	--	--	--	--	--	--	--	--	--	--	SU	SU	Sec. 7.6.9.E
All wholesale	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	Sec. 7.6.10
Agricultural Uses																
Agriculture, general	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. 7.7.1
Equestrian center	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.7.2
Agri-entertainment events	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.7.3

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Farm winery	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.7.4
Sawmill	SU	SU	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.7.5
Accessory Uses																
Accessory uses not listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.1.5
Accessory structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.2
Accessory dwellings units (ADU).	P	P	P	P	P	--	P	--	--	--	--	--	P	--	--	Sec. 7.8.3
Caretaker's residence	SU	SU	--	--	--	--	--	--	--	SU	--	SU	--	SU	SU	Sec. 7.8.4
Drive-thru facility	--	--	--	--	--	--	--	--	--	P	P	P	SU	P	P	Sec. 7.8.5
Garage, private	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. 7.8.6
Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.7
Guest house	P	P	P	P	P	--	P	--	--	--	--	--	--	--	--	Sec. 7.8.8
Home-based business, as listed below																Sec. 7.8.9
Home office	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. 7.8.9.B
Home occupation	P	P	P	P	P	P	P	P	P	P	--	--	P	--	--	Sec. 7.8.9.C
Residential business	P	CUP	CUP	--	CUP	CUP	--	CUP	--	--	--	--	CUP	--	--	Sec. 7.8.9.D
Rural business	P	CUP	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.8.9.E
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.10
Keeping of livestock and poultry	P	P	P	P	P	P	P	P	P	--	--	--	--	--	P	Sec. 7.8.11
Modular offices/class-rooms	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	Sec. 7.8.12
On-site parking	P	P	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.8.13
Outdoor storage, minor	P	P	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.8.14
Outdoor storage, major	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	P	P	Sec. 7.8.15

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Religious accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 7.8.16
Short-term rental	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. 7.8.17
Swimming pool, hot tub, spa	P	P	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. 7.8.18
Temporary Uses																
Farmer's market	P	P	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. 7.9.1
Mobile food establishment	CUP	CUP	--	--	--	--	--	--	--	P	P	P	P	P	P	Sec. 7.9.2
Garden market	P	P	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Sec. 7.9.3
Temporary buildings, as listed below																
Construction trailer, 12 months or less	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	Sec. 7.9.4.B
Construction trailer, more than 12 months	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	Sec. 7.9.4.B
Sales office, 12 months or less	--	--	P	P	P	P	P	P	P	--	--	--	P	--	--	Sec. 7.9.4.C
Temporary events, 90 days or less	P	P	--	--	--	--	--	--	--	P	P	P	P	--	--	Sec. 7.9.5
Temporary events, more than 90 days	CUP	CUP	--	--	--	--	--	--	--	CUP	CUP	CUP	CUP	--	--	Sec. 7.9.5
Yard/garage sales	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	Sec. 7.9.6
Other																
Conservation Subdivision	--	--	SU	--	SU	--	--	--	--	--	--	--	--	--	--	Sec. 4.8
Subdivision, residential	SU	SU	SUP	SUP	SUP	SUP	SUP	SUP	--	SU	--	--	SU	--	--	Article 9
Subdivision, non-residential	--	--	--	--	--	--	--	--	--	SU	SU	SU	SU	SU	SU	Article 9
Minor subdivision	P	P	SUP	SUP	SUP	SUP	SUP	SUP	--	--	--	--	--	--	--	Sec. 12.2

1. **Defined**

   Nonresidential activity conducted wholly within a dwelling unit that allows employees, customers, clients or patrons to visit.

2. **Use Standards**

   a. Live-work is only permitted on the ground floor of a dwelling unit.

   b. A minimum of one person must occupy the dwelling containing the live-work use as their primary place of residence.

   c. The live-work use may employ no more than two persons not living on the premises at any one time.

   d. No business storage or warehousing of material, supplies or equipment is permitted outside of the dwelling containing the live-work use.

   e. The nonresidential use of the live-work use is limited to a permitted or special use allowed in the zoning district.

   f. No equipment or process may be used that creates, without limitation, noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal human senses, off the premises.

   g. No more than five customers are permitted on the premises at any one time.

I. **Cottage Court**

1. **Defined**

   Clustered groups of smaller detached dwellings arranged around a central common area such as a park, commons, courtyard, or garden.

2. **Use Standards**

   a. At least 4 and no more than 12 detached dwelling units are permitted for each central common area.

      i. When more than one cottage court is developed on a lot, each cluster must be accessible from a public right-of-way or shared private driveway with access to a public right-of-way.

   b. Each dwelling unit must have frontage on and direct access to the central common area.

   c. Front porches must be provided for each individual dwelling unit.

   d. Common areas must be provided at a ratio of 600 square feet for each dwelling unit. No common area may be less than 3,000 square feet.

   e. Common areas should consist of pervious materials except for walkways, trails, benches, decorative elements, and other impervious materials as approved by the Director.

   f. Common parking areas must be located to the side or rear of the dwellings. Access to parking areas must be provided by a shared driveway or alley at least 20 feet in width.

   g. Individual parking areas, where provided, must be located to the side or rear of the dwelling. Access must be provided by a shared driveway or alley at least 20 feet in width.

7.3.2. Group Living

A. **Defined**

Residential occupancy of a structure by a group of people that does not meet the

definition of household living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

The Fair Housing Act (42 U.S.C. Section 3604(f)(3)) makes it unlawful to make a dwelling unavailable to a person because of race, color, national origin, sex, familial status, handicap or disability. No policy or practice of this UDC is intended to have a disparate impact on a protected class. Further, in order to avoid prohibited discrimination, if a person or persons identified as a protected class believes a reasonable accommodation can be made to any use restriction, that person or persons are required to make an application for a special use or zoning text or map change.

Group living includes the following:

1. Boardinghouse.
2. Community Residence.
3. Group home.
4. Institutional residential.
5. Shelter.

B. Boardinghouse

1. Defined

A dwelling in which meals and lodging are furnished for compensation to more than four but not more than nine guests. Such dwellings may not contain more than five guest rooms.

C. Community Residence

1. Defined

A single dwelling unit occupied on a relatively permanent basis in a family-like environment by a group of unrelated persons with disabilities or pregnant or parenting youth who are displaced or in DFACS custody plus paid support staff by a sponsoring agency, either living with the residents on a 24-hour basis, or present whenever residents with disabilities are present at the dwelling.

2. Standards

A community residence must comply with applicable federal, state, and local licensing requirements.

D. Group Home

1. Defined

A residential care facility in which:

a. The operator is not legally related to the individuals supervised and is licensed by the State of Georgia to provide community alternatives in a residential environment to institutional care for individuals in need of such care.

b. More than five persons reside, including operators, supervisors, and individuals under care.

c. Such individuals are provided with room, board, personal or physical care and supervision in a family environment. The term group home includes, without limitation by reason of enumeration, home as established under the "Community Services Act for the Mentally Retarded" (Ga. Laws 1972, page 700), and other homes of similar intention and purpose; but does not include facilities housing persons convicted of crimes but not housed in penal institutions.

E. Institutional Residential

1. Defined

An umbrella term that encompasses the following:

a. Assisted Living Facility.

Residences for the frail or elderly that provide rooms, meals,

personal care, and supervision of self-administered medication.

b. Independent Living.

Adults at least 55 years of age or older living within multi-family rental properties with central dining facilities that provide residents, as part of their monthly fee, access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities. Independent living facilities do not provide, in a majority of the units, assistance with activities of daily living such as supervision of medication, bathing, dressing, and toileting. There are no licensed skilled nursing beds on the property.

c. Intermediate Care Home.

A facility that admits residents on medical referral only, and includes the provision of food, and special diets when required, shelter, laundry and personal care services, such as help with dressing, getting in and out of bed, bathing, feeding, medications and similar assistance, such services being under appropriate licensed supervision. Intermediate care does not normally include providing care for bed-ridden patients except on an emergency or temporary basis.

d. Nursing home.

A facility that admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision, maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical or dental emergency and who will be responsible for the general medical and dental supervision of the home.

e. Skilled Nursing Care Facility.

A facility that admits residents on medical referral; it maintains the services and facilities for skilled nursing care and has a satisfactory agreement with a physician and dentist who will provide continuing supervision including emergencies; it complies with rules and regulations of the Georgia Department of Human Resources. The term "skilled nursing care" means the application of recognized nursing methods, procedures, and actions directed toward implementation of the physician's therapeutic and diagnostic plan, detection of changes in the human body's regulatory system, preservation of such body defenses, prevention of complications and emotional well-being, including but not limited to the following:

i. The administration of oral or injectable medications which cannot be self-administered. Others include the administration of oxygen, the use of suction, the insertion or changing of catheters, the application of medicated dressings, the use of aseptic technique and preparation of the patient for special procedures.

ii. Observation in the care of the patient for symptoms and/or physical and mental signs that may

develop and which will require attention of the physician and a revision in the patient's treatment regimen.

2. **Use Standards**

   a. Facilities must conform with the requirements of the Georgia State Board of Health and any other applicable federal or state licensing requirements.

   b. Plans for facilities must receive the written approval of the Hall County Board of Health before issuance of any permits.

   c. Copies of the above approvals must be attached to the building permit to be retained in the files of the County Building Official.

F. Emergency Shelter

1. **Defined**

   A facility providing temporary sleeping facilities for displaced persons.

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

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

HALL COUNTY
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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 3/19/2026 3:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Hall County Fire Marshal Comments:

1. Applicant requests Occupancy for 20 occupants inside the main house and 10 occupants in the guest house. If approved both occupancies will be required to meet all applicable NFPA 101 Life Safety Code and International Fire Code requirements and must adhere to state minimum fire safety standards, primarily enforced by the Georgia Safety Fire Commissioner.

2. The Hall County Fire Marshal's Office has determined through the International Building Code 2024 edition that the main house with 20 occupants would be classified as a Residential Group R-2 dormitory: A building or space in a building in which group sleeping accommodations are provided for more than 16 persons who are not members of the same family in one room, or a series of closely associated rooms, under joint occupancy and single management, with or without meals, but without individual cooking facilities.

3. According to Life Safety Code 2024 edition dormitories would be required to meet all applicable requirements of Chapter 28 including the installation of an electrically supervised automatic sprinkler system.

4. The Hall County Fire Marshal's Office has determined the Guest house with 10 occupants would be classified as a Residential Group R-3 lodging house with five or fewer guest rooms: Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as group R-1, R-2, R-4, or I

5. According to Life Safety Code 2024 edition lodging houses would be required to meet all applicable requirements of Chapter 26 including the installation of an approved automatic sprinkler system in accordance with life safety code section 26.3.6.2

6. If approved engineered site development and architectural plans will be required for review and approval to bring the site and structures into compliance with fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Outlook

RE: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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Will require a business license.

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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.

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

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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 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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.

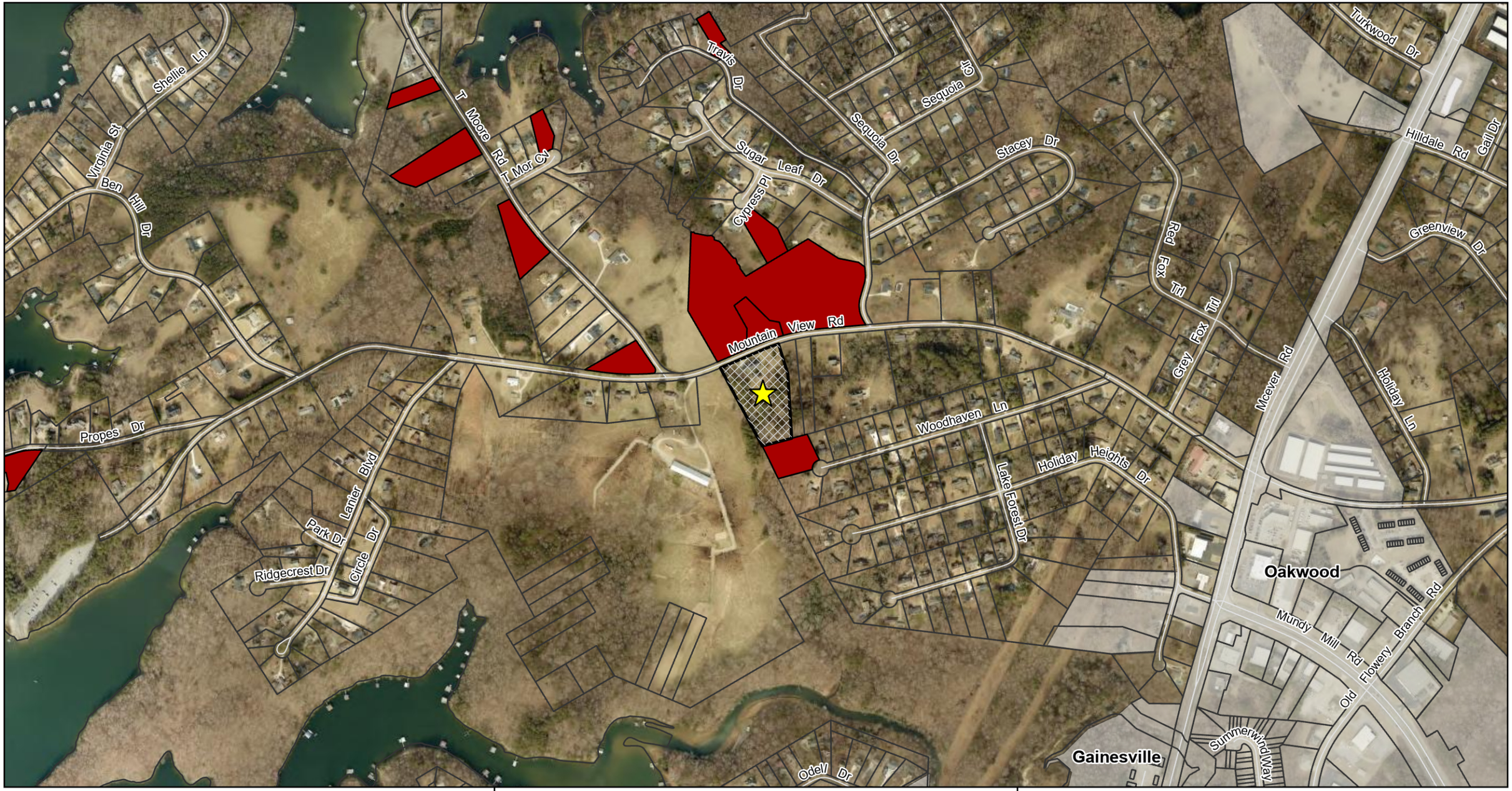
AFFIDAVIT

By my signature, I, Brent Rutherford (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** 3/31/26 (Date) **for** Made For More Ministries Inc. (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: MADE FOR MORE MINISTRIES, LLC
REQUEST: SPECIAL USE FOR A GROUP HOME
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 2026
Time: 6:00 P.M.
FOR MORE INFORMATION CALL: (770) 531-6809
4337



N

Against
Support

0 740 1,480 Feet

Public Comments Map

Subject Property Address:
4337 Mountain View Road

Applicant:
Made for More Ministries, LLC

Comments received outside of an approximately 0.5 mile buffer range of the subject property may not be displayed on the map. Additionally, some comments are submitted while omitting a home address.

The total number of comments is included below for reference and transparency.

Against: 18
Support: 0

Date Prepared: 4/20/2026

HALL COUNTY GEORGIA
We have it all in Hall

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Monday, April 6, 2026 9:03 AM
To: laurareidaustin@gmail.com
Cc: Anael Dominguez (Administration); Kaitlyn Elliott (Planning); Katie G. Ahmed (Planning)
Subject: RE: Zoning and licensing issued for 4337 Mountain View Road, Oakwood

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Friday, April 3, 2026 4:04 PM
To: John Gentry (Administration) <jgentry@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: Fw: Zoning and licensing issued for 4337 Mountain View Road, Oakwood

FYI

Katie Ahmed
Planning and Zoning Administrator
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Laura Austin <laurareidaustin@gmail.com>
Sent: Friday, April 3, 2026 4:00:14 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Zoning and licensing issued for 4337 Mountain View Road, Oakwood

You don't often get email from laurareidaustin@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.

Dear Sir,

It has come to my attention that 4337 Mountain View Road, Oakwood has been sold to Trinity LLC, as an affiliate of the Free Chapel for use as a halfway drug/alcohol rehab facility with 33 beds under the name "Made for More Ministries". They started operating without a business license or a special use permit. The property is zoned agricultural and has not been properly approved for group home use. I am concerned about the number of beds the home is intending to occupy. Dozens of cars are parking on the lawn and backing out onto Mountain View Road without looking, making oncoming traffic swerve or stop to avoid a collision.

This is an unnecessary safety concern for our community.

The home has been operating for the past few months with many occupants. It is advertised as a women's facility but there have been men and children there as well.

Please look into the zoning and licensing for this property. A further concern is that the Free Chapel will begin to expand its use for other purposes without approval in the future.

Thank you for your attention to this matter,

Laura Austin

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Wednesday, April 8, 2026 11:33 AM
To: Kaitlyn Elliott (Planning); Jennifer Rivera (Administration)
Subject: FW: 4337 Mt. View Rd Group Home Special Use Permit Request

FYI.

@Kaitlyn Elliott (Planning) this should be added to the packet.

@Jennifer Rivera (Administration) can we add this to HCAM?

Thanks!

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.

From: [redacted]
Sent: Wednesday, April 8, 2026 11:13 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: FW: 4337 Mt. View Rd Group Home Special Use Permit Request

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.

From: [redacted]
Sent: Friday, March 6, 2026 10:58 AM
To: 'bpowell@hallcounty.org' <bpowell@hallcounty.org>
Subject: FW: 4337 Mt. View Rd Group Home

From: [redacted]
Sent: Friday, March 6, 2026 10:43 AM

To: 'bpowell@hallcounty.org' <bpowell@hallcounty.org>
Subject: 4337 Mt. View Rd Group Home

Commissioners Powell, Gibbs, Cooper, Poole, and Stowe
P&Z Administrator Katie Ahmed

Regarding the above stated property, I have great concerns about the use of this home. I understand the compassion that many feel for this type of facility, however, my compassion is turning to worry as I and my neighbors drive by this house almost daily. There appear to be activity that no one wants to see in their backyard. Below is a list of sightings or activities that have been witnessed, at least so far.

1. Young men, walking on Mt. View, have told neighbors they live in this home. We are under the impression this is a "woman only" facility. It doesn't take much to imagine there will be trouble in this scenario.
2. A few weeks ago, a neighbor videoed at least 20+ cars parked on the property. The video is available to view if you wish.
3. A neighbor saw 2 people throwing punches on the front porch Saturday evening a week ago. Upon returning home, she saw 2 police cars and officers in the yard.
4. Yesterday, as I was driving towards Mundy Mill, a car backed into the road without looking and I had to swerve into the oncoming lane to avoid being hit.

These instances may not seem to be much, but the home has only been operational for a short time, which leads to the question, WHAT HAPPENS NEXT?

I understand the home is under scrutiny by the County, **only** because we, as neighbors have made inquiries to the many Hall County Services that should have been notified about this facility. I am very unhappy that this facility became operational without any notice to the public or the County. We as citizens of Hall County expect sanctuary in our own homes and feel that we have earned that privilege through our support of Hall County through the many expenses we incur. Besides the obvious safety concerns, there is also concern about our property values, especially considering this is a profitable business within a residential area, under the guise of a ministry.

I oppose the property use and am imploring you to DENY the Special Use Permit request on Tuesday April 21, 2026

Thank-you,
Debra Gurley
4825 Propes Drive
Oakwood GA 30566

Outlook

4337 Mountain View Road / Concern regarding Group Home

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Wed 4/8/2026 2:33 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Sandy Yelverton [redacted]
Sent: Wednesday, April 8, 2026 11:38 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: [redacted]
Subject: 4337 Mountain View Road / Concern regarding Group Home

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the following:

Katie Ahmed, P&Z Administrator: kahmed@hallcounty.org
David Gibbs, Chairman of the Board: dgibbs@hallcounty.org
Kathy Cooper, Dist. 1: kcooper@hallcounty.org
Billy Powell, Dist. 2: bpowell@hallcounty.org
Gregg Poole, Dist. 3: gpoole@hallcounty.org
Jeff Stowe, Dist. 4: jstowe@hallcounty.org

Please see below concern. I originally sent this to Mr. Powell but it was handed off to Katie and she has been in contact with me.

I was told by Katie in a past communication that the house was approved for 5 ladies to be able to live there in a rehab type home and that was the max. In my opinion, any number of recovering addicts living in that home is not ideal because it's in a residential area. However, it was better than the 25-30 that were living there before the zoning was enforced. Now I'm being told that the zoning application is for 30 women to be able to live in this group home which is not what I was led to believe from Katie. I have not seen the zoning application so I'm not sure what it says. No matter the number of residents, my husband and I are not comfortable with having any type of rehab center near our home in a residential area. We are concerned for safety, traffic flow, mischief that can take place when an addict falls off the wagon, visitors who may be coming/going (this has already been an issue); property values; monitoring of the potential residents; any drugs that may be used for rehab of potential residents... Again, please see below my original communication.

I am aware of the upcoming meeting on April 21 and we will be there to voice our opposition of the use of this property near our home.

Regards,
Sandy Yelverton (& John)
4405 T Moore Road
Oakwood, GA 30566

---------- Forwarded message ---------
From: **Sandy Yelverton** <[redacted]
Date: Wed, Feb 18, 2026 at 2:57 PM
Subject: Concern / Home on Mountain View Road (towards Balus Creek) just before T Moore Road
To: <bpowell@hallcounty.org>

Mr. Powell,

My name is Sandy Yelverton and my husband (John) and I live at 4405 T Moore Road, Oakwood, GA 30566. We are just a few hundred feet from a home off of Mountain View Road that is being used as some type of halfway house where rooms are being rented to ladies by the week (not sure if men stay there or not). I'm thrilled these people want to receive help with whatever their addiction has been, however, having no visibility of the type of help they are receiving in a residential area is quite concerning. With rooms being rented, it seems more of a type of a hostel with some type of counseling which may be going on.

As grandparents, our grandchildren are in/out of our home frequently and we have a huge concern with what may be happening at this house. Are medications being given to the renters to help with their addictions (eg methadone???)? What are the addictions (alcohol, drugs, petiphile)? If the latter, I do not want these types of rehab folks near my grandchildren or any of the other children in our area. We know that if an addict gets desperate they will steal to get their fix - is our property safe because of this home being used for an addiction facility?

My husband and I believe in rehabilitation but not in a residential area.

We had no idea what was happening and all of a sudden, a gravel parking lot was added to the front yard of the home and now there are anywhere from 8-20 cars/trucks on any given day. More vehicles on the weekends. There is trash that is overflowing as well when it's their pick-up day. I know how much trash just the two of us generate in a week...and if there are multiple people renting rooms there, it makes for more trash than an average family. I certainly don't want a dumpster to be dropped off for their trash in a residential area. Again, we are residential, not a business park or a medical facility.

And how did this home get turned into some type of rehab center without homeowners in the area being notified of a possible rezoning for this home? We both know that if this continues to be allowed, our property values will also go down and we didn't build our home here 22 years ago in hopes that we would lose money due to a rehab clinic coming into our backyard if you will.

I'd like to know if there is a plan to relocate the center to a more appropriate area vs. a residential area.

I'd like to know why we, as neighbors, had zero visibility to why this home was allowed to be turned into this type of establishment.

I applaud the folks that are trying to get better, however, I would request that the owners of the program take a look at our concerns as homeowners and do the right thing and move to a more suitable location.

Regarding zoning, I would appreciate in hearing why the renters or owners of this property were allowed to not follow the rules of the county and were just able to start this business without the homeowners being made aware that they are bringing in "clients" that are former addicts (not sure what type) and that they are renting rooms to these folks like a hostel. I mean really - who in their right mind in a residential neighborhood rents out rooms to addicts that need counseling with no regard to where children and families live?

I look forward to hearing back from you at your earliest convenience on what we can do as homeowners to remedy this situation.

Sandy (& John) Yelverton
4405 T Moore Road
Oakwood, GA 30566
[redacted]Sandy
John

Outlook

4337 Mountain View Road/Group Home - Please post as public notice with other notices on this subject

From Lynn Bagwell [redacted]

Date Fri 4/10/2026 10:32 AM

To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Planning <planning@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; gpooler@hallcounty.org <gpooler@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>

Cc [redacted]

6 attachments (19 MB)

IMG_2071.png; IMG_2072.png; IMG_2074.png; IMG_2073.png; IMG_2082(1).png; IMG_2081(1).png;

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please let this email serve as a major concern of the above group home, Made for More Ministries.at the above address. Our property is directly across from this home. We are property owners of 4308 Mountain View Road, 4330 Mountain View Road, and 4311 Sequoia Dr.

We were very surprised when this home started having so many people entering and exiting, then we saw they put a parking area next to the house, and the yard and parking area was full. We discovered this was a home that was turned into a group home for recovering addicts.

We have a major problem with this due to it being directly across from our property. We own 12.12 acres, with cows, and we are the 6th generation of Bagwells living on this property. For years this entire road has been relatives that lived in a peaceful quite neighborhood. However, as years past, and relatives past, property has been sold, and neighborhoods built. We have never had a problem with the changes that have been made, and new neighbors, until now.

That property was ours at one time, which was where the Oakwood Hatchery was. Once my father died, my Mother sold the property to the Carters. They only tore the roof off the hatchery, leaving the block walls, and built the house, and upstairs on top of those walls. Once the Carters sold, it was a residential home, then they moved and turned it into an AirBNB, and even with that we didn't complain. This is too much, and I don't want addicts living next to our property. We have already started having issues, such as someone has been helping theirselves in our pasture leaving gates open where our cows can get out. We ended up putting a lock on the gate, and posted signs. We have also been seeing people from that house walking the roads, through yards that don't belong to them. This has been a trusting neighborhood, and this house changes that.

I have pictures from facebook showing a Motorcyle club hanging around out there. They had the road blocked, people standing around in the road and in the yard socializing. If this is suppose to be a Womens ministry why is that going on, with all those men riding the cycles and visiting. During that day, people who lived around couldn't even get up or down the road without stopping and people moving.

Also, they have garbage pick up and the day before pick up garbage is running over in the yard and on the drive. This kind of house does not fit in with our neighborhood. I have been hearing alot of things that other neighbors

have been witnessing, such as men visiting, people who are staying there out wandering through the neighborhood. What are they doing, and what are they looking for?

We are all for addicts seeking help, but this neighborhood is no place for recovering addicts, or a group home.

Also, this road ends at Balus Creek, which is a large boat ramp park. In the summer the roads are constantly full of boats coming and going, and the road gets very busy. A few years ago, there were 2 young men coming from the lake traveling at a very high speed, and hit a tree in front of our home directly across the street. This was a fatal accident, with the car ending up between that house and our house across the street.

I'm not sure how this house got this far without all of us being notified first. I saw the fire marshal letter which is also a concern. It was talking about not having a sprinkler system, along with the septic system. We know for a fact the septic system is under the gravel parking lot they have placed in the yard. This is a violation, and when the other family lived there they were always having troubles with the septic tank. The septic is for a family residence not a boarding house with 30+ people.

We do intend to attend the hearing along with other property owners on this road. We are very concerned on where this very nice and quite neighborhood is heading.

I really don't understand how people were able to move in and start their meetings and livings, when there was not a business license.....which brings up another point. Several years ago we were wanting to put a boat storage on our property, and the zoning committee turned us down due to being AR1, and said this was residential and no businesses were allowed. So why is this happening?

We are asking the Planning and Zoning department along with the Hall County Board of Commissioners, not to approve this application of letting this recovery home take place.

Below is attached pictures of the Motorcycle club hanging around the house and blocking the road.

Sincerely;
David & Lynn Bagwell

David [redacted]
Lynn (

197 of 222

Made for More Ministries

Dec 24, 2025 •

Send message

2

198 of 222

Made for More Ministries

Dec 24, 2025 •

Send message

3

Made for More Ministries

Dec 24, 2025 •

Send message

4

200 of 222

Made for More Ministries

Dec 24, 2025 •

Send message

2

Revenant MC

Dec 27, 2025 •

Send message

1

32 of 54

Revenant MC

Dec 27, 2025 •

Send message

2

Outlook

Group Home at 4337 Mt. View Road

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 4/10/2026 2:22 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Tom Riggle [redacted]
Sent: Friday, April 10, 2026 12:31 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: Fwd: Group Home at 4337 Mt. View Road

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: bpowell@hallcounty.org
Sent: 4/6/2026 5:55:01 PM Eastern Daylight Time
Subject: Group Home at 4337 Mt. View Road

Dear Commissioner Powell,

As you are becoming aware, there are many concerns regarding the newly organized rehabilitation "home" on Mt. View Road. I am also questioning this location for such a purpose. The home is located just feet from a very busy street that connects many neighborhoods and services the Balus Creek Launch site; and, therefore, has a significant about of vehicles with trailers, cars, pedestrians, dog walkers, etc. The close proximity of cars backing out of this location (which is the only option) into the street and traffic is dangerous for everyone.

Our research to purchase a home in this area was greatly influenced by the residential neighborhood of single family dwellings. This beautiful home has been already altered to include a crude addition of roughly scattered gravel in the front yard to provide more parking. The gravel was not even corralled in an orderly fashion.

In the short time this home has been converted to a purpose other than pride of ownership in a neighborhood of permanent residents, the location is less than tranquil.

There are other concerns about lodging so many temporary residents and staff.

I oppose the property use and am asking you to deny the Special Use Permit.

Respectfully,
June Riggle
4789 Propes Drive
Oakwood, GA 30566

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 13, 2026 1:10 PM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: FW: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

Please see public comment below.

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.

From: Robin Neyman [redacted]
Sent: Monday, April 13, 2026 12:26 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Fwd: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all, We are forwarding this message that we wrote to Mr. Powell about a month ago regarding our opposition to the group home on Mountain View Road. We will see you on April 21 in order to express our opposition in person. Thank you for your attention in this very important matter. Sincerely, Robin and Andy Neyman, 4763 Propes Drive, Oakwood, GA 30566

---------- Forwarded message ---------
From: **Robin Neyman** [redacted]
Date: Wed, Mar 11, 2026 at 5:57 PM
Subject: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood
To: <bpowell@hallcounty.org>

Dear Mr. Powell-

This letter is to express our adamant opposition to the Special Use Permit for the group home for people in addiction recovery at 4337 Mt. View Rd. in Oakwood. Last year, we moved to our present address at 4763 Propes Drive seeking a safe and peaceful residential neighborhood with minimal traffic.

This facility has added to the traffic and neighbors have informed us of disturbances there involving calling the police as well as instances involving traffic issues concerning persons leaving the premises. We have seen as many as twenty vehicles parked at this facility. One of our neighbors nearly missed having an accident when someone from the facility backed out onto Mountain View Road and caused them to swerve into the lane for oncoming traffic.

Therefore, in order to preserve the safety and well-being of our neighborhood, we herein request that you deny the Special Use Permit for 4337 Mt. View Rd. in Oakwood. Thank you for your consideration of this most important request.

Sincerely,

Andrew and Robin Neyman
4763 Propes Drive
Oakwood, GA 30566

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 13, 2026 1:10 PM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: FW: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

Please see public comment below.

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

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From: Robin Neyman [redacted]
Sent: Monday, April 13, 2026 12:26 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Fwd: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

You don't often get email from [redacted] Learn why this is important

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From: **Robin Neyman** [redacted]
Date: Wed, Mar 11, 2026 at 5:57 PM
Subject: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood
To: <bpowell@hallcounty.org>

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Sincerely,

Andrew and Robin Neyman
4763 Propes Drive
Oakwood, GA 30566

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 13, 2026 1:10 PM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: FW: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

Please see public comment below.

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.

From: Robin Neyman [redacted]
Sent: Monday, April 13, 2026 12:26 PM
To: Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Subject: Fwd: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

You don't often get email from [redacted] Learn why this is important

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Hi all, We are forwarding this message that we wrote to Mr. Powell about a month ago regarding our opposition to the group home on Mountain View Road. We will see you on April 21 in order to express our opposition in person. Thank you for your attention in this very important matter. Sincerely, Robin and Andy Neyman, 4763 Propes Drive, Oakwood, GA 30566

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From: **Robin Neyman** [redacted]
Date: Wed, Mar 11, 2026 at 5:57 PM
Subject: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood
To: <bpowell@hallcounty.org>

Dear Mr. Powell-

This letter is to express our adamant opposition to the Special Use Permit for the group home for people in addiction recovery at 4337 Mt. View Rd. in Oakwood. Last year, we moved to our present address at 4763 Propes Drive seeking a safe and peaceful residential neighborhood with minimal traffic.

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Sincerely,

Andrew and Robin Neyman
4763 Propes Drive
Oakwood, GA 30566

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 13, 2026 1:10 PM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: FW: Our Opposition to Special Use Permit for 4337 Mt. View Rd, Oakwood

Please see public comment below.

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

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Sincerely,

Andrew and Robin Neyman
4763 Propes Drive
Oakwood, GA 30566

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Tuesday, April 14, 2026 9:08 AM
To: Kaitlyn Elliott (Planning); Jennifer Rivera (Administration); Anael Dominguez (Administration)
Subject: FW: Special Use Permit Request For Group Home On Mountain View Road

Please see below public comment.

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.

From: Nancy Loveland [redacted]
Sent: Monday, April 13, 2026 4:05 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Special Use Permit Request For Group Home On Mountain View Road

You don't often get email from [redacted]. Learn why this is important

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Hello

I wish to express my concerns, and urgently request that you please vote NO for this permit request for the following reasons:

1. High security risk and increased crime
2. DECREASE in property values
3. Will set a Precedence for more of the same, or worse
4. Increased traffic and congestion
5. Increase in trash and debris in our neighborhood
6. increase in noise, interfering with quiet enjoyment of our properties
7. Incompatibility with surrounding neighborhoods
8. Strained septic system with possible negative impact on our beautiful Lake Lanier

Nancy Loveland
[redacted]

Beauty Advisor With BeautySociety
BeautySociety.com/nancyloveland

Notary Public -My Commission Expires 8/27/2027

"Friends, life is short, and we do not have much time to gladden the hearts of those who travel with us. So be swift to love, make haste to be kind."

Sent from my iPad

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Wednesday, April 15, 2026 3:08 PM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: FW: Public hearing on Request for Special Use of 4337 Mountain View Road, Oakwood, GA 30566

Please see public comment below. I have provided a response to the citizen.

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.

From: DIANE ROJAS [redacted]
Sent: Wednesday, April 15, 2026 1:54 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Public hearing on Request for Special Use of 4337 Mountain View Road, Oakwood, GA 30566

You don't often get email from [redacted] Learn why this is important

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Ms. Ahmed,

My name is Diane Workman Rojas, and I am writing on behalf of myself, my husband, Abraham, and my neighbors. We live DIRECTLY behind the above property in Holiday Heights subdivision. We do not have any buffer whatsoever--we share a property line.

We vehemently oppose this Request for Special Use for a Group Home. We have lived here for 43 years, and our area is zoned R-1 and AR-1. This group home for recovering Drug Addicts and Alcoholics--with an expected occupancy of 30+ persons--is not acceptable. We have many children and grandchildren in our area, and we do not feel safe or secure with this situation.

We understand that the property has been occupied without our knowledge or input, and without the proper zoning permits. Is there a valid Certificate of Occupancy in place? Are there proper safeguards in place? Who monitors the activities? It appears to be a commercial enterprise and, as such, should be located in a commercial area.

Additionally, we are acutely aware that this group home will bring our property values down if allowed to operate in our neighborhood. Already there has been increased traffic and loitering around this property.

Please vote NO on this issue.

Thank you,
Diane W. Rojas
[redacted]

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Friday, April 17, 2026 12:35 PM
To: Aleah Ruth Goss
Cc: [redacted]; Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Please Vote No Special Use Permit for 4337 Mt. View Rd. on April 21, 2026

Good afternoon,

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

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

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From: Aleah Ruth Goss [redacted]
Sent: Thursday, April 16, 2026 5:46 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: [redacted]
Subject: Please Vote No Special Use Permit for 4337 Mt. View Rd. on April 21, 2026

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SENDING ON BEHALF OF TONY CARTER.

To the Commissioners of Hall County,

My name is Tony Carter. I retired from the Hall County Sheriff's Department as Chief Deputy with 34 years of service. My wife and I live within one mile of 4337 Mt. View Rd., Oakwood, GA 30566.

The individual who opened the alcohol/drug rehab facility did not perform any verification with Hall County before she opened the facility. This facility is completely out of character for our residential

neighborhood. We have noticed a large number of people consistently coming and going from this facility, and they have even graveled over half of the yard for parking.

There would be a tremendous loss of life if the facility caught fire. We understand there are up to 30 people living in this facility. There is no sprinkler system installed, and no outside fire escapes accessible from the top level of the facility. There is also no city or county sewer. Since these individuals have moved into the facility, I have personally seen numerous plumbing trucks parked outside.

Lastly, there are a large number of individuals staying and living in this facility who have been arrested or put on probation for various crimes. While we understand the need for rehabilitation, these facilities should not be permitted in residential areas. A facility of this type should not be allowed to destroy our neighborhood and reduce our property values. How would you feel if this type of facility was allowed in your neighborhood?

This facility should be in commercial zoning.

Thank you for a No Vote regarding this Special Use Permit.

Regards,

Tony Carter
4511 T-Moore Rd.
Oakwood, GA 30566

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:27 PM
To: Steven James Mulka
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: OPPOSITION: Special Use Permit – 4337 Mountain View Road

Good afternoon,

Thank you for this revised comment. We will forward this to the BOC on your behalf for their consideration.

Thank you,

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

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From: Steven James Mulka [redacted]
Sent: Monday, April 20, 2026 2:19 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: RE: OPPOSITION: Special Use Permit – 4337 Mountain View Road

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Katie good afternoon,

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The discussion points related to suitability with surrounding properties, impacts to adjacent properties and consistency with the County's Comprehensive plan applies to the broader Unified Development Code.

I wanted to ensure there was no ambiguity and that the record accurately reflects the basis of my comments.

Should I forward this update to the rest of the commissioners I copied originally?

Steven James Mulka
[redacted] Mobile

From: Steven James Mulka
Sent: Monday, April 20, 2026 10:38 AM
To: 'kahmed@hallcounty.org' <kahmed@hallcounty.org>; 'dgibbs@hallcounty.org' <dgibbs@hallcounty.org>; 'kcooper@hallcounty.org' <kcooper@hallcounty.org>; 'bpowell@hallcounty.org' <bpowell@hallcounty.org>; 'gpoole@hallcounty.org' <gpoole@hallcounty.org>; 'jstowe@hallcounty.org' <jstowe@hallcounty.org>; 'jlawhon@hallcounty.org' <jlawhon@hallcounty.org>
Subject: OPPOSITION: Special Use Permit – 4337 Mountain View Road

April 21st Meeting Agenda Item

Special Use Permit – 4337 Mountain View Road : Long-term Residential Recovery Group Home

Neighborhood Opposition
The surrounding community strongly opposes the approval of this **Special Use Permit** for a 30-resident group home in our residential neighborhood. This is a fee based, long-term residential recovery program with supervision and organized activities, not a typical single-family residence. The reasoning for the opposition is reflected in the attached detailed document which includes the neighborhood petition signed by 64 surrounding neighbors.

The intended use of this property does not meet the required approval standards under the **Hall County Unified Development Code (UDC)** and would severely impact the safety and home values of this Lakeside Residential community.

Steven James Mulka
4415 T Mor CV
Oakwood, GA 30566

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Oakwood, GA 30566

Jennifer Rivera (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Tuesday, April 21, 2026 11:46 AM
To: [redacted]
Cc: Jennifer Rivera (Administration)
Subject: Formal Opposition to Special Use Permit – 4337 Mountain View

Thank you for your comment. This will be forwarded to the Board of Commissioners.

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

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

From: Brian O'Rourke [redacted]
Sent: Tuesday, April 21, 2026 11:16 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; [redacted]; Kelli O'Rourke [redacted]
Subject: RE: Formal Opposition to Special Use Permit – 4337 Mountain View Rd.

You don't often get email from [redacted] Learn why this is important

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Brian O'Rourke

4412 T Mor Cov

Oakwood, Ga 30566

[redacted]

[redacted]

04-21-2026

Hall County Board of Commissioners

2875 Browns Bridge Road

Gainesville, GA 30504

RE: Formal Opposition to Special Use Permit – 4337 Mountain View Rd.

To the Hall County Commissioners,

I am writing to formally express my resolute opposition to the proposed Special Use Permit for a group residential facility located at **4337 Mountain View Rd**. As a resident of the immediate area, I urge the Commission to consider the significant negative impact this development will have on the safety, character, and stability of our established family neighborhood.

The area surrounding Mountain View Road consists of high-value residential properties and is home to a vulnerable population of children and elderly citizens. Introducing a high-turnover group home into the heart of this community is an inappropriate use of land that is fundamentally incompatible with the existing neighborhood fabric.

While the necessity of recovery services is understood, a quiet residential neighborhood is not the proper venue for such a facility. My primary concerns include:

- **Public Safety Risks:** The proposed use introduces a transient population into an area where children play and seniors reside. The potential for recidivism or "relapse" presents a direct and unmitigable safety risk to neighboring families.
- **Property Value & Community Character:** This is a neighborhood of long-term investments. The introduction of a commercial-style group home threatens the residential integrity and market value of the surrounding million-dollar estates.
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Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: OPPOSITION: Special Use Permit – 4337 Mountain View Road

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Thank you,

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(direct office) 770-297-2649
kahmed@hallcounty.org

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April 21st Meeting Agenda Item

Special Use Permit – 4337 Mountain View Road : Long-term Residential Recovery Group Home

Neighborhood Opposition
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The intended use of this property does not meet the required approval standards under the **Hall County Unified Development Code (UDC)** and would severely impact the safety and home values of this Lakeside Residential community.

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4415 T Mor CV
Oakwood, GA 30566

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04-21-2026

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2875 Browns Bridge Road

Gainesville, GA 30504

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AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 179/2026

SUBJECT: **7355 Tribble Gap Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 **| Proposed Use: Duplex for community residences |** Commission District 3 **| Haley Stapleton, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL**, as the proposed zoning is not consistent with the "Suburban Neighborhood, Low Density" 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 March 9, 2026, and as described in the project 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. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County.

Purpose of Request:

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences** | Commission District 3 | **Haley Stapleton, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Survey with Topography
Maps
Floor Plan
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Haley Stapleton

Request ..... **Rezone** | Residential Two-Family (R-TF)

Proposed Use ..... Duplex for community residences

Size ..... 1.70± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **7355 Tribble Gap Road |** Tax Parcel 09030 000022

Commission District ..... Three

Commission Date ..... April 21, 2026

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

Record Number(s) HZON26-0007

Staff recommends DENIAL 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 March 9, 2026, and as described in the project 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. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County.

Summary Analysis

The applicant is requesting to rezone a 1.70± acre tract from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) to allow conversion of an existing building into a duplex for the purpose of establishing a community residence within each unit.

The site is currently developed with a 3,375-square-foot building constructed in 2004 for a daycare center.

The Board of Commissioners approved a Use Subject to County Commission approval for the subject property on January 8, 2004, for a Daycare Center with the following conditions:

1. The proposed development is approved as generally shown on the site plan submitted.
2. The development will be required to meet all the requirements of the Corridor Development Overlay District, or any future overlays for the Corridor of Highway 365 that might apply to this property.
3. Driveway entrance and design is subject to approval by the Hall County Engineering Department. Any road improvements required by the county shall be the financial responsibility of the applicant/developer.
4. All lighting on the premises shall be of a non-spill type.
5. Parking areas shall be paved with either asphalt or concrete.
6. All septic tanks shall have inspection tubes at the inlet and outlet.
7. All conditions of zoning shall appear on any plats created for the development.

The surrounding properties are zoned and developed as follows:

North: Agricultural Residential (AR-1): Single-family residence

East: Agricultural Residential (AR-1): Vacant
Planned Commercial Development (PCD): Dental lab

South: Light Industrial (I-1): Self-service - storage facility
Planned Industrial Development (PID): Vacant

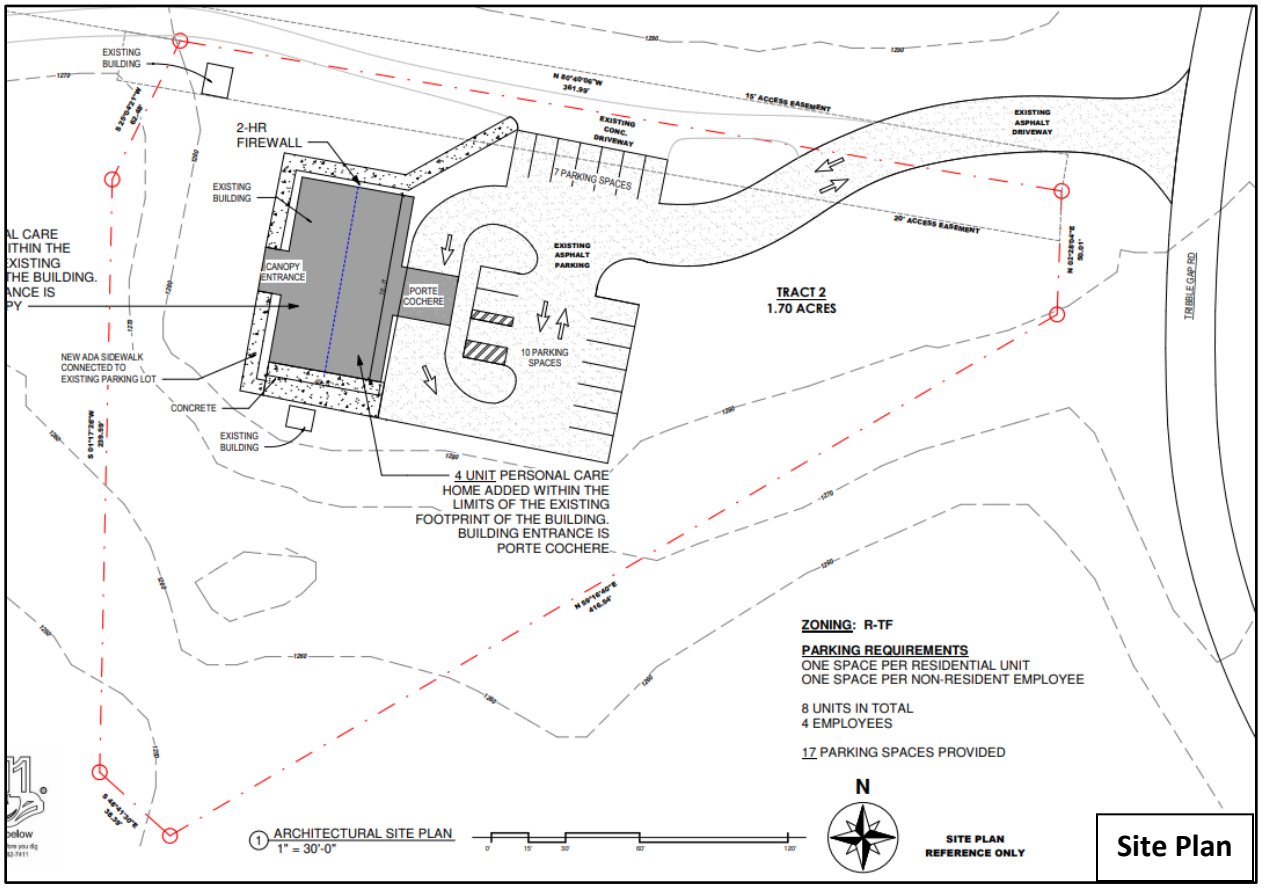
West: Agricultural Residential (AR-1): Single-family residence

Per the submitted narrative, the applicant proposes to convert the existing structure into two community residence units, each accommodating four residents. Services will include 24-hour supervision and assistance with Activities of Daily Living (ADLs), including tasks such as dressing and feeding; however, no skilled nursing services will be offered. The facility will accommodate up to 8 residents, ages 18 to 105, with anticipated lengths of stay ranging from a minimum of 30 days to as long as 20 years. Staffing levels will include two employees during daytime hours and two employees overnight when operating at full capacity, ensuring continuous on-site supervision and support for all residents.

No exterior modifications are proposed. The request includes only interior renovations to convert the existing daycare building into two community-residence units, including installation of a 2-hour fire-rated wall between the units. The facility will utilize the existing driveway and parking areas, with no additional parking spaces required.

The existing freestanding sign will be removed, as it is located within the right-of-way and does not meet current standards. A new monument-style sign will be installed in compliance with UDC Section 8.6.14.B.1. The monument sign may have a maximum height of 5 feet, a maximum sign area of 16 square feet, and must be located at least 15 feet from all property lines.

Water service is provided by a private well. Sanitary sewer service is provided by an on-site septic system.



Based on the future land use plan, staff finds the requested zoning designation *is not consistent* with the Hall County Comprehensive Plan future land use designation of "Suburban Neighborhood, Low Density" These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned.

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; **While the proposed zoning is not supported by the Comprehensive Plan, the residential nature of the proposed use is suitable in view of the use and development of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed zoning and use does not appear to adversely affect the existing use or usability of adjacent properties.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **While the proposed zoning is not supported by the Comprehensive Plan, the residential nature and density of the proposed use could be considered appropriate for the physical development 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 property is currently developed with a 3,375 square-foot building constructed in 2004 and previously licensed for a daycare center.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning

proposal; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This change would create an isolated district unrelated to the surrounding districts.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood, as the structure exists and the proposal converts a daycare building to a residential use.**

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 Residential Two-Family zoning based on the Future Land Use Map; however, the proposed development is located on a parcel that is not currently zoned for a duplex use and therefore 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 for a rezoning could not be handled alternatively as a variance.**

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

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

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at 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 25, 2026, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 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 meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:
The proposal does not impact traffic volumes or cause concerns with the driveway.

Utilities:
No comment. Property is not located in Hall County service district.

Hall County Fire Marshal
In an email dated March 19, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If approved the code requirements for this project will fall under the International Residential Code, the Hall County Fire Marshal's Office has no comments regarding the proposed changes."

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)

Haley Stapleton Owner
The little Mountain Clinic 7505 Tribble
Gap Rd. Alto Ga 30510

Phone [redacted]

Email Address [redacted]

Proposed Use personal care home

Property Owner (Name & Mailing Address)

Haley Stapleton owner
the little Mountain clinic 7505 Tribble
Gap Rd Alto Ga30510

Phone [redacted]

Email Address [redacted]

Contact Person (Name & Mailing Address)

Haley Stapleton
7505 Tribble Gap Rd
Alto Ga 30510

Phone [redacted]

Email Address [redacted]

Status of Applicant

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

Requested Action

Existing Zoning: AR-1
Rezone to: R-TF
Fee:$
Receipt #:
Check #:

Tax Parcel Number 09030 000022 Acreage 1.7 Acre
Location Address 7355 Tribble Gap Rd Alto Ga 30510

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

Print: Haley Stapleton Date: 3/9/26
Sign: Haley V. Stapleton Date: 3/9/26

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:

Control Number : 22255695

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF REINSTATEMENT

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

THE LITTLE MOUNTAIN CLINIC LLC
a Domestic Limited Liability Company

was formed on 12/06/2022, and later administratively dissolved on 09/13/2024. Said entity has filed an application for reinstatement and has paid all fees and penalties due to the Secretary of State. Attached hereto is a true and correct copy of said application.

WHEREFORE, said entity is hereby reinstated as of 01/29/2025, having met the requirements for reinstatement under Title 14 of the Official Code of Georgia Annotated. The reinstatement shall relate back to and take effect as of the date of the administrative dissolution and the entity may resume its business as if the administrative dissolution had never occurred.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **02/04/2025**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Application for Reinstatement

Electronically Filed
Secretary of State
Filing Date: 1/29/2025 3:18:51 PM

BUSINESS INFORMATION

BUSINESS NAME	: THE LITTLE MOUNTAIN CLINIC LLC
CONTROL NUMBER	: 22255695
BUSINESS TYPE	: Domestic Limited Liability Company
ADMININSTRATIVE DISSOLUTION DATE	: 09/13/2024

Ground(s) for the administrative dissolution either did not exist or have been eliminated. All taxes owed by the entity have been paid.

ADDRESS AND REGISTERED AGENT AT TIME OF ADMINISTRATIVE DISSOLUTION

PRINCIPAL OFFICE ADDRESS	: 7505 TRIBBLE GAP ROAD, ALTO, GA, 30510, USA
REGISTERED AGENT NAME	:
REGISTERED OFFICE ADDRESS	: NONE
REGISTERED OFFICE COUNTY	: NONE

UPDATES TO ADDRESS AND REGISTERED AGENT

PRINCIPAL OFFICE ADDRESS	: 7505 TRIBBLE GAP ROAD, ALTO, GA, 30510, USA
REGISTERED AGENT NAME	: HALEY STAPLETON
REGISTERED OFFICE ADDRESS	: 7505 TRIBBLE GAP ROAD, ALTO, GA, 30510, USA
REGISTERED OFFICE COUNTY	: Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	: HALEY STAPLETON
AUTHORIZER TITLE	: Member

I, Haley Stapleton, do certify that I was the managing member of **The Little Mountain Clinic, LLC** at the time it was administratively dissolved. I have knowledge of and do hereby by asset to the application for reinstatement.

Haley Stapleton

Managing Member

NOTARY ACKNOWLEDGEMENT

State of Georgia

County of Habersham

This instrument was acknowledged before me on this 3rd day of February 2025 by Haley Stapleton.

✓ Personally Known

(seal)

MARLENA IRVIN SOSEBEE NOTARY PUBLIC Exp. April 4, 2027 HABERSHAM COUNTY, GA

Signature of Notary

Marlena Irvin Sosebee

Name of Notary

State of Georgia

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 Haley V. Stapleton **Date:** 3/9/26

Applicant's/Owner's Name (Printed): Haley V. Stapleton

Updated Narrative March 10, 2026

Narrative
Property: 7355 Tribble Gap Rd Alto, GA 30510
Date: 11/19/2025

Current Zoning:
Current zoning of this property is AR-1(agricultural residential). This property was operating as a daycare center called Providence Daycare. We closed on this property 9/5/25. We propose to change the zoning from AR-1 to R-TF.

Proposed use/services:
I currently own and operate a mobile primary and wound care practice. We have noticed a limited access to care and placement for elderly in the community, especially with the "boomers" population getting older. We are wanting to turn this location into a personal care home that will provide personal care needs 24 hours per day.

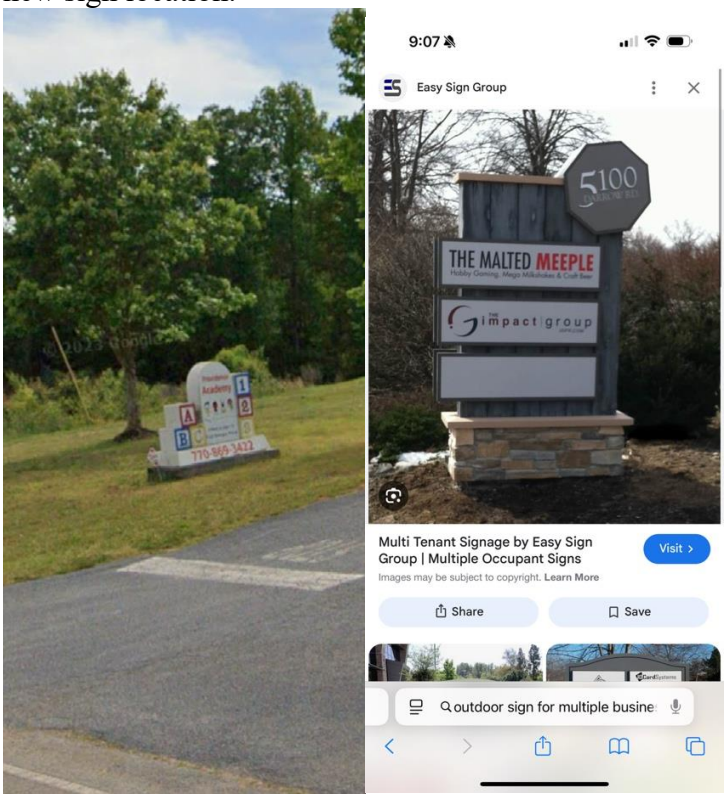
- According to Georgia regulations, we will be classified as a personal care home. We plan to offer monitoring of ADLs (Activities of Daily Living, such as dressing, feeding, etc.) but not as a requirement. We will provide 24/7 supervision, but no skilled nursing.
- The building will accommodate a max 8 residents. The building will be cut in half with a 2 hour fire wall. It will be considered two facilities each holding 4 residents max on each side. The residents will be within the age range of 18-105 years old , for a minimum of 30 days and maximum of 20 years in each facility at the address (total max 8 residents; 4 each side. We plan to have 2 staff members during the day and 2staff member at night if we are at full capacity and this would allow 24/7 for supervision and care of the residents on the property. This is well under the patient to staff ratio for the current Georgia state guidelines.

Proposed Standards for development:

Current lot size is 1.7 acres. We plan to have 30 foot on front, 20 foot each side, and 20 foot in rear for setback. There is already a parking lot with approximately 17-18 spaces in the front of the building with a handicap accessible parking spaces.

Proposed signs and specifications:
We would like to redo the sign that is already in place for marketing. This existing sign will need to be removed. A new permanent sign will be placed and have a base of the that is at least two-thirds the width of the sign itself. The base of the monument sign will be faced in brick. It will be monument style with a maximum height of 5 feet, maximum size of 16 square feet, and placed 15 feet from property lines. The current sign was in the right-of-way and will be moved property within the 15 foot buffer.

See below for current sign and projected new sign. See attached site plan below for marking of new sign location.



Proposed lighting:
We would like to utilize the current lighting on the structure that includes flood lights on each corner of the building and lights under the porches. See below pictures:

Proposed water and water waste disposal:
This site is on septic. Site is on well water.

Plans for protecting abutting properties:
There is a residential neighbor behind the building. We plan to place evergreen combination trees 10 foot past the proposed back parking lot to ensure this residence privacy. We also plan to have fence for safety of our residents as the terrain drops. We will apply for a variance on this to the right side of the property as there is an easement for a shared driveway and we are unable to landscape this area due to this. See below for attached easement. See below for buffers on site plan location.

See below easement and site plans with buffers and sign placement:

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Wrenham, G. R. L. S. 3073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 873, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description.

Together with a 20-foot easement granted to Scott Andrews and Elizabeth Andrews dated April 27, 2004 and being recorded among Hall County, Georgia records in Deed Book 4956, Page 480 and a 30-foot easement granted to Providence School, Inc., dated September 15, 2011, recorded in Deed Book 6898, Page 133, Hall County, Georgia records.

Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 15, 2011, filed September 21, 2011, recorded in Deed Book 6898, Page 142, Hall County, Georgia records.

B.D.C.

ALTO PERSONAL CARE HOME

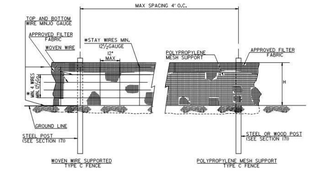
7355 TRIBBLE GAP ROAD
ALTO, GA 30510

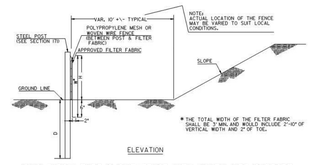
ARCHITECTURAL
SITE PLAN

A-002

NOT ISSUED FOR CONSTRUCTION

Utilities:
Property is on well pump and septic so no public water or sewer is proposed





SINGLE ROW TYPE C SILT FENCE WITH WOVEN WIRE SUPPORT OR POLYPROPYLENE MESH SUPPORT

FENCE TYPE	POST LENGTH	H	D	s*	TYPICAL USES
TYPE "A"	4 FT.	2'-4"	1'-4"	3'-0"	
TYPE "C"	4 FT.	2'-4"	1'-4"	3'-0"	AT BRIDGE END ROLLS; DOUBLE ROW ALONG STREAMS, WETLANDS AND ENVIRONMENTALLY SENSITIVE AREAS; FOR USE OF TWO MATERIAL IN FABRIC CHECKSAKE SEE D-745.

NOTES:
1. WIRE STAPLES SHALL BE AT LEAST 17 GAUGE WITH LEGS AT LEAST ½ INCHES LONG AND A CROWN AT LEAST ¾ INCHES WIDE. NAILS SHALL BE AT LEAST 14 GAUGE, 1 INCH LONG, WITH BUTTON HEADS AT LEAST ⅜ INCHES WIDE.
2. SEE SECTION ITI FOR PLACEMENT OF NAILS OR STAPLES FOR TYPE A AND TYPE C FENCES.
3. THE VERTICAL WIRES FOR THE WOVEN WIRE SUPPORT FENCE SHALL HAVE A MAXIMUM SPACING OF 12 INCHES. THE TOP AND BOTTOM WIRES SHALL BE AT LEAST 10 GAUGE AND ALL OTHER WIRES SHALL BE AT LEAST 12½ GAUGE.
4. TEMPORARY SILT FENCE INSTALLATION IS DIFFERENT THAN THE SILT RETENTION BARRIER INSTALLATION.
5. SEE SECTION ITI FOR SILT FENCE SPECIFICATIONS.
6. SEE SECTION 894 FOR FENCING SPECIFICATIONS.
7. SEE DPL-36 FOR A LIST OF APPROVED SILT FENCE FABRIC.
8. TEMPORARY SILT FENCE SHALL NOT BE PLACED WITHIN STATE WATERS UNLESS PERMITTED.

Sd1-S
SENSITIVE TYPE

Table 1. Some Permanent Plant Species, Seeding Rates, and Planting Dates (continued)

Species	Rates per Acre	Rates per 1,000 sq. ft	Planting Dates by Region			Remarks
			M- L	P	C	
Bermuda Springs Common lawn and forage hybrids	40 cu. ft.	0.9 cu.ft.	4/15-6/15	4/1-6/15	4/1-5/31	1 cu. ft. = 650 sprigs 1 bu. = 1.25 cu. ft. or 800 sprigs
	Sod plugs 3' x3'					
Centipede	Block Sod Only	Block Sod Only	---	11/1-5/31	11/1-5/31	Drought tolerant. Full sun or partial shade.
Crown Vetch With winter annuals or cool season grasses	15 lbs.	0.3 lb.	9/1-10/15	9/1-10/15	--	Mix with 30 lbs. Tall Fescue or 15 lbs. Rye; inoculate seed; plant only North of Atlanta.
Fescue, Tall Alone With other perennials	50 lbs. 30 lbs.	1.1 lbs. 0.7 lb.	3/1-4/15 or 8/15-10/15	9/1-10/15	---	Can be mixed with perennial Lespedezas or Crown Vetch; not for droughty soils or heavy use areas

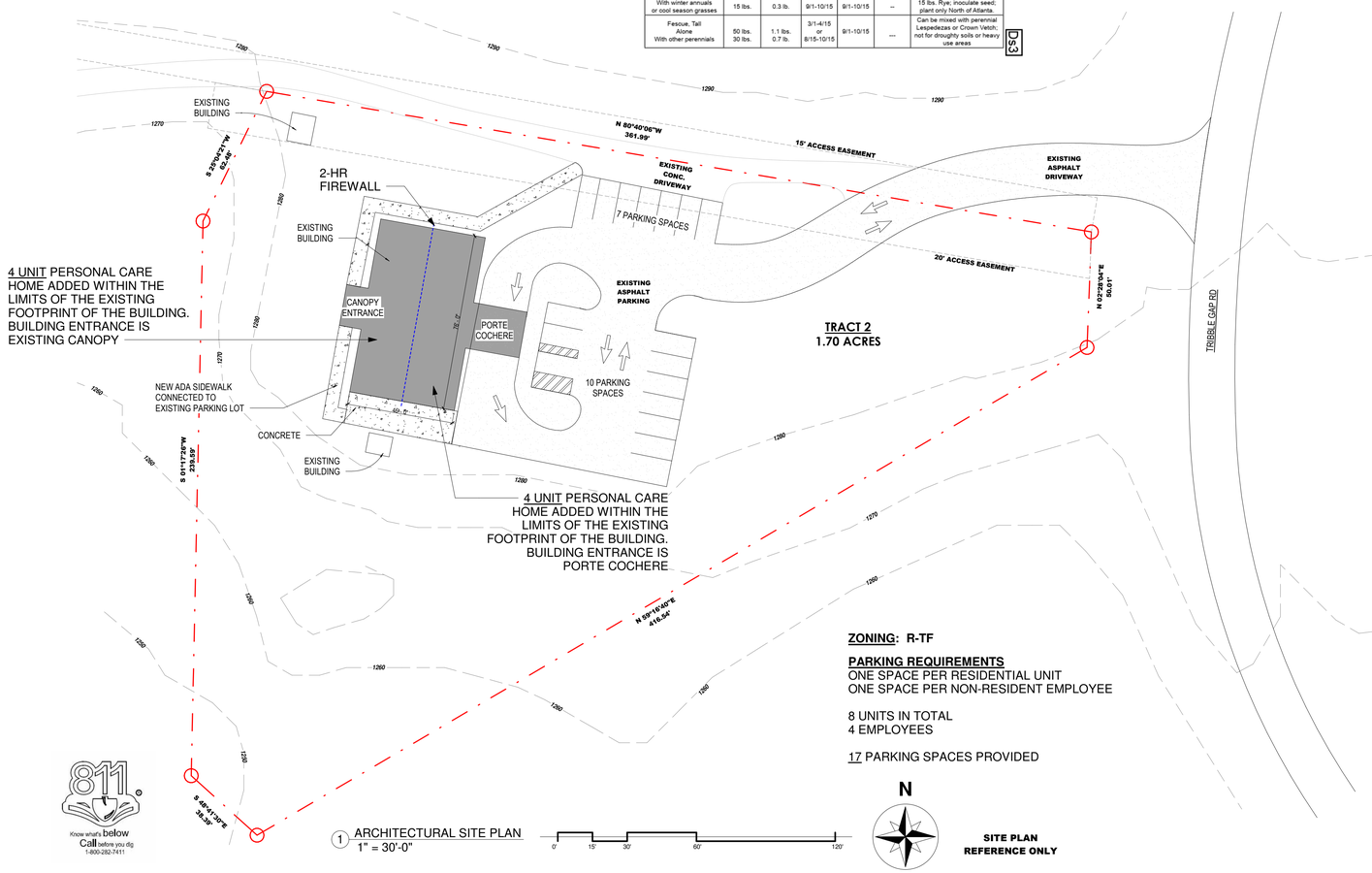
EROSION AND SEDIMENT CONTROL

TEMPORARY PLANT SPECIES, SEEDING RATES & PLANTING DATES (Ds2)					
SPECIES	RATE PER 1,000 SQ. FT.	RATES PER ACRE	PLANTING DATES BY REGION		
			M-L	P	C
RYE (GRAIN)	3.9 LBS.	3 BU.	8/15–11/19	9/15–12/1	10/1–11/1
RYEGRASS	0.9 LBS.	40 LBS.	8/15–11/15	9/1–12/15	9/15–1/1
RYE & ANNUAL LESEDEZA	0.6 LBS. 0.6 LBS.	0.5 BU. 24 LBS.	3/1–4/1	9/1–4/1	2/1–3/1
WEEPING LOVEGRASS	0.1 LBS.	4 LBS.	4/1–6/1	4/1–6/1	3/1–6/1
SUDANGRASS	1.0 LBS.	60 LBS.	5/1–8/1	5/1–6/1	4/1–8/1
BROWNTOP MILLET	1.1 LBS.	50 LBS.	4/15–6/15	4/15–7/1	4/15–7/1
WHEAT	4.1 LBS.	3 BU.	9/15–12/1	10/1–12/15	10/15–1/1

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds3)				
TYPE OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	FIRST & SECOND MAINTENANCE	6–12–12	1500	50–100
		6–12–12	1000	----
		10–10–10	400	30
COOL SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6–12–12	1500	0–50
		0–10–10	1000	----
		0–10–10	400	----
WARM SEASON GRASSES	FIRST & SECOND MAINTENANCE	6–12–12	1500	50–100
		6–12–12	800	50–100
		10–10–10	400	30
WARM SEASON GRASSES AND LEGUMES	FIRST & SECOND MAINTENANCE	6–12–12	1500	0–50
		0–10–10	1000	----
		0–10–10	400	----

EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

811 Know what's below Call before you dig 1-800-282-7411

B.D.C.
BODIFORD DESIGN CONSULTANT, LLC
Joey Bodiford 404-277-7864
jbodiford446@gmail.com
5215 WHISPER POINT BLVD. CUMMING, GA

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ALTO PERSONAL CARE HOME

7355 TRIBBLE GAP ROAD
ALTO, GA 30510

STATE OF GEORGIA
JOSEPH ANTHONY BODIFORD
03/09/2026
CERTIFICATE NO. 016808
REGISTERED ARCHITECT

REVISION / ISSUE

No.	DATE	DESCRIPTION

DATE	03/09/2026
DRAWN	JAB
CHECKED	JAB
JOB NO.	12025

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NO.
A-002

SURVEYORS OF NORTHEAST GEORGIA
CERTIFICATE OF AUTHORIZATION # LSF 1149
A. WAYNE WORSHAM, R.L.S. #3073
711 LAKEVIEW HEIGHTS
CORNELIA, GA, 30531
OFFICE: (706) 778-5611
EMAIL: SURVEYORSOFNEGA@YAHOO.COM

CERTIFICATION:
IN MY OPINION, THIS PLAT OF SURVEY HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 243,615 FEET (COMBINED TRACTS).

MAP OR PLAT PREPARED FOR

TRACT 1 — J. SCOTT ANDREWS & KAREN E. ANDREWS

TRACT 2 — PROVIDENCE SCHOOL, INC.

BOUNDARY LINE SURVEY
HALL COUNTY
GEORGIA

FIELDWORK COMPLETED: 10/31/2016
PLAT COMPLETED: 10/31/2016
REVISED:
LAND LOT: 30
DISTRICT : 9th
COUNTY OF HALL
FILE # 226, S.F. 225
FIELD BOOK # 6
INSTRUMENT USED:
TOPCON GTS-310 SERIES
SCALE: 1" = 100'

LEGEND:

R/W = RIGHT OF WAY
RB=REBAR RBF=RB FOUND
IPS = 1/2" RB W/ CAP
POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
CBX = CABLE BOX
CMP=CORRUGATED METAL PIPE
PT = PROPANE TANK
C/L= CENTER LINE
P/L= PROPERTY LINE
FH = FIRE HYDRANT
LL = LAND LOT
N/F=NOW OR FORMERLY
WV = WATER VALVE
WM = WATER METER
CTF= CRIMPED TOP FOUND
OTPF=OPEN TOP PIPE
PP= POWER POLE
LP= LIGHT POLE
CO = CLEAN OUT
HP= HEAT PUMP
RW= RETAINING WALL
PBX=POWER BOX
CC= CONCRETE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 104,946 FEET AND AN ANGULAR ERROR OF 00-00-04" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 13139C0125F EFFECTIVE DATE: SEPTEMBER 29, 2006. NO REVISION.

GEORGIA REGISTERED NO. 3073 A. WAYNE WORSHAM LAND SURVEYOR
A. Wayne Worsham

100 0 100 200 300
GRAPHIC SCALE – FEET

RECORDING PERMIT

BY S. McDonald 11-2-16
HALL COUNTY PLANNING COMMISSION

N/F RUSSO
AXLE FND.
N/F NORTH HALL DEVELOPMENT, LLC
N 48°41'30"W 561.52'
S 80°40'06"E 459.76' RECORD BEARING LINE
S 01°17'26"W 239.59'
S 25°04'21"W 62.48'
N 80°40'06"W 361.99'
S 48°41'30"E 38.39'
S 80°38'19"E 49.08'
N 59°16'40"E 416.54'
N 02°28'04"E 50.01'
S 80°38'19"E 80.52'
N 80°38'19"W 98.49'
N 44°46'57"E 8.59'
S 44°46'57"W 57.67'
N 05°33'02"E 40.08'
6.94'
IPS
1/2" RBF
.5" RBF
N/F BYRD
N/F ECHOLS
R/W
PAVED DRIVE
TRIBBLE GAP RD. (PAVED) 100' R/W

TRACT 1
1.50 ACRES
D.B. 3664, PG. 626-627
P.B. 863, PG. 132
J. SCOTT ANDREWS & KAREN E. ANDREWS (CURRENT OWNERS)

TRACT 2
1.70 ACRES
D.B. 3664, PG. 626-627
PROVIDENCE SCHOOL, INC.

15' ACCESS EASEMENT ON THE NORTH SIDE OF P/L.
20' ACCESS EASEMENT ALONG THE SOUTH SIDE OF P/L.
PLAT PREPARED BY JEFF WESHNER, DATED 03/21/2011 (PB. 863, PG. 132)

40' ACCESS EASEMENT REFERENCE PLAT PREPARED BY PATTON & BOYER INC., DATED 01/13/2006. RECORDED

N

The following parcel identified as TRACT 1 PARCEL 09030 000034 is not approved as a separate building lot. This lot is to be combined with adjacent property identified as TRACT 2 PARCEL 09030 000022
S. McDonald 11-2-16
Hall County Planning Department
IF TRACT 2 is sold separately, TRACT 1 in the platted configuration shall be deemed landlocked and no building permits shall be issued to TRACT 1.
S. McDonald

P.O.B. OF TRACT 2 IS A 1/2" RBF @ PROPERTY COR. 1,176.26' ALONG WESTERLY R/W OF TRIBBLE GAP RD. TO R/W INTERSECTION OF GA. HIGHWAY 365.

HALL COUNTY DEPT. OF PUBLIC HEALTH 10-31-16

Tract 1 2011-5011
Tract 2 2004-705

HALL COUNTY, GEORGIA
Filed for Record on 02 Nov 2016 at 09:55AM
PLAT BOOK : 00873
Page: 00211
by ls
CHARLES BAKER
CLERK SUPERIOR COURT

GA - WEST GRID

This box reserved for the Clerk of Superior Court

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated heron. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Futhermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 3293 PROFESSIONAL LAND SURVEYOR HAROLD RYAN HONICAN

10/30/2025 DATE

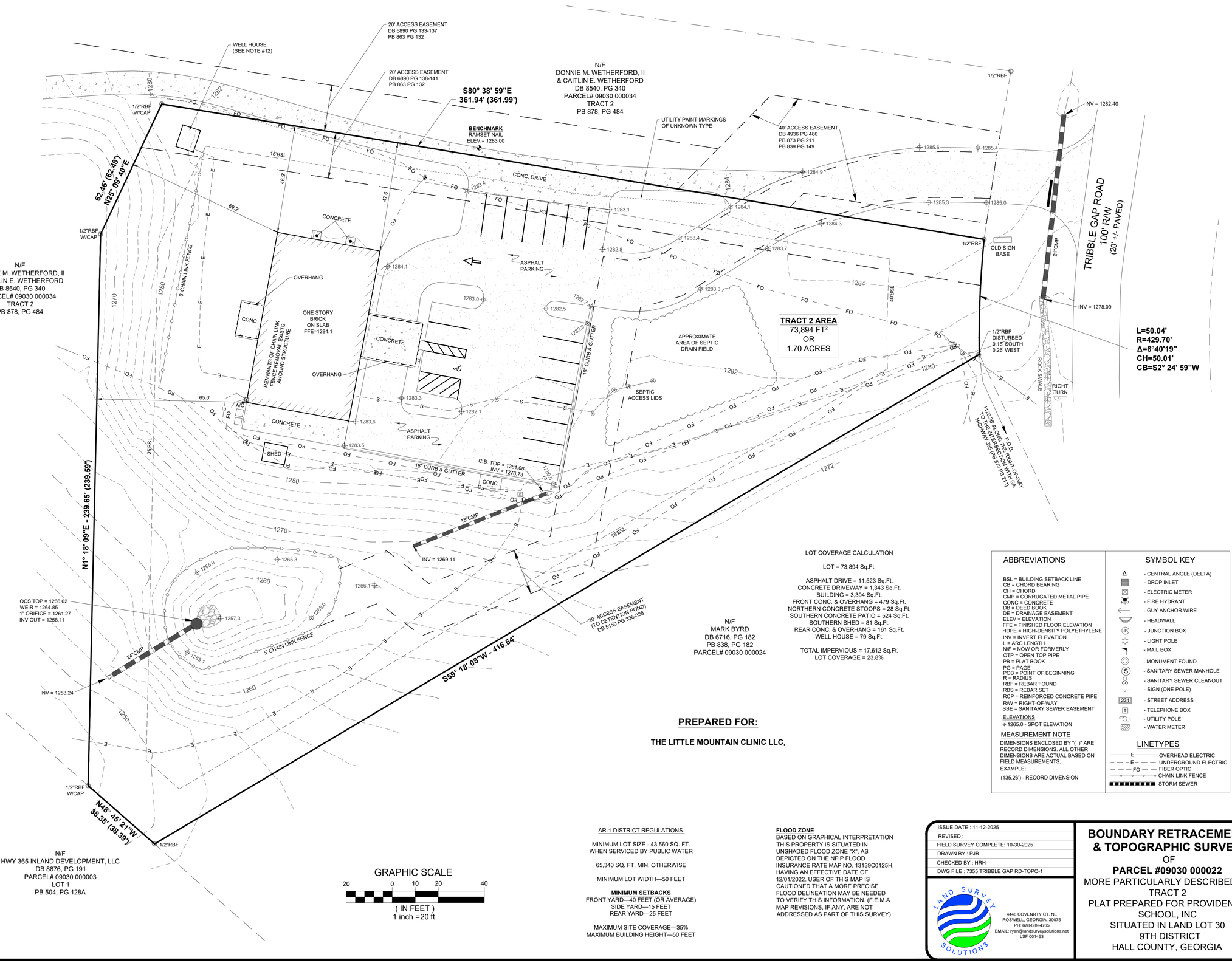
RYAN HONICAN PRINTED NAME

SURVEYORS NOTES:

1.ANGLES AND DISTANCES MEASURED WITH LEICA TCRP 1203+ ROBOTIC TOTAL STATION, A CARLSON RT3 DATA COLLECTOR, & 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED PARTIALLY BY RTK GPS (90%) AND PARTIALLY BY ROBOTIC TOTAL STATION (10%). PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **152,087** FEET.
4.THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON. ALL MATTERS OF TITLE ARE EXCEPTED.
5.THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON CONTRACTOR PAINT, FLAGS AND SKETCHES PROVIDED BY SUEPREME LOCATING (DATE OF SERVICE: OCTOBER 24, 2025) AS WELL AS ABOVE GROUND STRUCTURES AND VISIBLE EVIDENCE AT THE TIME OF THE SURVEY. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER, SEWER, AND GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION.
6.PROPERTY SERVICED BY AN ONSITE SEWERAGE MANAGEMENT SYSTEM (SEPTIC TANK AND LEECH FIELD). LOCATION OF TANK AND SEPTIC LINES WERE NOT OBTAINABLE AT THE TIME OF THIS SURVEY. SURVEYOR RECOMMENDS CONSULTATION WITH A SEPTIC PROFESSIONAL TO DETERMINE LOCATION OF SEPTIC TANK AND LEECH FIELD.
7.ZONING: AR-1 (HALL COUNTY). SETBACKS SHOWN PER CURRENT ZONING REGULATIONS. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.
8.BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK.
VERTICAL DATUM: MEAN SEA LEVEL (NAVD 88 - GEOID 2018)
9.TOPOGRAPHIC CONTOURS SHOWN HEREON INDICATE A 2-FOOT VERTICAL INTERVAL.
10.LOT ADDRESS IS 7355 TRIBBLE GAP ROAD
11.CURRENT OWNER(S): THE LITTLE MOUNTAIN CLINIC LLC,
12.JOINT WELL AGREEMENT EXISTS IN DEED BOOK 6890 PAGES 142-147 RELATING TO WELL SITUATED ON SUBJECT PROPERTY. ORIGINAL AGREEMENT REFERENCES PROPERTIES AS THEY EXISTED IN PLAT BOOK 863 PAGE 132; HOWEVER, PROPERTIES BELONGING TO J. SCOTT ANDREWS APPEAR TO HAVE SUBSEQUENTLY BEEN EXPANDED UPON AND RERECORDED IN PLAT BOOK 878 PAGE 484. EASEMENTS EXIST ALONG AND CENTERED UPON WATER LINES ORIGINATING AT THE WELL HOUSE TRAVERSING TO THEIR RESPECTIVE RESIDENCES AND/OR BUSINESSES. THESE EASEMENTS ARE UNABLE TO BE PLOTTED HEREON.

REFERENCE INFORMATION

- DB 4936 PG 480
- DB 5150 PG 336-338
- DB 6890 PG 133-147
- DB 9132 PG 207-210
- DB 9717 PG 538
- PB 504 PG 128A
- PB 837 PG 240B
- PB 838 PG 182
- PB 839 PG 149
- PB 863 PG 132
- PB 873 PG 211
- PB 838 PG 182



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch =20 ft.

LOT COVERAGE CALCULATION

LOT = 73,894 Sq.Ft.

ASPHALT DRIVE = 11,523 Sq.Ft.
CONCRETE DRIVEWAY = 1,343 Sq.Ft.
BUILDING = 3,394 Sq.Ft.
FRONT CONC. & OVERHANG = 479 Sq.Ft.
NORTHERN CONCRETE STOOPS = 28 Sq.Ft.
SOUTHERN CONCRETE PATIO = 524 Sq.Ft.
SOUTHERN SHED = 81 Sq.Ft.
REAR CONC. & OVERHANG = 161 Sq.Ft.
WELL HOUSE = 79 Sq.Ft.

TOTAL IMPERVIOUS = 17,612 Sq.Ft.
LOT COVERAGE = 23.8%

PREPARED FOR:

THE LITTLE MOUNTAIN CLINIC LLC,

ABBREVIATIONS

BSL = BUILDING SETBACK LINE
CB = CHORD BEARING
CH = CHORD
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
DB = DEED BOOK
DE = DRAINAGE EASEMENT
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
HDPE = HIGH-DENSITY POLYETHYLENE
INV = INVERT ELEVATION
L = ARC LENGTH
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
R = RADIUS
RBF = REBAR FOUND
RBS = REBAR SET
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT

ELEVATIONS

+ 1265.0 - SPOT ELEVATION

MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY "( )" ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE:
(135.26') - RECORD DIMENSION

SYMBOL KEY

- CENTRAL ANGLE (DELTA)
- DROP INLET
- ELECTRIC METER
- FIRE HYDRANT
- GUY ANCHOR WIRE
- HEADWALL
- JUNCTION BOX
- LIGHT POLE
- MAIL BOX
- MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN (ONE POLE)
- STREET ADDRESS
- TELEPHONE BOX
- UTILITY POLE
- WATER METER

LINETYPES

- E — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC
- CHAIN LINK FENCE
- STORM SEWER

AR-1 DISTRICT REGULATIONS.

MINIMUM LOT SIZE - 43,560 SQ. FT. WHEN SERVICED BY PUBLIC WATER

65,340 SQ. FT. MIN. OTHERWISE

MINIMUM LOT WIDTH—50 FEET

MINIMUM SETBACKS
FRONT YARD—40 FEET (OR AVERAGE)
SIDE YARD—15 FEET
REAR YARD—25 FEET

MAXIMUM SITE COVERAGE—35%
MAXIMUM BUILDING HEIGHT—50 FEET

FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN UNSHADED FLOOD ZONE "X", AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13139C0125H, HAVING AN EFFECTIVE DATE OF 12/01/2022. USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ISSUE DATE : 11-12-2025	
REVISED :	
FIELD SURVEY COMPLETE: 10-30-2025	
DRAWN BY : PJB	
CHECKED BY : HRH	
DWG FILE : 7355 TRIBBLE GAP RD-TOPO-1	

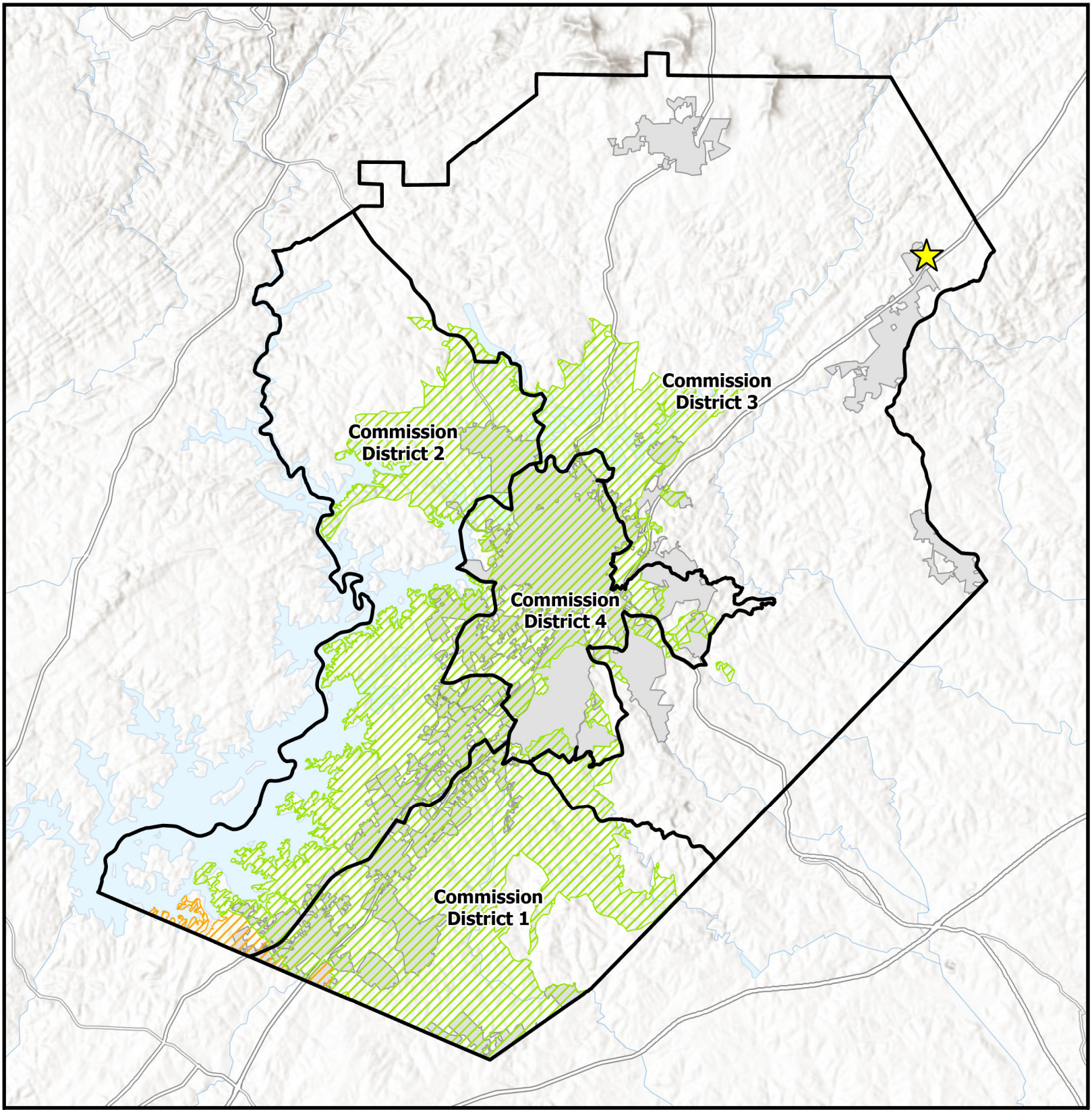
LAND SURVEY SOLUTIONS
4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY

OF

PARCEL #09030 000022

MORE PARTICULARLY DESCRIBED AS TRACT 2
PLAT PREPARED FOR PROVIDENCE SCHOOL, INC
SITUATED IN LAND LOT 30
9TH DISTRICT
HALL COUNTY, GEORGIA



Overview Map

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

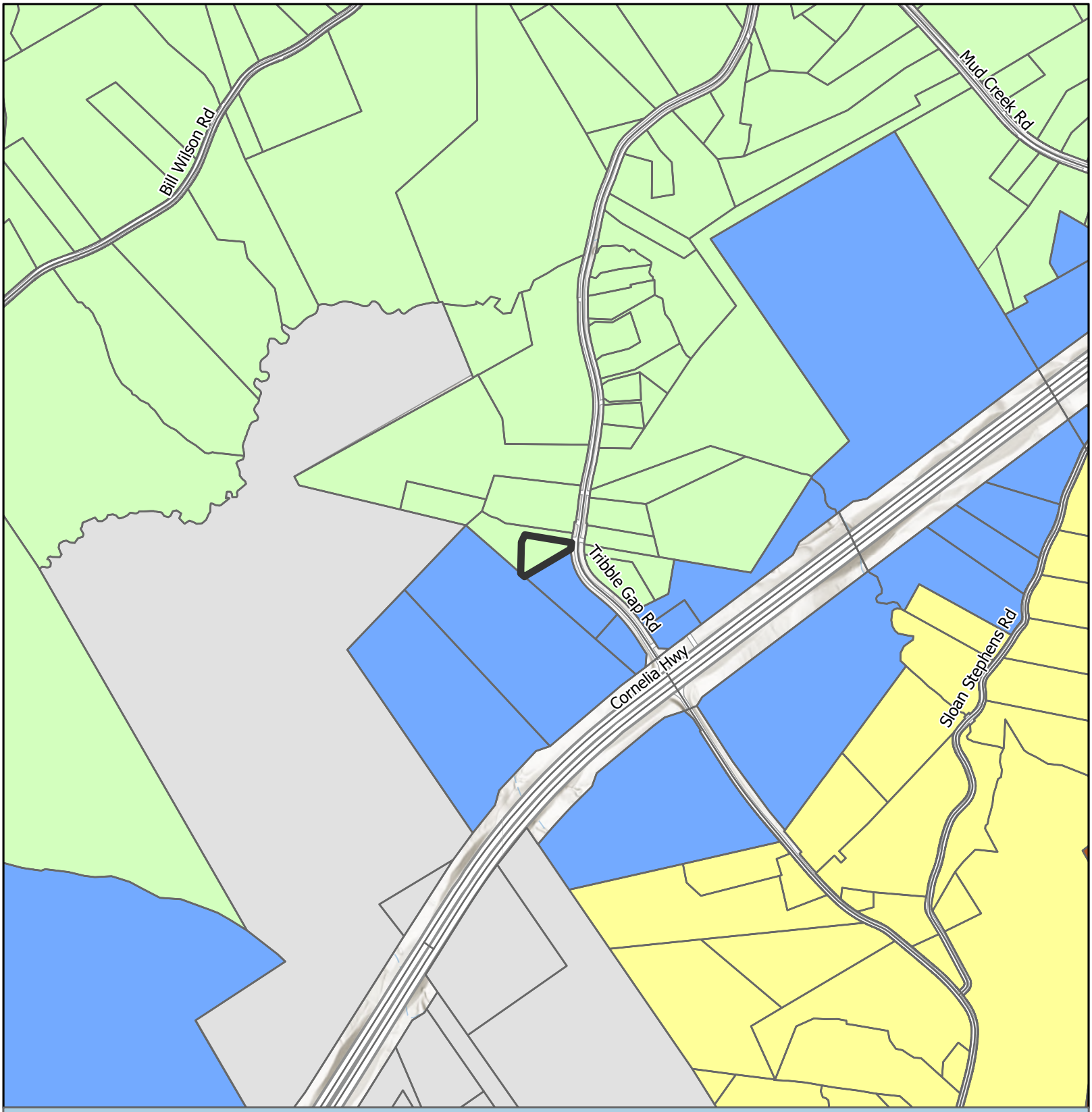
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

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

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area
City Limits

Future Land Use Zones

Employment or Business Corridors
Rural Neighborhood
Rural Scenic Corridors
Suburban Neighborhood, Low-Density

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

HALL COUNTY
GEORGIA
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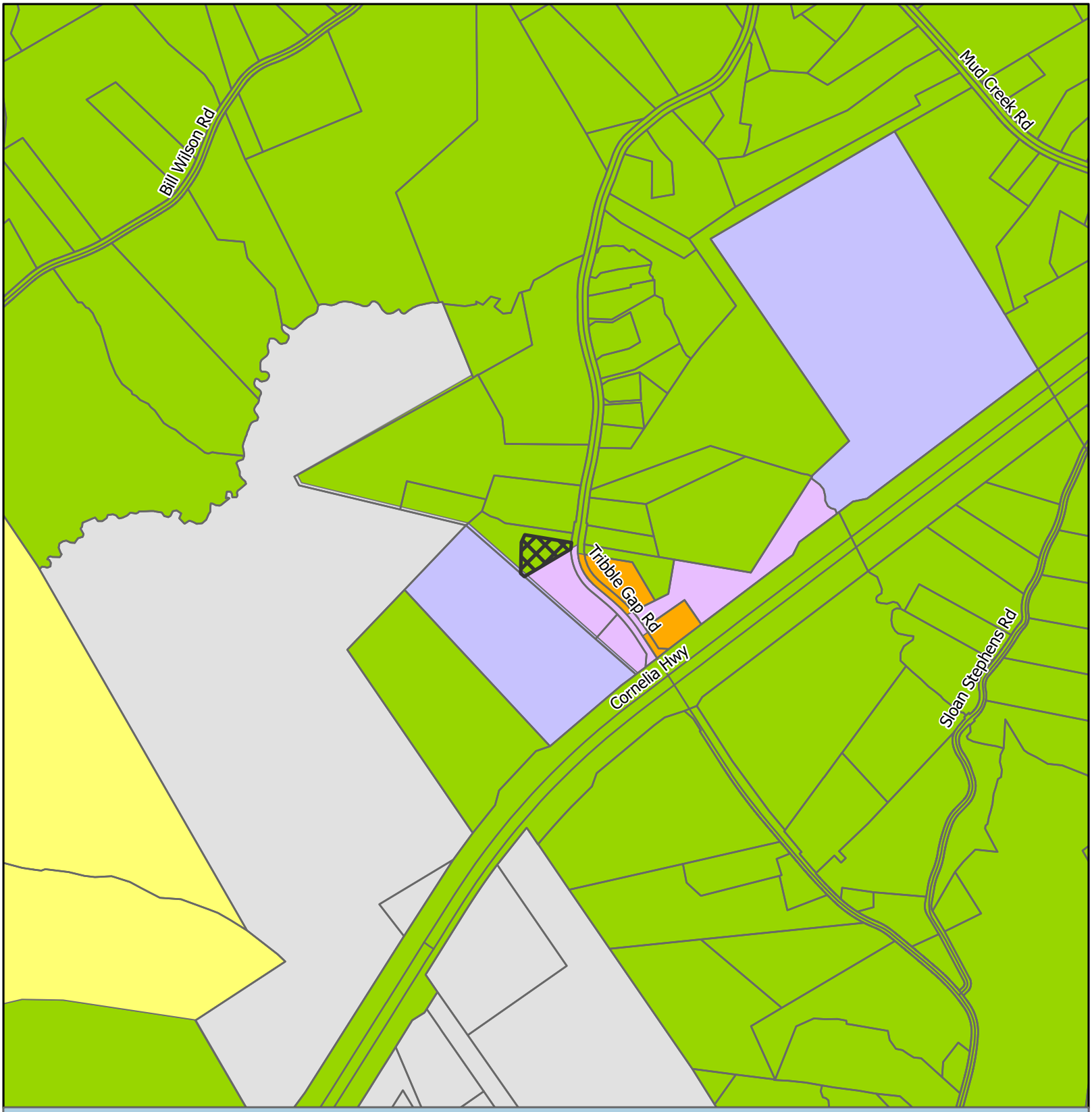
Date Prepared: 3/17/2026



Zoning Map

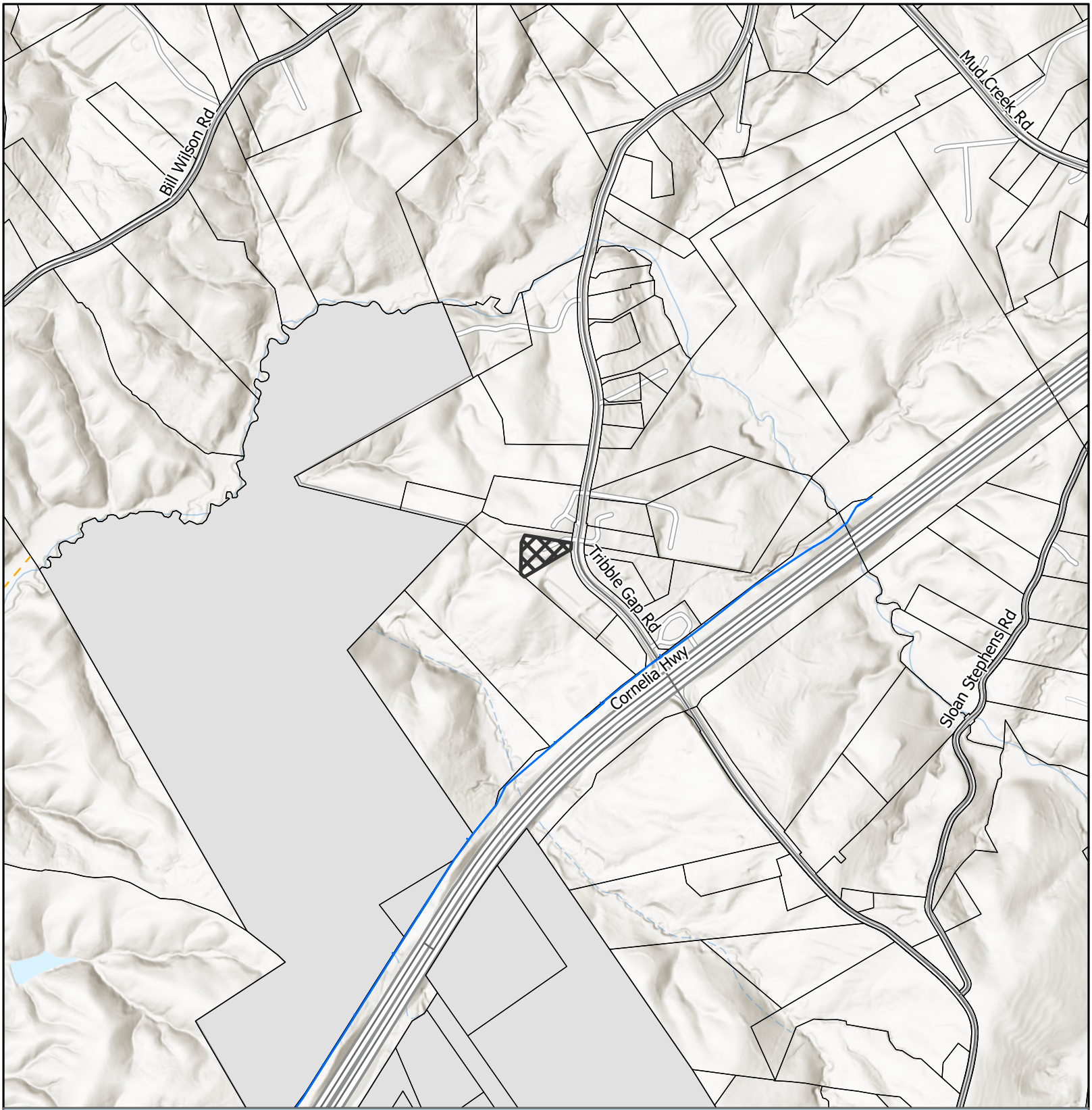
Subject Area
City Limits

Zoning
AR-1
I-1
PCD
PID
PRD

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

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



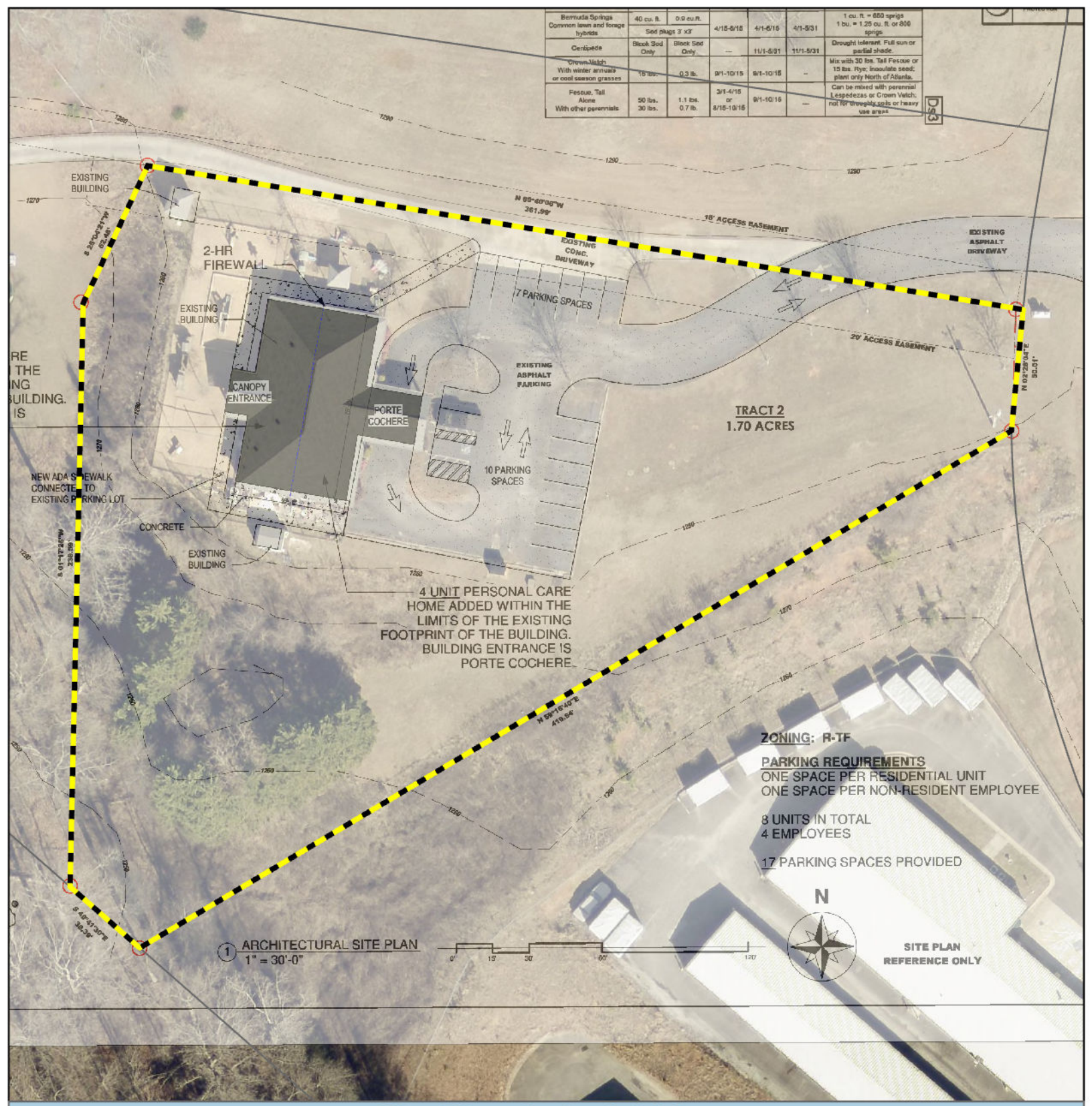
Utilities Map

- Waterline
- Preliminary Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

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

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



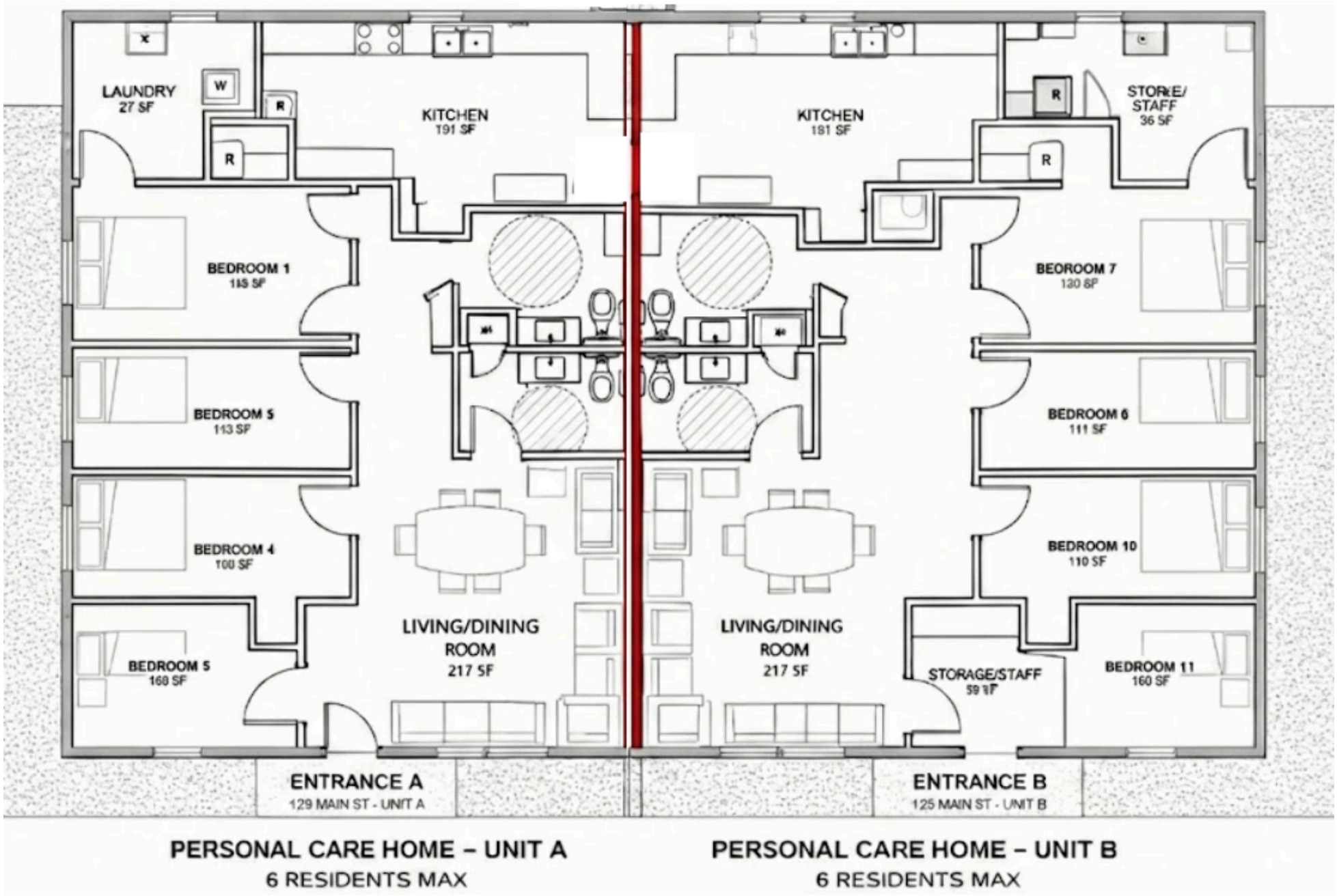
Site Plan & Aerial Map

Subject Area

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

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



This will be 4 residents MAX, please amend, bedroom numbers will be adjusted

This will be 4 residents MAX, please amend, bedroom numbers will be adjusted

Please return to: Edwards Law, LLC
3355 Lenox Road NE, Ste. 750
Atlanta, GA 30326
File #2025-411

Parcel Number: 09030-000022

eFiled and eRecorded
DATE: 09/05/2025
TIME: 4:53 PM
DEED BOOK: 9717
PAGE: 538 - 539
FILING FEES: $25.00
TRANSFER TAX: $706.00
PT61: 069-2025-006082
RECORDED BY: CE
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 4th day of September, 2025 between **Arledge Holdings, LLC, a Georgia Limited Liability Company** (hereinafter referred to as "Grantor") and **The Little Mountain Clinic LLC, a Georgia Limited Liability Company** (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Worsham, G. R. L. S. #3073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 873, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description. Together with a 20-foot easement granted to Scott Andrews and Elisabeth Andrews dated April 23, 2004 and being recorded among Hall County, Georgia records in Deed Book 4936, Page 480 and a 20-foot easement granted to Providence School, Inc., dated September 13, 2011, recorded in Deed Book 6890, Page 133, Hall County, Georgia records. Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 13, 2011, filed September 21, 2011, recorded in Deed Book 6890, Page 142, Hall County, Georgia records.

Parcel Number: 09030-000022

Subject to all zoning ordinances, easements, restrictions and other matters of record affecting said described property.

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

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public
My commission expires: 09/15/2025

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

By: _____ (Seal)
Kristy Arledge, Member

By: _____ (Seal)
Donald Arledge, Member

BARRY E EDWARDS II
My Commission Expires
NOTARY
PUBLIC
Sept. 15, 2025
DEKALB COUNTY, GEORGIA

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

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

HALL COUNTY
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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 3/19/2026 4:26 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

If approved the code requirements for this project will fall under the International Residential Code, the Hall County Fire Marshal's Office has no comments regarding the proposed changes.

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

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Will require a business license.

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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.

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

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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

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

AFFIDAVIT

By my signature, I, Haley Stapleton **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 3/31/26 for The Little Mountain Clinic.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: HALEY STARLETON
REQUEST: REZONE FROM AR-1 TO R-TF FOR DUPLEX FOR COMMUNITY RESIDENCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 180/2026

SUBJECT: **5650 Old Dahlonega Highway | Rezone |** from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 **| Proposed use: Office warehouse |** Commission District 3 **| Derrick Prater, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed zoning is consistent with the "Rural Scenic Corridors" future land use classification within the Murrayville Sardis Character area in the Comprehensive Plan

1. The property shall be developed in accordance with the site plan dated February 20, 2026, and narrative received February 20, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 **| Proposed use: Office warehouse |** Commission District 3 **| Derrick Prater, 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
Deeds
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Derrick Prater
Request	**Rezone** | from Agricultural Residential 1 (AR-1) & Highway Business (H-B) to Light Industrial (I-1)
Proposed Use	Office warehouse
Size	4.70± acres
Zoning	**Current:** Agricultural Residential 1 (AR-1) & Highway-Business (H-B) **Proposed:** Light Industrial (I-1)
Location	**5650 Old Dahlonega Highway |** Tax Parcel 11082 000016
Commission District	Three
Commission Date	April 21, 2026
Staff Recommendation	**Approval, with conditions,** as the proposed zoning is consistent with the "Rural Scenic Corridors" future land use classification within the Murrayville Sardis Character area in the Comprehensive Plan
Record Number	HZON26-0006

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

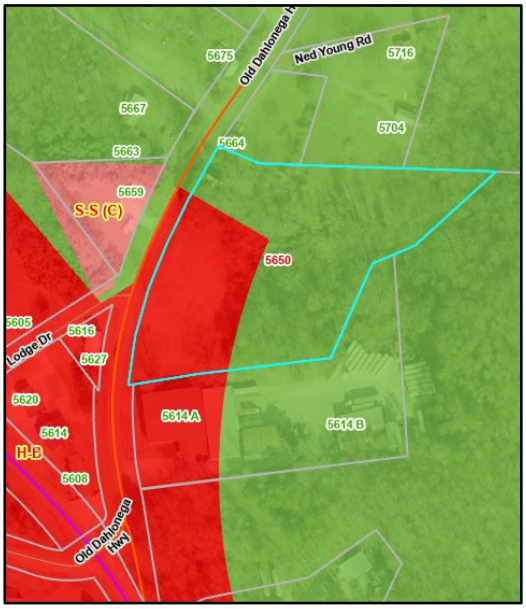
1. The property shall be developed in accordance with the site plan dated February 20, 2026, and narrative received February 20, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 4.70± acre tract from Agricultural Residential 1 (AR-1) and Highway Business (H-B) to Light Industrial (I-1) for an office/warehouse development.

The split zoning of the property is the historical zoning established with the 1978 zoning ordinance. Currently, the site is developed with a single-family residence constructed in 1925 according to the Hall County Tax Assessor records. This structure will be removed if the rezoning is approved.

The surrounding properties are zoned and developed as outlined below:



North:	Agricultural Residential 1 (AR-1): Single-family residence
East:	Agricultural Residential 1 (AR-1): Undeveloped
South:	Agricultural Residential 1 (AR-1) & Highway Business (H-B): Dahlonega Box & Supply, Inc. & North Georgia Freight
West:	Suburban Shopping (S-S): 1925 SFR used as office Highway-Business (H-B): Masonic lodge

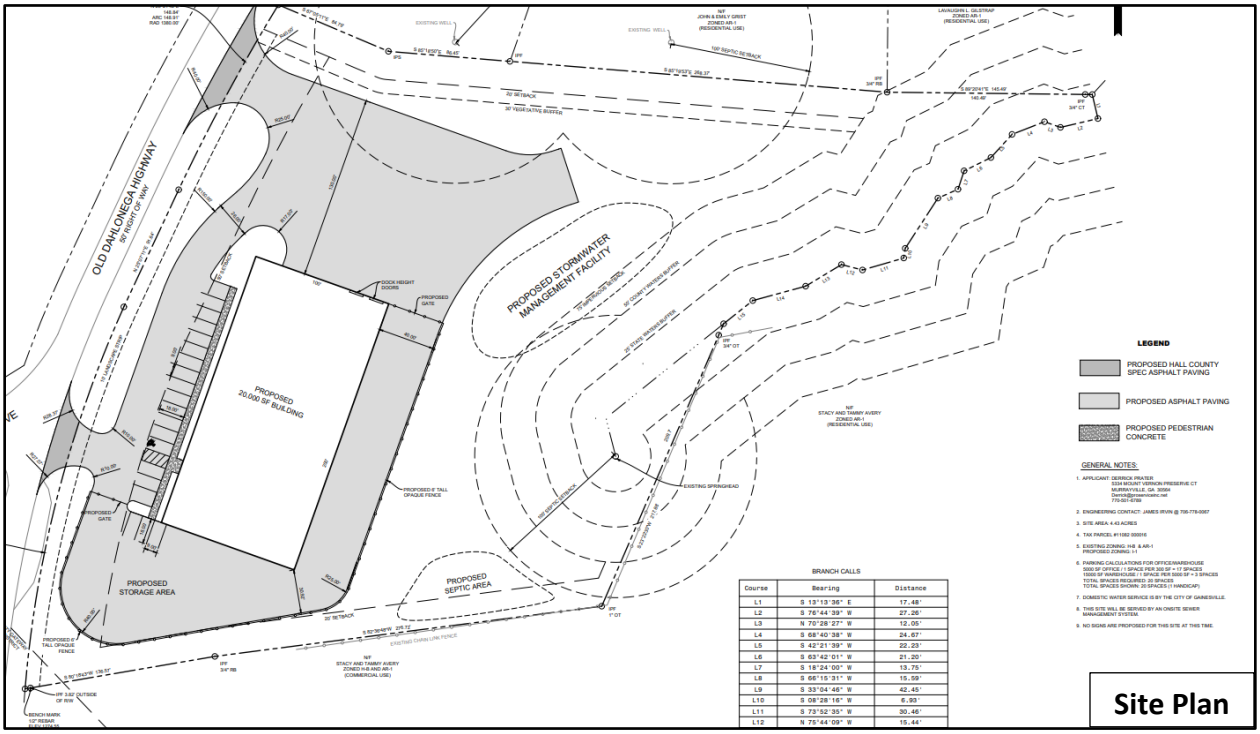
Per the submitted narrative, the applicant is proposing to develop a 20,000 square foot building to be utilized as an office and warehouse for Pro Service, a commercial roofing and glass contractor business. Pro Service is currently located nearby at 5647 Thompson Bridge Road.

The submitted site plan adheres to the Light Industrial district standards and the applicable development requirements of the UDC. The plan meets the 50-foot front setback and 20-foot side yard setbacks, provides the required 10-foot landscape strip along Old Dahlonega Highway, and includes a 30-foot transitional buffer adjacent to residential properties. Stream buffer requirements at the rear of the site are also observed. Two access points are proposed along Old Dahlonega Highway, with paved parking and loading areas identified on the plan. An outdoor storage area is shown between the building and southern property line, positioned adjacent to existing commercial uses to the south.

Elevation

The elevation provided reflects the building the applicant constructed for his Pro Service business at 5647 Thompson Bridge Road. The proposed building is anticipated to be similar in appearance.

Water service will be provided by the City of Gainesville as confirmed in a letter dated January 27, 2026. Sanitary sewer service will be provided by an on-site septic.



Based on the future land use plan, staff finds the rezoning request *<u>is consistent</u>* with the Comprehensive Plan's future land use classification of Rural Scenic Corridors within the Murrayville/Sardis character area. The intent of this future land use designation is to preserve the county's rural roadways that feature significant natural, historic, or cultural features, and scenic or pastoral views. To balance that with necessary growth, new development along these minor road corridors and intersections should be limited to low-intensity, small-scale commercial uses to serve nearby communities, and well as agricultural uses of all scales. Where there is residential development, the density should be up to 0.75 dwellings per acre. By concentrating growth exclusively along SR 60/Thompson Bridge Road, as it has existing and planned infrastructure and the beginnings of a regional activity center, the County can preserve the rural character that is important to the residents in the Murrayville/Sardis area.

(A) <u>Zoning Analysis</u> – Rezone

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

a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Light Industrial (I-1) zoning district and use is consistent with the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the use would adversely affect adjacent or nearby property provided required buffers are maintained.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **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 cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Rural Scenic Corridors future land use designation within the Murrayville/Sardis character 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 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; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1) and Highway Business (H-B). The site is developed with a single-family residence constructed in 1925.**

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

k. Whether the change would create an isolated district unrelated to the surrounding districts; **While the proposed Light Industrial (I-1) zoning would differ from the adjacent Highway Business (H-B), Suburban Shopping (S-S), and Agricultural Residential 1 (AR-1) districts, it would not create an isolated or incompatible zoning pattern. The property immediately to the south at 5614 Old Dahlonega Highway has been developed with commercial and light industrial uses since 1969, establishing a longstanding industrial/commercial presence in the area. Given this existing development pattern—and the fact that the Light Industrial (I-1) district is consistent**

with the Comprehensive Plan—the request represents a logical and appropriate extension of compatible zoning rather than the creation of an isolated district.

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

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**

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

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

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

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

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 25, 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."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
Show stream buffer and impervious setback from wrested vegetation not the centerline of stream. 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:
Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.

Utilities:
No comment. There is no sewer available in this area.

Hall County Fire Marshal
In an email dated January 14, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. If approved all commercial buildings greater than 12,000 SF, below grade plane, 2 stories or greater in height will be required to have an emergency responder radio frequency test completed to determine the radio signal strength inside the building, any building failing the test will be required to have a bi-directional antenna system designed, installed, and certified prior to occupancy.
2. If approved all buildings exceeding 12,000 SF will require a fire protection system installed, tested, and certified to NFPA 13 standards.
3. If approved the site development plan may require modifications during the development review process to meet fire code.
4. If approved depending on where existing fire hydrants are located the project may require an additional fire hydrant(s) to meet fire code.

Hall County Business License
In an email dated March 16, 2026, Brandi Smith, Business License Director, stated “Will require 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
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ZONING APPLICATION

Applicant (Name & Mailing Address)

DERRICK PRATER
5334 MOUNT VERNON PRESERVE CT
MURRAYVILLE, GA 30564
Phone [redacted]
Email Address Derrick@proserviceinc.net

Property Owner (Name & Mailing Address)

DERRICK PRATER
5334 MOUNT VERNON PRESERVE CT
MURRAYVILLE, GA 30564
Phone [redacted]
Email Address Derrick@proserviceinc.net

Proposed Use OFFICE/WAREHOUSE

Contact Person (Name & Mailing Address)

DERRICK PRATER
5334 MOUNT VERNON PRESERVE CT
MURRAYVILLE, GA 30564
Phone [redacted]
Email Address Derrick@proserviceinc.net

Status of Applicant

✓ Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

Existing Zoning: H-B & AR-1
Rezone to: I-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 11082 000016
Acreage 4.42
Location Address 5650 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30564

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

Sign Derrick Prater (Feb 2, 2026 14:24:55 EST) Date: 02/02/26

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

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have** ☐ I have not ☑

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

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

Name of Official(s): N/A Office: N/A

Dollar Amount: 0 Date of Contribution: 02/02/26

Applicant's/Owner's Signature: Derrick Prater (Feb 2, 2026 14:26:46 EST) **Date:** 02/02/26

Applicant's/Owner's Name (Printed): DERRICK PRATER

RECEIVED
2/20/2026
Planning & Zoning Department

foothills land design

NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 4.42 acres located at 5650 Old Dahlonega Hwy, Murrayville, GA 30564
Parcel ID 11082 000016

Derrick Prater (the "applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval. The property is currently AR-I and H-B zoning and the proposed zoning is I-1 (Light Industrial district).

The primary use of this parcel is planned and intended to be used as an office /warehouse facility for Pro Service, a commercial roofing and glass contractor business. Pro Service has been a Hall County business since 2009 and is currently located at 5647 Thompson Bridge Rd, Gainesville.

The accompanying concept plan adheres to the I-1 zoning standards. These include a 50' front setback, 20' side setback, 10' landscape strip, and a 30' transitional buffer adjacent to residential properties. The plan shows one 20,000 sf building with parking and loading area. There will be two entrances on Old Dahlonega Hwy. There may be a storage area on the south and east sides of the building and opaque fencing is shown surrounding this area. The building will be constructed similarly to their existing business which has a strong visual appeal. A picture of the building is attached.

The City of Gainesville will provide water and the sewer will be provided by on-site sewage management systems. The lighting will be semi-cutoff, non-spill, type. Any signs are to adhere to the Hall County regulations. As mentioned previously, there is a 30' transitional buffer along the north side of the property. Any disturbance within this buffer will require replanting per the Hall County tree ordinance.

The property is near the intersection of Thompson Bridge Road with a very small corner of the property within the Gateway Corridor Overlay district. The property is within the Murrayville Sardis Character Area and the Rural Scenic Corridor future land use district which is compatible with I-1 zoning. Adjacent properties to the west and south have H-B zoning. The property to the east and north have AR-1 zoning; however, they will be protected by buffers.

Sincerely,

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC

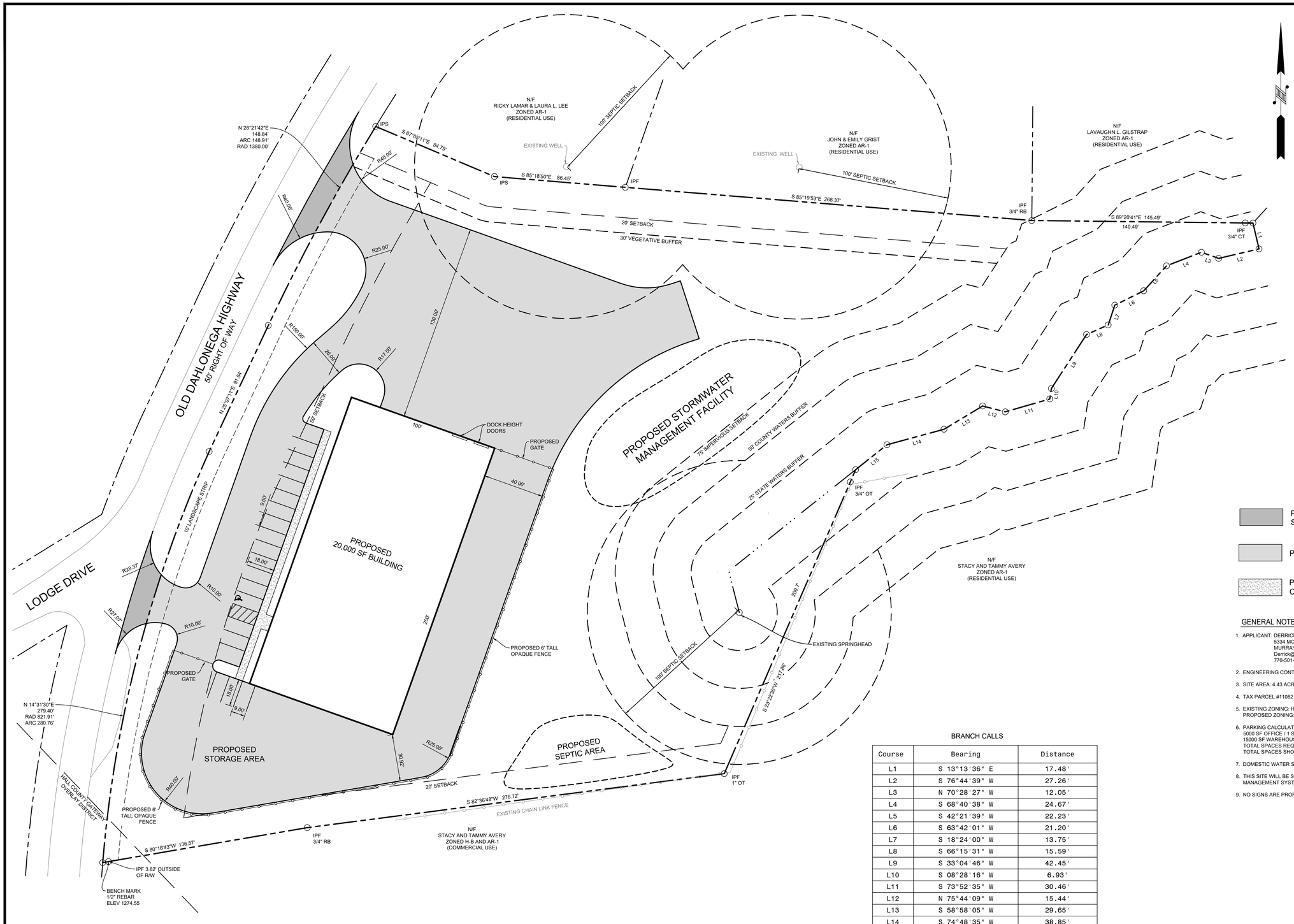
Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com

Photo of Existing Building

Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com



LEGEND

- PROPOSED HALL COUNTY SPEC ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED PEDESTRIAN CONCRETE

GENERAL NOTES:

1. APPLICANT: DERRICK PRATER
   5334 MOUNT VERNON PRESERVE CT
   MURRAYVILLE, GA 30564
   Derrick@proserviceinc.net
   770-501-6789
2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
3. SITE AREA: 4.43 ACRES
4. TAX PARCEL #11082 000016
5. EXISTING ZONING: H-B & AR-1
   PROPOSED ZONING: I-1
6. PARKING CALCULATIONS FOR OFFICE/WAREHOUSE
   5000 SF OFFICE / 1 SPACE PER 300 SF = 17 SPACES
   15000 SF WAREHOUSE / 1 SPACE PER 5000 SF = 3 SPACES
   TOTAL SPACES REQUIRED: 20 SPACES
   TOTAL SPACES SHOWN: 20 SPACES (1 HANDICAP)
7. DOMESTIC WATER SERVICE IS BY THE CITY OF GAINESVILLE.
8. THIS SITE WILL BE SERVED BY AN ONSITE SEWER MANAGEMENT SYSTEM.
9. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

BRANCH CALLS

Course	Bearing	Distance
L1	S 13°13'36" E	17.48'
L2	S 76°44'39" W	27.26'
L3	N 70°28'27" W	12.05'
L4	S 68°40'38" W	24.67'
L5	S 42°21'39" W	22.23'
L6	S 63°42'01" W	21.20'
L7	S 18°24'00" W	13.75'
L8	S 66°15'31" W	15.59'
L9	S 33°04'46" W	42.45'
L10	S 08°28'16" W	6.93'
L11	S 73°52'35" W	30.46'
L12	N 75°44'09" W	15.44'
L13	S 58°58'05" W	29.65'
L14	S 74°48'35" W	38.85'
L15	S 51°31'33" W	26.38'

0' 40' 80' 120'
SCALE: 1" = 40'

foothills land design
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0068
www.foothillsld.com

DEVELOPER:
DERRICK PRATER
5334 MOUNT VERNON PRESERVE CT
MURRAYVILLE, GA 30564

SITE PLAN
PRO SERVICE
5650 OLD DAHLONEGA HWY
HALL COUNTY, GA

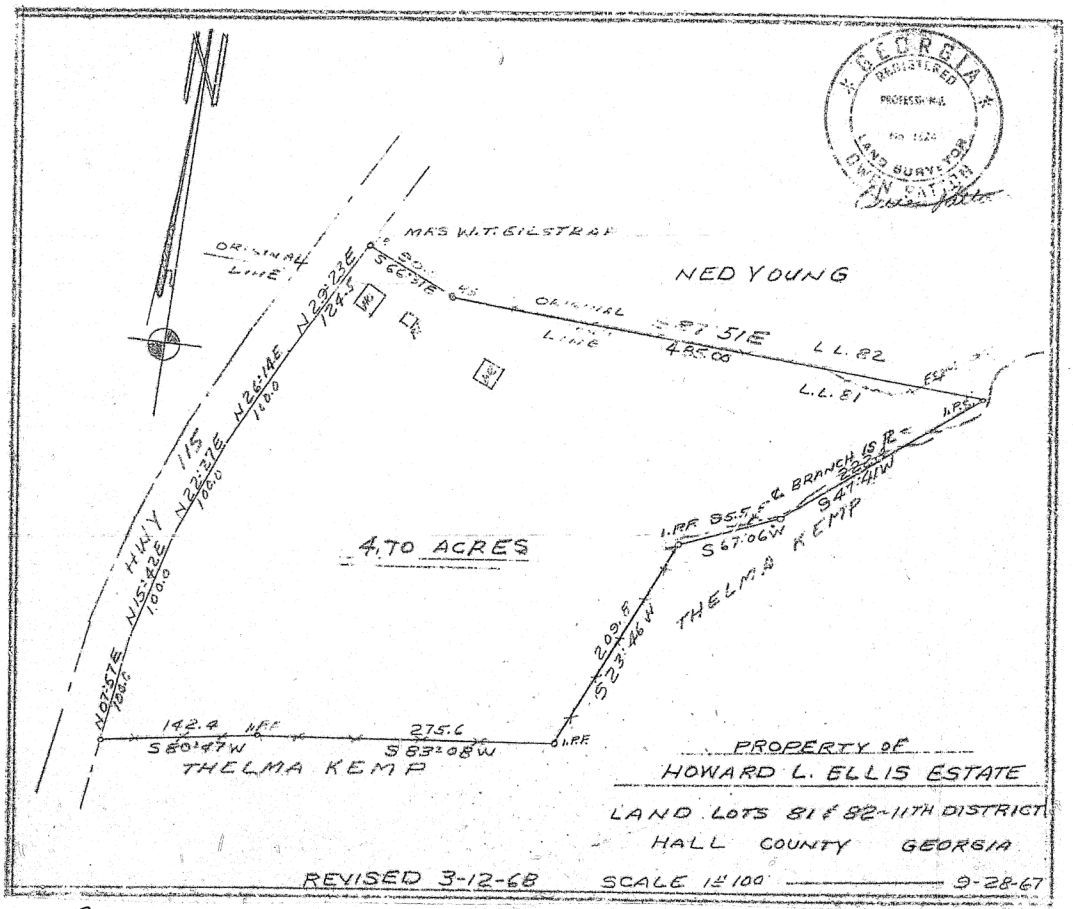
REVISIONS: NO.	DESCRIPTION	DATE

DATE: FEBRUARY 20, 2026

SCALE: 1" = 40'

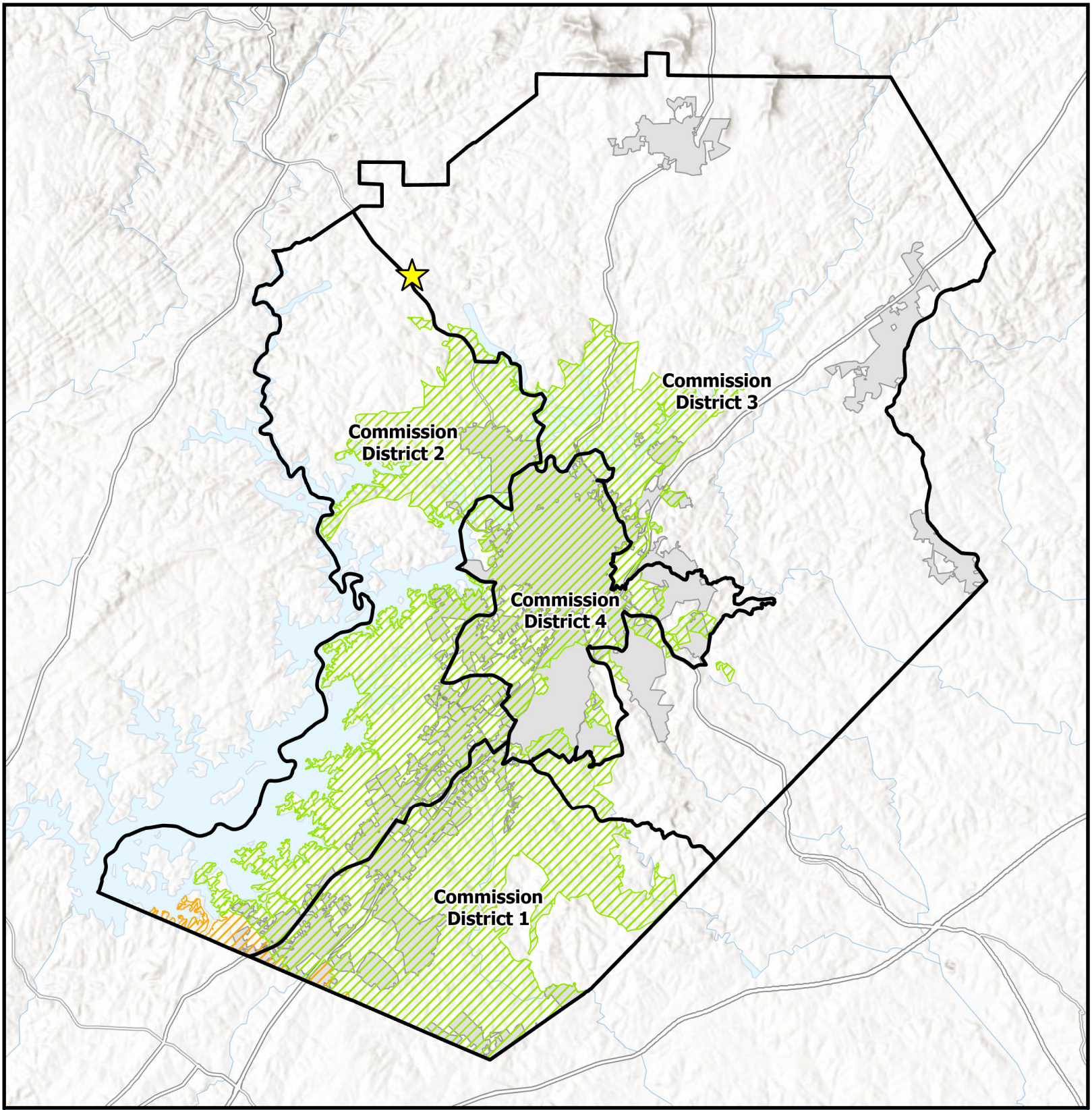
SHEET:
C1
JOB #26008

88



Recorded March 15, 1972

R. Brady Watson Clerk



Overview Map

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

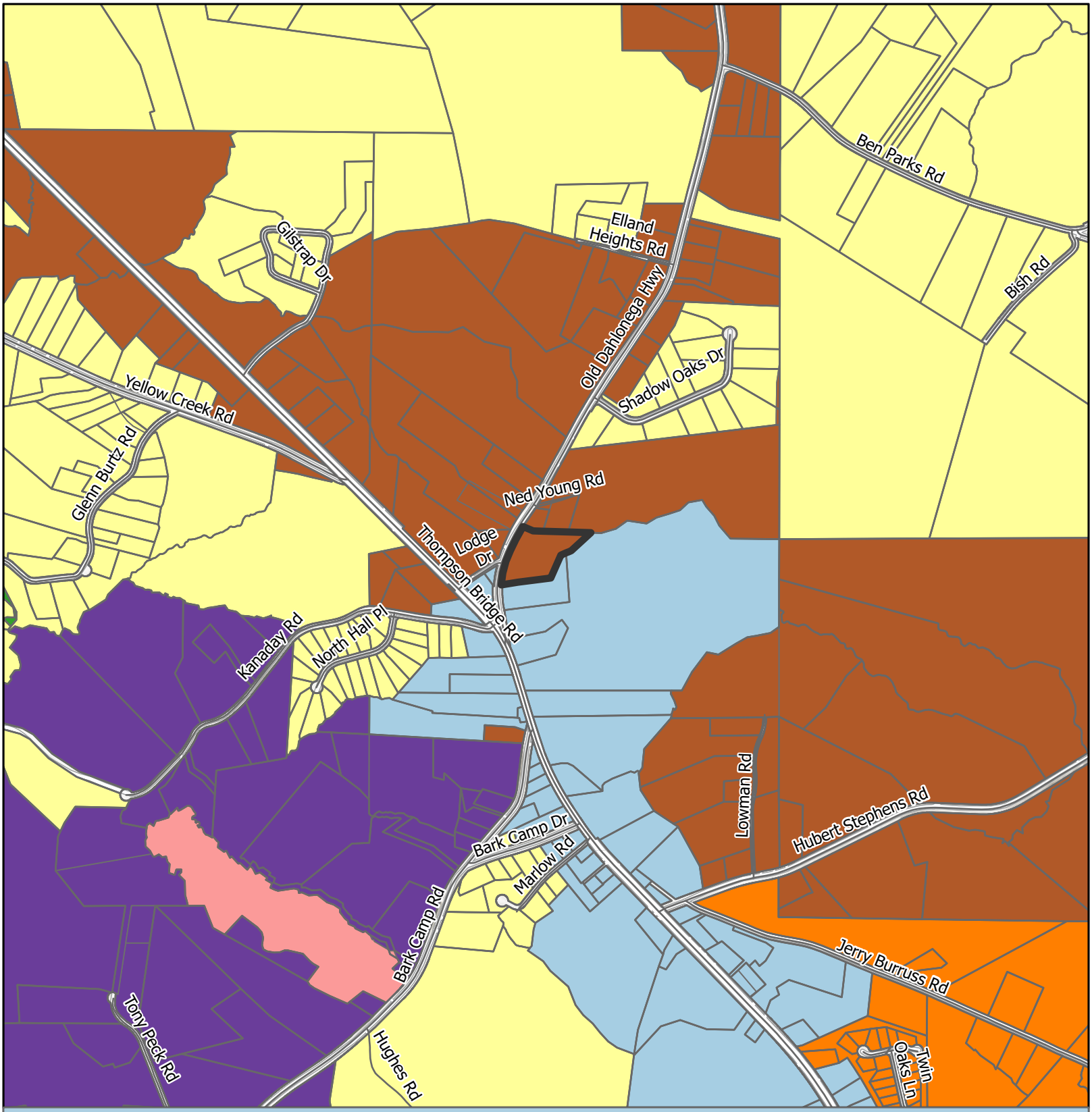
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Derrick Prater
Tax Parcel #: 11082 000016
Location: 5650 Old Dahlonega Highway
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Derrick Prater
Tax Parcel #: 11082 000016
Location: 5650 Old Dahlonega Highway
Commission District: 3

HALL COUNTY
GEORGIA
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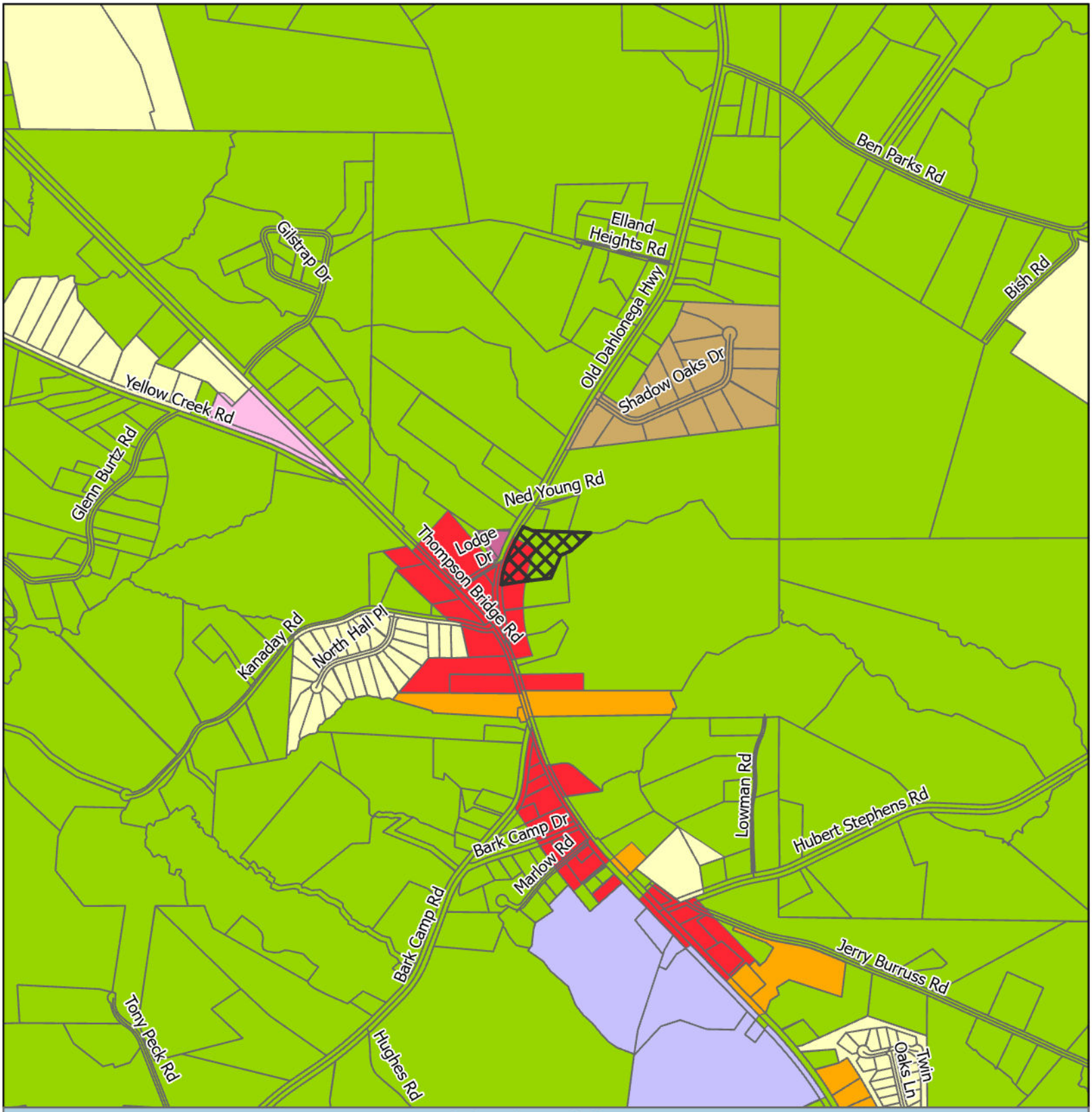
Date Prepared: 3/17/2026



Zoning Map

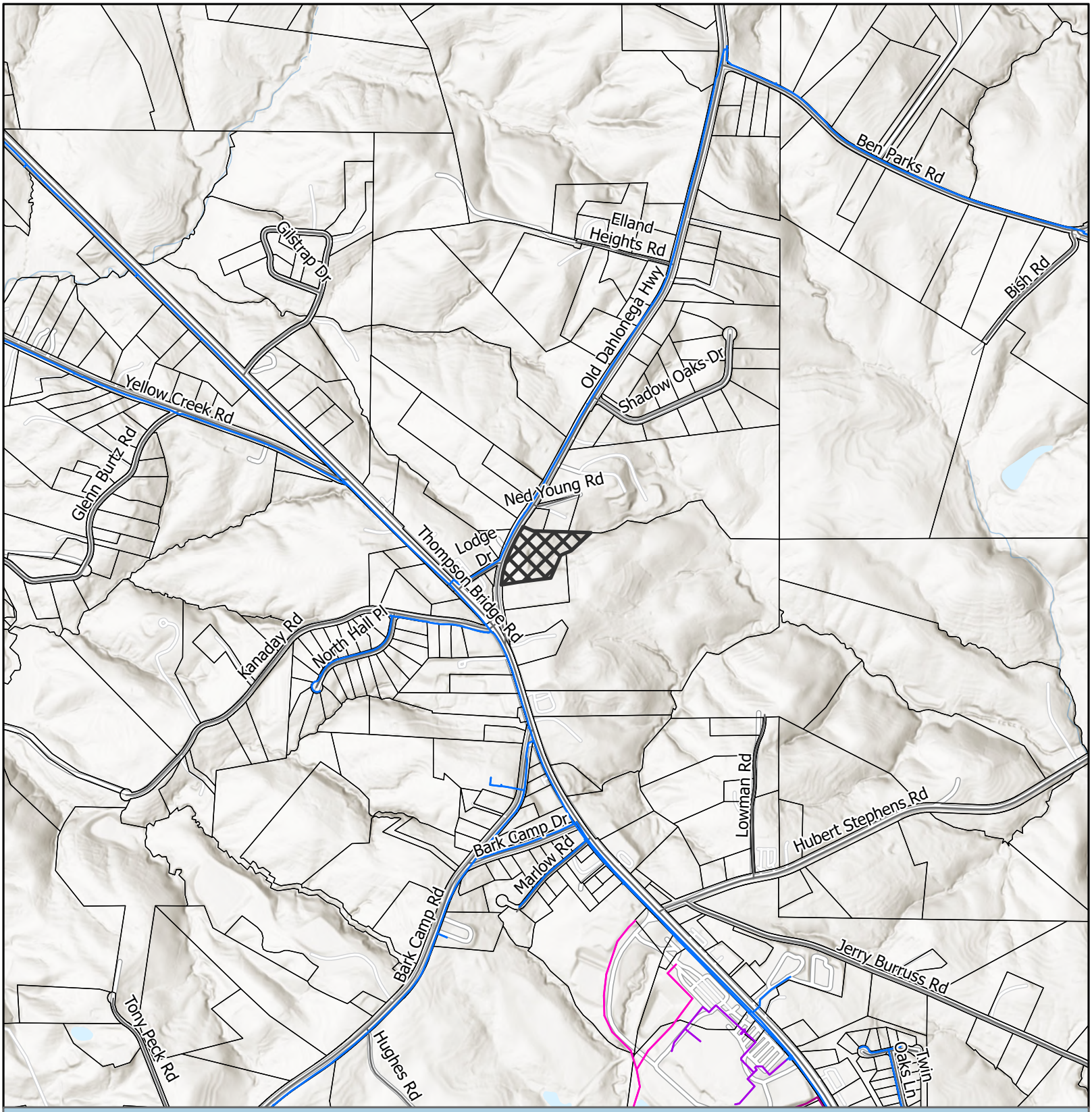
Subject Area
City Limits

Zoning
AR-1
O-I
PCD
PID
R-1
R-1-L
S-S
H-B

Applicant: Derrick Prater
Tax Parcel #: 11082 000016
Location: 5650 Old Dahlonega Highway
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/2/2026



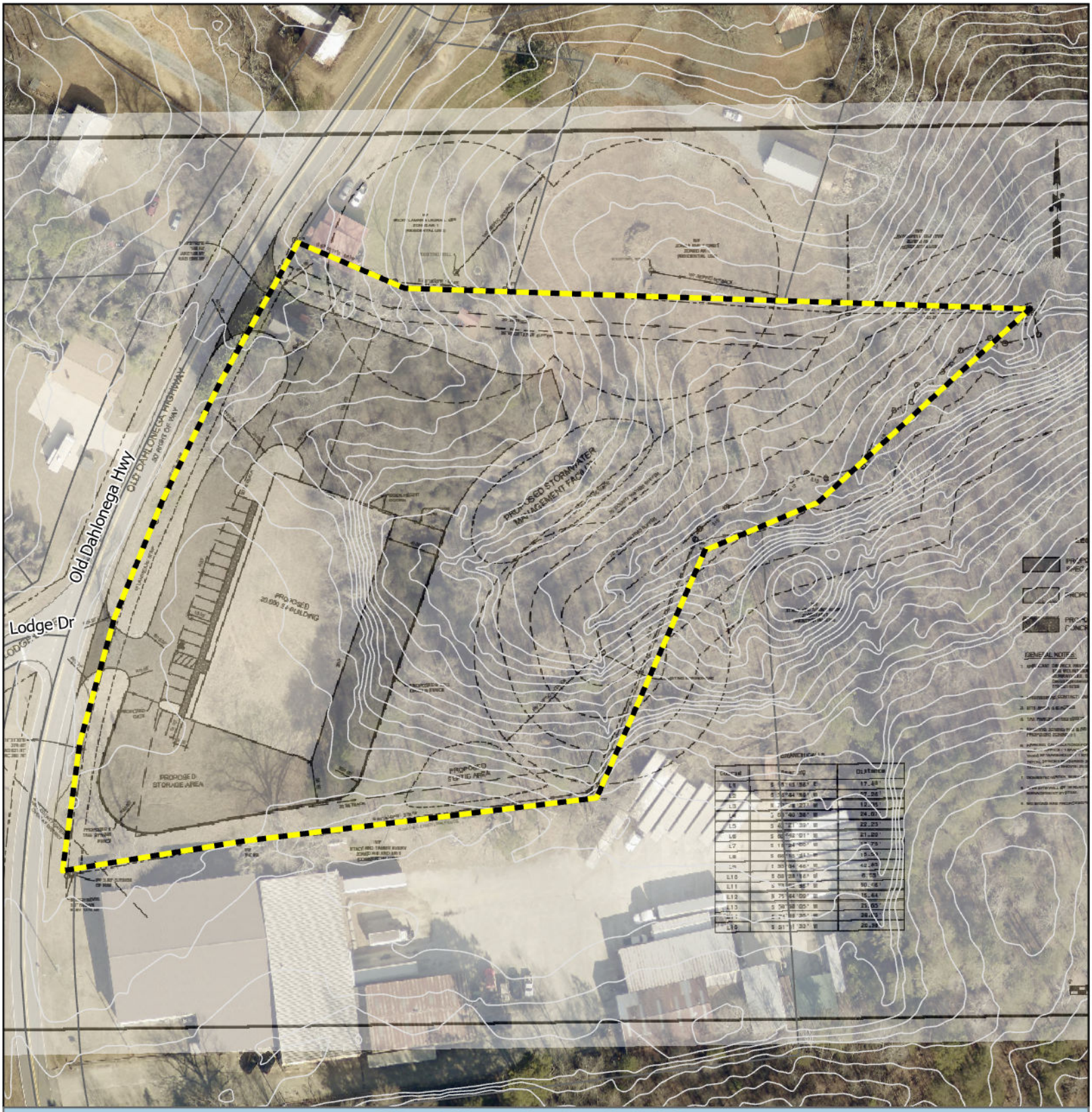
Utilities Map

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

Applicant: Derrick Prater
Tax Parcel #: 11082 000016
Location: 5650 Old Dahlonega Highway
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Site Plan & Aerial Map

Subject Area

Applicant: Derrick Prater
Tax Parcel #: 11082 000016
Location: 5650 Old Dahlonega Highway
Commission District 3

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

Date Prepared: 3/18/2026

After Recording Return To:
Coleman, Chambers & Rogers, LLP
1370 Thompson Bridge Road, Suite 300
Gainesville, GA 30501

Order No.: 25-128

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this **23rd day of January, 2026**, between **Bradley Garner Bryson and Connie Diane Bishop Bryson and Stephanie Diane Bryson and Charles Dustin Bryson**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Derrick Prater**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of 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,

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 23rd day of January, 2026.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

JAMES CALE ROGERS
NOTARY PUBLIC
STATE OF GEORGIA
MY COMM. EXP. 11/05/2026
HALL COUNTY GEORGIA

Bradley Garner Bryson

Connie Diane Bishop Bryson

Stephanie Diane Bryson

Charles Dustin Bryson

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lots 81 and 82, 11th Land District, Hall County, Georgia, and being located on Old Dahlonega Highway, and being 4.70 acres as shown on a plat for Howard L. Ellis Estate, prepared by Owen Patton, Georgia Registered Land Surveyor, dated September 28, 1967, revised March 12, 1968, as recorded in Plat Book 49, Page 38, Hall County, Georgia Plat Records, which plat and the record thereof are incorporated herein by reference for a more complete description of the subject property.

CITY OF
GAINESVILLE

WATER RESOURCES

January 27, 2026

Foothills Land Design
Sarah Ford
164 Professional Drive
Baldwin, GA 30511

Re: Water Availability
Proposed Office-Warehouse Development
5650 Old Dahlonega Highway
PIN: 11082 000016

Dear Mrs. Ford,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Old Dahlonega Highway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed 20,000 sq. ft. office-warehouse development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

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 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 3/23/2026 3:37 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Hall County Fire Comments:

1. If approved all commercial buildings greater than 12,000 SF, below grade plane, 2 stories or greater in height will be required to have an emergency responder radio frequency test completed to determine the radio signal strength inside the building, any building failing the test will be required to have a bi-directional antenna system designed, installed, and certified prior to occupancy.

2. If approved all buildings exceeding 12,000 SF will require a fire protection system installed, tested, and certified to NFPA 13 standards.

3. If approved the site development plan may require modifications during the development review process to meet fire code.

4. If approved depending on where existing fire hydrants are located the project may require an additional fire hydrant(s) to meet fire code.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Outlook

RE: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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Will require a business license.

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

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HALL COUNTY
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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
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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, Derrick Prater (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** 3/31/26 (Date) **for** Derrick Prater (Name application filed as).

Signature _____
(The original document is required)

4.61+/- ACRES
525' OF ROAD FRONTAGE
VPR
ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DERRICK PRATER
REQUEST: REZONE FROM AR-1 & H-B TO I-1 FOR OFFICE WAREHOUSE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

POTENTIAL COMMERCIAL
FOR SALE
4.61+/- ACRES
525' OF ROAD FRONTAGE
VPR

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 178/2026

SUBJECT: **6752 Shoal Creek Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural 1 (AG-1) | on a 16.913± acre tract located on the east side of Shoal Creek Road approximately 0.25 miles northeast from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 **| Proposed use: Second dwelling |** Commission District 3 **| Lori Lynn Monty, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL**, as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

Purpose of Request:

6752 Shoal Creek Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural 1 (AG-1) | on a 16.913± acre tract located on the east side of Shoal Creek Road approximately 0.25 miles northeast from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Second dwelling** | Commission District 3 | **Lori Lynn Monty, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Tax Assessors Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Lori Lynn Monty

Request ..... **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural (AG-1)

Proposed Use ..... Second dwelling

Size ..... 16.913± acres

Zoning ..... **Current:** Planned Commercial Farm District (PCFD)| **Proposed:** Agricultural (AG-1)

Location ..... **6752 Shoal Creek Road** | Tax parcel 12060 000006

Commission District ..... Three

Planning Commission Date ..... April 21, 2026

Staff Recommendation ..... **Approval,** as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

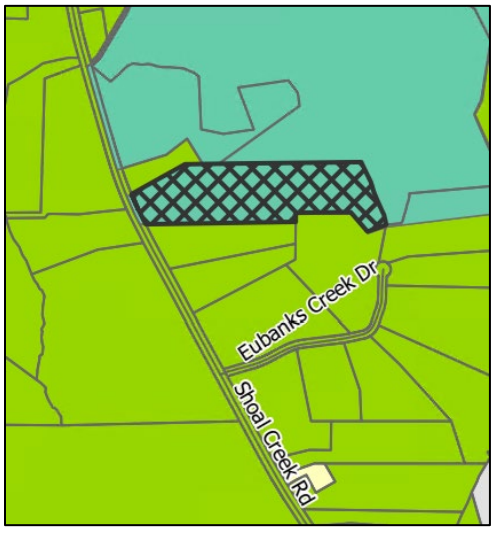
Record Number..... HZON26-0005

Staff recommends <u>APPROVAL</u> of the applicant's request.

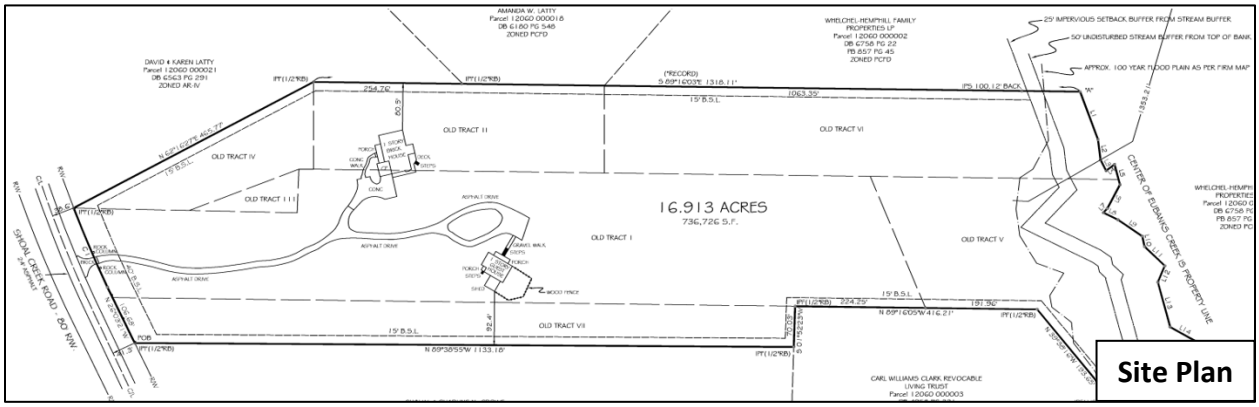
<u>Summary Analysis</u>

The applicant is requesting to rezone the subject property from Planned Commercial Farm District (PCFD) to Agricultural (AG-1) to allow the single-family dwelling, currently used as a guest house, to be occupied as a second primary single-family dwelling.

According to the Hall County Tax Assessor records, the property is currently developed with a 3,144 square foot single-family residence constructed in 1996, a 4,928 square foot single-family residence constructed in 1998, and a 132 square foot shed constructed in 2024. Eubank Creek runs along the eastern property boundary, and the rear of the property is affected by County Studied and FEMA Flood Zones.



Surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) and are developed with single-family residences and/or agricultural uses



The site plan shows the location of the two existing residences and former parcels that were combined to create the current property boundary.

Water service is provided by the City of Gainesville and sanitary sewer services are provided by on-site septic system.

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 Rural Agricultural. These areas should consist of active farms and agricultural enterprises and very low-density, large lot single-family residential up to 0.75 dwellings per acre. Development patterns may involve larger areas of undeveloped or cultivated land characterized by large distances between buildings and deep setbacks.

Zoning Analysis

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 Agricultural (AG-1) zoning district is consistent with the residential use, development, and zoning of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed rezoning does not adversely affect the existing use or usability of adjacent residential properties**.

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning will**

not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the "Rural Agricultural" 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 diminished by the existing zoning restrictions**.

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with two single-family residences constructed in 1996 and a second residence in 1998 as reflected in the county tax records.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The Agricultural (AG-1) zoning district was created to accommodate agricultural uses and to allow a second dwelling unit on parcels of 5 acres or more which is directly relevant to the applicant's request.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The Hall County Comprehensive Plan and Unified Development Code adopted in 2024 established the Agricultural (AG-1) zoning district. As such, the rezoning of this property to Agricultural (AG-1) would not be considered an isolated district.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other zoning districts within the county that are permitted to have a second primary residence, excluding Accessory Dwelling Units (ADU), without approval from the Board of Commissioners.**

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

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

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

11.2.6.E - Submission requirements

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

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

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

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

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

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

Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated "No comment."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "On system, no impacts to state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 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. Show stream buffer and impervious setback from wrested vegetation not the centerline of the stream. Show FEMA and Hall County studies Flood plains that are present on the site.

Traffic:
The proposal does not impact traffic volumes.

Utilities:
No comment. Sewer is not available in this area.

Hall County Fire Marshal
In an email dated March 19, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Tax Assessors
In an email dated March 16, 2026, Cher Melendez, Specialized Assessment Manager, stated "12060 000006 Conservation 2024 no issue for CUVA."

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
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ZONING APPLICATION

Applicant (Name & Mailing Address)

Lori Lynn Monty
6752 Shoal Creek Road
Clermont, GA 30527

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

Lori Lynn Monty
6752 Shoal Creek Road
Clermont, GA 30527

Phone [redacted]

Email Address [redacted]

Proposed Use ~~Residential~~ AG-1

Contact Person (Name & Mailing Address)

Lori Lynn Monty
~~6752~~ 6752 Shoal Creek Road
Clermont, GA 30527

Phone [redacted]

Email Address [redacted]

Status of Applicant

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

Requested Action

Existing Zoning: PCFD
Rezone to: AG-1
Fee:$
Receipt #:
Check #:

Tax Parcel Number 12060 000006 Acreage 16.91

Location Address 6752 Shoal Creek Road, Clermont, GA 30527

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

Print: Lori Lynn Monty Date: 2/16/26

Sign: Lori Lynn Monty Date: 2/16/26

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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Lori Lynn Monty **Date:** 2/16/26

Applicant's/Owner's Name (Printed): Lori Lynn Monty

Re-Zoning Narrative

6752 Shoal Creek Road, Clermont, GA 30527

Owner: Lorilynn Monty

We are requesting re-zoning to AG-1 for this property currently zoned PCFD.

The property is 16.91 acres of which approximately 14 acres are included in a conservation easement. There are two homes on the property, one of which is vacant and the other is a primary residence. The current agricultural uses are chickens, vegetable gardening and timber.

We request a change to AG-1 zoning such that both homes can be used for primary residences. There will be no change to the agricultural use.

Lorilynn Monty 2/17/24

eFiled and eRecorded
DATE: 02/23/2024
TIME: 6:55 PM
PLAT BOOK: 884
PAGE: 354 - 354
FILING FEES: $10.00
PART ID: 4095937774
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA
FILED AND RECORDED FOR
CLERK OF THE SUPERIOR COURT.

As required by subsection (d) of O.G.C.A. Section 15-6-67, I hereby certify that 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 heron. 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 as set forth in O.C.G.A. Section 15-6-67.

Georgia Registered Surveyor # 2885

GEORGIA REGISTERED No.2885 PROFESSIONAL LAND SURVEYOR GREGG W. BAGWELL

CURVE TABLE

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	2078.26'	74.00'	147.93'	4°04'42"	2°45'25"	147.90'	N 23°05'14" W

ENGINEERING NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE WRESTED VEGETATION. (HALL COUNTY CODE: 8.170.070)

IF THE 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)

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)

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE MAP #13139 C 0025 G, HALL COUNTY,GEORGIA DATED 4/4/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

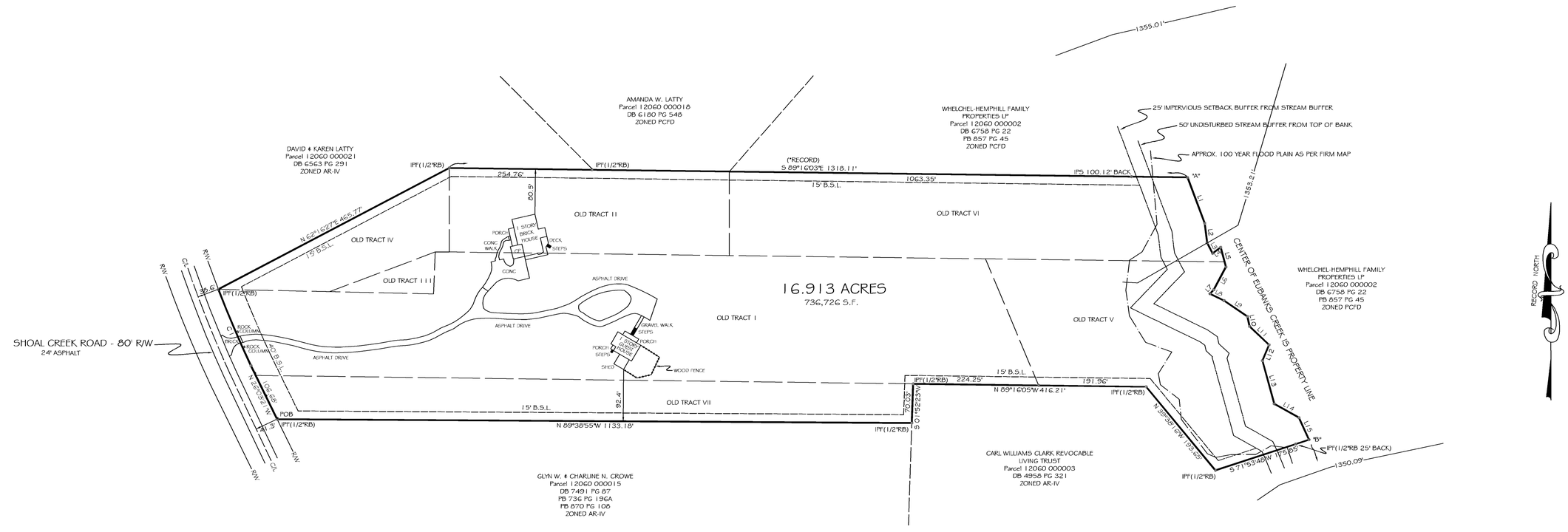
ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE: 12.40.

ALL LAND CONTROLLED DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION PLAN.

NO STATE WATERS ON THIS PROPERTY

LEGEND

1. BC = BACK OF CURB
2. BSL = BUILDING SETBACK LINE
3. C/L = CENTER LINE
4. CMF = CONC. MONUMENT FOUND
5. CMP = CORREGATED METAL PIPE
6. CT = CRIMP TOP
7. EL = ELEVATION (FT)
8. EP = EDGE OF PAVEMENT
9. FFEL = FINISHED FLOOR ELEV.
10. FH = FIRE HYDRANT
11. IPF = IRON PIN FOUND
12. IPS = IRON PIN SET NO.4 REBAR
13. LL = LAND LOT
14. LLL = LAND LOT LINE
15. N/F = NOW OR FORMERLY
16. NTS = NOT TO SCALE
17. OT = OPEN TOP
18. P.L. = PROPERTY LINE
19. POB = POINT OF BEGINNING
20. PP = POWER POLE
21. R/B = REBAR
22. RCP = REINFORCED CONC. PIPE
23. R/W = RIGHT OF WAY
24. —G— = GAS LINE
25. —P— = POWER LINE
26. —S— = SEWER LINE
27. —T— = TELEPHONE LINE
28. —W— = WATER LINE
29. —O— = FENCE
30. [ ] = STREET ADDRESS
31. PHB = PHONE BOX
32. TF = TRANSFORMER
33. CP = CARPORT
34. PH = PUMP HOUSE



TIE
POB LIES N 25°10'50"W 1256.41' FROM A PK NAIL SET AT THE C/L INTERSECTION OF SHOAL CREEK ROAD & EUBANKS CREEK DRIVE.

C/L OF CREEK IS PROPERTY LINE FROM "A" TO "B"

Course	Bearing	Distance
L1	S 20°36'06" E	87.60'
L2	S 06°47'16" E	35.12'
L3	S 27°34'53" E	21.19'
L4	N 53°30'56" E	17.91'
L5	S 15°12'09" E	35.95'
L6	S 63°59'57" E	27.99'
L7	S 27°56'53" W	46.30'
L8	S 43°47'27" W	9.92'
L9	S 55°46'16" E	50.41'
L10	S 12°08'59" E	18.09'
L11	S 46°40'47" E	47.93'
L12	S 22°41'37" W	30.64'
L13	S 15°20'58" E	79.94'
L14	S 60°43'18" E	50.22'
L15	S 24°37'49" E	43.60'

COUNTY ENGINEERS APPROVED Jason Skarda 2/23/2024 HALL COUNTY, GEORGIA

HALL COUNTY DEPT. OF PUBLIC HEALTH Emily McGahee 2/23/2024

OSC-8819
E-4186

SURVEY NOTES

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,400 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE COMPASS RULE. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND TRACT IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 352,884 FEET.

THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A NIKON DTM 550 TOTAL STATION. THE FIELDWORK WAS COMPLETED 1-15-2024 ON THIS PROJECT.

SETBACKS:
FRONT - 65 FT. FROM C/L
SIDE - 15 FT.
REAR - 25 FT.

RECORDING PERMIT
BY **Brittany Walker**
HALL COUNTY PLANNING COMMISSION
DATE: 2/23/2024

SURVEY REFERENCES

1 - PARCEL 12060 000006
2 - DB 9390 PG 570-1
3 - PB 813 PG 19A (*RECORD)
4 - PB 870 PG 108
5 - ZONED PCFD

100 0 100 200 300
GRAPHIC SCALE – FEET

SHEET 1 OF 1

LAND SURVEYING CONSULTANTS
G.W. BAGWELL & ASSOCIATES, INC.
D/B/A BAGWELL & BENNETT
LAND SURVEYING CONSULTANTS
P.O. BOX 531, CUMMING, GA 30028
415 MINI TRAIL, CUMMING, GA 30041
PHONE: (770)-530-8208 - (770)-540-7281

PROJECT
6752 SHOAL CREEK ROAD
GAINESVILLE, GA 30506
ZONED AR-IV

SURVEY AUTHORIZED BY
LORILYN MONTY

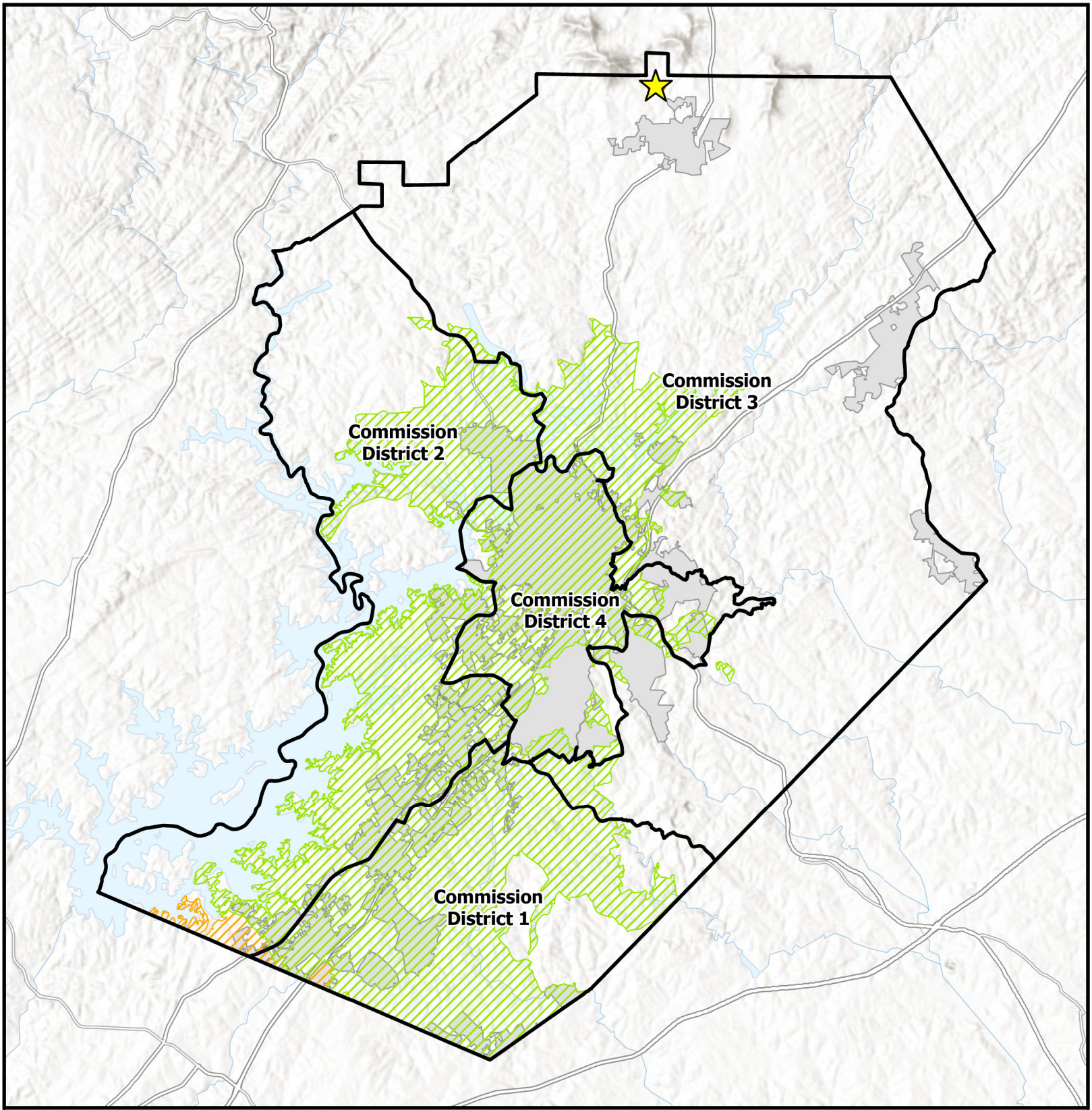
COMBINATION PLAT FOR
LORI LYNN MONTY
REVOCABLE MANAGEMENT TRUST
Land Lot 60 - District 12 - Section 2
Hall County, Georgia
Jan. 20, 2024 ~ Scale: 1" = 100'
16.913 Acres - 736,726 S.F.

The Drawings, Specifications and electronic media provided by G.W. Bagwell & Associates, Inc. (GWB) for this Project are instruments of GWB for use solely with respect to this Project and, unless otherwise provided, GWB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

G.W. & ASSOCIATES, INC.
gbagwell@gwbassociates.com
(770) 530-8208

OFFICE LOG
FIELD WORK BY: G.W.B./B.S./E.S.
DRAWN BY: B.S. & G.B.
CHECKED BY: G.B.
AUTHORIZED BY: ____

REVISIONS						
REV.1		REV.2		REV.3		REV.4		REV.5		REV.6



Overview Map

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

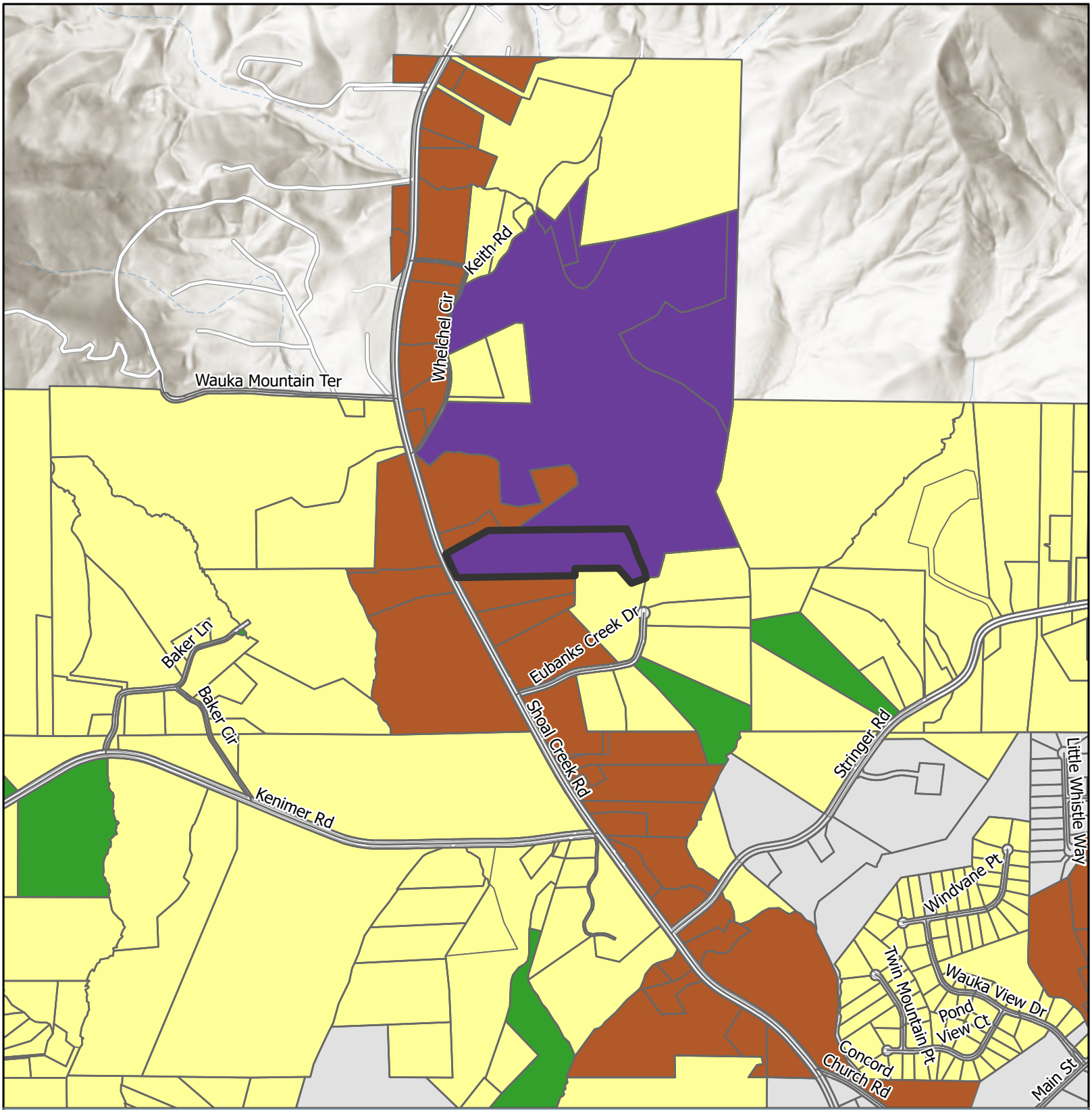
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Lori Lynn Monty
Tax Parcel #: 12060 000006
Location: 6752 Shoal Creek Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area

City Limits

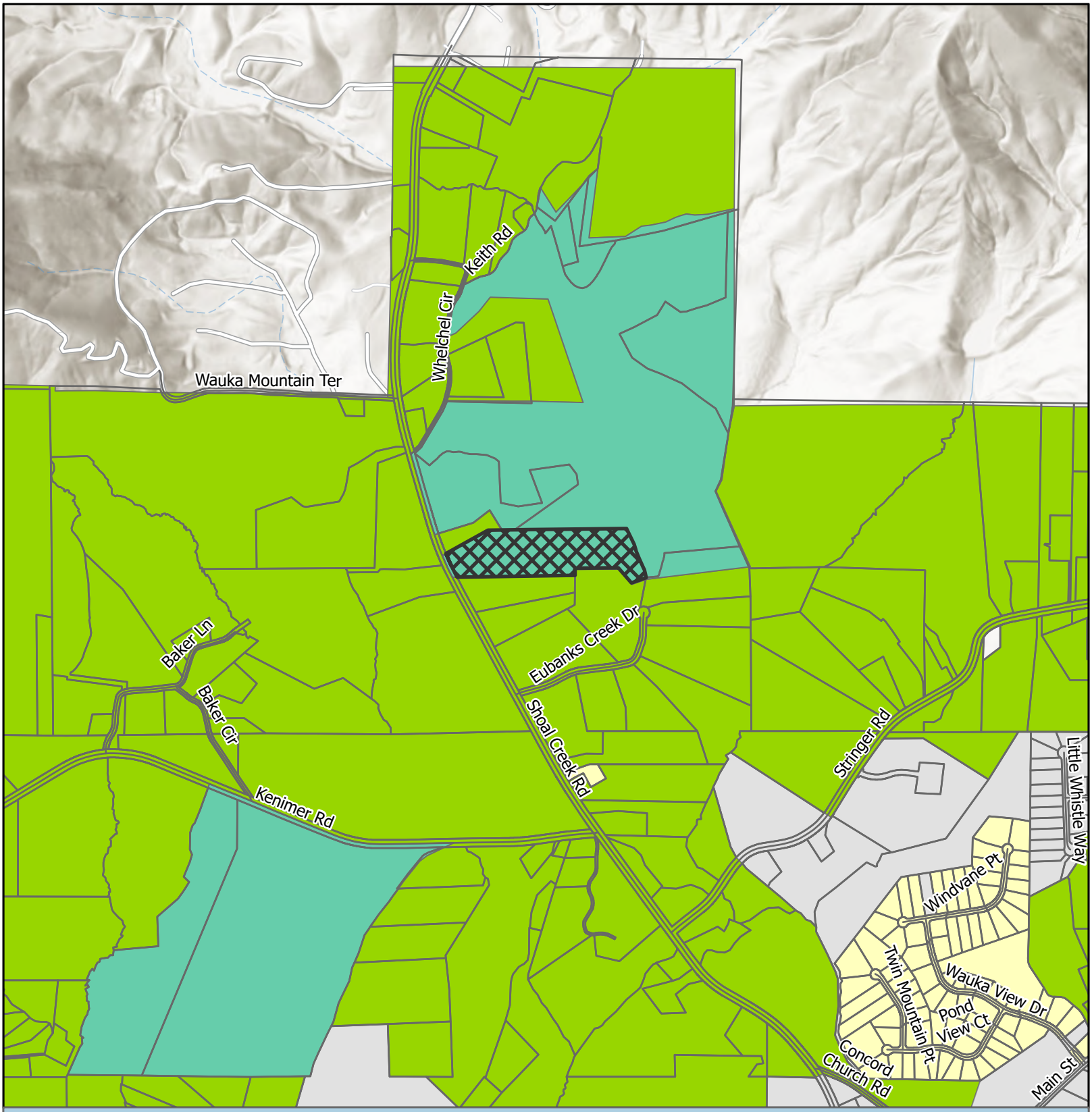
Future Land Use Zones

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

Applicant: Lori Lynn Monty
Tax Parcel #: 12060 000006
Location: 6752 Shoal Creek Road
Commission District: 3

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

Date Prepared: 3/17/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
PCFD
R-1

Applicant: Lori Lynn Monty
Tax Parcel #: 12060 000006
Location: 6752 Shoal Creek Road
Commission District 3

HALL COUNTY
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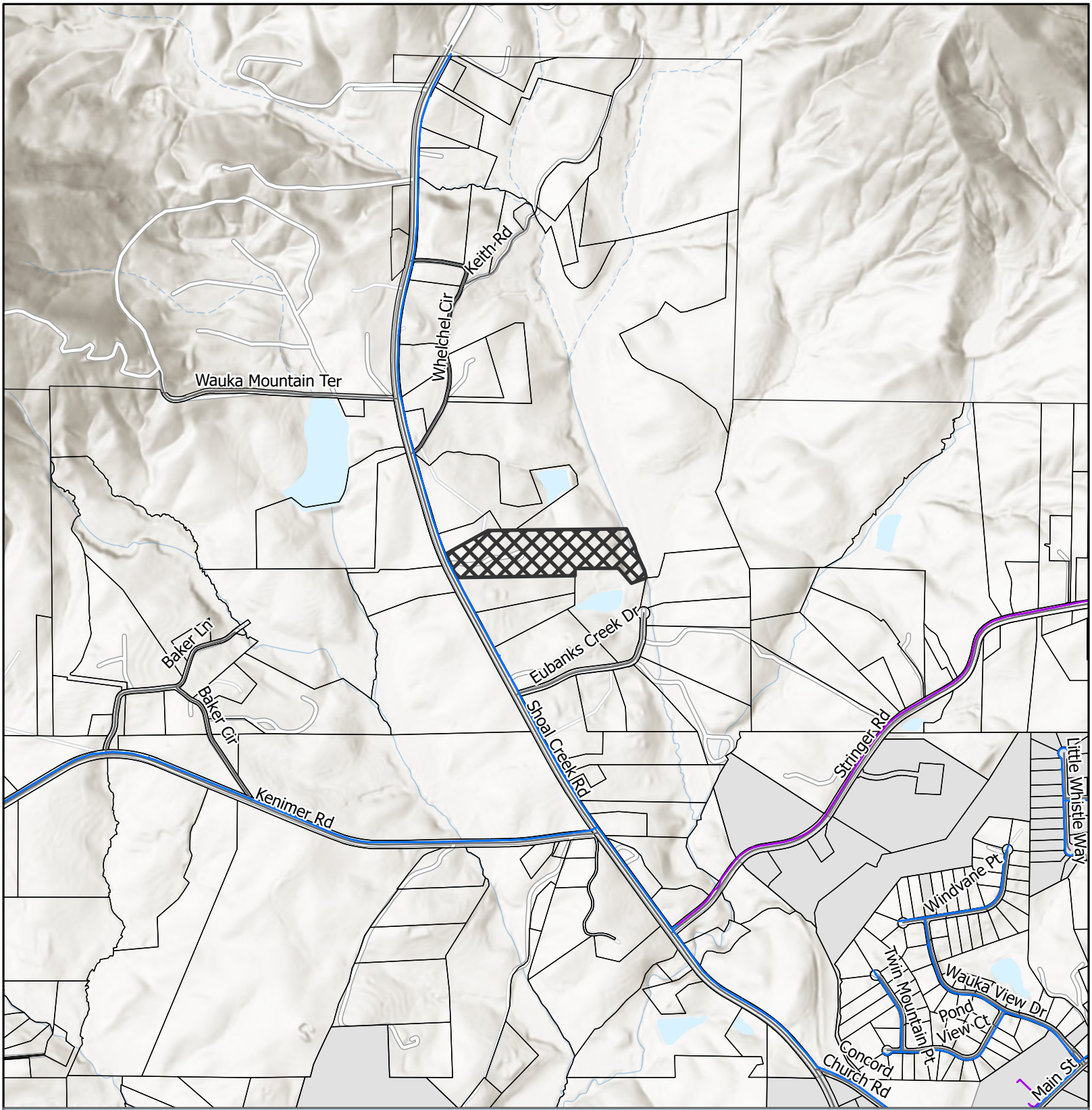
Date Prepared: 3/17/2026



Utilities Map

Private of Other System
Waterline
Subject Area
City Limits

Applicant: Lori Lynn Monty
Tax Parcel #: 12060 000006
Location: 6752 Shoal Creek Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026

Site Plan & Aerial Map

Subject Area

Applicant: Lori Lynn Monty
Tax Parcel #: 12060 000006
Location: 6752 Shoal Creek Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026

dotloop signature verification: dtlp.us/h2MJ-An61-zTir:A

Exhibit C

LLM 7b8bbea

02/05/26 7:35 PM CST dotloop verified

02/05/26 8:27 PM EST dotloop verified

eFiled and eRecorded
DATE: 11/01/2023
TIME: 11:37 AM
DEED BOOK: 9390
PAGE: 570 - 571
FILING FEES: $25.00
TRANSFER TAX: $1,300.00
PARTICIPANT ID: 6153209999
PARTICIPANT ID: 7067927936
PT61: 069-2023-007577
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

Map Parcel # 12060 000006
Return Recorded Document to:
Meredith Shearer & Associates, LLC
6634 Hwy 53, Ste 110
Braselton, GA 30517

LIMITED WARRANTY DEED

State of Georgia
County of Jackson

FILE #: 23-G-362

This Indenture made this **31st day of October, 2023**, between **ELIZABETH KAYE STEPHENS WALMSLEY and MICHAEL JAMES STEPHENS, as SECOND SUCCESSOR CO-TRUSTEES of the JAMES D. STEPHENS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2007**, as party or parties of the first part, hereinafter called Grantor, and **LORI LYNN MONTY, as TRUSTEE of the LORI LYNN MONTY REVOCABLE MANAGEMENT TRUST DATED SEPTEMBER 7, 2023,** 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 Land Lot 60 of the 12th District, 2nd Section, Hall County, Georgia, being Tracts I-VII, containing 17.442 acres, more or less, and being more particularly described according to a plat of survey prepared for James D. Stephens and Christine M. Stephens by Rochester & Associates, Inc., G.R.L.S., dated November 18, 1994, and recorded in Plat Slide 404, Page 128-A, as revised September 10, 1996, and recorded in Plat Slide 560, Page 190A, as revised January 16, 1998, Plat Slide 667, Page 10-B, as revised November 8, 2001, Plat Slide 808, Page 7-A, as revised April 16, 2001, Plat Slide 813, Page 19A, Hall County, Georgia Records, reference to said plats and the record thereof is hereby made for a more complete description of said property.

Being the same property conveyed to the Grantor by Corrective Warranty Deed recorded in Deed Book 6247, pages 514-416, of the Hall County, Georgia Deed Records, which deed conveys all of the interest of Christine M. Stephens to her Trust. When taken together with the Corrective Warranty Deed from James D. Stephens to the James D. Stephens Revocable Living Trust U/T/A dated 11- 20-2007, recorded in Deed Book 6247, pages 517-519 of said records, the entire 100 percent interest of the property is in the Grantee Trust. Reference is made to an Affidavit of Trust for the Christine M. Stephens Revocable Living Trust recorded in Deed Book 6227, pages 115-116, and an Affidavit of Trust for the James D. Stephens Revocable Living Trust recorded in Deed Book 6227, pages 110-111 of said records, which Affidavits are reconfirmed and re-executed pursuant to the execution clause of this instrument.

dotloop signature verification: dtlp.us/h2MJ-An61-zTir:A

02/05/26 8:27 PM EST dotloop verified
02/05/26 7:35 PM CST dotloop verified
LLM 16cf7a

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 PUBLIC HALL COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2027

JAMES D. STEPHENS REVOCABLE LIVING TRUST DATED NOVEMBER 20, 2007

BY: _____ (Seal)
ELIZABETH KAYE STEPHENS WALMSLEY
AS SECOND SUCCESSOR CO-TRUSTEE

BY: _____ (Seal)
MICHAEL JAMES STEPHENS
AS SECOND SUCCESSOR CO-TRUSTEE

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 3/19/2026 4:10 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

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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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>
Date Mon 3/16/2026 12:38 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

12060 000006 Conservation 2024 no issue for CUVA

Blessings,

Cher Melendez
Specialized Assessment Manager
Appeals Coordinator
Hall County Tax Assessor Office
770.531.6752 T
cuva@hallcounty.org

CLICK HERE TO MAKE CUVA APPOINTMENT

CLICK FOR SPECIALIZED ASSESSMENTS INFO

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

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Thank you,

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

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Government Center Temporary Annex.

Outlook

RE: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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*

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Sent: Friday, March 13, 2026 3:58 PM
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Will require a business license.

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
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www.hallcounty.org

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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 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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, Lori Lynn Monty (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** April 1, 2026 (Date) **for** Lori Lynn Monty (Name application filed as).

Signature Lori Lynn Monty

(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: LORI LYNN MONTY
REQUEST: REZONE FROM PCFD TO AG-1 FOR A SECOND DWELLING
PUBLIC HEARINGS WILL BE HELD ON:
Date: N/A
Time: N/A
Date: APR 21, 2026
Time: 6:00 P.M.
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 175/2026

SUBJECT: **54 Dean Street | Special Use |** expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 **| Proposed use: Duplex addition |** Commission District 4 **| Jonathan Rios-Bonilla, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL, with conditions,** as the duplex use and proposed expansion is consistent with the development of surrounding properties.

1. The property shall be developed in accordance with the site plan dated March 11, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.

Purpose of Request:

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios-Bonilla, 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
Architectural Packet
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jonathan Rios-Bonilla

Request ..... **Special Use** | Expansion of a nonconforming use

Proposed Use ..... Duplex addition

Size ..... 0.65± acres

Zoning ..... Residential 1 (R-1)

Location ..... **54 Dean Street** | Tax Parcel 00053 003011

Commission District ..... Four

Commission Date ..... April 21, 2026

Staff Recommendation ..... **Approval,** as the duplex use and proposed expansion is consistent with the development of surrounding properties.

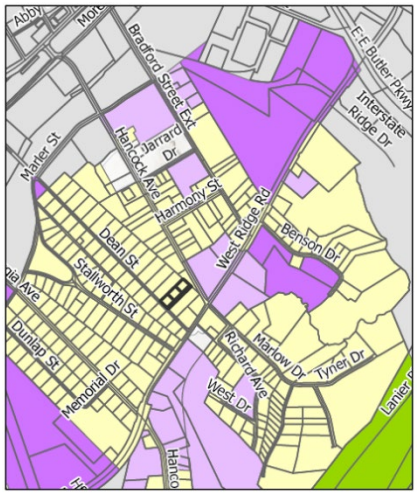
Record Number(s) HZCU26-0009

Staff recommends <u>APPROVAL</u> of the applicant's requests with the following condition:

1. The property shall be developed in accordance with the site plan dated March 11, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.

<u>Summary Analysis</u>

The applicant is requesting approval to allow for the expansion of a nonconforming use, specifically a duplex, on a tract measuring approximately 0.65± acres zoned Residential 1 (R-1).



The surrounding properties are zoned and developed as outlined below:

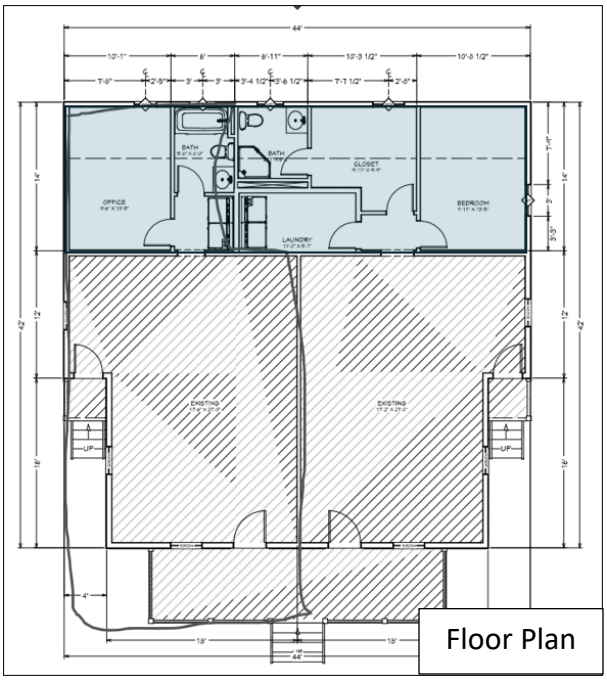
North: Residential 1 (R-1): Duplexes and single-family residences

East: Residential 1 (R-1): Duplexes and single-family residences; Light Industrial (I-1): Building materials warehouse

South: Residential 1 (R-1): Duplexes and single-family residences
West: Residential 1 (R-1): Duplexes and single-family residences

The site is developed with a 1,752 square foot duplex, established in 1900 per Tax Assessor records. The subject property is located within the Gainesville Mill Village subdivision, which was officially recorded with the Hall County Clerk of Courts in 1939. Most of the residences in the subdivision are duplexes with some single-family residences. The area was originally zoned Residential-II (R-II), which permitted duplex development. Over time, updates to the zoning ordinance removed duplexes as a permitted use, and in 2024 all R-II districts were eliminated. As part of that update, the subdivision was rezoned to Residential-I (R-I), which allows only single-family residences.

GIS Imagery shows that the existing structure was expanded between 2023 and 2025. On January 22, 2026, the property owner submitted a retro-active building permit for the additions (HRADD26-0020 & HRADD26-0036), and they were denied pending approval of the expansion of the non-conforming use. Per the submitted narrative, the addition to Unit 53 includes an office, bathroom, and laundry room. The addition to Unit 54 includes a bedroom, closet, and laundry room. Together, the additions total approximately 616 square feet of new floor area to the duplex, shown in blue below.



<u>Zoning Analysis</u> – 11.3.3. Continuation of Nonconforming Use or Structure Due to Hardship
The Commission may grant the change, re-establishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

1. The change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use. **The proposed expansion of the nonconforming duplex would be no more detrimental to the surrounding area as several surrounding properties have been developed with duplexes since 1900.**

2. The structure cannot economically be modified to be suitable for uses permitted in the district. **The applicant is proposing an expansion of the existing use and is not requesting a change of use. The existing duplex, originally zoned Residential II (R-II) and established in 1900, was a permitted use within the R-II zoning district. Over time, updates to the Unified Development Code (UDC) removed duplexes as a permitted use. In 2024, the UDC was updated and removed all R-II zoning districts replacing them with Residential 1 (R-1).**

3. The structure would have to be removed to permit development of the property for conforming uses. **Staff cannot determine if the existing structure can be reasonably adapted to accommodate a conforming use under the current zoning. Redevelopment for a conforming, single-family use would likely require substantial alterations to the existing building**

4. The structure has such value that removal to permit development of conforming uses would cause economic hardship to the owner. **Imagery shows that the addition was constructed between 2023 and 2025. Removal of the development would cause economic hardship to the owner.**

5. The proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would not cause substantial detriment to the public good or impair the purposes

and intent of this UDC. **Although the proposed use does not conform with the Residential 1 (R-1) zoning district, the expansion of the duplex would not cause substantial detriment to the public good or impair the purposes or the intent of the Unified Development Code. The use remains low-intensity and compatible with the established development and character of the surrounding neighborhood.**

6. The requirements of this UDC for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement. **The property's current Residential 1 (R-1) zoning does not permit duplexes by right. Based on the Comprehensive Plan future land use designation of Suburban Neighborhood, Medium Density, rezoning to a district that would permit for duplexes would create an isolated zoning district. As such, the UDC's rezoning requirements effectively prevent the property from being reclassified in a manner that would allow the expansion of the nonconforming duplex.**

11.2.6.E. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 11.2 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at the Hall County Board of Commissioners' public hearing.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

   1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **The applicant has submitted a narrative; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

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

C. For any application for a slow rate land treatment system (see chapter 7.6.9.D.1), the following additional requirements apply. **This standard is not applicable to the applicant's request.**

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

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

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated, "No comment. Public sewer."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated "Off-system, no impacts to the state route expected. "

Hall County Public Works and Utilities
In a memo dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities provided the following comments:

Engineering:
No comment

Traffic:
This proposal does not impact or increase traffic volumes.

Utilities:
No comment. Property is not in Hall County sewer district.

Hall County Fire Marshal
In an email dated March 18, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Jonathan Rios-Bonilla
58 Dean St
Gainesville, GA 30501
Phone [redacted]
Email Address [redacted]

Property Owner (Name & Mailing Address)
Trifilo Rios Yanez
58 Dean st
Gainesville, GA 30501
Phone [redacted]
Email Address [redacted]

Proposed Use Expansion of non-conforming use - Duplex addition

Contact Person (Name & Mailing Address)
Same as applicant

Phone
Email Address

Tax Parcel Number 0 0053 0 03011
Location Address 53/54 Dean St

Status of Applicant
- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☑ Other

Zoning: R-1
Acreage 0.65

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 Trifilo Rios / Jonathan Rios-Bonilla Date: 2-16-26
Sign Trifilo Rios / [signature] Date: 2-16-26

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
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GEORGIA
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Trifilo Rios Yanez

Address 58 Dean St
Gainesville GA 30501

Phone Number [redacted]

Name of applicant(s) Jonathan Rios-Bonilla

Address 58 Dean 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)
Trifilo Rios

Personally appeared before me

_____

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

Ansley Faulkner
Notary Public

2/16/2025
Date

ANSLEY FAULKNER
NOTARY PUBLIC
HABERSHAM COUNTY, GEORGIA
MY COMMISSION EXPIRES OCTOBER 28, 2029

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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HALL COUNTY
GEORGIA
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 2-16-26

Applicant's/Owner's Name (Printed): Jonathan Rios-Bonilla

PLANNING AND ZONING DEPARTMENT
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MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
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HALL COUNTY
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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

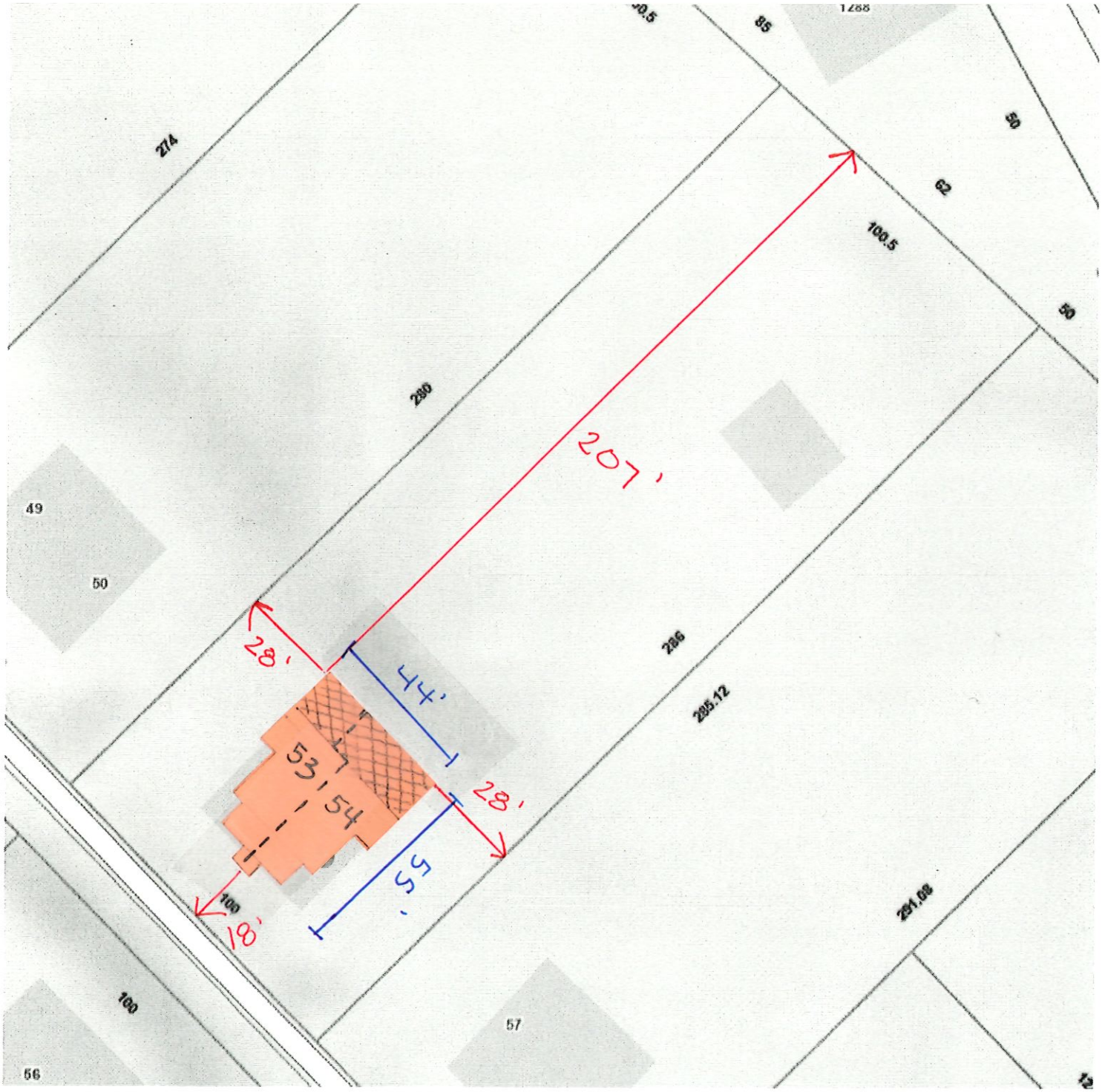
Applicant's/Owner's Signature: Tifi Lios **Date:** 2-16-26

Applicant's/Owner's Name (Printed): Tifi Lios

2-16-26

53 and 54 Dean St
In the summer of 2023 my father trifilo Rios expanded existing Duplex to include Closet, Bedroom, laundry room for unit 54.
Unit 53 to include office room, bathroom and laundry room. During review of the retro active building permit Documents (Hradd26-0031) (Hradd26-0036) Staff Determined that a special use was required to expand non-conforming duplex

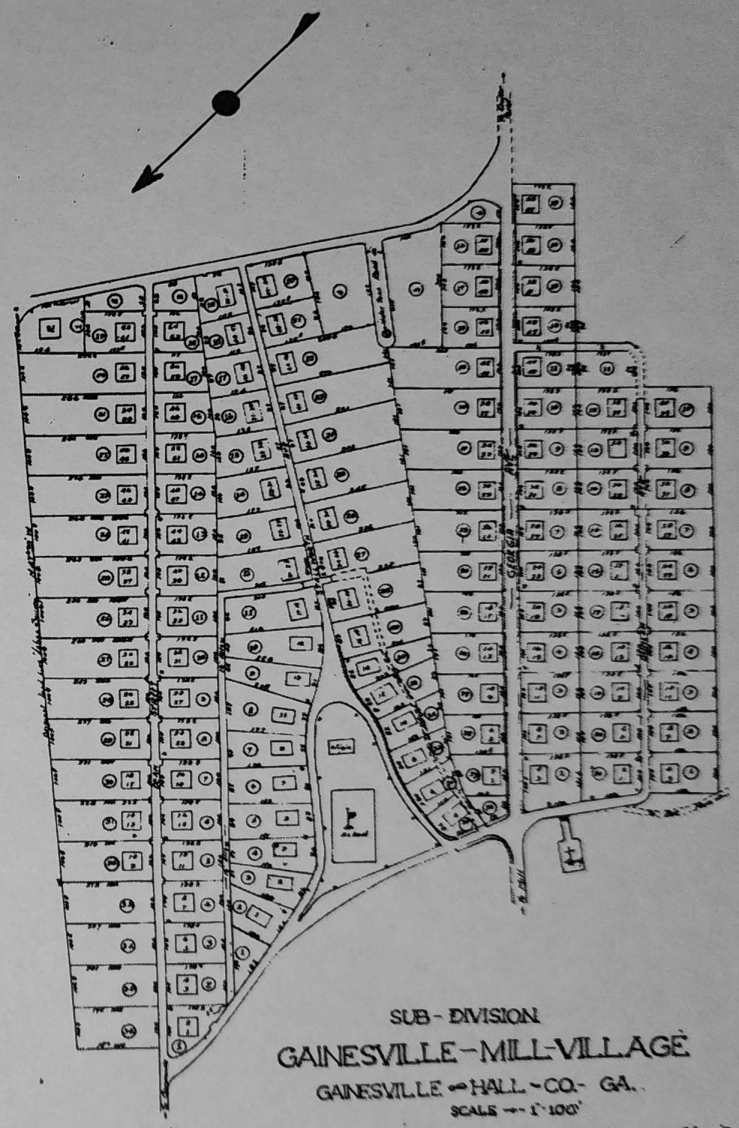
Jonathan Rios-Bonilla



Addition - Retroactive permit/s
HRADD26-0031
HRADD26-0036

0' 40'

53 & 54 Dean St.



SUB - DIVISION

GAINESVILLE - MILL - VILLAGE

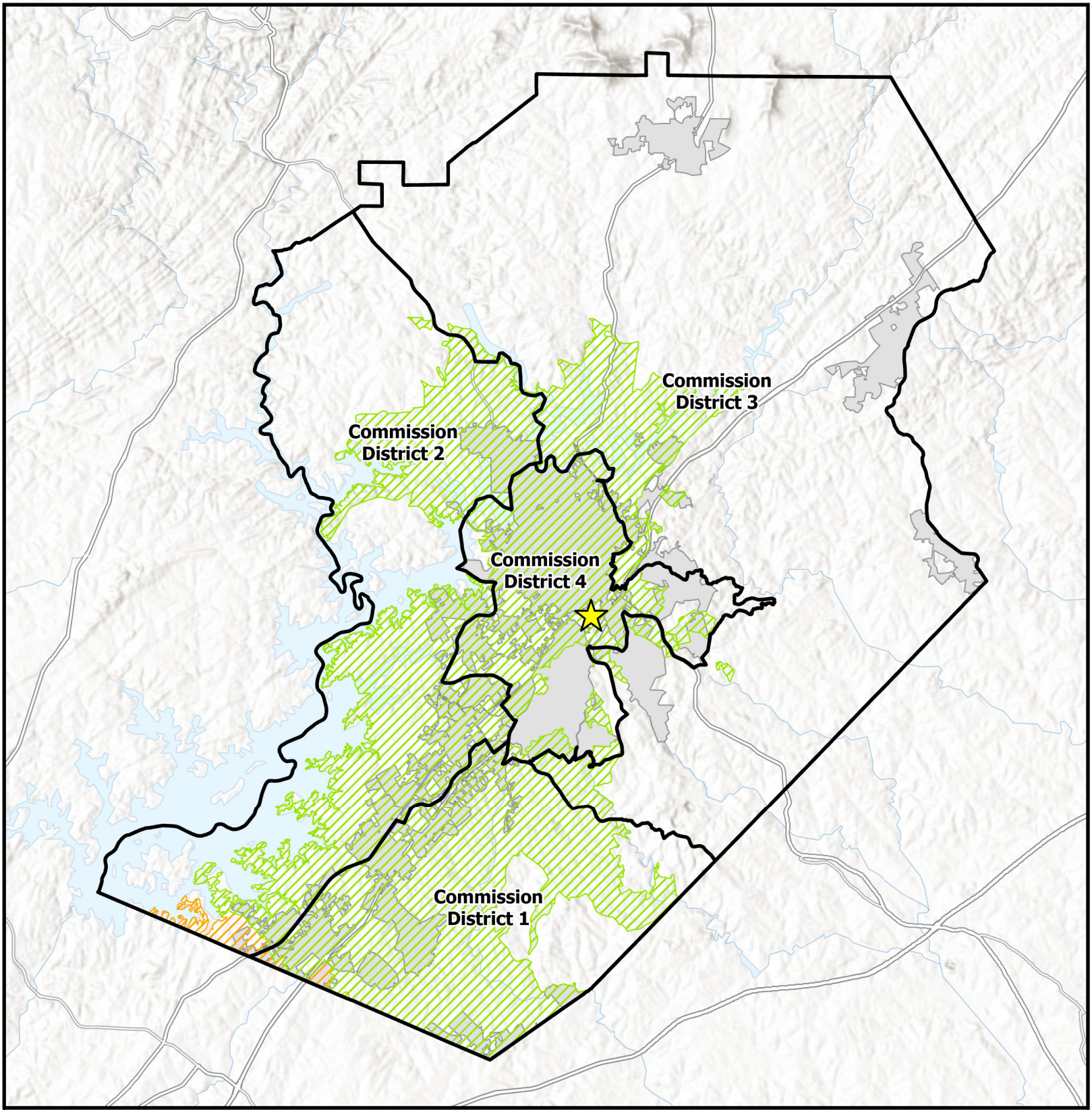
GAINESVILLE — HALL - CO. - GA.

SCALE — 1" - 100'

Recorded Mar 15, 1939.

P.M. Kennedy 1939.

Ed C.



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Jonathan Rios-Bonilla
Tax Parcel #: 00053 003011
Location: 54 Dean Street
Commission District: 4

HALL COUNTY
GEORGIA
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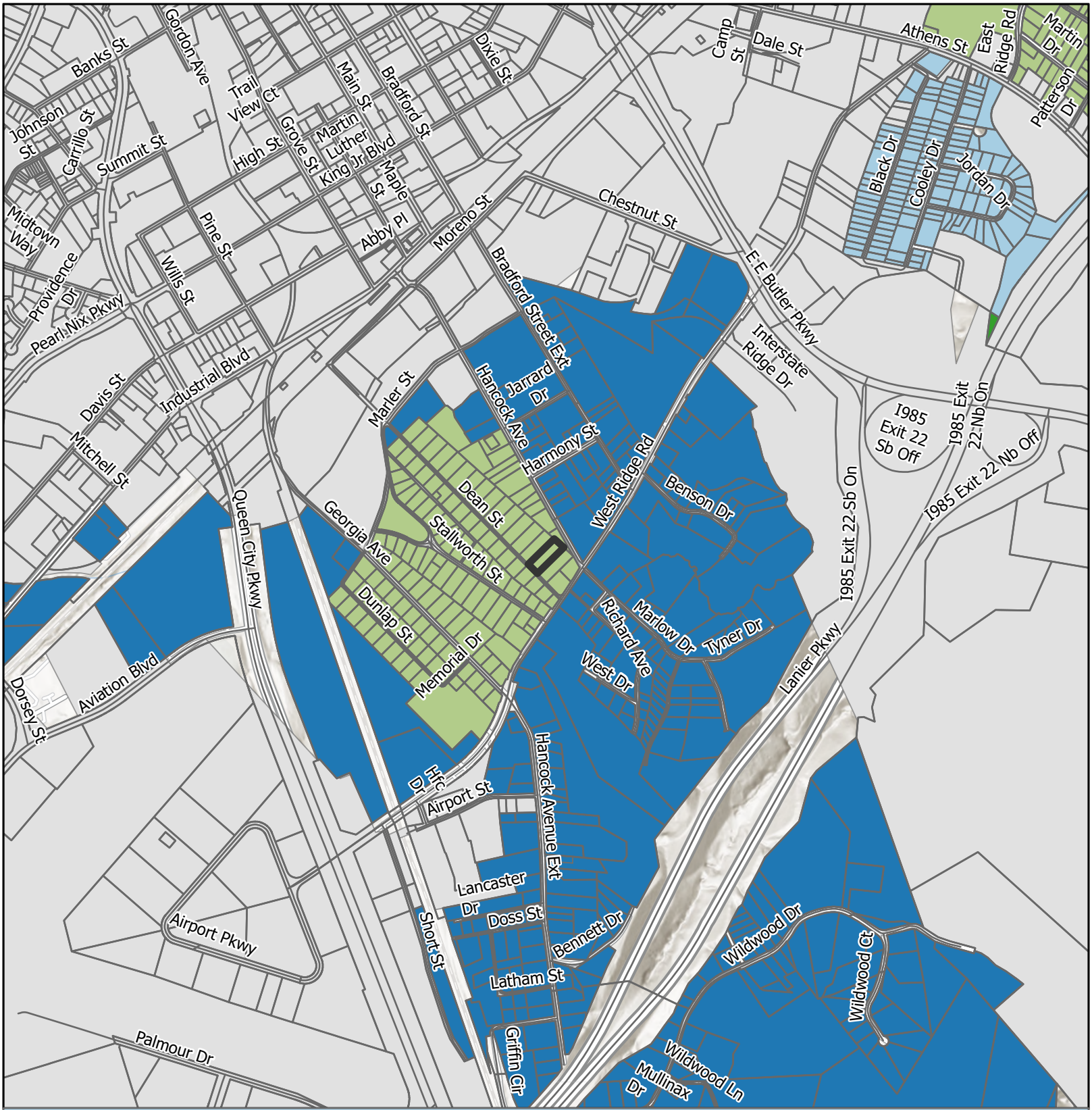
Date Prepared: 3/18/2026



Future Land Use Map

Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Employment
- Greenspace - Conservation
- Suburban Multi-family
- Suburban Neighborhood, Medium-Density

Applicant: Jonathan Rios-Bonilla
Tax Parcel #: 00053 003011
Location: 54 Dean Street
Commission District: 4

HALL COUNTY
GEORGIA
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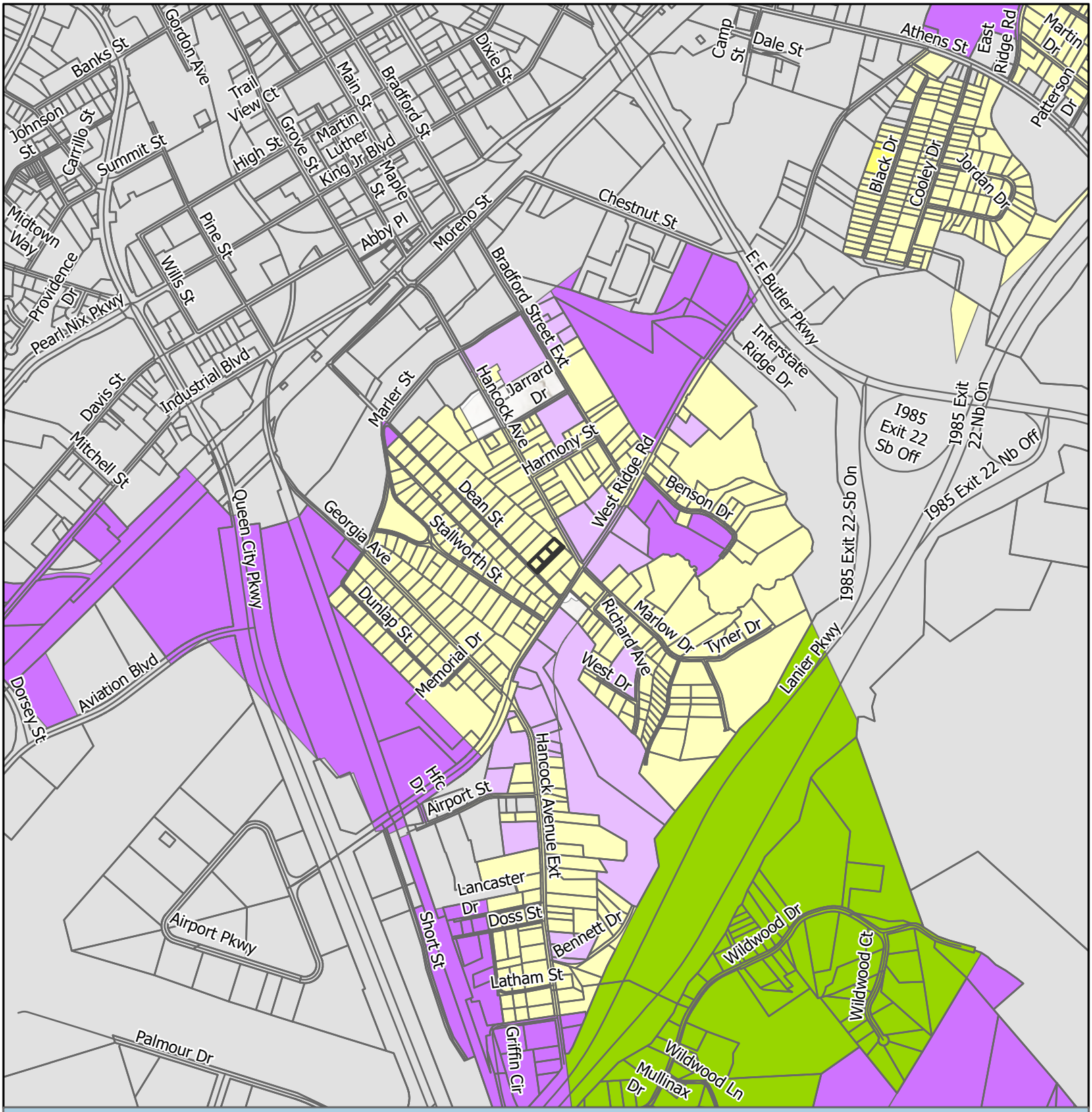
Date Prepared: 3/17/2026



Zoning Map

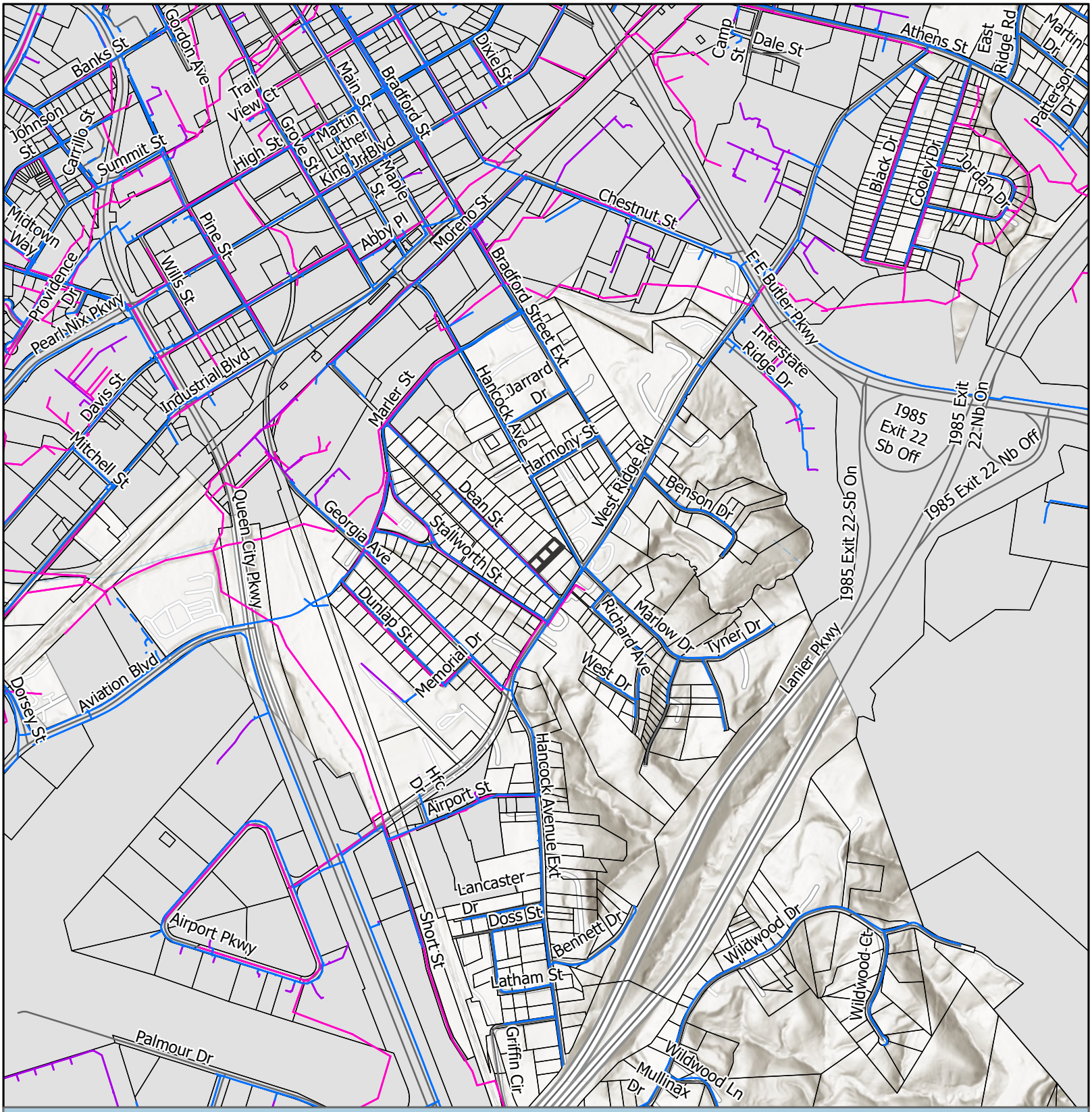
Subject Area
City Limits

Zoning
AR-1
I-1
I-2
O-I
PRD
R-1

Applicant: Jonathan Rios-Bonilla
Tax Parcel #: 00053 003011
Location: 54 Dean Street
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Utilities Map

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

Applicant: Jonathan Rios-Bonilla
Tax Parcel #: 00053 003011
Location: 54 Dean Street
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026

Site Plan & Aerial Map

Subject Area

Applicant: Jonathan Rios-Bonilla
Tax Parcel #: 00053 003011
Location: 54 Dean Street
Commission District 4

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026

BK7991PG616

FILED
HALL CO., GA
17 NOV -2 AM 9:55
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY JP

RETURN TO:
17-999J
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 82.00
Date 11-2-17
Charles Baker
Superior Court Clerk
By JP
PT61 069-2017-008061

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made **November 1st, 2017**, between **ROBERT STEVE SOSEBEE, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE,** deceased, of the First Part (hereinafter called "grantor") and **TRIFILO RIOS and MARIA P. BONILLA, as Joint Tenants with Rights of Survivorship**, of the State of Georgia and County of Hall, of the Second Part (hereinafter called "grantee"); the words "grantor" and "grantee" to include her respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

That said grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of the said **BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE**, the same having been duly probated, Letters Testamentary having been issued **December 13, 2016 for Estate No. E-16-737**), at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee:

All that tract or parcel of land lying and being in Gainesville District, Hall County, Georgia, being House and Lot No. 21 on Dean Street, together with all improvements thereon, in the Gainesville Cotton Mills Village, as per plat made by L.C. Spears, R.S. on February 20, 1939, and of record in the Office of the Clerk of the Superior Court of Hall County, in Plat Book 4, page 60, Hall County, Georgia records, said plat being incorporated herein and made reference hereto.

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, **TRIFILO RIOS and MARIA P. BONILLA,** 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 in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased, BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE, in his lifetime.

THIS CONVEYANCE is made pursuant to Official Code of Georgia 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.

IN WITNESS WHEREOF, the grantor herein has hereunto set hand and seal, the day and year first above written.

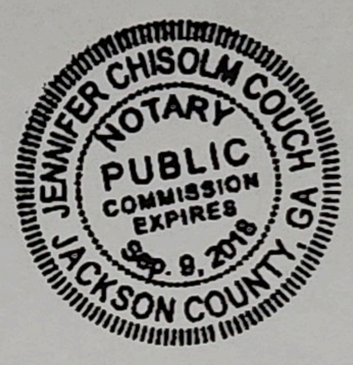
by _____

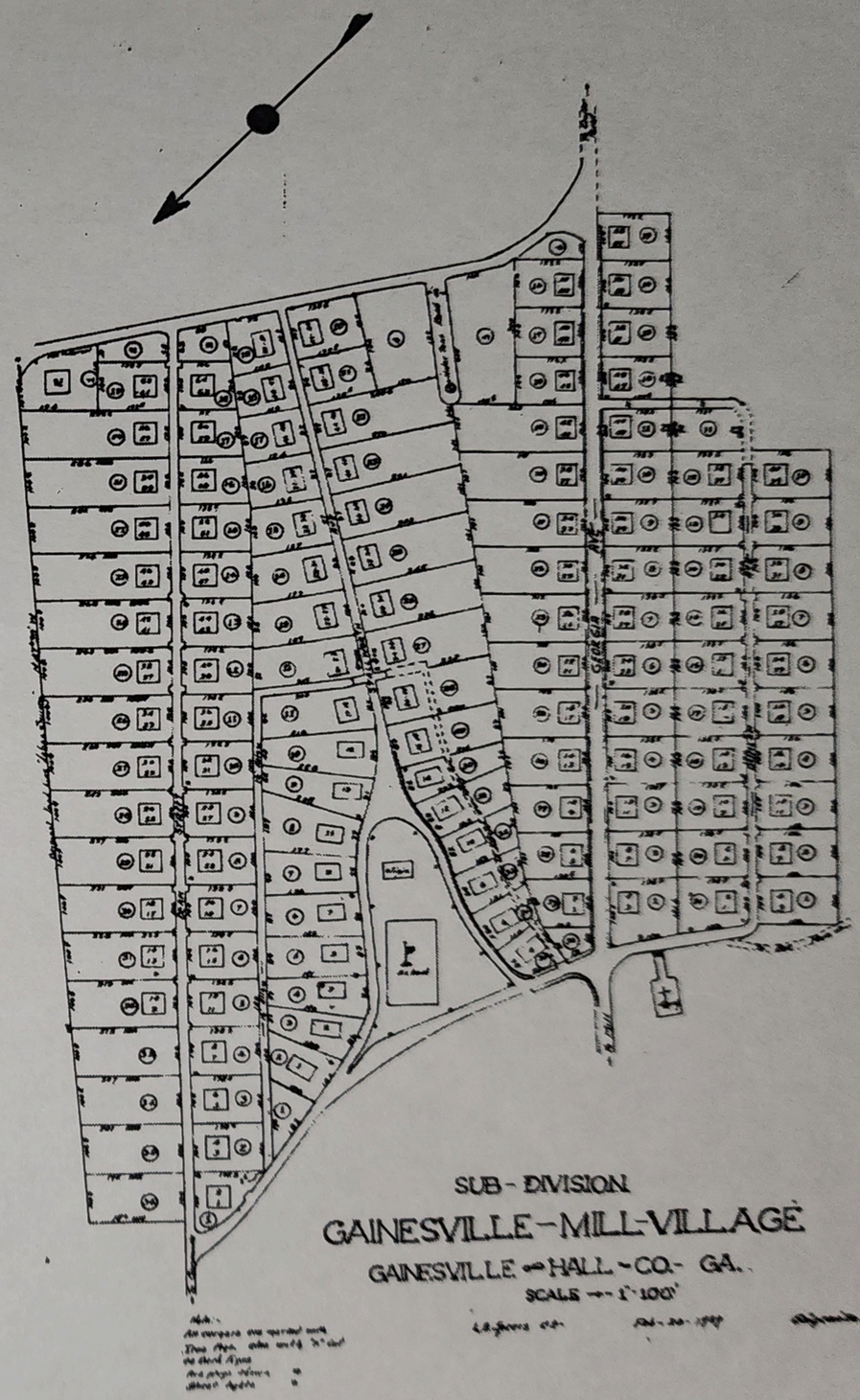
ROBERT STEVE SOSEBEE, AS EXECUTOR AFORESAID

Signed, sealed and delivered
in the presence of:

_____
Unofficial Witness

_____
Notary Public





SUB - DIVISION

GAINESVILLE - MILL-VILLAGE

GAINESVILLE HALL - CO. - GA.

SCALE — 1" 100'

Recorded Mar 15, 1939.

P. M. Simms 1939.

606.

Exterior Alteration-Addition
Rios Residence

PROJECT DATA

OWNERS:
Rios

SITE ADDRESS:
54 Dean Street
Gainesville, GA 30501

SQUARE FOOTAGE:

Existing First Floor:	1175	sf
Existing Second Floor:	593	sf
Existing Porches:	232	sf
Proposed First Floor:	1720	sf
Proposed Second Floor:	593	sf
Proposed Porches:	232	sf
Proposed Total:	2545	sf

PROJECT DIRECTORY

DESIGNER:
Drafting & Designs by Amanda
706-949-8988

STRUCTURAL ENGINEER:
TBD

SITE LOCATION

DRAWING INDEX	
Label	Title
A0	COVER SHEET
A0.1	GENERAL NOTES
A1.1	AS-BUILT FLOOR PLAN
A1.2	AS-BUILT ELEVATIONS
A1.3	PROPOSED FLOOR PLAN
A1.4	PROPOSED ELEVATIONS
S1.1	FOUNDATION PLAN / FLOOR FRAMING
S1.2	CEILING / ROOF FRAMING
S1.3	ROOF PLAN
S1.4	SECTION DETAILS
E1.1	ELECTRICAL PLAN

APPROVED BY:
PRINT NAME:_____

SIGNATURE:_____DATE:_____

DRAFTING & DESIGNS BY AMANDA
706-949-8988
asmithdrafting@outlook.com
www.draftingandesignsbyamanda.com

RELEASED FOR CONSTRUCTION

ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

COVER SHEET

REVISIONS	
NUMBER	DATE

DATE:
6/2/2025

SCALE:

SHEET:
A0

CONSTRUCTION AND FRAMING NOTES

1. DESIGN LOADS ARE AS FOLLOWS PER SQ. FT.

LOCATION	LIVE	DEAD	DEFLECT LIMIT
1ST FLOOR	40 LB	10 LB	L/360
2ND FLOOR (SLEEPING AREA)	30 LB	10 LB	L/360
ATTIC (NON STORAGE)	10 LB	5LB	L/240
ATTIC (STORAGE)	20 LB	10 LB	L/240
ROOF (W/ FINISHED CEILING)	30 LB	15 LB	L/240
ROOF(NO FINISHED CEILING)	30 LB	7LB	L/180
DECKS	60 LB	10LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDE OFF FACTOR AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMMODATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.

2. LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR, OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM.
   ALL PRESSURE TREATED LUMBER WILL BE A MINIMUM OF SYP#2 WITH A MOISTURE CONTENT OF 19%
3. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR SHAKES.
4. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS. DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.
5. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.
6. STAIR CONSTRUCTION SHALL CONSIST OF (3) 2X2 STRINGERS, 1/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED.
8. MICRO-LAM BEAMS SHALL HAVE BENDING STRESS: FB=2800 PSI VERIFY WITH LOCAL CODES.
9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL.
10. MINIMUM HEADER SIZE SHALL BE (2) 2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD.
11. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
12. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.
13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.
14. PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0".
15. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. REGULATIONS AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALSPROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.
17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI

NOTE:

1. HVAC TO BE IN ATTIC. VERIFY WITH BUILDER.
2. UPPER FLOOR CEILING HEIGHTS TO BE 8'0" UNLESS NOTED.
3. UPPER FLOOR JOISTS TO BE 16 1/2" OPEN WEB FLOOR.

TRUSSES AT 16"OC w/3/4 T&G ADVANTECH FLOOR GLUED AND SCREWED. SEE TRUSS MANUFACTURER FOR FLOOR TRUSS LAYOUTS. ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING.
TRUSS MANUFACTURER TO SUPPLY TRUSSES WITH CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXTERIOR WALL SUPPORT AND RATER CLEARANCE.

4. HVAC AND WATER HEATER TO BE IN ATTIC UNLESS OTHERWISE NOTED.

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONSROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

FRAMING NOTES:

1. RAFTERS TO BE SUPPORTED BY CONTINUOUS BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER.
2. SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'0" OC MAX.
3. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
4. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
5. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:
   - 2X6 RAFTER@16"OC MAX WITH 1/2" P W DECKING
   - 2X6 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
   - 2X8 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING
   - 2X8 RAFTERS @ 16"OC MAX WITH 1/2" P W DECKING
6. FASCIA OVERHANG TO BE 12" (TYPICAL) UNLESS NOTED ON ELEVATIONS.
7. ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED.

NOTE:
PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2 INCH X 4 INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PURLINS SHALL BE CONTINUOUS (REFER IRC R802.5.1)

FLOOR PLANS NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS BEAMS, CONNECTIONS, HEADERS, JOISTS, AND RAFTERS.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE; REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALLITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYPSUM BOARD WITH 1 HOUR FIRE RATING. ALL EXTERIOR DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS, INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6"(R-19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD WITH METAL CORNER REINFORCING, TAPE FLOAT, AND SAND (3 COATS). USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER. USE 1/2" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS LESS THAN 24"OC.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

ALL FRAMING / LOADS TO BE VERIFIED BY GC / BUILDER.
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ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

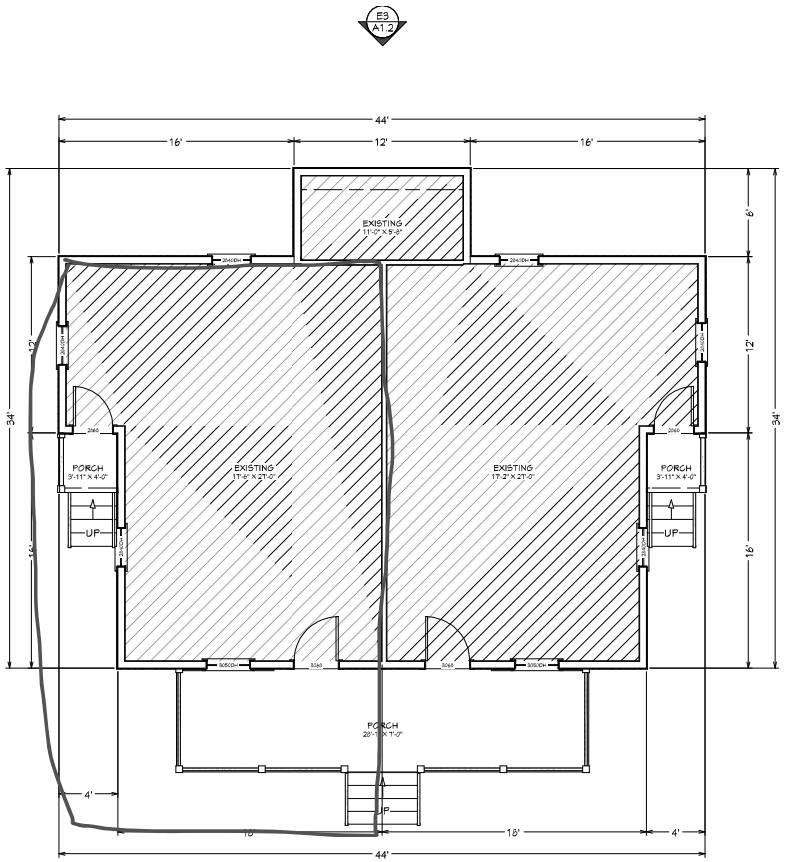
GENERAL NOTES

REVISIONS	
NUMBER	DATE

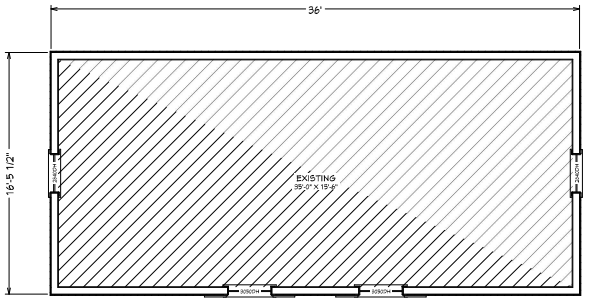
DATE: 6/2/2025

SCALE:

SHEET: A0.1



1 A1.1 AS-BUILT-FIRST FLOOR
1/4 in = 1 ft



2 A1.1 AS-BUILT - SECOND FLOOR
1/4 in = 1 ft

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Exterior Alteration-Addition

AS-BUILT FLOOR PLAN

REVISIONS	
NUMBER	DATE

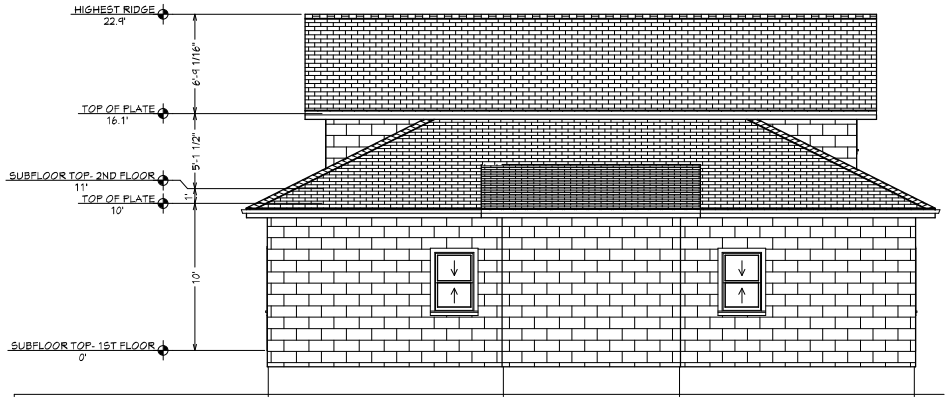
DATE:
6/2/2025

SCALE:

SHEET:
A1.1

E1 A1.2 Exterior Elevation Front-As-Built
1/4 in = 1 ft

E2 A1.2 Exterior Elevation Left-As-Built
1/4 in = 1 ft



E3 A1.2 Exterior Elevation Back-As-Built
1/4 in = 1 ft

E4 A1.2 Exterior Elevation Right-As-Built
1/4 in = 1 ft

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AS-BUILT ELEVATIONS

REVISIONS	
NUMBER	DATE

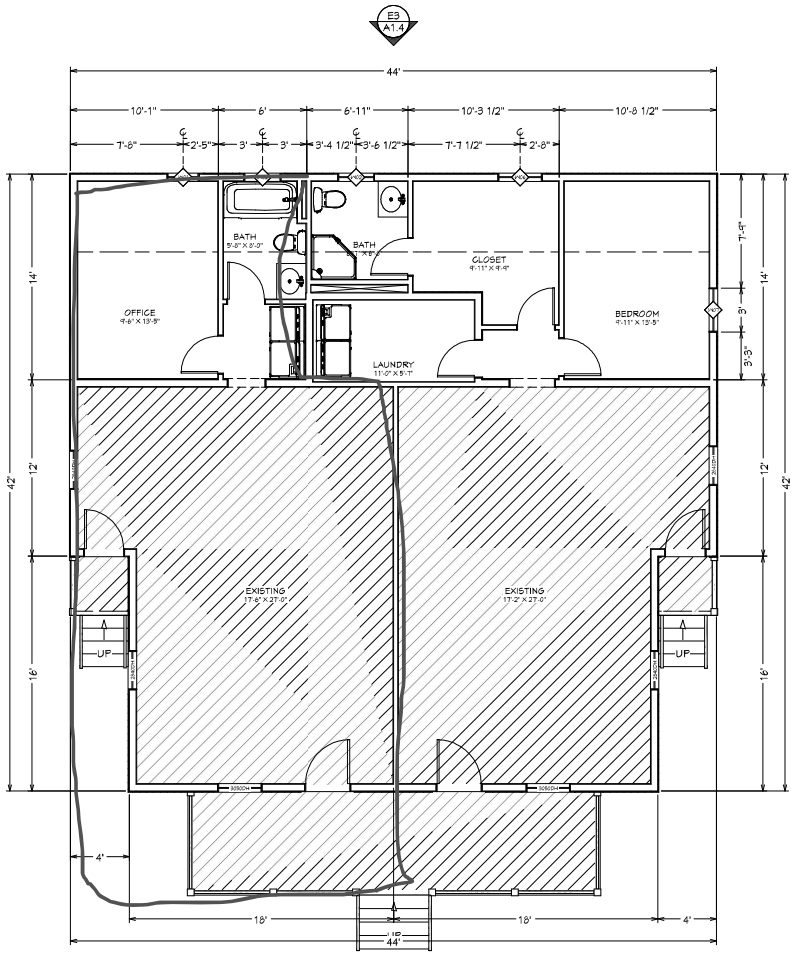
DATE: 6/2/2025

SCALE:

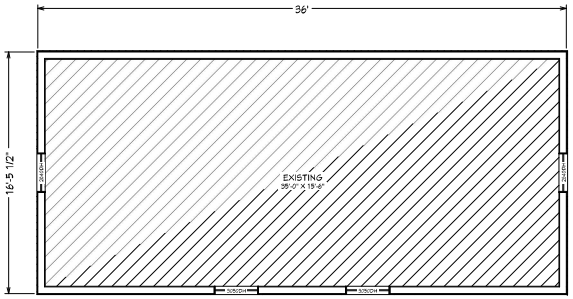
SHEET: A1.2

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	HEADER
D01	2668	4	1	2668 L IN	HINGED-DOOR P04	2"X6"X35" (2)
D02	2668	2	1	2668 R IN	HINGED-DOOR P04	2"X6"X35" (2)

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	HEADER	TEMPERED
W01	22310DH	1	1	22310DH		DOUBLE HUNG	2"X10"X2'1" (2)	
W02	2616FX	2	1	2616FX		FIXED GLASS	2"X10"X3'1" (2)	YES
W06	3045DH	1	1	3045DH		DOUBLE HUNG	2"X10"X3'1" (2)	
W07	3045DH	1	1	3045DH	YES	DOUBLE HUNG	2"X10"X4'0" (2)	



1 A1.3 PROPOSED FIRST FLOOR
1/4 in = 1 ft



2 A1.3 PROPOSED SECOND FLOOR PLAN
1/4 in = 1 ft

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PROPOSED FLOOR PLAN

REVISIONS	
NUMBER	DATE

DATE: 6/2/2025

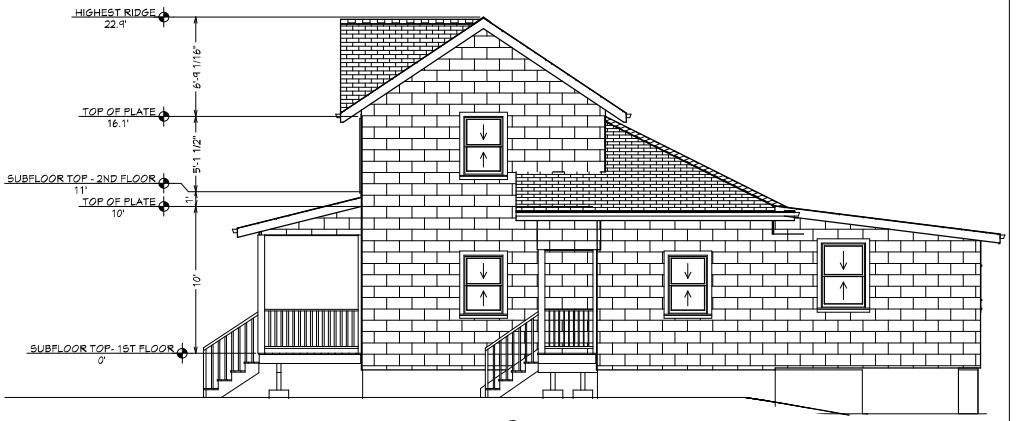
SCALE:

SHEET: A1.3

E1 A1.4 Exterior Elevation Front
1/4 in = 1 ft

E2 A1.4 Exterior Elevation Left
1/4 in = 1 ft

E3 A1.4 Exterior Elevation Back
1/4 in = 1 ft



E4 A1.4 Exterior Elevation Right
1/4 in = 1 ft

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Exterior Alteration-Addition

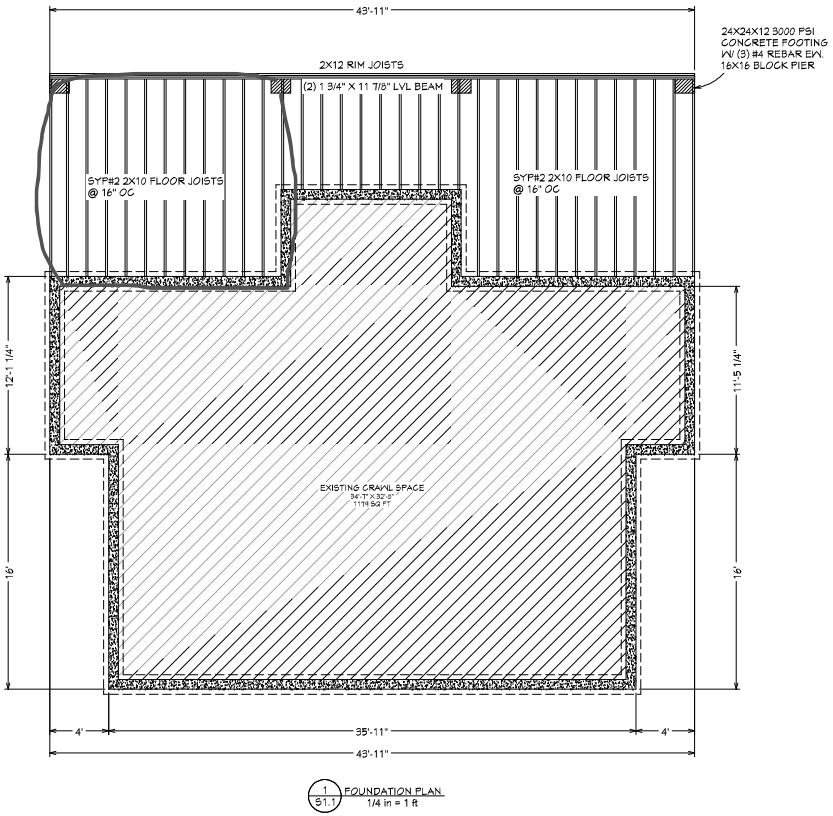
PROPOSED ELEVATIONS

REVISIONS	
NUMBER	DATE

DATE: 6/2/2025

SCALE:

SHEET: A1.4



1 S1.1 FOUNDATION PLAN
1/4 in = 1 ft

TABLE R502.3.1(1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES (Residential sleeping areas, live load = 30 psf, L/Δ = 360) [a]

JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
			2 × 6	2 × 8	2 × 10	2 × 12	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum floor joist spans							
			(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)	(ft. - in.)
16	Southern pine	SS	11-2	14-8	18-9	22-10	11-2	14-8	18-9	22-10
	Southern pine	#1	10-9	14-2	18-0	21-4	10-9	13-9	16-1	19-1
	Southern pine	#2	10-3	13-3	15-8	18-6	9-4	11-10	14-0	16-6
	Southern pine	#3	7-11	10-0	11-1	14-4	7-1	8-11	10-10	12-10
	Spruce-pine-fir	SS	10-6	13-10	17-8	21-6	10-6	13-10	17-8	21-4
	Spruce-pine-fir	#1	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-pine-fir	#2	10-3	13-6	17-2	19-11	9-11	12-7	15-5	17-10
	Spruce-pine-fir	#3	8-5	10-8	13-0	15-1	7-6	9-6	11-8	13-6

Required Beam Depths and Bearing Lengths [in] VERSA-LAM 2.0 3100

Load Duration %	Floor Load [psf] Live	Dead	Beam Support Spacing [Feet]	Width of Building Segment [feet] KEY: Beam Breadth [in] X Beam Depth [in] End Support / Intermediate Support Bearing Length Requirements [in]							
				20	24	26	28	30	32	36	40
100%	40	10	8	3.5 x 7.25 1.5/3 5.25 x 7.25 1.5/1.5	3.5 x 7.25 1.5/3 5.25 x 7.25 1.5/3	3.5 x 9.5 1.5/3 5.25 x 7.25 1.5/3	3.5 x 9.5 1.5/3 5.25 x 7.25 1.5/3	3.5 x 9.5 1.5/4.5 5.25 x 7.25 1.5/3	3.5 x 9.5 1.5/4.5 5.25 x 7.25 1.5/3	3.5 x 9.5 3/4.5 5.25 x 7.25 1.5/3	3.5 x 9.5 3/4.5 5.25 x 9.5 1.5/3
			10	3.5 x 9.5 1.5/3 5.25 x 9.5 1.5/3	3.5 x 9.5 1.5/4.5 5.25 x 9.5 1.5/3	3.5 x 9.5 1.5/4.5 5.25 x 9.5 1.5/3	3.5 x 9.5 1.5/4.5 5.25 x 9.5 1.5/3	3.5 x 11.875 3/4.5 5.25 x 9.5 1.5/3	3.5 x 11.875 3/4.5 5.25 x 9.5 1.5/3	3.5 x 11.875 3/6 5.25 x 9.5 1.5/4.5	3.5 x 11.875 3/6 5.25 x 9.5 1.5/4.5
			12	3.5 x 11.875 1.5/4.5 5.25 x 9.5 1.5/3	3.5 x 11.875 3/4.5 5.25 x 9.5 1.5/3	3.5 x 11.875 3/4.5 5.25 x 11.875 1.5/3	3.5 x 11.875 3/4.5 5.25 x 11.875 1.5/3	3.5 x 11.875 3/6 5.25 x 11.875 1.5/4.5	3.5 x 11.875 3/6 5.25 x 11.875 1.5/4.5	3.5 x 14 3/6 5.25 x 11.875 3/4.5	3.5 x 14 3/7.5 5.25 x 11.875 3/4.5
			14	3.5 x 11.875 1.5/4.5 5.25 x 11.875 1.5/3	3.5 x 14 3/4.5 5.25 x 11.875 1.5/3	3.5 x 14 3/6 5.25 x 11.875 1.5/4.5	3.5 x 14 3/6 5.25 x 11.875 1.5/4.5	3.5 x 14 3/6 5.25 x 11.875 1.5/4.5	3.5 x 14 3/6 5.25 x 14 3/4.5	3.5 x 16 3/7.5 5.25 x 14 3/4.5	3.5 x 16 3/7.5 5.25 x 14 3/6
			16	3.5 x 14 3/4.5 5.25 x 11.875 1.5/3	3.5 x 16 3/6 5.25 x 14 1.5/4.5	3.5 x 16 3/6 5.25 x 14 1.5/4.5	3.5 x 16 3/6 5.25 x 14 1.5/4.5	3.5 x 16 3/7.5 5.25 x 14 3/4.5	3.5 x 16 3/7.5 5.25 x 14 3/4.5	3.5 x 18 4.5/9 5.25 x 16 3/6	3.5 x 18 4.5/9 5.25 x 16 3/6
			18	3.5 x 16 3/6 5.25 x 14 1.5/4.5	3.5 x 16 3/6 5.25 x 14 3/4.5	3.5 x 18 3/7.5 5.25 x 16 3/4.5	3.5 x 18 3/7.5 5.25 x 16 3/4.5	3.5 x 18 3/7.5 5.25 x 16 3/6	3.5 x 18 4.5/9 5.25 x 16 3/6	5.25 x 16 3/6 7 x 16 3/4.5	5.25 x 16 3/6 7 x 16 3/6
			20	3.5 x 18 3/6 5.25 x 16 1.5/4.5	3.5 x 18 3/7.5 5.25 x 16 3/4.5	5.25 x 16 3/6 7 x 16 1.5/4.5	5.25 x 18 3/6 7 x 16 1.5/4.5	5.25 x 18 3/6 7 x 16 3/4.5	5.25 x 18 3/6 7 x 16 3/4.5	5.25 x 18 3/7.5 7 x 16 3/6	- 7 x 18 3/6

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Exterior Alteration-Addition

FOUNDATION PLAN / FLOOR FRAMING

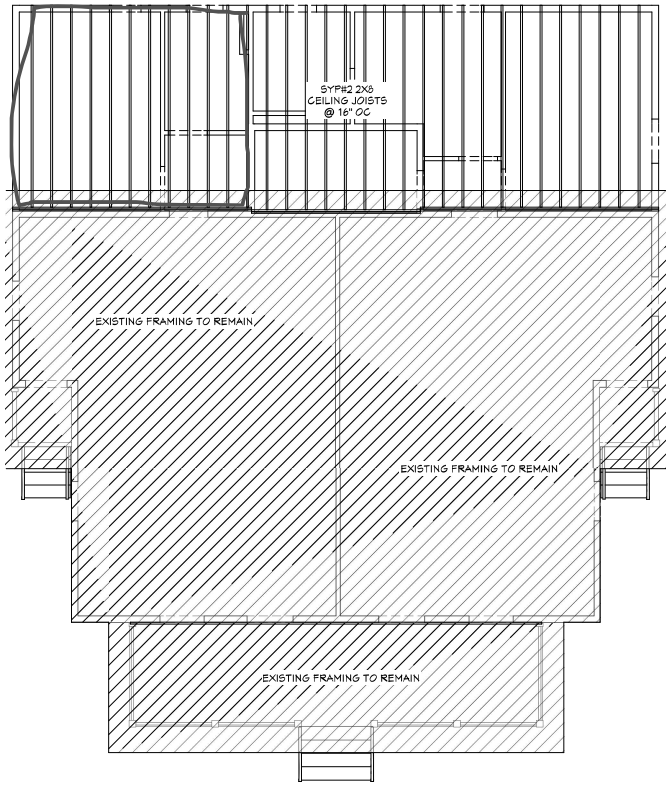
REVISIONS

NUMBER	DATE

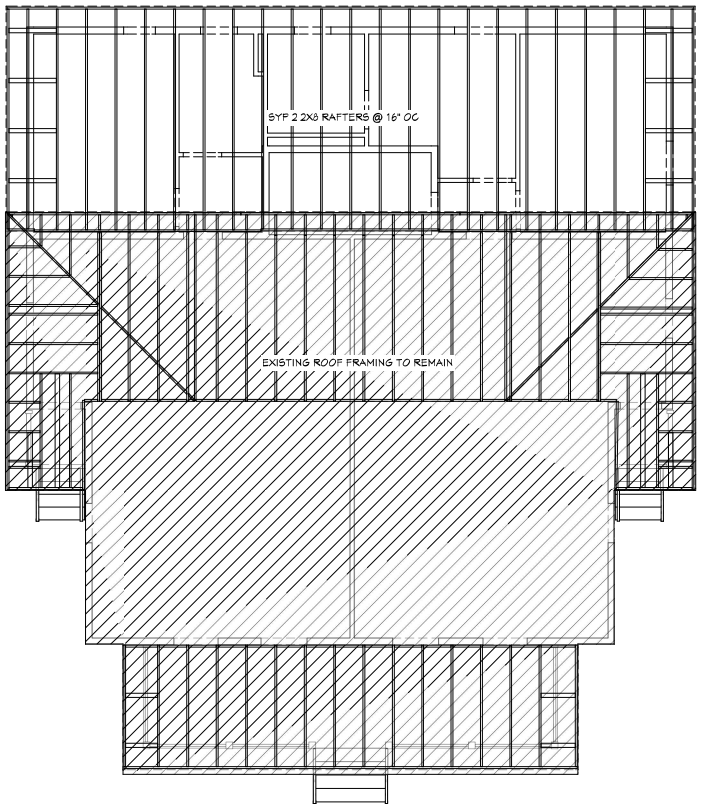
DATE: 6/2/2025

SCALE:

SHEET: S1.1



1/S1.2 CEILING FRAMING - ADDITION
1/4 in = 1 ft



2/S1.2 ROOF FRAMING - ADDITION
1/4 in = 1 ft

TABLE R802.5.1(2)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (Uninhabitable attics with limited storage, live load = 20 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
16"	Southern pine	SS	9-4	14-7	19-3	24-7
	Southern pine	#1	8-11	14-0	17-9	20-9
	Southern pine	#2	8-0	12-0	15-3	18-1
	Southern pine	#3	6-2	9-2	11-6	14-0

TABLE R802.4.1(3)
RAFTER SPANS FOR COMMON LUMBER SPECIES (Ground snow load = 30 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a]									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
16"	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-5	1-11	25-11
	Southern pine	#1	8-7	13-0	16-6	19-3	22-10	7-10	11-7	14-9	17-3	20-5
	Southern pine	#2	7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
	Southern pine	#3	5-9	8-6	10-8	13-0	15-4	5-2	7-7	9-7	11-7	13-9

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706-744-3485
asmithdrafting@outlook.com
www.draftingandesignsbyamanda.com

RELEASED FOR CONSTRUCTION

ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

CEILING / ROOF FRAMING

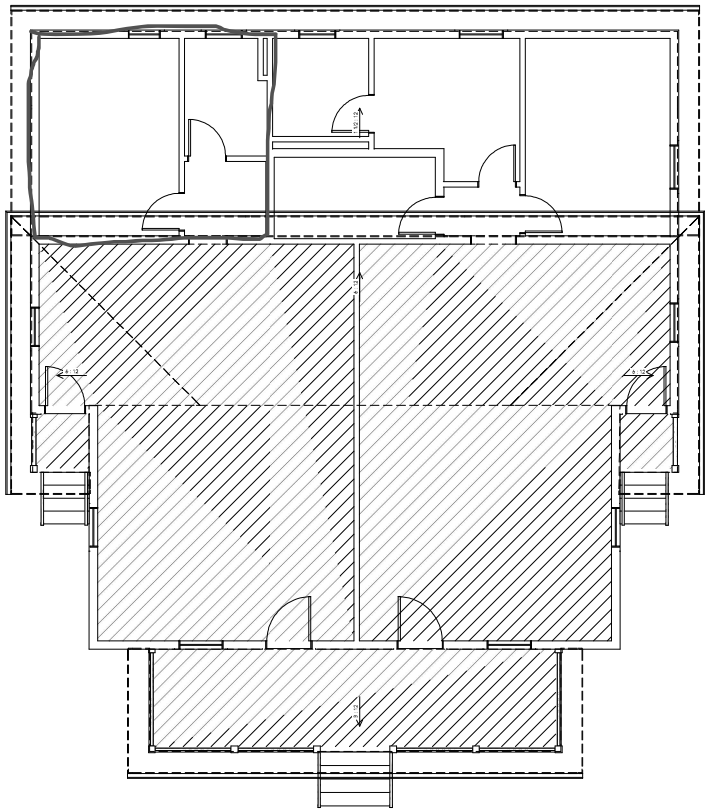
REVISIONS

NUMBER	DATE

DATE: 6/2/2025

SCALE:

SHEET: S1.2



1 S1.3 PROPOSED ROOF PLAN
1/4 in = 1 ft

DRAFTING & DESIGNS BY AMANDA
706-744-3985
asmithdrafting@outlook.com
www.draftingandesignsbyamanda.com

RELEASED FOR CONSTRUCTION

ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

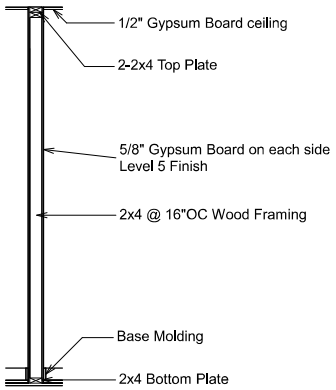
ROOF PLAN

REVISIONS	
NUMBER	DATE

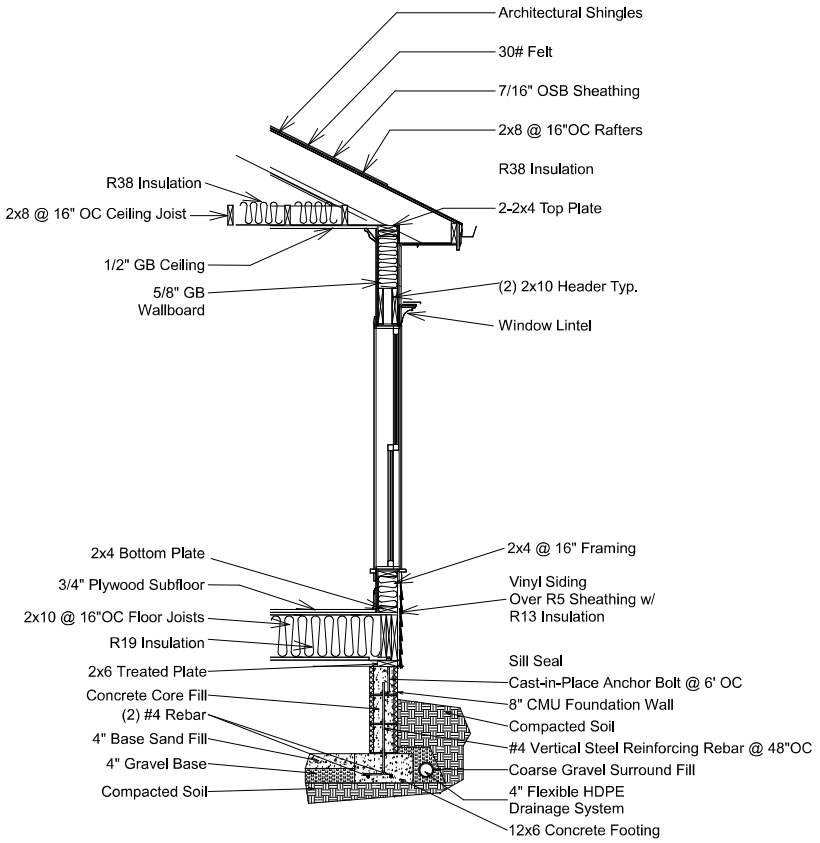
DATE: 6/2/2025

SCALE:

SHEET: S1.3



Interior Wall Detail



EXTERIOR WALL DETAIL

DRAFTING & DESIGNS BY AMANDA
706-744-9965
asmithdrafting@outlook.com
www.draftingamanddesignsbyamanda.com

RELEASED FOR CONSTRUCTION

ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

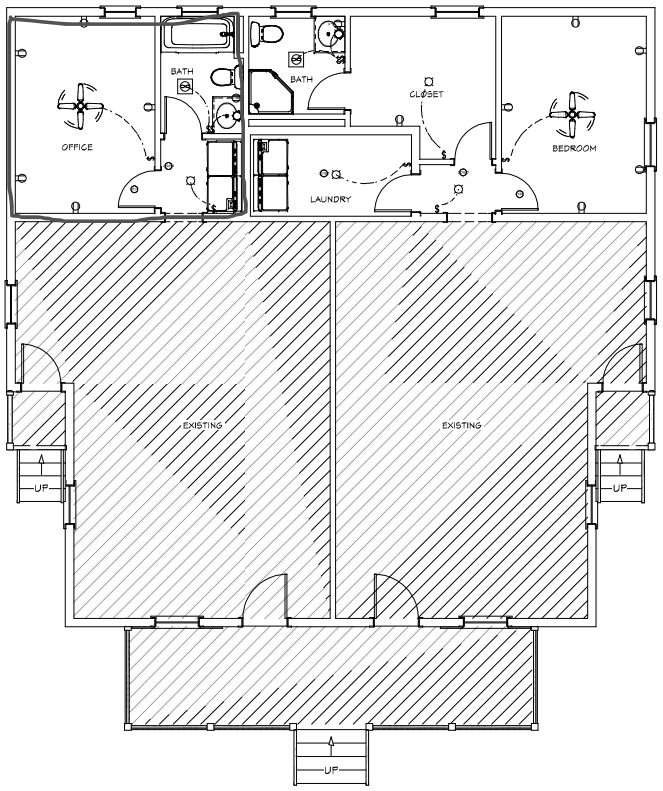
SECTION DETAILS

REVISIONS	
NUMBER	DATE

DATE: 6/2/2025

SCALE:

SHEET: S1.4



1 / E1.1 ELECTRICAL PLAN - ADDITION
1/4 In = 1 ft

ELECTRICAL SCHEDULE		
2D	DESCRIPTION	COMMENTS
CO/SMOKE	CO/SMOKE DETECTOR	
	CEILING FAN	
	CONTEMPORARY FLUSH	
	DUPLEX	
EF	EXHAUST FAN	
GFCI	GFCI	
	SCONCE 1	
	SINGLE POLE SWITCH	
SD	SMOKE DETECTOR 1	

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RELEASED FOR CONSTRUCTION

ALL STRUCTURAL FRAMING/LOADS TO BE VERIFIED BY GC OR ENGINEER

Exterior Alteration-Addition

ELECTRICAL PLAN

REVISIONS	
NUMBER	DATE

DATE: 6/2/2025

SCALE:

SHEET: E1.1

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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
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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 3/18/2026 3:37 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, 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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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Will require a business license.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

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

HALL COUNTY
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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
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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 Rios-Bonilla **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 3/27/26 (Date) **for** 54 Dean St (Name application filed as).

Signature Jonathan Rios-Bonilla
(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: JONATHAN RIOS-BONILLA
REQUEST: SPECIAL USE TO ALLOW EXPANSION OF A NONCONFORMING USE FOR A DUPLEX ADDITION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 176/2026

SUBJECT: **3860 Wiley Road | Special Use |** for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 **| Proposed use: 2-lot subdivision |** Commission District 3 **| Chao Li Real Estate, Inc., applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL, with conditions,** as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

1. The property shall be developed in accordance with the site plan dated November 5, 2025, and narrative received April 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A building permit for the residence at 3860 Wiley Road shall be completed prior to approval of the minor subdivision plat.
3. 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."
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:

3860 Wiley Road | Special Use | for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 **| Proposed use: 2-lot subdivision |** Commission District 3 **| Chao Li Real Estate, Inc., applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Survey
Maps
Deed
Site Photos
Soil Study
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Chao Li Real Estate, Inc.

Request ..... **Special Use** |for a minor subdivision

Proposed Use ..... 2-lot subdivision

Size ..... 5.17± acres

Zoning ..... Residential 1 (R-1)

Location ..... **3860 Wiley Road |** Tax Parcel 10153 000010

Commission District ..... Three

Commission Date ..... April 21, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

Record Number HZCU25-0063

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

1. The property shall be developed in accordance with the site plan dated November 5, 2025, and narrative received April 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

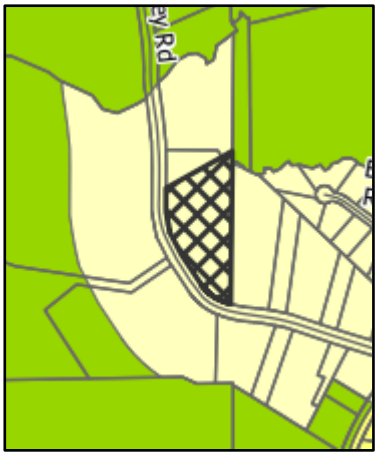
2. A building permit for the residence at 3860 Wiley Road shall be completed prior to approval of the minor subdivision plat.

3. 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."

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.

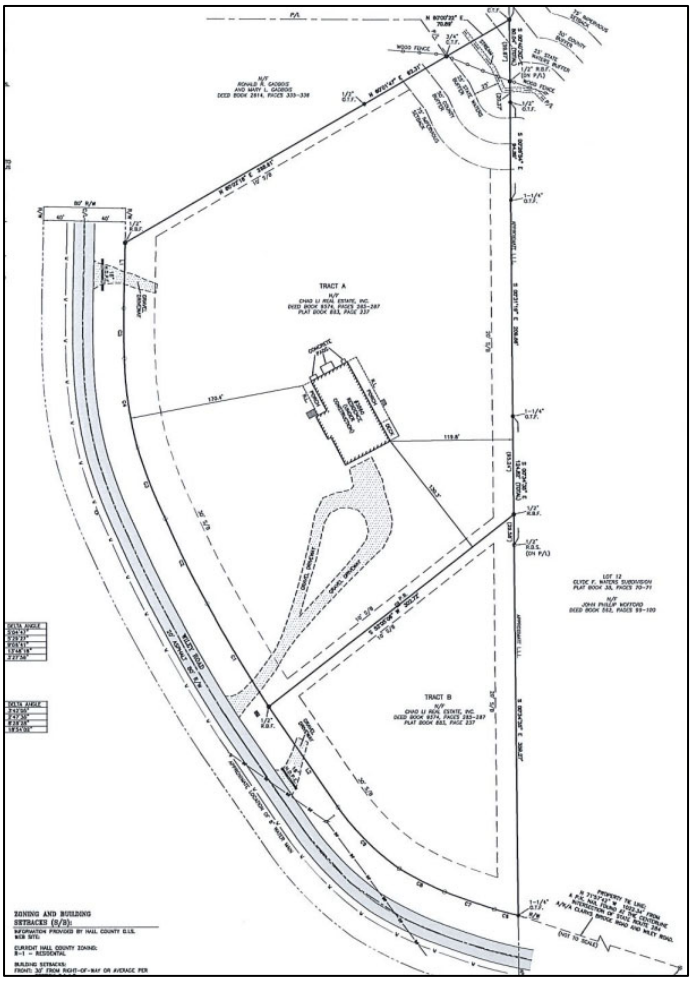
Summary Analysis



The applicant is requesting a Special Use for a 2-lot subdivision on a 5.17± acre tract, zoned Residential 1(R-1). A building permit was issued May 18, 2023, for a single-family residence, however, the permit expired December 8, 2025. The dwelling appears complete, however, final inspections have not been conducted nor a Certificate of Occupancy issued (HRNEW23-0567).

The surrounding properties are zoned and developed as outlined below:

North: Residential 1 (R-1): single-family residence
East: Agricultural Residential 1 (AR-1) & Residential 1 (R-1): single-family residences
South: Residential 1 (R-1): single-family residence
West: Residential 1 (R-1): single-family residence



Per the submitted narrative, the applicant is proposing a 2-lot subdivision for the construction of a single family residence on Tracts A and B. Per the submitted site plan, Tract A at 3.92 acres and B at 1.25 acres, meet the minimum lot size of 35,000 square feet for parcels served by septic and required minimum road frontage of 50 feet.

Water service is provided by the City of Gainesville and sanitary sewer services will be provided by on-site septic systems.

Zoning Analysis

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed use is suitable in view of the use and development of adjacent and nearby properties along Wiley Road as there are other R-1 lots and single-family residential uses in the surrounding area.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use does not appear to adversely affect the existing use or usability of adjacent properties.**

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

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the zoning and residential nature of the surrounding properties.**

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

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

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

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with a partially constructed residence on the proposed Tract A (HRNEW23-0567).**

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 special use would not create an isolated district unrelated to the surrounding zoning districts.**

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

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the proposed 2-lot subdivision requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **A special use for a minor subdivision in Residential 1 (R-1) zoning requires approval by the Board of Commissioners.**

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

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

11.2.6.E - Submission requirements

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

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

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

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

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

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated, "All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
This proposal does not impact traffic volumes.

Utilities

No comment. Sewer is not available in this area.

Hall County Fire Marshal

In an email dated March 18, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

CHAO LI REAL ESTATE, INC.
5291 TIMBER RIDGE ROAD
GAINESVILLE, GA. 30507

Phone [redacted]

Email Address RABBITTOWNCAFE@YAHOO.COM

Property Owner (Name & Mailing Address)

CHAO LI REAL ESTATE, INC.
5291 TIMBER RIDGE ROAD
GAINESVILLE, GA. 30507

Phone [redacted]

Email Address RABBITTOWNCAFE@YAHOO.COM

Proposed Use SUBDIVIDE PROPERTY FOR RESIDENCE (SINGLE FAMILY)

Contact Person (Name & Mailing Address)

CHAO LI REAL ESTATE, INC
A.K. CHAN
5291 TIMBER RIDGE ROAD
GAINESVILLE, GA. 30507

Phone [redacted]

Email Address RABBITTOWNCAFE@YAHOO.COM

Tax Parcel Number 10153 000010

Location Address 3860 WILEY ROAD

Status of Applicant

- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action

Type of Request: ☐ SU ☐ CUP

Fee:$

Receipt #:

Check #:

Zoning: R-1

Acreage TRACT A: [redacted] ACRES 3.92
TRACT B: [redacted] ACRES 1.25

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

Print A.K. Chan Date: 11/15/25

Sign A.K. Chan Date: 11/15/25

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/10/2025 6:42:02 PM

BUSINESS INFORMATION	
CONTROL NUMBER	21046771
BUSINESS NAME	Chao Li Real Estate, Inc.
BUSINESS TYPE	Domestic Profit Corporation
EFFECTIVE DATE	02/10/2025
ANNUAL REGISTRATION PERIOD	2025, 2026, 2027

PRINCIPAL OFFICE ADDRESS	
ADDRESS	5291 Timberidge Rd, Gainesville, GA, 30507, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Chao Li Li	5291 Timberidge Rd, Gainesville, GA, 30507, USA	Hall

OFFICERS INFORMATION		
NAME	**TITLE**	**ADDRESS**
AH KOW CHAN	CFO	5291 Timberidge Rd, Gainesville, GA, 30507, USA
AI QUN LI	SECRETARY	5291 Timberidge Rd, Gainesville, GA, 30507, USA
CHAO LI LI	CEO	5291 Timberidge Rd, Gainesville, GA, 30507, USA

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Qiaoli Li
AUTHORIZER TITLE	Director

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: A K Chan **Date:** 11/15/25

Applicant's/Owner's Name (Printed): A.K. Chan

RECEIVED
April 2, 2026
Planning & Zoning Department

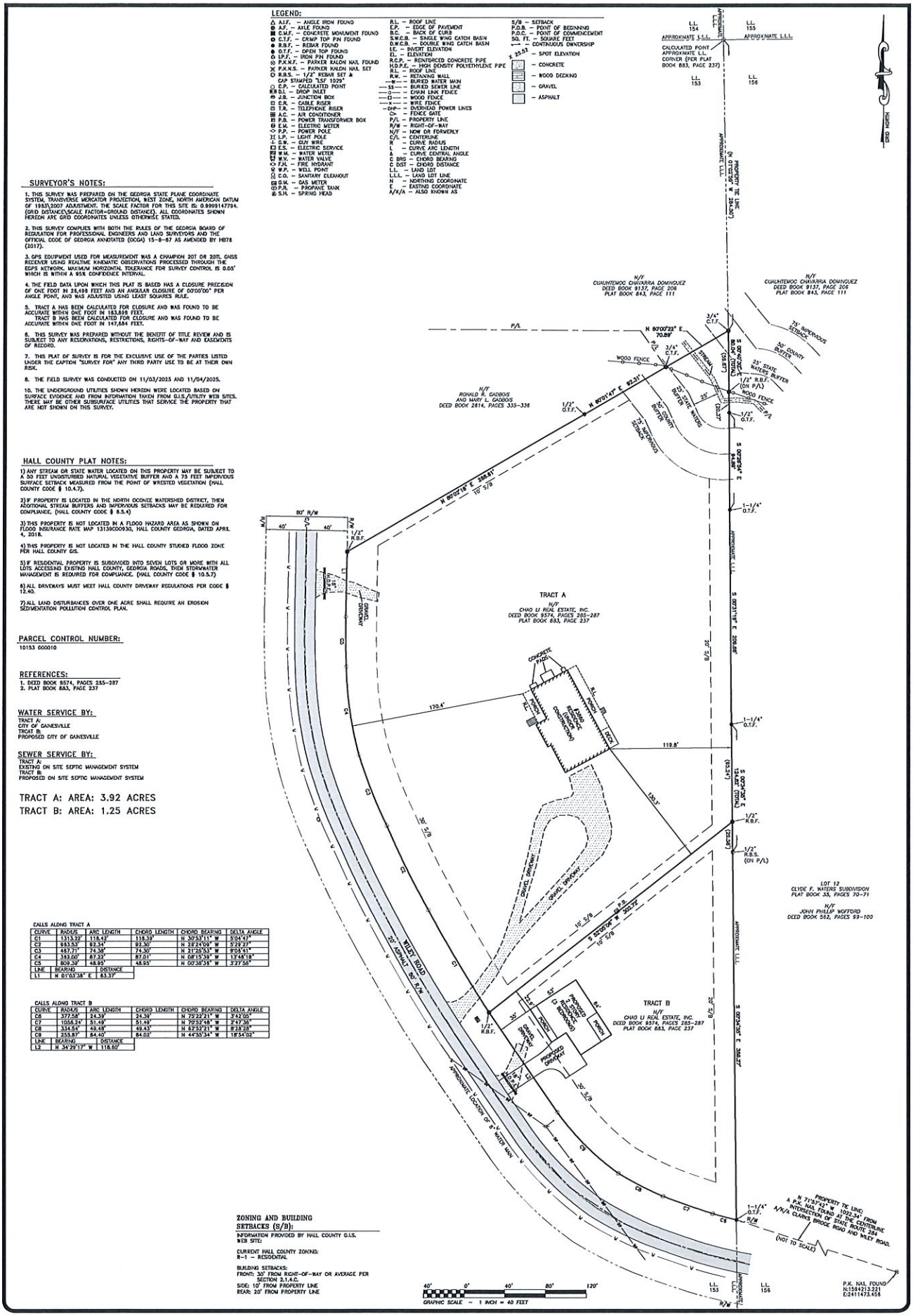
NARRATIVE

PROPERTY OWNER: CHAO LI REAL ESTATE, INC

EXISTING USE:
This tract of land is located in Land Lot 153 of the 10th Land District of Hall County and contains 5.17 acres.
There is currently a single family residence under construction.
Current Zoning is R-1.
Tax Parcel Number: 10153 000010

PROPOSED REQUEST:
The request is to subdivide the overall 5.17 acres into 2 tracts.
Tract A: 3.92 acre tract (for the existing residence under construction)
Tract B: 1.25 acre tract (for a proposed single family residence)

ADJACENT LANDS:
All tracts located adjacent to this property are zoned R-I and one tract AR-1.


LEGEND:
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: 0.9999147794. (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 HB78 (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. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,498 FEET AND AN ANGULAR CLOSURE OF 00°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
5. TRACT A HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,898 FEET.
TRACT B HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,884 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. 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.
8. THE FIELD SURVEY WAS CONDUCTED ON 11/03/2025 AND 11/04/2025.
10. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.U.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 § 8.5.4)
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C0093G, HALL COUNTY GEORGIA, DATED APRIL 4, 2018.
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.
7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
PARCEL CONTROL NUMBER:
10153 000010
REFERENCES:
1. DEED BOOK 9574, PAGES 285-287
2. PLAT BOOK 883, PAGE 237
WATER SERVICE BY:
TRACT A:
CITY OF GAINESVILLE
TRCAT B:
PROPOSED CITY OF GAINESVILLE
SEWER SERVICE BY:
TRACT A:
EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM
TRACT B:
PROPOSED ON SITE SEPTIC MANAGEMENT SYSTEM
TRACT A: AREA: 3.92 ACRES
TRACT B: AREA: 1.25 ACRES
CALLS ALONG TRACT A
CALLS ALONG TRACT B
ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE:
CURRENT HALL COUNTY ZONING:
R-1 - RESIDENTIAL
BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY OR AVERAGE PER SECTION 2.1.4.C.
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE
TRACT A
TRACT B
WILEY ROAD
80' R/W
PROPERTY TIE LINE:
A P.K. NAIL FOUND N 71°37'42" W 1022.34' FROM THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 284 A/K/A CLARKS BRIDGE ROAD AND WILEY ROAD.
(NOT TO SCALE)
P.K. NAIL FOUND
N:1591213.221
E:2411473.458
GRAPHIC SCALE - 1 INCH = 40 FEET
SHEET NUMBER: 1 of 1
SCALE: 1" = 40'
SURVEY DATE: 11/04/2025
PLAT DATE: 11/05/2025
25-201.dwg
JN. 25-201
No. DATE DESCRIPTION
REVISIONS
PROPOSED SITE PLAN FOR:
CHAO LI REAL ESTATE, INC.
- LOCATED IN -
LAND LOT 153, 10TH LAND DISTRICT
HALL COUNTY, GEORGIA
COMPUTATIONS BY: R.G.W.
SURVEYED BY: C.B. & T.P.
DRAFTED BY: R.G.W.
CHECKED BY: C.M.P.
PATTON LAND SURVEYING, LLC
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

eFiled and eRecorded
DATE: 04/25/2023
TIME: 8:05 AM
PLAT BOOK: 883
PAGE: 237 - 237
FILING FEES: $10.00
PART ID: 1652640740
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

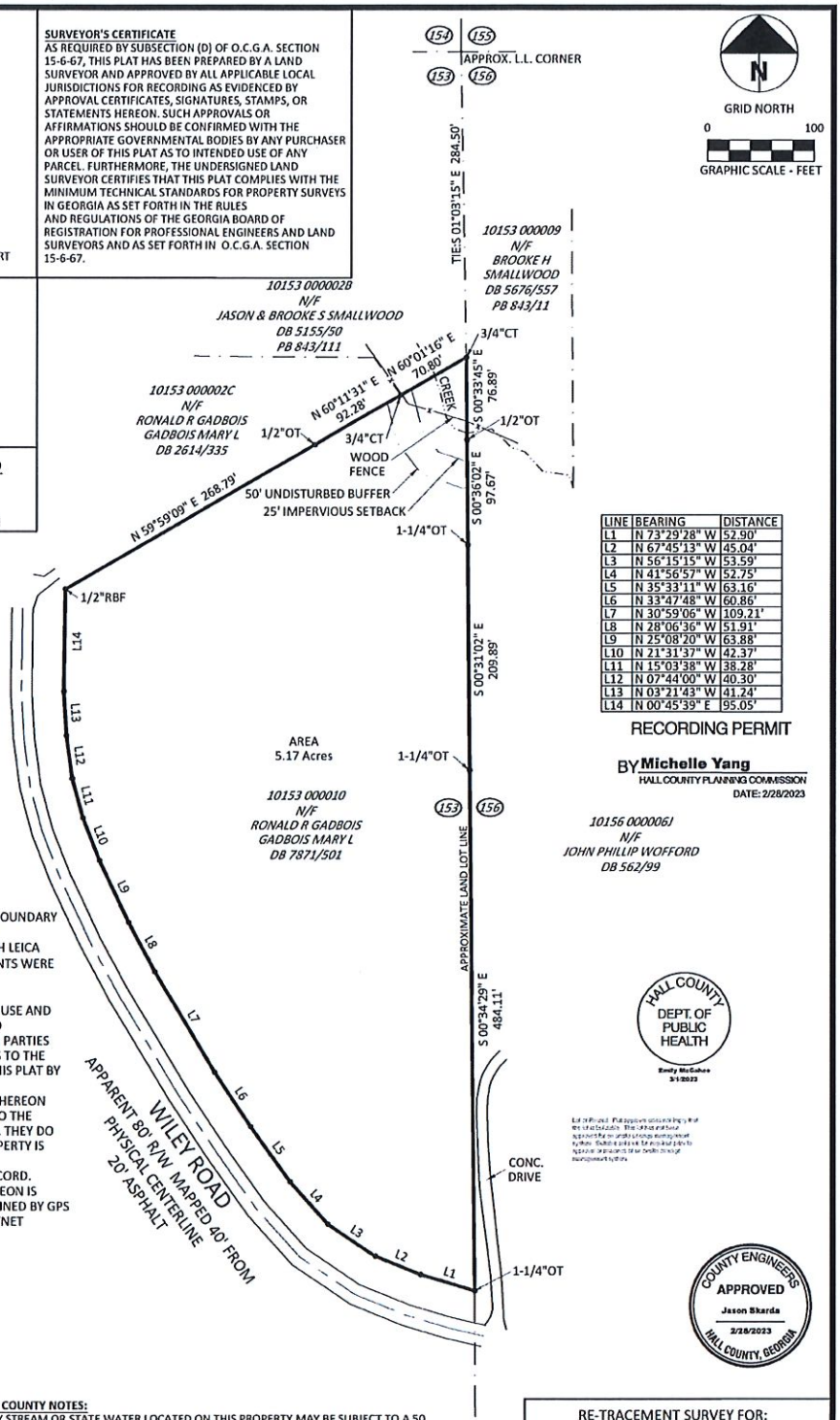
RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

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.

GEORGIA REGISTERED 3039 LAND SURVEYOR PATRICK D. CANADAY

DATE 8/31/20
PATRICK D. CANADAY, GA RLS #3039
CLARKCANADAY, LLC
C.O.A NO. LSF 00175
EMAIL: CLARKCANADAY2@GMAIL.COM



LINE	BEARING	DISTANCE
L1	N 73°29'28" W	52.90'
L2	N 67°45'13" W	45.04'
L3	N 56°15'15" W	53.59'
L4	N 41°56'57" W	52.75'
L5	N 35°33'11" W	63.16'
L6	N 33°47'48" W	60.86'
L7	N 30°59'06" W	109.21'
L8	N 28°06'36" W	51.91'
L9	N 25°08'20" W	63.88'
L10	N 21°31'37" W	42.37'
L11	N 15°03'38" W	38.28'
L12	N 07°44'00" W	40.30'
L13	N 03°21'43" W	41.24'
L14	N 00°45'39" E	95.05'

RECORDING PERMIT
BY Michelle Yang
HALL COUNTY PLANNING COMMISSION
DATE: 2/28/2023

HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McGahee
3/1/2023

COUNTY ENGINEERS APPROVED
Jason Skarda
2/28/2023
HALL COUNTY, GEORGIA

SURVEY NOTES:

1.) FIELD DATA: AVERAGE HRMS FOR BOUNDARY CORNER LOCATIONS WAS 0.04'.
2.) MEASUREMENTS WERE TAKEN WITH LEICA GS16 BASE/ROVER AND NO ADJUSTMENTS WERE MADE.
3.) PLAT PRECISION: 1'/49,161'.
4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST OBTAINED BY GPS RTK METHODS USING THE LEICA SMARTNET NETWORK.

PLAT REFERENCES:

1.) PLAT BOOK 35, PAGE 70.
2.) PLAT BOOK 81, PAGE 174.

LEGEND:

RBF = REBAR FOUND
CTF = CRIMP TOP FOUND
OT = OPEN TOP PIPE
CT = CRIMP TOP PIPE
R/W = RIGHT OF WAY
C/L = CENTERLINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PS = PLAT SLIDE
-X- = FENCE LINE
P/L = PROPERTY LINE
WM = WATER METER
SSMH = SANITARY SEWER MANHOLE
CO = CLEANOUT
DI = DRAIN INLET
GI = GRATE INLET
CI = CURB INLET
WI = YARD INLET
JB = JUNCTION BOX
B/C = BACK OF CURB
B/L = BUILDING SETBACK LINE
- - - - = APPROX. P/L

HALL COUNTY 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. (HALL COUNTY CODE § 8.170.070)
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 § 17.225.040)
3. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0093G, EFFECTIVE ON 04/04/2018"
4. THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)
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.

RE-TRACEMENT SURVEY FOR:

VICKY WESTMORELAND

LAND LOT 153 - 10TH DISTRICT
HALL COUNTY, GEORGIA

Drawn By: PDC	
Plat Date: 8/31/20	
Field Date: 8/6/20	
Scale: 1" = 100'	
Project No.: 3860WILEY	

CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 Holly Springs Road
Gillsville, Georgia 30543
Phone: 678.630.2039
Email: clarkcanaday2@gmail.com

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND:

- △ A.I.F. – ANGLE IRON FOUND
- ⊕ A.F. – AXLE FOUND
- ■ C.M.F. – CONCRETE MONUMENT FOUND
- ○ C.T.F. – CRIMP TOP PIN FOUND
- ● R.B.F. – REBAR FOUND
- ⊕ O.T.F. – OPEN TOP FOUND
- ○ I.P.F. – IRON PIN FOUND
- ⊗ P.K.N.F. – PARKER KALON NAIL FOUND
- ✕ P.K.N.S. – PARKER KALON NAIL SET
- ○ R.B.S. – 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- □ C.P. – CALCULATED POINT
- ▣ D.I. – DROP INLET
- ⊞ J.B. – JUNCTION BOX
- ⊡ C.R. – CABLE RISER
- ⊞ T.R. – TELEPHONE RISER
- ⊠ A.C. – AIR CONDITIONER
- ⊟ P.B. – POWER TRANSFORMER BOX
- ⊟ E.M. – ELECTRIC METER
- ◇ P.P. – POWER POLE
- ☼ L.P. – LIGHT POLE
- ⊥ G.W. – GUY WIRE
- ⊡ E.S. – ELECTRIC SERVICE
- ⊠ W.M. – WATER METER
- ⊠ W.V. – WATER VALVE
- ◇ F.H. – FIRE HYDRANT
- ⊛ W.P. – WELL POINT
- ⊙ C.O. – SANITARY CLEANOUT
- ⊟ G.M. – GAS METER
- ⊙ P.R. – PROPANE TANK
- ⊛ S.H. – SPRING HEAD

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
R.C.P. – REINFORCED CONCRETE PIPE
H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
R.L. – ROOF LINE
R.W. – RETAINING WALL
—W— – BURIED WATER MAIN
—SS— – BURIED SEWER LINE
—C— – CHAIN LINK FENCE
—O— – WOOD FENCE
—x— – WIRE FENCE
—OHP— – OVERHEAD POWER LINES
—G— – FENCE GATE
P/L – PROPERTY LINE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
C/L – CENTERLINE
R – CURVE RADIUS
L – CURVE ARC LENGTH
Δ – CURVE CENTRAL ANGLE
C BRG – CHORD BEARING
C DIST – CHORD DISTANCE
LL – LAND LOT
LL.L. – LAND LOT LINE
N – NORTHING COORDINATE
E – EASTING COORDINATE
A/K/A – ALSO KNOWN AS

S/B – SETBACK
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
SQ. FT. – SQUARE FEET
—•— – CONTINUOUS OWNERSHIP
x 22.51 – SPOT ELEVATION
– CONCRETE
– WOOD DECKING
– GRAVEL
– ASPHALT

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: 0.999914177194. (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 HB78 (2019).

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. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,498 FEET AND AN ANGULAR CLOSURE OF 00°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.

5. TRACT A HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,818 FEET.
TRACT B HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,884 FEET.

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

7. 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.

8. THE FIELD SURVEY WAS CONDUCTED ON 11/03/2025 AND 11/04/2025.

10. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.U.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 § 8.5.4)

3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C0093D, HALL COUNTY GEORGIA, DATED APRIL 4, 2018.

4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)

8) 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 NUMBER:
10153 000010

REFERENCES:
1. DEED BOOK 8574, PAGES 285-287
2. PLAT BOOK 883, PAGE 237

WATER SERVICE BY:
TRACT A:
CITY OF GAINESVILLE
TRCAT B:
PROPOSED CITY OF GAINESVILLE

SEWER SERVICE BY:
TRACT A:
EXISTING ON SITE SEPTIC MANAGEMENT SYSTEM
TRACT B:
PROPOSED ON SITE SEPTIC MANAGEMENT SYSTEM

TRACT A: AREA: 3.92 ACRES
TRACT B: AREA: 1.25 ACRES

CALLS ALONG TRACT A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1313.23'	118.42'	118.38'	N 30°53'11" W	5°04'47"
C2	853.53'	92.34'	92.30'	N 28°24'09" W	5°59'37"
C3	467.71'	74.38'	74.30'	N 21°25'53" W	9°06'41"
C4	353.00'	87.23'	87.01'	N 08°15'39" W	13°48'18"
C5	809.39'	48.95'	48.95'	N 00°36'35" W	3°27'58"

LINE	BEARING	DISTANCE
L1	N 01°03'38" E	63.37'

CALLS ALONG TRACT B

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	377.58'	24.39'	24.39'	N 75°23'21" W	3°42'05"
C7	1058.24'	51.49'	51.49'	N 70°53'48" W	2°47'35"
C8	334.54'	48.48'	48.43'	N 67°53'21" W	8°28'28"
C9	253.87'	84.40'	84.02'	N 44°55'34" W	18°54'02"

LINE	BEARING	DISTANCE
L2	N 34°29'17" W	118.60'

SURVEYOR'S CERTIFICATION:

GEORGIA REGISTERED PROFESSIONAL No. 2847 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, GA. R.L.S. #2847 — DATE: 11/05/2025

ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE:

CURRENT HALL COUNTY ZONING:
R-1 – RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY OR AVERAGE PER SECTION 2.1.4.C.
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

GRAPHIC SCALE – 1 INCH = 40 FEET

(NOT TO SCALE)

SHEET NUMBER:	
1 of 1	
SCALE:	1" = 40'
SURVEY DATE:	11/04/2025
PLAT DATE:	11/05/2025
25-201.dwg	
JN. 25-201	

No.	DATE	DESCRIPTION

REVISIONS

SUBDIVIDE SURVEY FOR:
CHAO LI REAL ESTATE, INC.

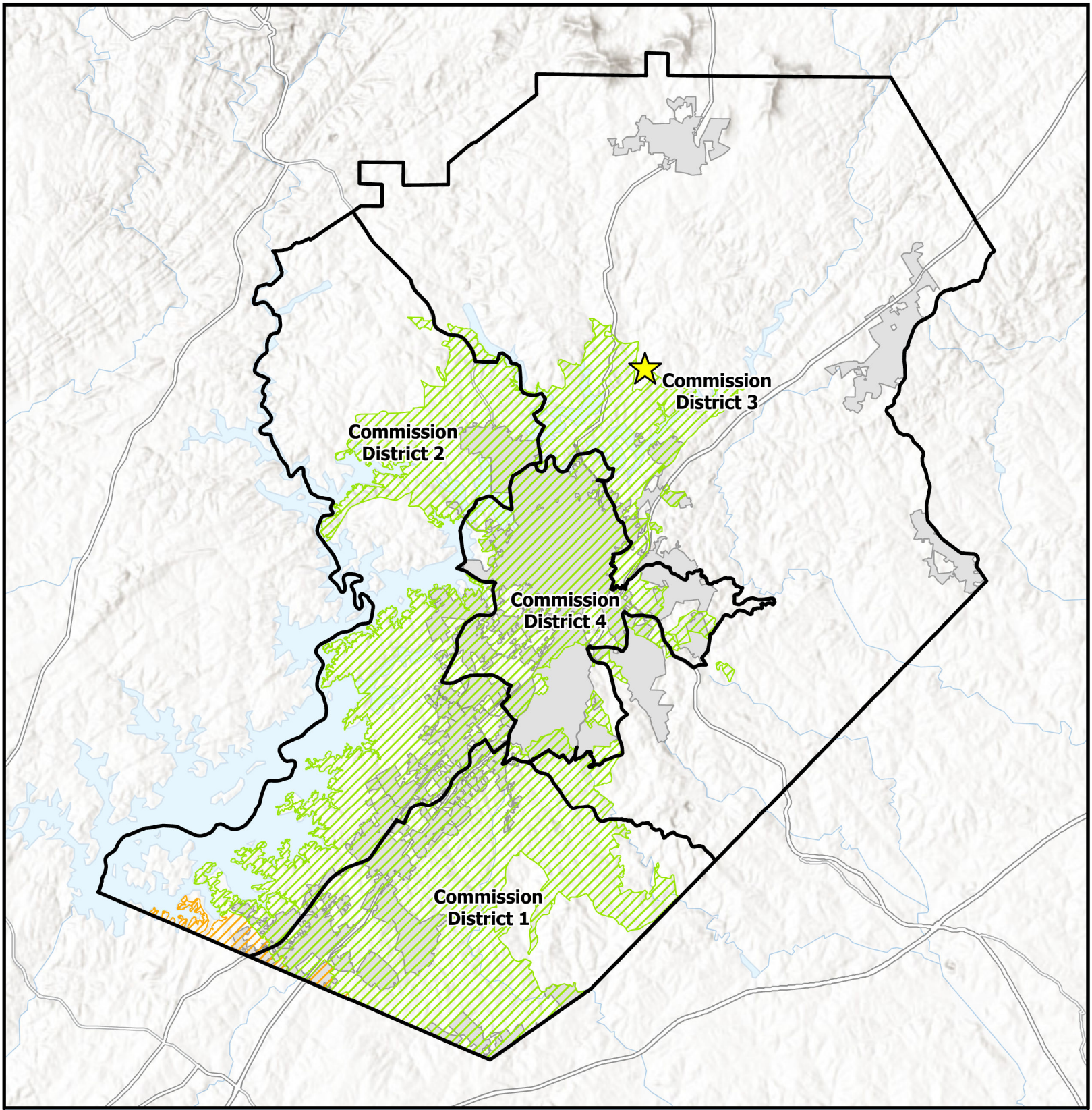
– LOCATED IN –
LAND LOT 153, 10TH LAND DISTRICT
HALL COUNTY, GEORGIA

COMPUTATIONS BY:	R.G.W.
SURVEYED BY:	C.B. & T.P.
DRAFTED BY:	R.G.W.
CHECKED BY:	C.M.P.

PATTON LAND SURVEYING, LLC

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 255
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029



Overview Map

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

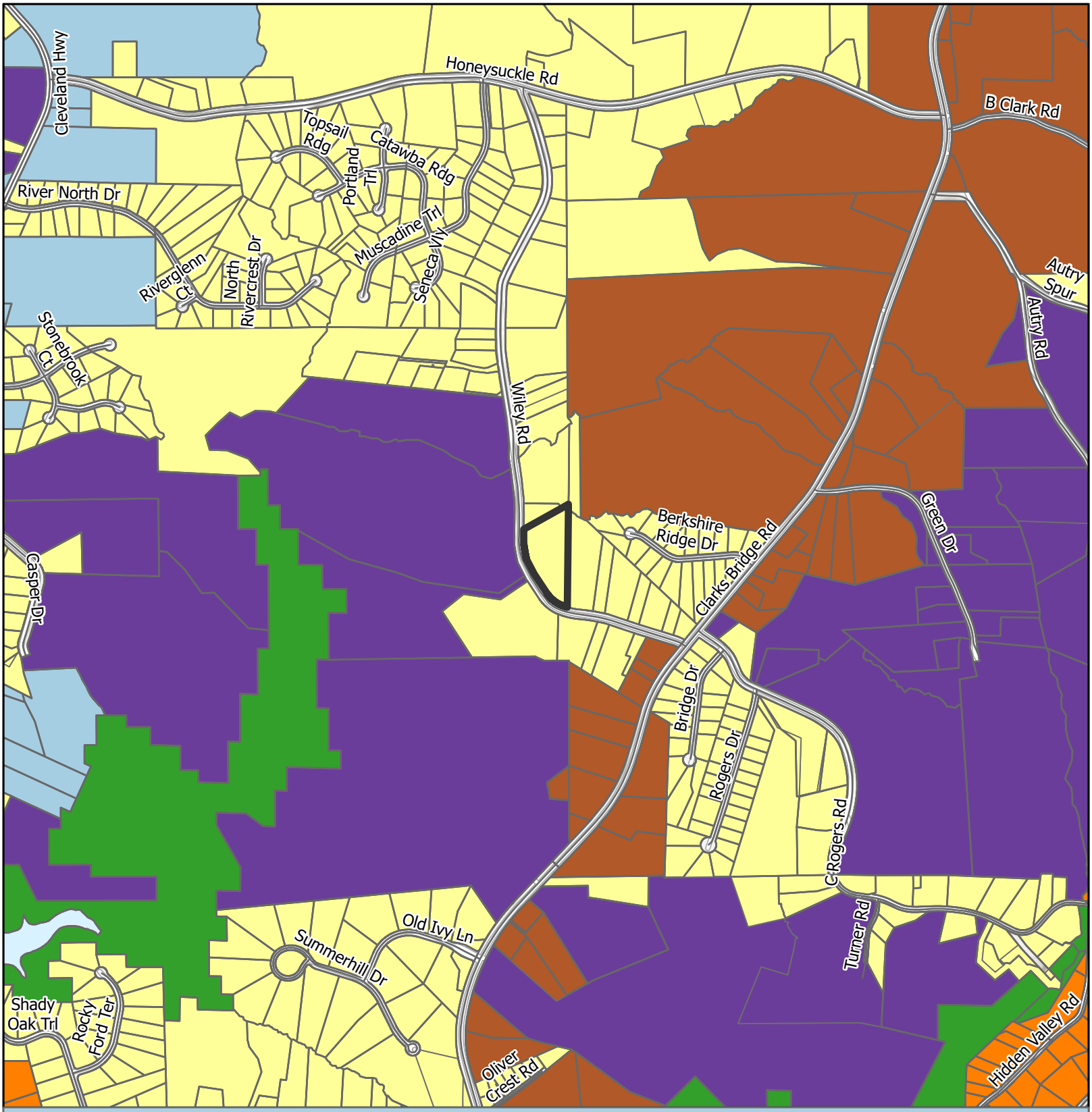
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Chao Li Real Estate, Inc.
Tax Parcel #: 10153 000010
Location: 3860 Wiley Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Chao Li Real Estate, Inc.
Tax Parcel #: 10153 000010
Location: 3860 Wiley Road
Commission District: 3

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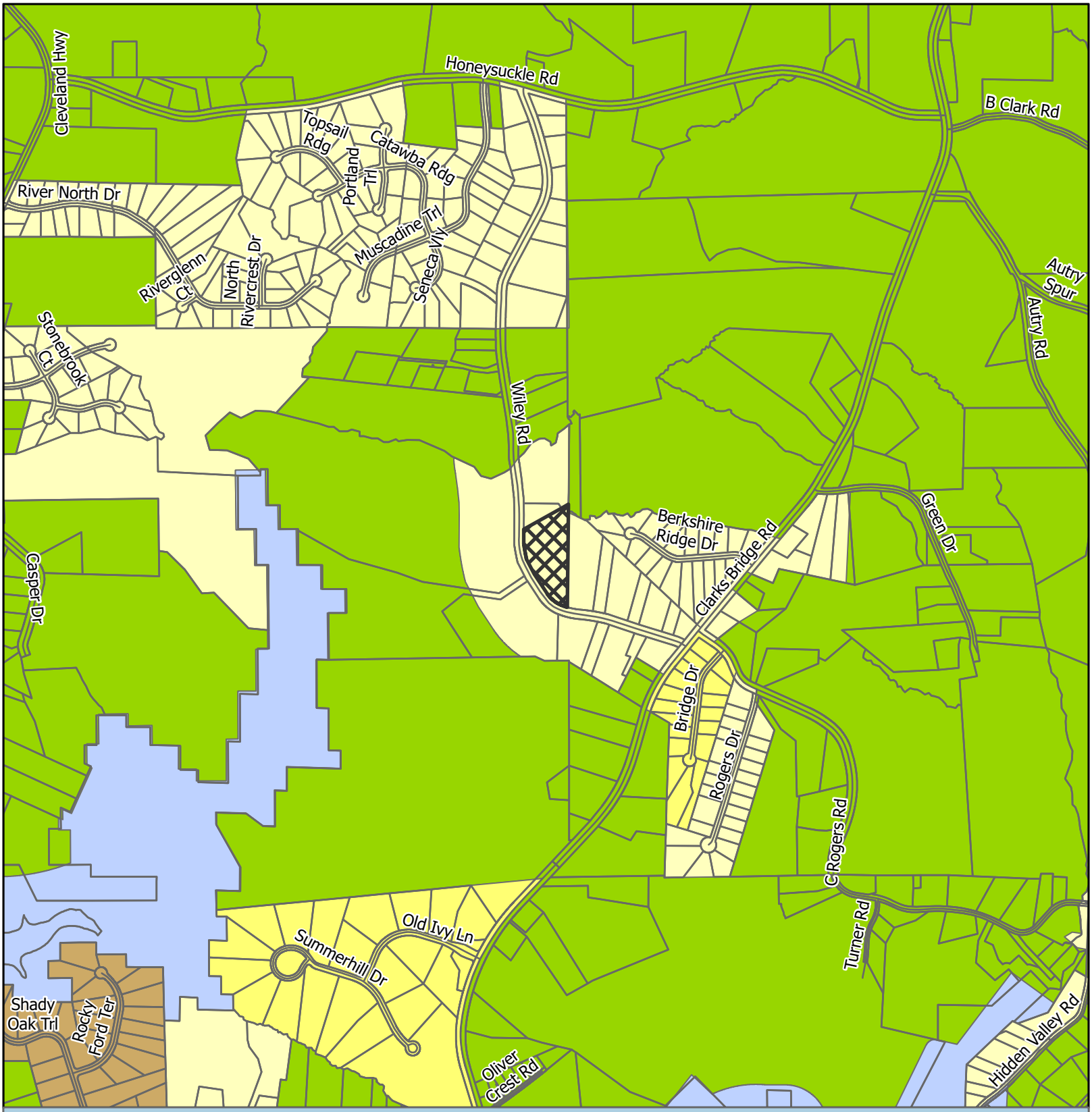
Date Prepared: 3/17/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
PRD
R-1
R-1-L
V-C

Applicant: Chao Li Real Estate, Inc.
Tax Parcel #: 10153 000010
Location: 3860 Wiley Road
Commission District 3

HALL COUNTY
GEORGIA
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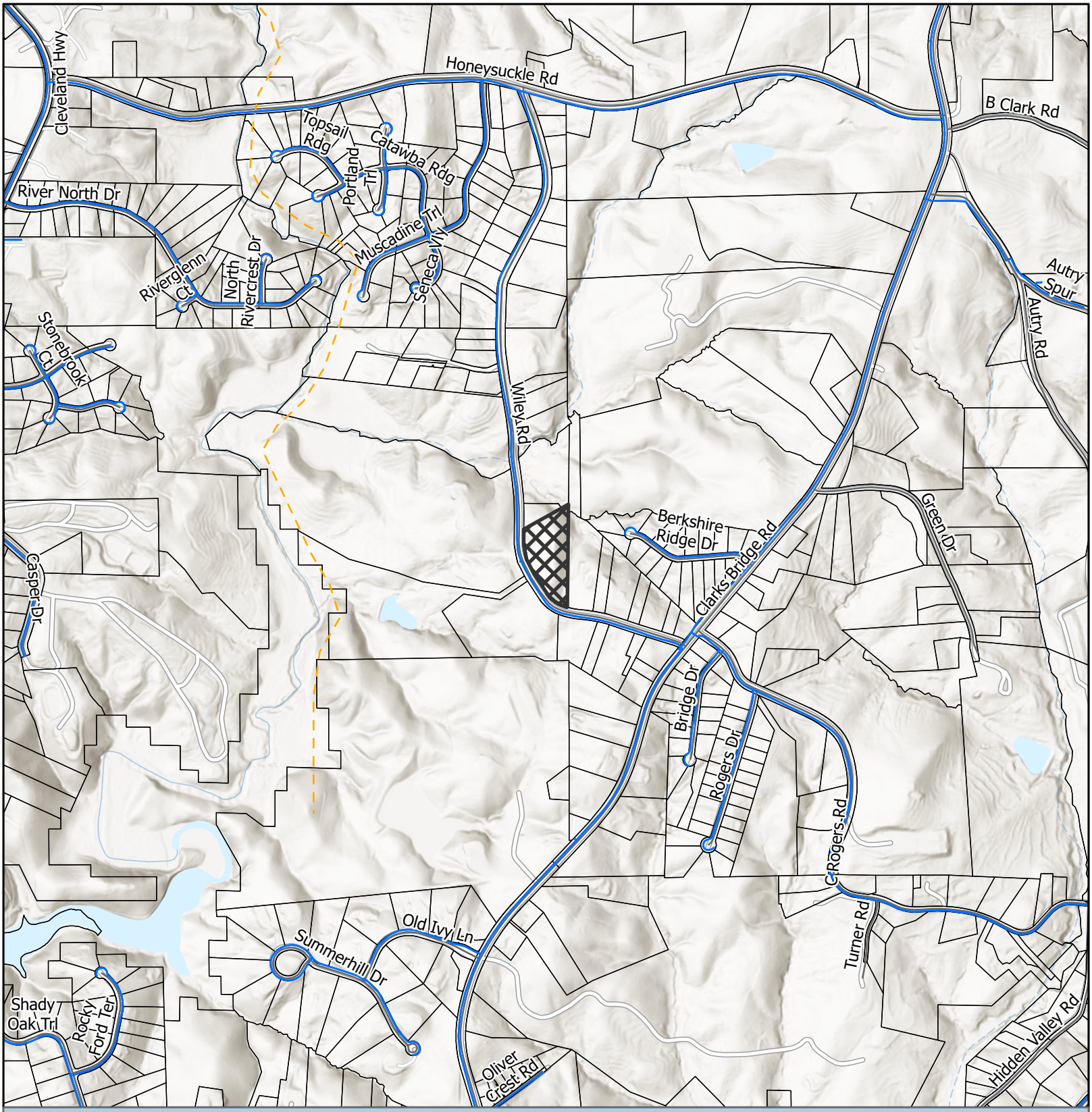
Date Prepared: 3/17/2026



Utilities Map

- Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

Applicant: Chao Li Real Estate, Inc.
Tax Parcel #: 10153 000010
Location: 3860 Wiley Road
Commission District 3

HALL COUNTY
GEORGIA
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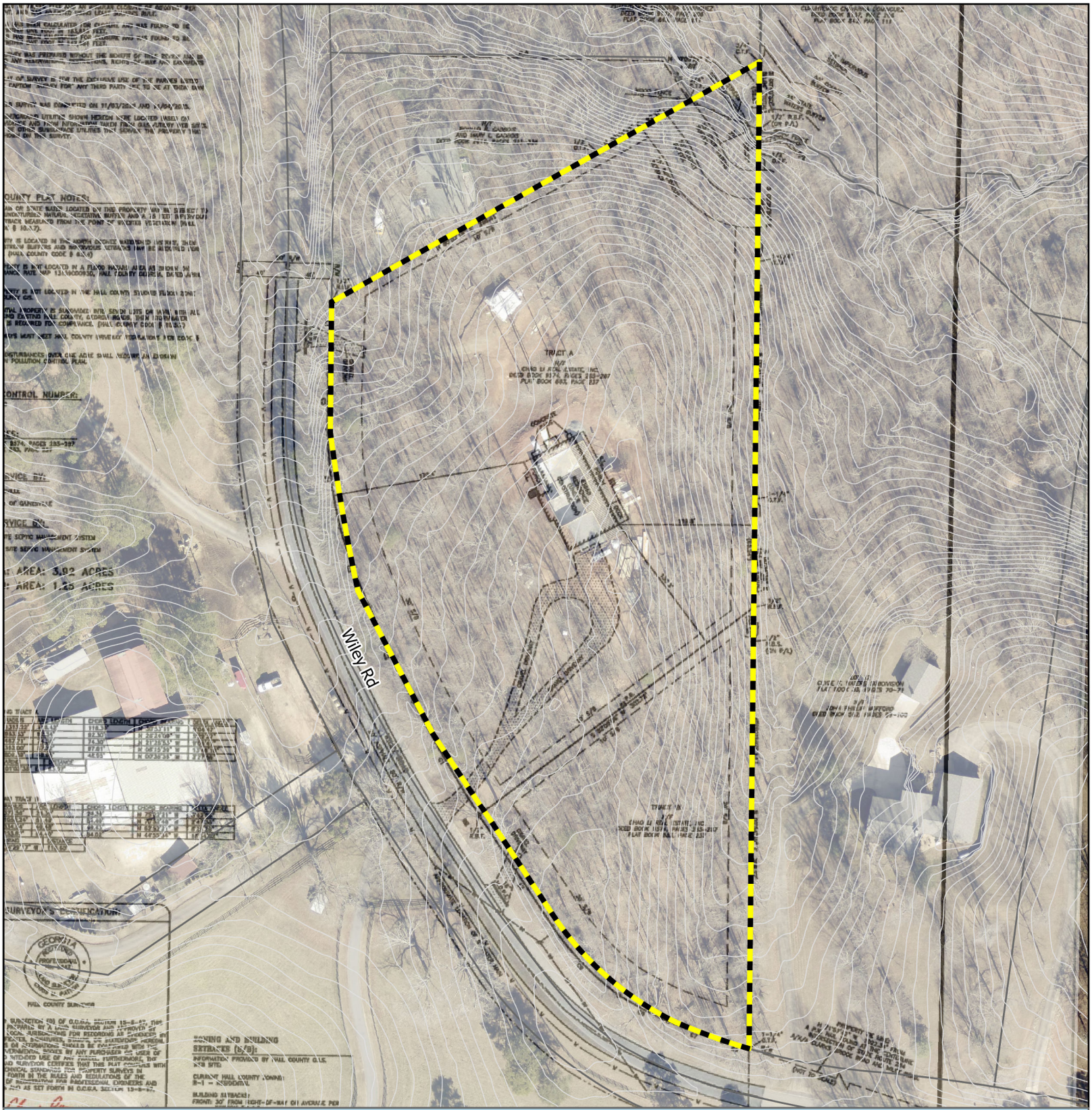
Date Prepared: 3/17/2026



Site Plan & Aerial Map

Subject Area

Applicant: Chao Li Real Estate, Inc.
Tax Parcel #: 10153 000010
Location: 3860 Wiley Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026

eFiled and eRecorded
DATE: 11/25/2024
TIME: 2:17 PM
DEED BOOK: 9574
PAGE: 285 - 287
FILING FEES: $25.00
TRANSFER TAX: $320.00
PARTICIPANT ID: 2722571621
PT61: 069-2024-008089
RECORDED BY: NB
CLERK: 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 25th day of November in the year of our Lord Two Thousand and Twenty Four between **VICKY ANNE WESTMORELAND,** Grantor and **CHAO LI REAL ESTATE, INC., Grantee;**

WITNESSETH: That the said Grantor 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 Grantee, its heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' 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 Grantee and its assigns, forever, in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property, unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
Notary Seal Affixed

(SEAL)
VICKY ANNE WESTMORELAND

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 153, 10th District, Hall Co GA and being shown and delineated on plat of survey prepared for Re-Tracement Survey for Vicky Westmoreland by ClarkCanaday, Ga. Reg. Surveyors dated July 25, 2019 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the common corner of Land Lots 153, 154, 155 and 156; thence South 00 degrees 02 minutes 15 seconds East 284.50 feet to a crimped top pipe being the POINT OF BEGINNING: thence South 00 degrees 33 minutes 45 seconds East 76.89 feet to a point; thence South 00 degrees 36 minutes 02 seconds East 97.67 feet to an open top pipe; thence South 00 degrees 31 minutes 02 seconds East 209.89 feet to an open top pipe; thence South 00 degrees 34 minutes 29 seconds East 484.11 feet to an open top pipe on the Northerly right of way of Wiley Road; thence along the Northerly and Easterly right of way of Wiley Road 810.54 feet to an iron pin found; thence North 59 degrees 59 minutes 09 seconds East 268.79 feet to an open top pipe; thence North 60 degrees 11 minutes 31 seconds East 92.28 feet to a crimp top pipe; thence North 60 degrees 01 minutes 16 seconds East 70.80 feet to a crimp top pipe being THE POINT OF BEGINNING. Containing 5.1 acres according to said survey.

Vacs

12/19/24, 3:29:30 PM
94399

SOIL MAP

LINE	BEARING	DISTANCE
L1	N 73°29'28" W	52.90'
L2	N 67°45'13" W	45.04'
L3	N 56°15'15" W	53.59'
L4	N 41°56'57" W	52.75'
L5	N 35°33'11" W	63.16'
L6	N 33°47'48" W	60.86'

KYLE WHITE
OPH CERTIFIED SOIL CLASSIFIER
STATE OF GEORGIA
CERTIFICATION
NUMBER 151
VALID IN RED INK ONLY

153
156
APPROXIMATE LAND LOT LINE
S 00°34'29" E 185.40'
S 00°34'29" E 298.71'
SS3
CECIL
25-35%
SS4
CECIL
5-15%
SS2
TRACT II
1.25 Acres
SS5
CECIL
15-25%
CECIL
5-15%
SS1
L6
L5
L4
L3
L2
L1
CONC.
DRIVE
1-1/4"OT
M
WILEY ROAD
APPARENT 80' R/W MAPPED 40' FROM
PHYSICAL CENTERLINE
20' ASPHALT
911 SIGN
3844

60 0 60 120 180
GRAPHIC SCALE - FEET

KW SOILS, LLC.

4961 HOLLAND VIEW DRIVE FLOWERY BRANCH, GA 30542
WORK PH. 678-828-8057 EMAIL: kwsoilsga@gmail.com
GA REGISTERED SOIL CLASSIFIER #151

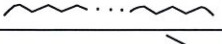
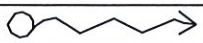
COUNTY: HALL	DATE: 4/1/2025
OWNER: AK CHAN	PHONE # [redacted]
CONTACT: NICK RICE	
SITE LOCATION ADDRESS: BESIDE 3844 WILEY ROAD GAINESVILLE,GA	
INTENSITY LEVEL OF INVESTIGATION: LEVEL 3 SOIL ANALYSIS	
SCALE: ONE INCH = 60 FEET	

THIS REPORT IS BASED ON CONVENTIONAL SEPTIC SYSTEMS AND ALL RECOMMENDATIONS ARE BASED ON INSTALLATION FROM THE ORIGINAL SOIL SURFACE

ANY GROUND ALTERATION OF 12 INCHES OR MORE VOIDS THE MAPPED AREA

MAP UNIT	SOIL SERIES	SLOPE % verified	DEPTH TO BEDROCK (inches) verified	DEPTH TO SEASONAL HIGH H20 TABLE (inches) verified	PERC RATE AT OPTIMUM DEPTH MIN/IN. predicted	DEPTH TO OPTIMUM PERC (inches) measured	SUITABILITY CODE (see attachment for definitions)
	CECIL	5-15%	>62	>62	55	28-34	A
	CECIL	15-25%	>66	>66	55	28-37	A
	CECIL	25-35%	>72	>72	55	30-42	A

AREAS WHICH FLOOD OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING SHOULD NOT BE UTILIZED

	DRAINAGE, RUNS ALL YEAR, (ONE DOT) OR SOLID BLUE LINE
	DRAINAGE, RUNS PART OF THE YEAR, (3 DOTS)
	SLOPE (DIRECTION FALLING)
	WELL
TIF	TANK AND SYSTEM IN FIRST
	SPRINGHEAD
	GULLY, AND/OR RAINY WEATHER DRAINAGE WAY
	ROCK OUTCROP
	TEST PITS
	SWALE - DRAINAGE AREA
	BORED, NUMBERED & FLAGGED HOLE SITE

K.W.S. NOTE: WELLS ARE LOCATED WHEN POSSIBLE. IT IS UNLAWFUL TO TRESPASS ON ADJOINING PROPERTIES.
IT IS THE CLIENT'S RESPONSIBILITY TO INFORM THE HEALTH DEPARTMENT OF WELLS ON ADJOINING PROPERTIES.

ANY CHANGES OR ALTERATIONS MADE TO THE SOIL MAPS OR INTERPRETATIONS WITHOUT THE WRITTEN APPROVAL OF KYLE WHITE VOIDS THE SEAL OF THE SOIL CLASSIFIER. THE INFORMATION CONTAINED IN THIS REPORT IS BASED ON THE PROFESSIONAL OPINIONS AND JUDGEMENT OF THE SOIL CLASSIFIER AND IS NOT A GUARANTEE OF THE PERFORMANCE OF ANY WASTE DISPOSAL SYSTEM. KYLE WHITE DOES NOT DESIGN, INSTALL, MAINTAIN, OR PERMIT WASTE DISPOSAL SYSTEMS. YOUR LOCAL HEALTH DEPARTMENT MAY VIEW THE SOIL CONDITIONS DIFFERENTLY THAN THE SOIL CLASSIFIER AND WILL HAVE FINAL SAY IN THEIR COUNTY. YOUR LOCAL HEALTH DEPARTMENT HOLDS FULL AUTHORITY IN THE PERMITTING OF ONSITE WASTE DISPOSAL SYSTEMS. KYLE WHITE PRODUCES SOIL SURVEYS INCLUSIVE OF THE USDA SOIL SURVEY MANUAL, U.S. SOIL TAXONOMY, AND ALL MAPPING IS DONE IN ACCORDANCE TO THE NATIONAL COOPERATIVE SOIL SURVEY STANDARDS. ALSO, ALL WORK MEETS OR EXCEEDS THE GEORGIA SOIL CLASSIFIERS CERTIFICATION BOARD MINIMUM SOIL INVESTIGATION STANDARDS FOR ONSITE SEWAGE DISPOSAL SYSTEMS.

NOTES:

SUITABILITY CODES

A SUITABILITY CODE=SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.

B SUITABILITY CODE=SOME ROCK AND OR STONY CONDITIONS WERE FOUND WHILE BORING IN THE FOLLOWING SOIL DELINEATION. BORINGS REACHED A DEPTH ACCEPTABLE FOR A CONVENTIONAL INSTALLATION. THESE SOILS HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN.INSTALLATION, AND MAINTENANCE.

C SUITABILITY CODE=DUE TO WATER TABLE, FLOODING, AND OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS. (YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.) FURTHER STUDY WILL BE NEEDED FOR PERCOLATION RATES TO INSTALL AN ALTERNATIVE SEPTIC SYSTEM.

D SUITABILITY CODE=DUE TO THE DRAINAGE AND OR FLOODING CONDITIONS THESE SOIL TYPES SHOULD BE AVOIDED. SEASONAL HIGH WATER TABLES ARE NOT NORMALLY FOUND. HOWEVER; DUE TO HIGH SUBSURFACE FLOW THESE AREAS ARE NORMALLY CONSIDERED UNSATISFACTORY.

F SUITABILITY CODE=NORMALLY CONSIDERED UNSATISFACTORY FOR USE FOR CONVENTIONAL ABSORPTION FIELDS.

G SUITABILITY CODE=DUE TO SLOPES BEING GREATER THAT 35%, THESE AREAS ARE NORMALLY CONSIDERED UNSUITABLE UNLESS MODIFICATIONS WHICH ARE SUITABLE TO YOUR LOCAL HEALTH DEPARTMENT HAVE TAKEN PLACE.

H SUITABILITY CODE=DUE TO BEDROCK LIMITATIONS, THESE SOILS ARE NOT SUITABLE FOR CONVENTIONAL ABSORPTION FIELDS. PLEASE DISCUSS ALTERNATIVE SYSTEM OPTIONS WITH YOUR LOCAL HEALTH DEPARTMENT. TEST PITS WERE DUG ON SITE. Ksat TESTING MAY BE NEEDED IF LOADING RATES WILL BE REQUIRED FOR AN ALTERNATIVE SEPTIC SYSTEM.

I SUITABILITY CODE=DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, SOILS WITH BEDROCK DEPTHS 36 INCHES OR GREATER OR INCLUSIONS OF OTHER SOILS WITH SUFFICIENT DEPTH MAY BE SUITABLE; TEST BORINGS, PITS, AND SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS; OR POSSIBLY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE THIS. THESE SOILS HAVE THE ABILITY TO FUNCTION WITH AN ALTERNATIVE SYSTEM.

K SUITABILITY CODE=THESE SOILS GENERALLY HAVE SUFFICIENT DEPTH OF SOIL MATERIAL OVER BEDROCK TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, INCLUSIONS OF OTHER SOILS WITH INSUFFICIENT DEPTH MAY OCCUR. TEST BORINGS, PITS, AND SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS; OR POSSIBLY A SERIES OF QUALITY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE PROPER SUITABILITY FOR THESE AREAS.

P SUITABILITY CODE=THIS SOIL SERIES HAS WATER TABLE AND/OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF THE SOIL AND A CLAYEY (POSSIBLY RESTRICTIVE) LAYER IN THE UPPER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE SEASONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24 INCHES OF SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) MIGHT BE POSSIBLE. A LEVEL 4 STUDY, POSSIBLY INCLUDING SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS, OR POSSIBLY A SERIES OF QUALITY PERCOLATION TESTS, COULD BE CONDUCTED WITHIN THE PROPOSED SEPTIC AREA TO DETERMINE IF A SUITABLE RATE AND DEPTH EXISTS FOR A CONVENTIONAL ABSORPTION FIELD. THESE AREAS SHOULD HAVE THE ABILITY TO FUNCTION FOR AN ALTERNATIVE SEPTIC SYSTEM.

S SUITABILITY CODE= DUE TO BEDROCK LIMITATIONS OR A SEASONAL HIGH WATER TABLE, AN ATU WILL BE REQUIRED TO ALLOW FOR 12 INCHES OF SEPERATION RATHER THAN THE NORMAL 24 INCHES. THESE SOIL SERIES SHOULD HAVE THE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.

KW1 SUITABILITY CODE= THE FOLLOWING SOIL PROFILES ARE DERIVED FROM MAFIC SOILS WHICH HAVE A VERY HIGH CLAY CONTENT THAT LEAD TO EXTREMEMELY SLOW PERCOLATION RATES. DUE TO THE SLOW PERC. RATES, IT IS IN THE OPINION OF THE SOIL SCIENTIST THAT NO REDUCTION BE GIVEN FOR THE SEPTIC DRAIN LINES. IF PROPERLY INSTALLED, THE SYSTEM SHOULD WORK PROPERLY WITH A CONVENTIONAL SEPTIC SYSTEM

KW2 SUITABILITY CODE= THE FOLLOWING SOIL PROFILES ARE ON SLOPES GREATER THAN 35%. DUE TO THESE STEEP SLOPES, GRADING OR BENCHING WILL BE REQUIRED FOR INSTALLATION OF SEPTIC. FURTHER TESTING WILL BE REQUIRED AFTER GRADING IS COMPLETED. CONSULT WITH YOUR LOCAL HEALTH DEPARTMENT FOR MORE DETAILS.

KWSOILS-01 BWHITTLE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/19/2024

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: Deborah S. Anderson	
Jack Bradley Agency Inc 138 Market Corners Drive Cornelia, GA 30531	PHONE (A/C, No, Ext): (706) 778-2136	FAX (A/C, No): (706) 778-8598
	E-MAIL ADDRESS: danderson@jackbradley.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Beazley	
INSURED	INSURER B :	
KW Soils LLC 164 Professional Park Dr. Baldwin, GA 30511	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ 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? ☐ N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liabili			V197E7230901	9/24/2024	9/24/2025	Each Claim	1,000,000
A	Professional Liabili			V197E7230901	9/24/2024	9/24/2025	Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The usual to the Insured's Operations.

CERTIFICATE HOLDER

GA Department of Public Heath
Environmental Health Branch
2 Peachtree St NW
Atlanta, GA 30303-3141

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

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Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Wed 3/18/2026 3:43 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

Outlook

RE: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Will require a business license.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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
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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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, A.K. Chan **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** April 1st **for** A.K. Chan.

Please Print Name

Date

(Name application filed as)

Signature [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: CHAO LI REAL ESTATE
REQUEST: SPECIAL USE FOR A 2-LOT SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 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

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APPLICANT: CHAO LI REAL ESTATE

REQUEST: SPECIAL USE FOR A 2-LOT SUBDIVISIO

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION	COUNTY COMMISSION
Date: N/A	**Date:** APR 21, 2026
Time: N/A	**Time:** 6:00 P.M.

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

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 172/2026

SUBJECT: **6042 Spout Springs Road | Variance to Section 3.1 |** to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 **| Proposed use: Single-family residence |** Commission District 1 **| Bradley Cox, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends **DENIAL** of the applicant's request, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 **| Proposed use: Single-family residence |** Commission District 1 **| Bradley Cox, 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
Environmental Health Comment
GDOT Comment
Public Works
Fire Comment
Business License Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Bradley Cox

Request ..... **Variance to Section 3.1** | to reduce the minimum yards

Proposed Use ..... Single-family residence

Size ..... 9.697± acres

Zoning ..... Agricultural 1 (AG-1)

Location ..... **6042 Spout Springs Road** | Tax Parcel 15046 000026

Commission District ..... One

Commission Date ..... April 21, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0011

Staff recommends <u>DENIAL</u> of the applicant's request.

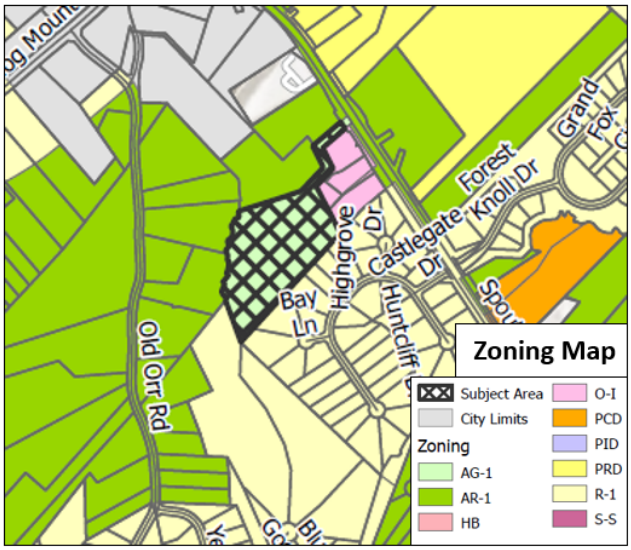
<u>Summary Analysis</u>

The applicant is requesting a variance to Section 3.1 to reduce the front yard setback from 40 feet to 15 feet for a single-family residence. The subject property is approximately 9.697± acres in size and is zoned Agricultural 1 (AG-1).

On May 8, 2025, the subject property was rezoned from Agricultural Residential 1 (AR-1) to Agricultural 1 (AG-1) to allow two primary residences (HZON25-0008). The property is currently developed with a driveway (HRLDP25-0005). Lollis Creek runs north to south along the rear property line. There is no evidence of flood zones on the property.

The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (AR-1) – Single-family residences
East: Agricultural Residential 1 (AR-1) – Single-family residences; Office and Institutional (O-I) – Medical office
South: Residential 1 (R-1) – Spout Springs Crossing subdivision
West: Agricultural Residential 1 (AR-1) – Single-family residences

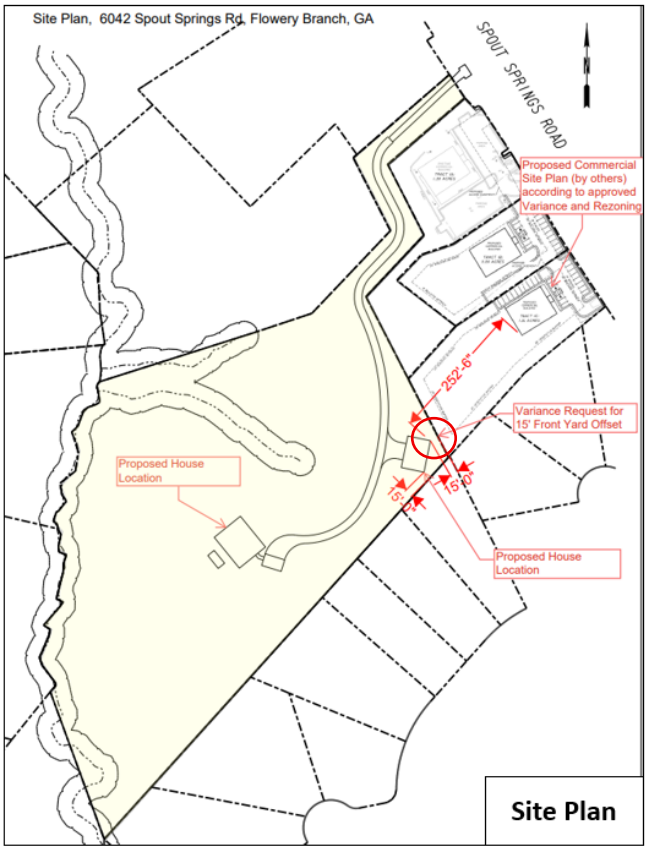


Per the submitted site plan, two single-family home locations are identified. One structure meets all setback requirements, while a variance from the front setback standard is requested for the one in the eastern corner of the property.

Per the Statement of Hardship, the applicant indicates that steep topography, soil limitations, and the presence of stream buffers significantly reduce the buildable area on the parcel.

One (1) **variance** will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet from the property line as found in Section 3.1 for the Agricultural 1 (AG-1) zoning district.
  - A front yard setback from 40 feet to 15 feet from the property line is proposed to allow for a single-family residence.



Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and

not to a personal or economic hardship); **While the subject parcel is larger than many surrounding lots, its topography is generally consistent with other properties in the area. Nearby parcels with similar conditions support single-family residences and a medical office, indicating that the site does not exhibit extraordinary or exceptional physical characteristics that would warrant relief from the standard requirements.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a driveway. The proposed single-family residence can be placed or designed to meet the standards of this UDC.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner; however, the location and design of the proposed residence is the direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated "Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route or PI 0015280 expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities, stated the following:

Engineering:
Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.

Traffic:
This proposal does not impact or increase traffic volumes as long as it remains residential use.

Utilities:
No comment. Property is in Flowery Branch district.

Hall County Fire Marshal
In an email dated March 17, 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
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Bradley Cox
6042 Spout Springs Road
Flowery Branch, GA 30542
Phon [redacted]
Email Address [redacted]

Property Owner (Name and Mailing Address)

Bradley Cox
6042 Spout Springs Road
Flowery Branch, GA 30542
Phone [redacted]
Email Address [redacted]

Location of Property 6042 Spout Springs Road, Flowery Branch, GA 30542

Present Zoning AG-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 15 ft.
___ Right Side Yard	From ___ ft. to ___ ft.
___ Left Side Yard	From ___ ft. to ___ ft.
___ Rear Yard	From ___ ft. to ___ ft.
___ Road Frontage	From ___ ft. to ___ ft.
___ Sign Area	From ___ ft. to ___ ft.
___ Sign Height	From ___ ft. to ___ ft.
___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
- X Plat of Property
- ___ 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 Bradley Cox Date 2/19/2026

Sign Bradley Cox Date 2/19/2026

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: _____

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Bradley Cox **Date:** 2/19/2026

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

Statement of Hardship

6042 SPOUT SPRINGS RD, FLOWERY BRANCH, GA 30542

PARCEL ID 15046 000026

To Whom it May Concern:

My name is Bradley Cox, and I am the owner of the property located along Spout Springs Road. My wife and I plan to make this parcel our primary residence and build a new home for our family. I am respectfully requesting approval of a variance to reduce the required front yard setback from 40 feet to 15 feet.

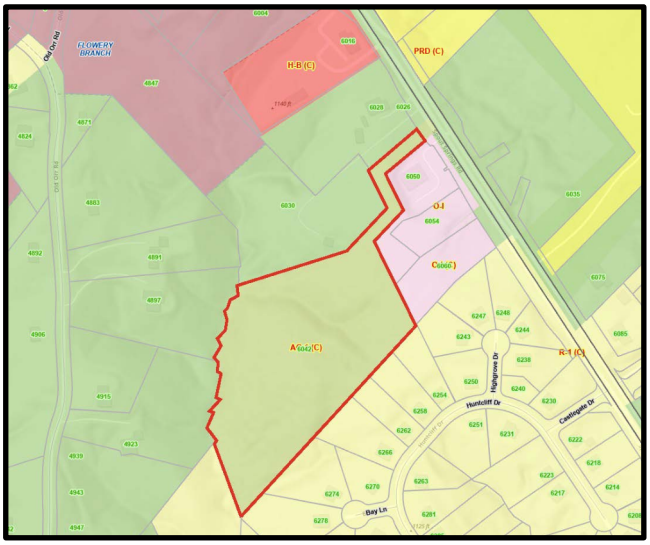
As a passionate citizen, engineer, and father, I strive to improve my community and make a positive impact on my neighbors. This variance would allow us to first build a smaller footprint home for our family to live in while planning for a second home on the property. This first home would eventually become an aging mother-in-law's primary residence.

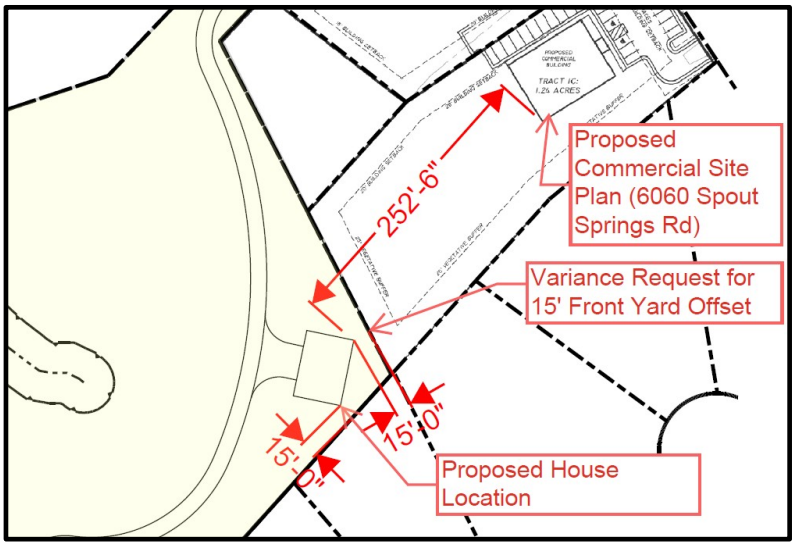
The property presents significant topographical challenges that severely limit feasible building locations. There is more than 120 feet of elevation change across the site, including a ravine exceeding 40 feet in depth that runs through the center of the parcel. In addition, a stream traverses the property and runs along the southern boundary, with 75-foot stream buffers further constraining the usable area.

A Level 3 soil survey was conducted and there are limited locations suitable for an approved septic system. Shallow rock conditions throughout the site further restrict septic placement and building locations. The proposed building areas shown on the site plan represent feasible locations that would avoid extensive rock removal and regrading. Such work would be cost-prohibitive for a residential project and could potentially require blasting.

Granting this variance would allow the home to be constructed in the northeast corner of the property while preserving sufficient adjacent area for the septic system. Given the limited area in this corner, compliance with the existing 40-foot setback would prevent the reasonable placement of both the home and septic system within the buildable area.

It is also important to note that the front yard property boundary subject to this variance is located more than 400 feet from Spout Springs Road and will not be visible from the roadway. The property also adjoins a commercial parcel (Tax Parcel 15046 000114, 6060 Spout Springs Road) that was recently rezoned with conditions requiring development in accordance with the site plan dated December 13, 2024. That site plan places the commercial building near the front of its parcel (see below) along Spout Springs Road. Even with approval of the requested variance, more than 250 feet of natural buffer would remain between the proposed residence and the commercial structure.



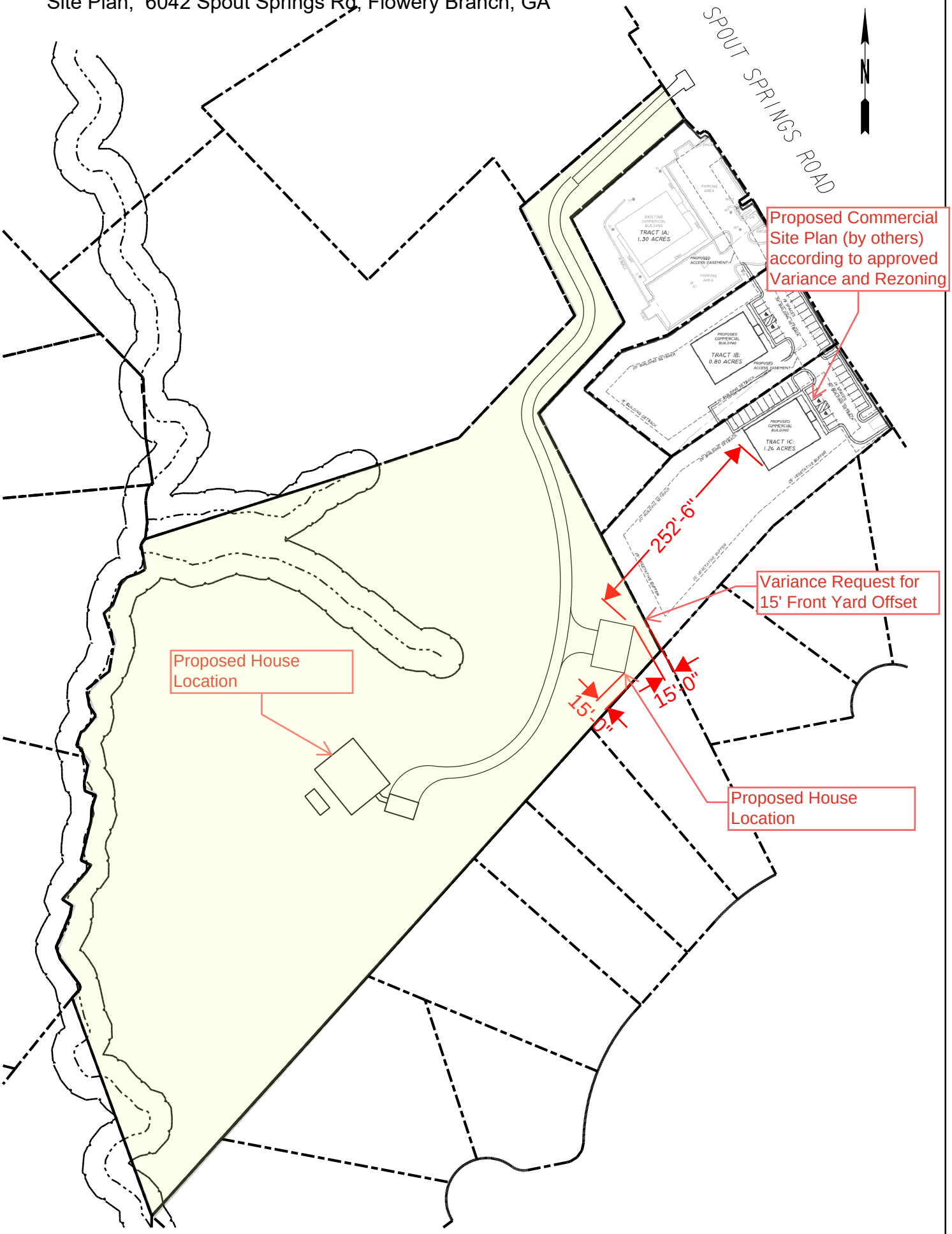


For these reasons, I respectfully request approval of this front yard setback variance. Thank you for your time and consideration.

Sincerely,

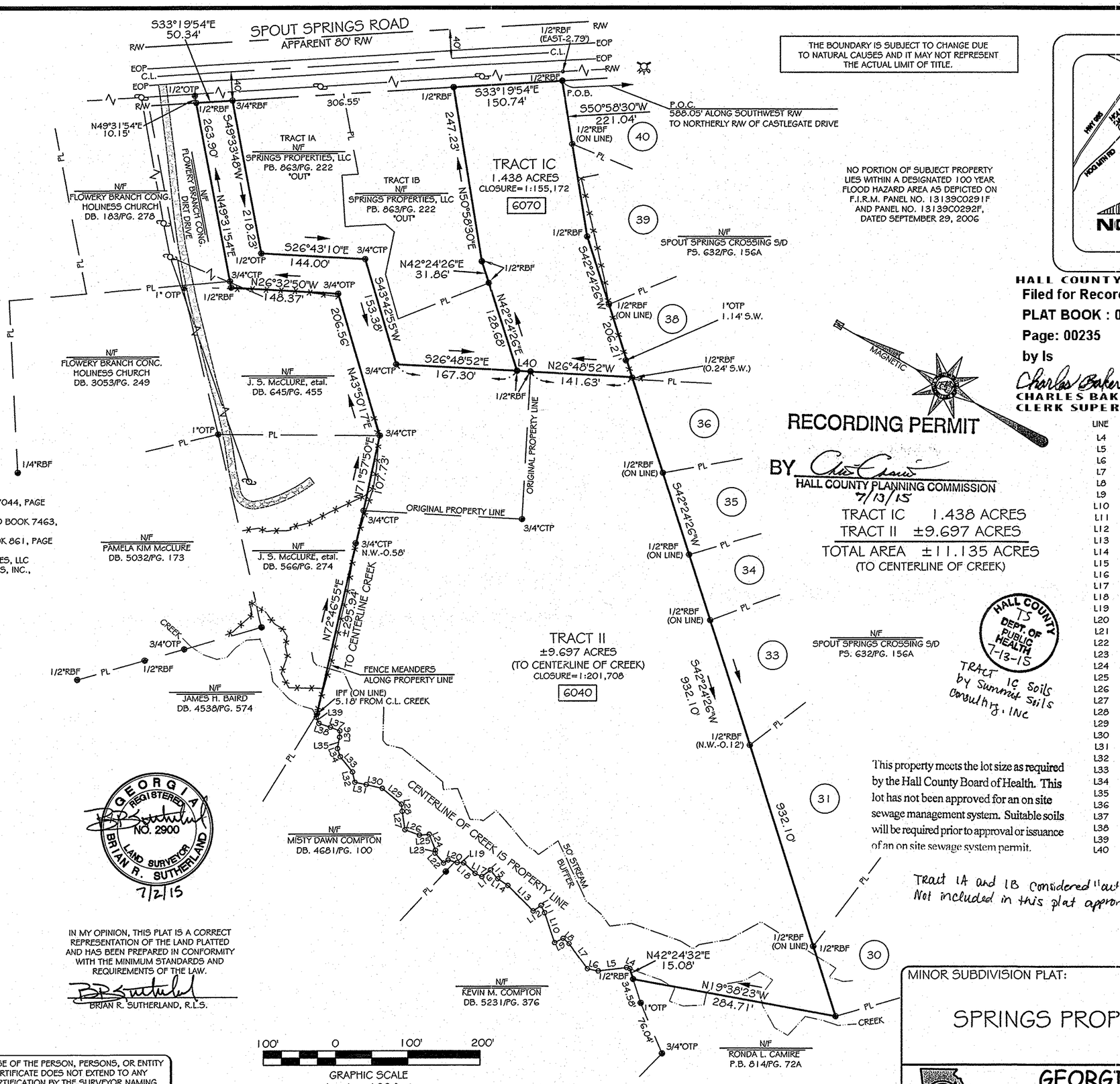
Bradley Cox

Site Plan, 6042 Spout Springs Rd, Flowery Branch, GA



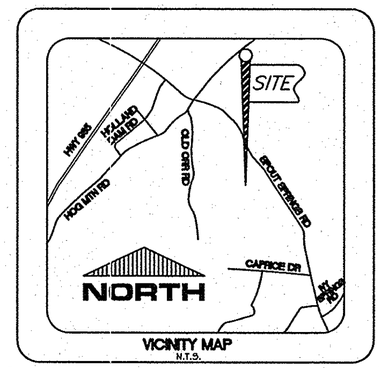
LEGEND

NTS = NOT TO SCALE
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
LLL = LAND LOT LINE
P.L. = PROPERTY LINE
C.L. = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
MH = MANHOLE
CB = CATCH BASIN
JB = JUNCTION BOX
HW = HEADWALL
DI = DROP INLET
PP = POWER/UTILITY POLE
FH = FIRE HYDRANT
IE = INVERT ELEVATION
FFE = FIRST FLOOR ELEVATION
BFE = BASEMENT FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION
UTP = UNDERGROUND TELE. FED.
—S— = SANITARY SEWER LINE/PIPE
=== = STORM SEWER LINE/PIPE
-x-x-x- = FENCE LINE
N/F = NOW OR FORMERLY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT



THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LIMIT OF TITLE.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13139C0291F AND PANEL NO. 13139C0292F, DATED SEPTEMBER 29, 2006



HALL COUNTY, GEORGIA
Filed for Record on 13 Jul 2015 at 02:55PM
PLAT BOOK : 00870
Page: 00235
by ls
Charles Baker
CHARLES BAKER
CLERK SUPERIOR COURT

MAGNETIC

RECORDING PERMIT
BY _____
HALL COUNTY PLANNING COMMISSION
7/13/15

TRACT IC 1.438 ACRES
TRACT II ±9.697 ACRES
TOTAL AREA ±11.135 ACRES
(TO CENTERLINE OF CREEK)

LINE TABLE

LINE	LENGTH	BEARING
L4	4.82	N 10°23'04" W
L5	39.53	N 36°52'23" W
L6	15.26	N 18°33'06" W
L7	43.52	N 23°33'48" E
L8	11.11	N 11°09'12" E
L9	13.59	N 55°53'41" W
L10	43.65	N 41°15'11" E
L11	11.08	N 34°10'57" E
L12	13.34	N 64°04'51" W
L13	49.58	N 14°51'27" E
L14	16.74	N 03°12'14" E
L15	15.64	N 19°11'46" E
L16	14.65	N 67°00'19" W
L17	10.54	N 04°06'34" W
L18	21.15	N 12°30'33" E
L19	9.14	N 26°57'01" W
L20	13.02	N 14°38'33" W
L21	7.48	N 63°30'14" W
L22	18.06	N 19°20'50" E
L23	4.30	N 66°35'54" E
L24	23.14	N 38°07'05" E
L25	13.72	N 34°03'36" W
L26	21.08	N 09°44'59" W
L27	25.73	N 51°26'28" E
L28	9.95	N 53°40'20" E
L29	34.44	N 09°28'32" E
L30	22.73	N 16°35'41" W
L31	16.07	N 18°18'09" W
L32	14.68	N 47°32'18" E
L33	26.93	N 20°56'09" E
L34	11.97	N 40°46'06" E
L35	16.10	N 70°40'07" E
L36	8.79	N 61°50'36" E
L37	13.90	N 08°45'38" W
L38	16.76	N 11°21'03" W
L39	9.14	N 36°44'37" E
L40	18.80'	N 26°48'52" W

HALL COUNTY IS DEPT. OF PUBLIC HEALTH 7-13-15

TRACT IC Soils by Summit Soils Consulting, INC

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.

Tract 1A and 1B considered "out" parcels. Not included in this plat approval

REFERENCES:
1) TRUSTEE'S DEED RECORDED IN DEED BOOK 7044, PAGE 59, HALL COUNTY RECORDS.
2) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 7463, PAGE 282, AFORESAID RECORDS.
3) BOUNDARY SURVEY RECORDED IN PLAT BOOK 861, PAGE 122, AFORESAID RECORDS.
4) BOUNDARY SURVEY FOR SPRINGS PROPERTIES, LLC PREPARED BY GEORGIA PREMIER LAND SERVICES, INC., DATED 12/19/14.

OWNER / DEVELOPER:
SPRINGS PROPERTIES, LLC
2820 SUGARLOAF CLUB DRIVE
DULUTH, GEORGIA 30097

24 / HOUR CONTACT:
RON PARSONS
678-524-5084

GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND
7/2/15

A TOPCON GTS-225 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 19,569 FEET AND AN ANGULAR ERROR OF 02" 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 (SEE PLAT) FEET AND CONTAINS ±11.135 ACRES.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

BRIAN R. SUTHERLAND, R.L.S.

100' 0 100' 200'
GRAPHIC SCALE
1 inch = 100 feet

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.

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.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

No.	By	Date	Revision

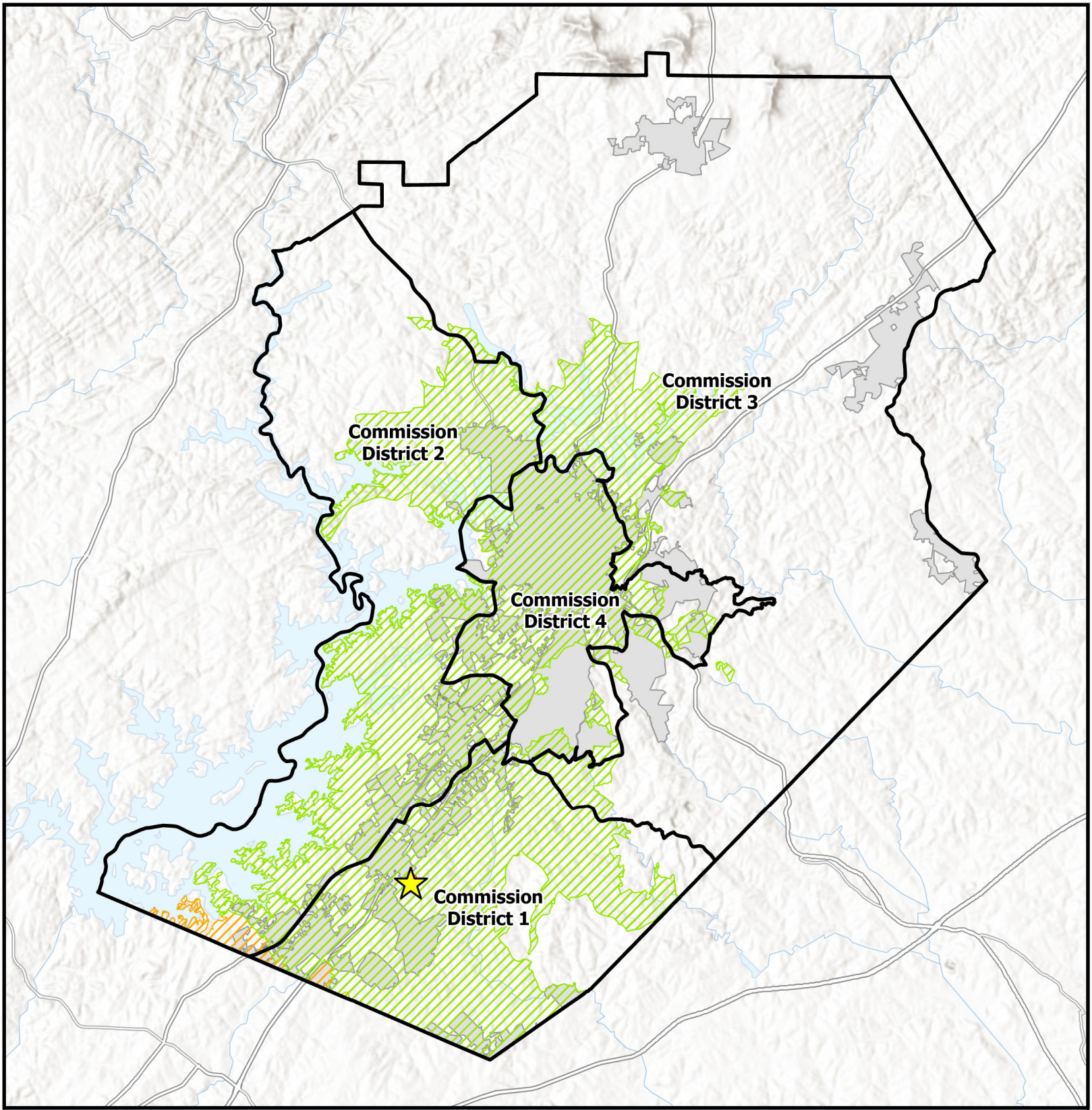
ACAD FILE: 07/07205/205EXEMPT 6-15-15.DWG

MINOR SUBDIVISION PLAT:

SPRINGS PROPERTIES, LLC.

GEORGIA PREMIER LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
359 PEEVY STREET
BUFORD, GEORGIA 30518
(770) 614-3004 FAX (770) 614-3956

Date: 6/15/15	District: G.M.D. 1270	Sheet No.
County: HALL, GA.	Scale: 1"=100'	1 OF 1
Project: 07205	Drawn By: BS	



Overview Map

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

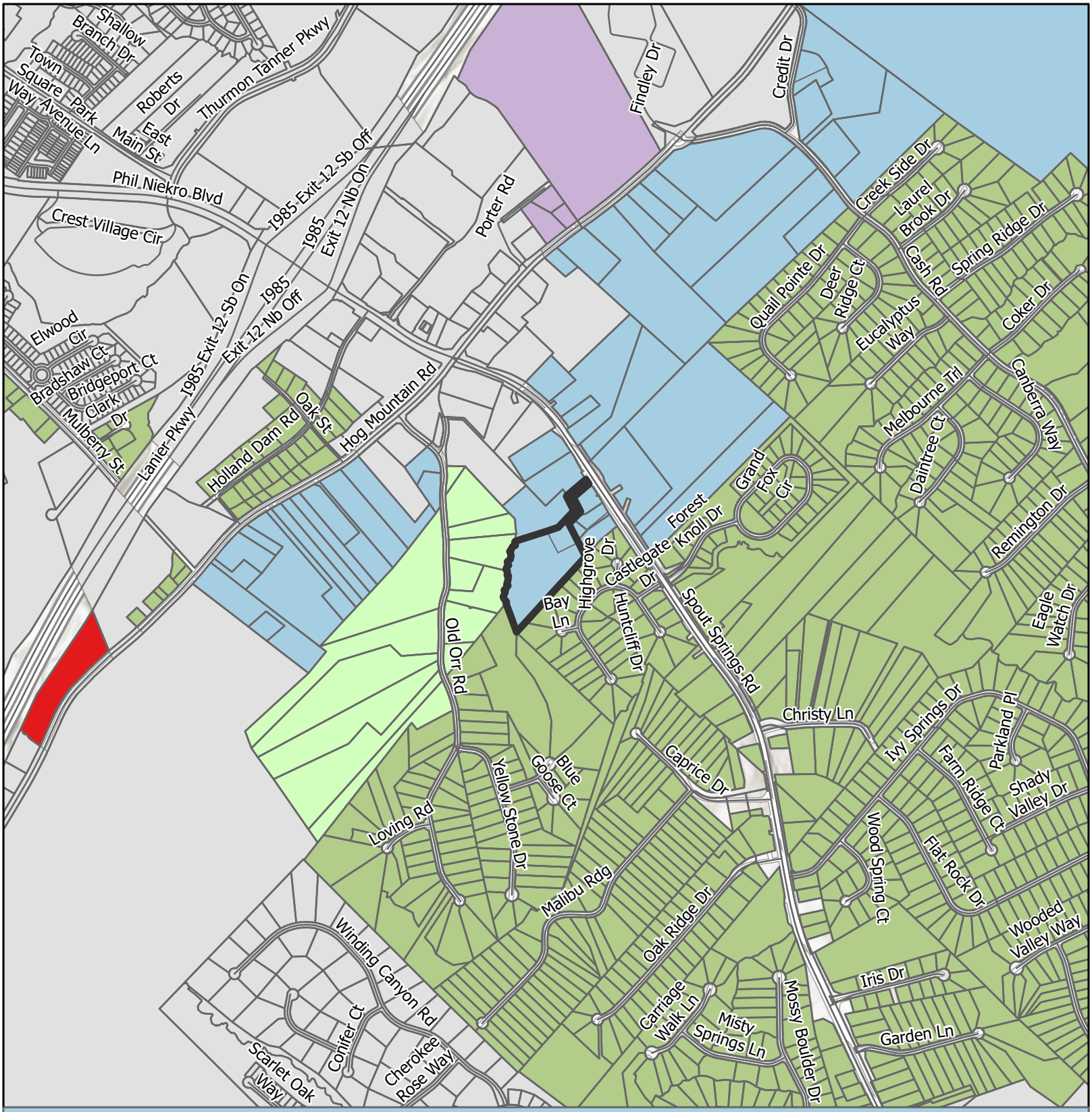
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

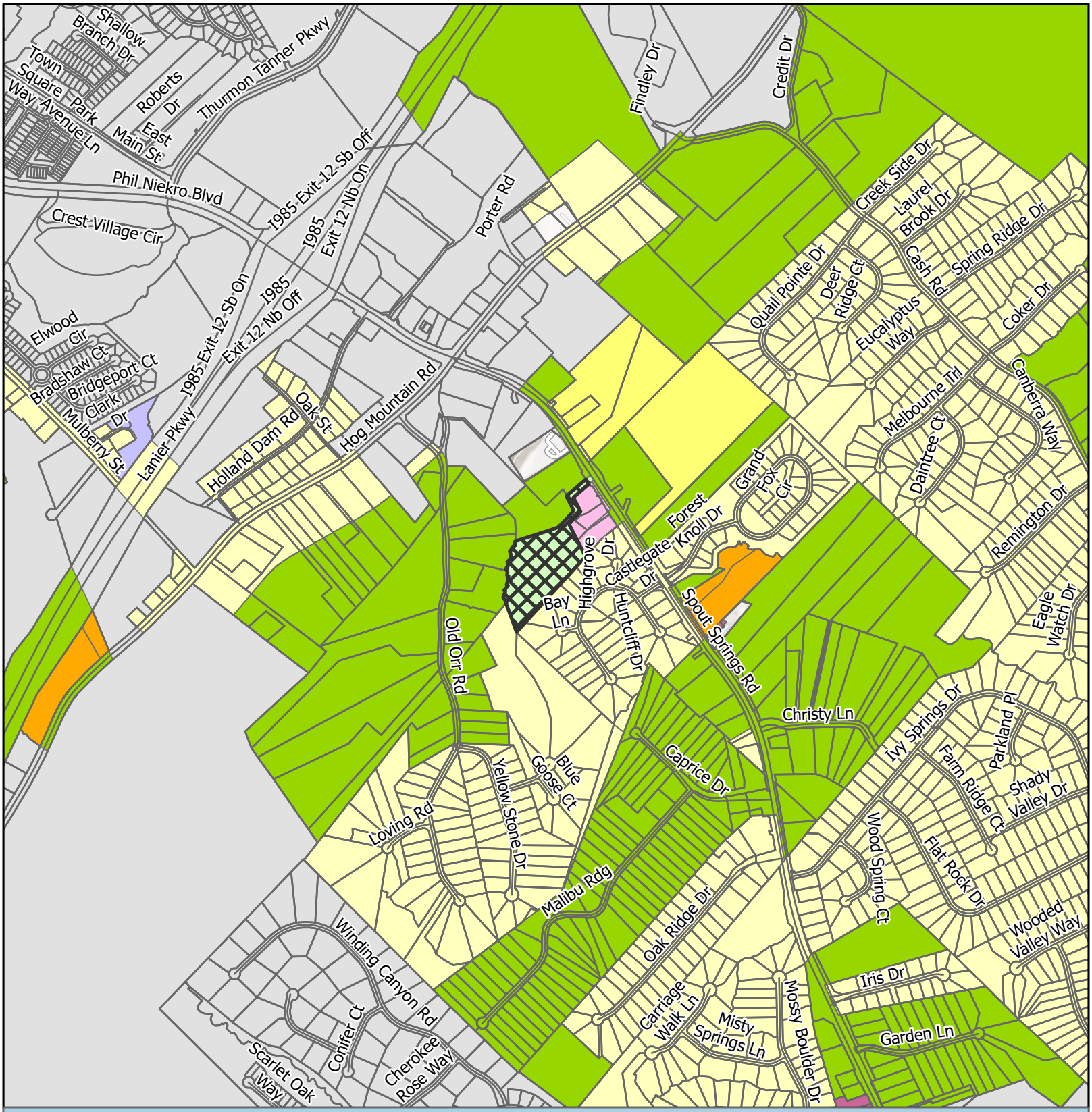
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Industrial
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Zoning Map

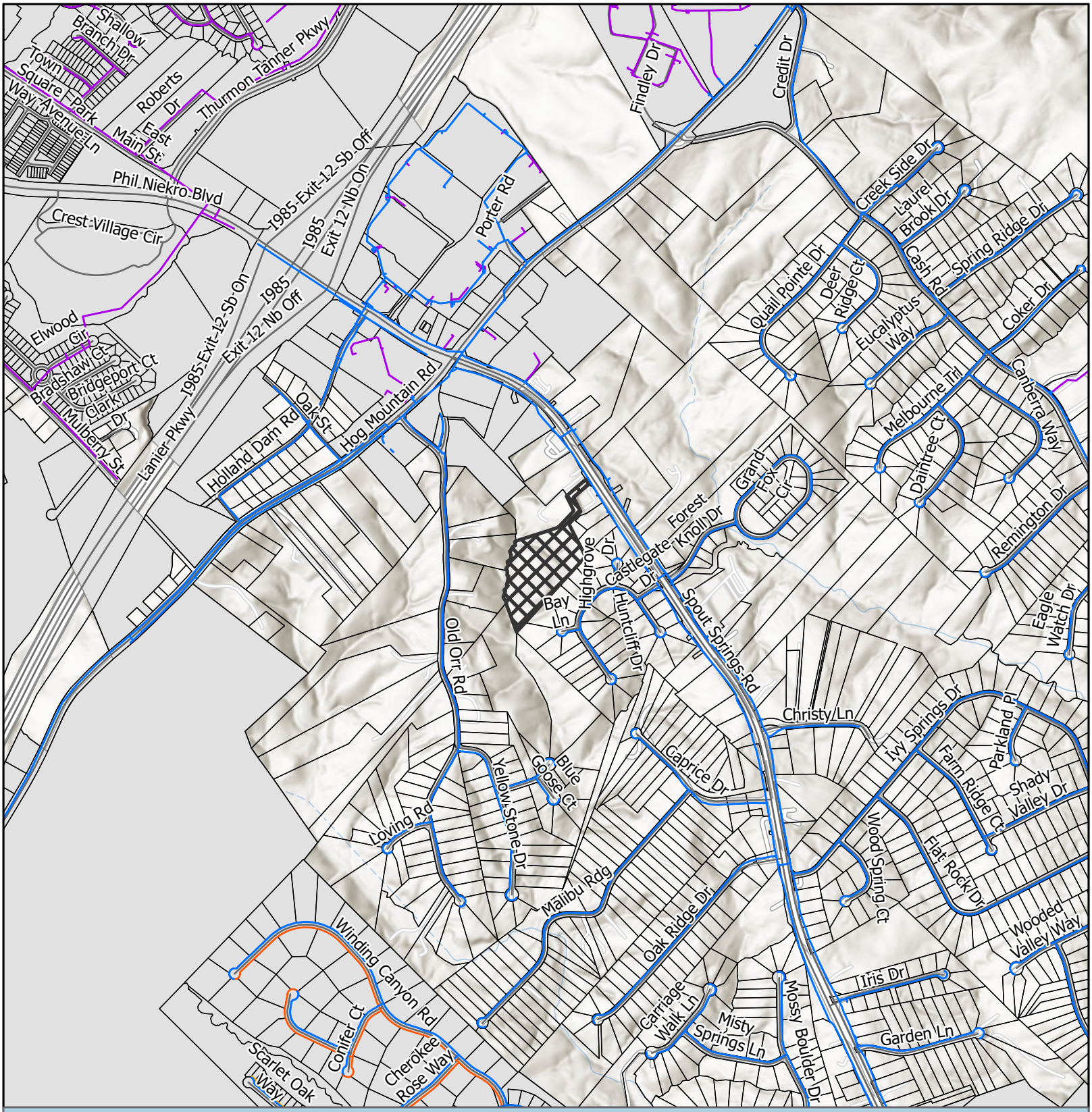
Subject Area
City Limits

Zoning
AG-1
AR-1
HB
O-I
PCD
PID
PRD
R-1
S-S

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Utilities Map

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

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026

Aerial Map

Subject Area
parcel

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District 1

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

Date Prepared: 3/19/2026

Site Plan & Aerial Map

Subject Area
City Limits

Applicant: Bradley Cox
Tax Parcel #: 15046 000026
Location: 6042 Spout Springs Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026

eFiled and eRecorded
DATE: 07/01/2024
TIME: 12:52 PM
DEED BOOK: 9500
PAGE: 38 - 41
FILING FEES: $25.00
TRANSFER TAX: $331.00
PARTICIPANT ID: 7730577849
PT61: 069-2024-004516
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

For official use by Clerk's office only

Record and Return to:
Hunt & Taylor Law Group, LLC
1001 Riverside Drive, Suite A
Gainesville, GA 30501
File No.HT24-0055

STATE OF GEORGIA

COUNTY OF HALL

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

THIS INDENTURE, made the 21st day of June in the year Two Thousand Twenty-Four (2024) between **Yuba Sutter Properties, LLC, a Georgia limited liability company,** of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Bradley Cox and Katherine Cox,** of the County of Hall, State of Georgia, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees, (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN 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 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, the following described property:

SEE EXHIBIT "A" 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 any wise 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.

THIS CONVEYANCE is made pursuant to O.C.G.A. § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with the right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My commission expires: _____

[NOTARIAL SEAL]

Ralph E. Taylor III
NOTARY PUBLIC
Lumpkin County
State of Georgia
My Comm. Expires July 23, 2027

Yuba Sutter Properties, LLC, a Georgia limited liability company

_____ (SEAL)
Todd Reed, Managing Member

Signed, sealed and delivered in

the presence of:

Witness

Notary Public
My commission expires: _____

[NOTARIAL SEAL AFFIXED]

Ralph L. Taylor III
NOTARY PUBLIC
Lumpkin County
State of Georgia
My Comm. Expires July 23, 2027

Yuba Sutter Properties, LLC, a Georgia limited liability company

_____(SEAL)
Michelle Reed, Managing Member

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in 1270 GMD, of Hall County, Georgia, being Tract II, containing 9.697 acres as shown on a survey for Springs Properties, LLC, recorded in Plat Book 870, Page 235, Hall County, Georgia Records, said plat is made a part hereof by reference for a more accurate and complete description on the afore-mentioned property.

Property Address: 6042 Spout Springs Road, Flowery Branch, Ga 30542
Tax Parcel ID# 15046 000026

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 3/17/2026 8:06 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, 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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Will require a business license.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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.

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PLANNING AND DEVELOPMENT DEPARTMENT
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t: 770-531-6809 I f: 770-531-3902

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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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 Cox **, 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 31, 2026 **for** Bradley Cox **.**

Please Print Name

Date

(Name application filed as)

Signature Bradley Cox

(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: BRADLEY COX
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 21, 2026
Time: 6:00 PM.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 170/2026

SUBJECT: **6381 Lakeview Drive | Variance to Section 4.1 |** to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive approximately 0.27 miles north of its intersection with Ansel Court NE (Gwinnett County) | Zoned V-C; Tax Parcel 07360A000028 **| Proposed use: New single-family residence |** Commission District 2 **| Ziad (Tony) Akly, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends **DENIAL** of the applicant's request, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive approximately 0.27 miles north of its intersection with Ansel Court NE (Gwinnett County) | Zoned V-C; Tax Parcel 07360A000028 | **Proposed use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Withdrawal Request
Signed Withdrawal Form (Application)
Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deed
Surrounding Variance Approvals
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Public Comment - from Chuck Button

Outlook

Variance Application - 6381 Lakeview Drive - HVAR26-0009

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Tue 4/21/2026 9:56 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: cbickers@restaurantsconsultinggroup.com <cbickers@restaurantsconsultinggroup.com>
Sent: Tuesday, April 21, 2026 9:09 AM
To: Yesenia Jaurigui-Gonzalez <yjauriguigonzalez@hallcounty.org>
Cc: 'Tony Akly' <Takly@restaurantsconsultinggroup.com>
Subject: RE: Variance Application - 6381 Lakeview Drive - HVAR26-0009

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 Yesenia,

We would like to withdraw our variance request scheduled for today. We will not be attending the meeting.

Please confirm this message.

Thanks

Cy Bickers
Restaurants Consulting Group, Inc.
6017 Sandy Springs Circle
Sandy Springs, GA 30328
404-252-1237 ext 2004

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Ziad (Tony) Akly
Restaurants Consulting Group,
6017 Sandy Springs Circle, Sandy Springs, GA
Phone [redacted]
Email Address Takly@Restaurantsconsultinggroup.com

Property Owner (Name and Mailing Address)

Rory & Gertie
192 Tara Drive
Dawsonville, GA 30534
Phone 706-974-9556
Email Address [redacted]

Location of Property 6381 Lakeview Drive, Buford, GA 30518

Present Zoning Res Existing Structures Yes - Home

Type of Appeal:

X	Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
		x Right Side Yard	From 10 ft. to 5 ft.
		x Left Side Yard	From 10 ft. to 5 ft.
_____	Road Frontage Variance	___ Rear Yard	From ___ ft. to ___ ft.
		___ Road Frontage	From ___ ft. to ___ ft.
_____	Sign Variance	___ Sign Area	From ___ ft. to ___ ft.
		___ Sign Height	From ___ ft. to ___ ft.
_____	Hardship Mobile Home	___ Doctor's Letter	___ Terms Agreement

---

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Sign _____ Date 02.03.26

I hereby withdraw this application.

Sign _____ Date 4/21/26

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

Revised December 2019

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Ziad (Tony) Akly

Request ..... **Variance to Section 4.1** | to reduce the minimum yards and increase lot coverage

Proposed Use ..... New single-family residence

Size ..... 0.20± acres

Zoning ..... Vacation Cottage (V-C)

Location ..... **6381 Lakeview Drive** | Tax Parcel 07360A000028

Commission District ..... Two

Commission Date ..... April 21, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

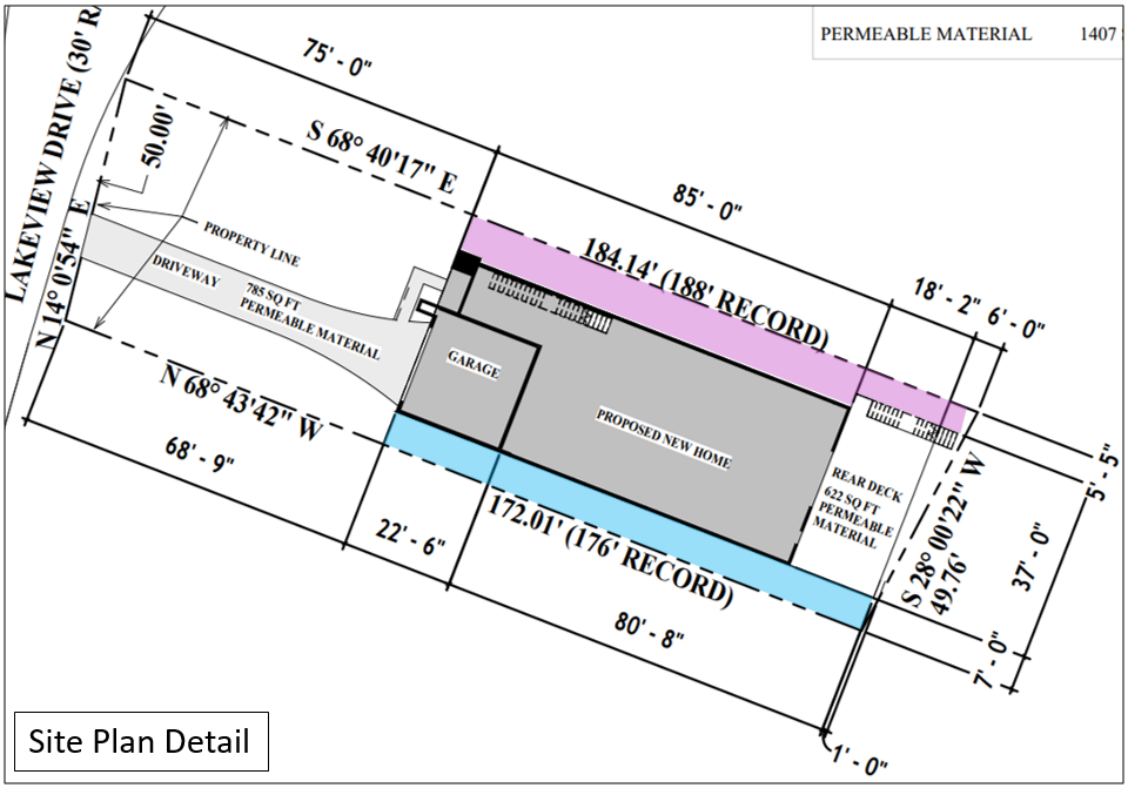
Record Number HVAR26-0009

Staff recommends <u>DENIAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting multiple variances from Section 4.1 to reduce the side yard setback from 10 feet to 5 feet along the northern property boundary, reduce the side yard setback from 10 feet to 7 feet along the southern property boundary, and increase the lot coverage from 35% to 50% for a new single-family residence. The subject property is approximately 0.20± acres in size and zoned Vacation Cottage (V-C).

The property is currently developed with a single-family residence, constructed in 1960, according to the Hall County Tax Assessor records. Surrounding properties are zoned Vacation Cottage (V-C) and are developed with single-family residences, with some parcels vacant. It should be noted on the site plan that the driveway and deck identified as "permeable" are considered to be "impervious" surfaces per County standards and are therefore included in the calculation of impervious lot coverage.



Per the Statement of Hardship, the property owner states that the subdivision was established during a period when building standards differed from those used today. Many of the lots feature narrow widths and slope downward toward the lake, physical characteristics that limit the feasibility of accommodating modern single-family home designs. Additionally, an open records request by the property owner found that multiple properties along the same street and subdivision have been approved for equal or greater reductions in setback requirements. These properties include 6402, 6382 and 6399 Lakeview Drive and the approved variances are outlined below:

- **6402 Lakeview Drive:** Variance from 10 feet to 5 feet from the right-side yard property line and from 10 feet to 5 feet from the left-side yard property line for a residential addition.

- **6382 Lakeview Drive:** Variance from 10 feet to 4 feet from the right-side yard property line and from 10 feet to 6 feet from the left-side yard property line for a single-family residence.

- **6399 Lakeview Drive:** Variance from 10 feet to 4 feet from the right-side yard property line and from 10 feet to 5 feet from the left-side yard property line for a single-family residence.

Although common to this area approval of other variance applications does not create a legal precedent.

Three (3) **variances** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.

  - A side yard setback from 10 feet to 5 feet along the northern property line to allow for a new single-family residence.
  - A side yard setback from 10 feet to 7 feet along the southern property boundary to recognize the location of the existing single-family residence.
- A maximum lot coverage of 35% as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.
  - An increase in lot coverage from 35% to 50% to allow for a 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 lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property is developed with a single-family residence. The subject parcel size, shape and topography are similar to other properties in the area. While the lot was created prior to the adoption of zoning regulations and is significantly smaller than the 35,000 square foot minimum lot size currently required in the R-1 district, this condition alone does not create a hardship. The proposed single-family residence, particularly at the size being requested, is an optional and non-essential design choice rather than a necessity imposed by site constraints.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The size and design of the proposed residence could be modified to meet the applicable setbacks for V-C district. Approval of other variance applications do not create a legal precedent.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner. The location, design, and size of the new residence is a direct action of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks. All surrounding properties are zoned V-C and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated "Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026."

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No Comment

Traffic:
The proposal does not impact traffic volumes

Utilities:
No comment. This property is located in Buford service district.

Hall County Fire Marshal
In an email dated March 17, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Ziad (Tony) Akly
Restaurants Consulting Group,
6017 Sandy Springs Circle, Sandy Springs, GA
Phone [redacted]
Email Address Takly@Restaurantsconsultinggroup.com

Property Owner (Name and Mailing Address)

Rory & Gertie
192 Tara Drive
Dawsonville, GA 30534
Phone 706-974-9556
Email Address [redacted]

Location of Property 6381 Lakeview Drive, Buford, GA 30518

Present Zoning Res Existing Structures Yes - Home

Type of Appeal:

- X Setback Variance
- _____ Road Frontage Variance
- _____ Sign Variance
- _____ Hardship Mobile Home
- X Lot Coverage

___	Front Yard	From ___ ft. to ___ ft.
x	Right Side Yard	From 10 ft. to 5 ft.
x	Left Side Yard	From 10 ft. to 5 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:
- X Plat of Property
- X Deed of Property
- X Hardship Statement
- X Site Plan
- X Floor Plans
- X Other

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

Hardship Mobile Home:

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

_____
(Signature)

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

Sign _____ Date 02.13.26

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
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Rory Puckett Gertie Puckett

Address 192 Tara Drive Dawsonville GA 30534

Phone Number 706 974 9556

Name of applicant(s) Tony Akly

Address 4521 Hampton Woods
Marietta GA 30068

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) Gertie Puckett

Personally appeared before me

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

CY DICKERSON NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 02, 2026

Notary Public

02.05.2026
Date

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not X

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

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

Name of Official(s): N/A Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: [signature] **Date:** 2/16/2026

Applicant's/Owner's Name (Printed): ZIAD AKLY

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

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

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

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

I have**____ I have not 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: Rory Puckett Gertie Puckett **Date:** _____

Applicant's/Owner's Name (Printed): Rory Puckett Gertie Puckett

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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

The subject property is affected by the conditions that are unique to its physical characteristics of narrow lots with steep grades sloping down to the lake. These conditions are directly related to lots natural features rather than any self imposed hardships

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

The resolution of this particular property of reduced side setbacks would not adversley affect the neighborhood or create any property hardships. In fact it would allow construction of commonly displayed homes The ability to add lot coverage allows for a modern size home

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.

Open records request shows approval of multiple additional properties on the same street for equal or greater reduction of setbacks Current existing homes are at or above requested lot coverage

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

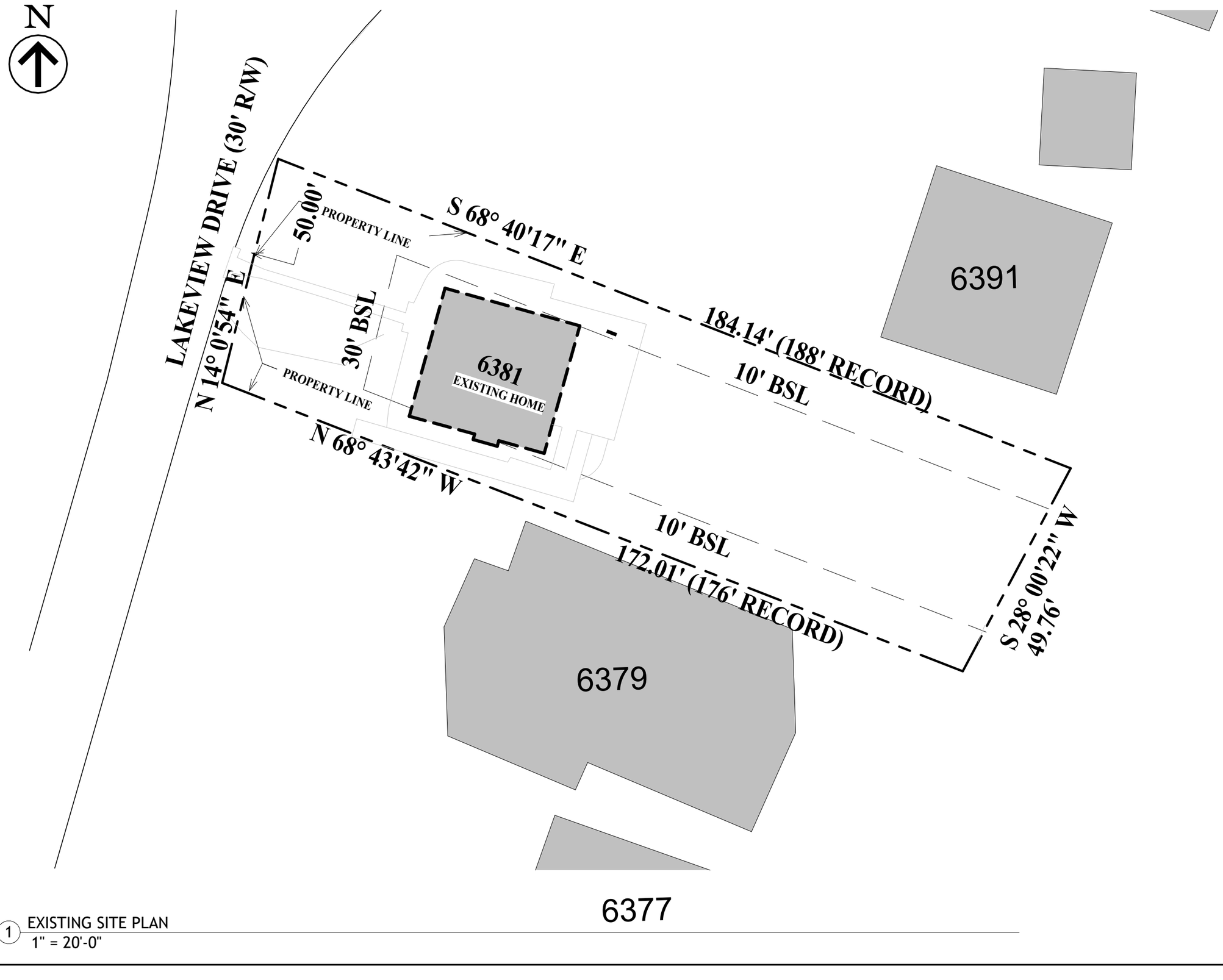
Physical conditions of lot sizes are based on 1960 building standards and do not fit current modern single family homes and econmomic demands based on property values and sales Additional lot coverage allows

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

The approval of this application would in fact grant commonly enjoyed property owners increased value and enhanced opportunity

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

Applicant _____ **Date** 02-13-26 03.16.26



1 EXISTING SITE PLAN
1" = 20'-0"

RCG
RESTAURANTS CONSULTING GROUP, INC.

6017 SANDY SPRING CIR, NW
SANDY SPRINGS, GA 30328
TEL: 404-252-1237

COPYRIGHT OWNERSHIP:

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RESTAURANTS CONSULTING GROUP

6381 LAKEVIEW DRIVE
BUFORD, GA 30518

EXISTING SITE PLAN

Date	Issue Date
Drawn by	Author
Checked by	Checker

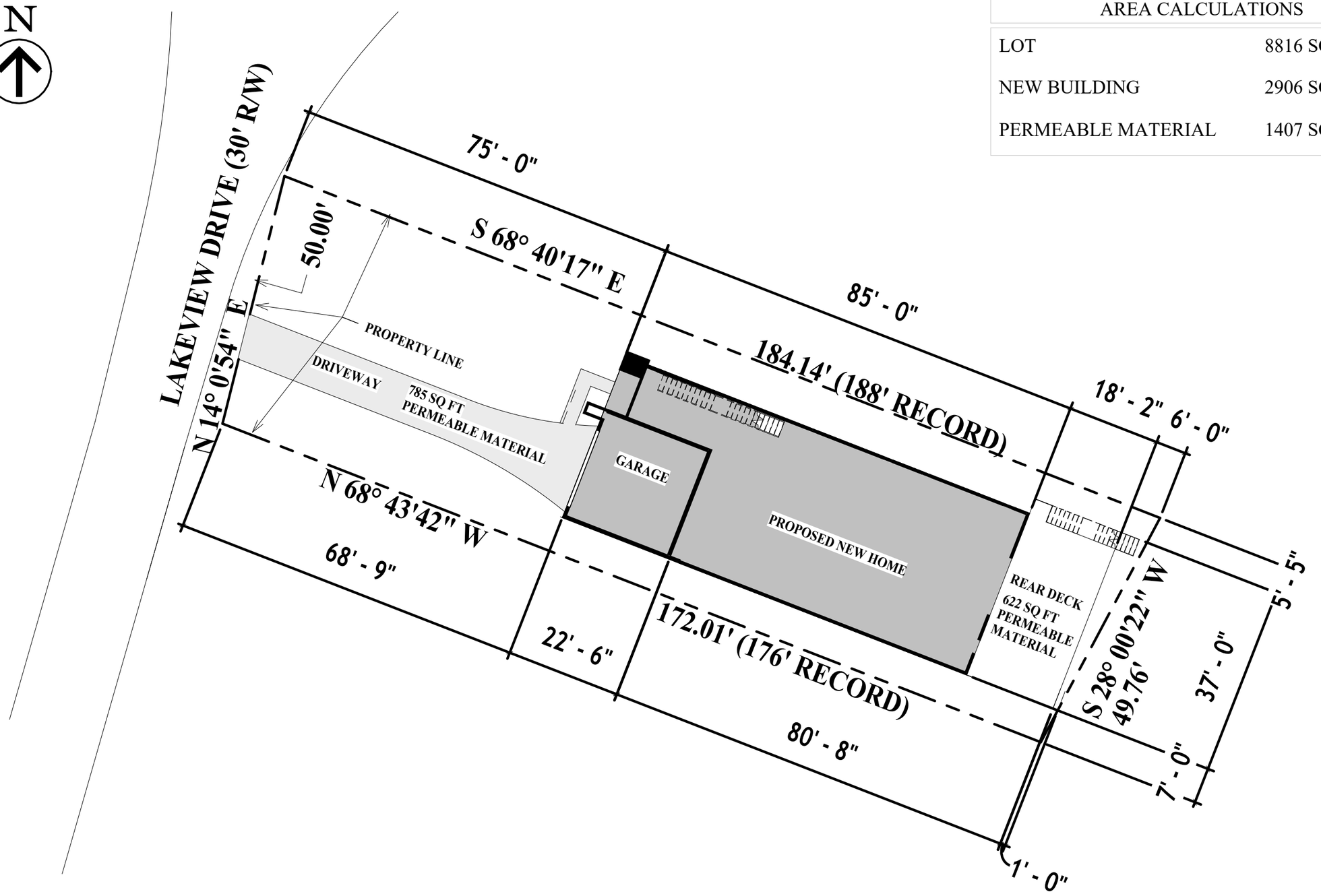
A0-1

Scale 1" = 20'-0"

3/12/2026 3:17:31 PM

N

AREA CALCULATIONS	
LOT	8816 SQ FT
NEW BUILDING	2906 SQ FT
PERMEABLE MATERIAL	1407 SQ FT



1 SITE PLAN
1" = 20'-0"

RCG
RESTAURANTS CONSULTING GROUP, INC.

6017 SANDY SPRING CIR, NW
SANDY SPRINGS, GA 30328
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RESTAURANTS CONSULTING GROUP

6381 LAKEVIEW DRIVE
BUFORD, GA 30518

PROPOSED SITE PLAN

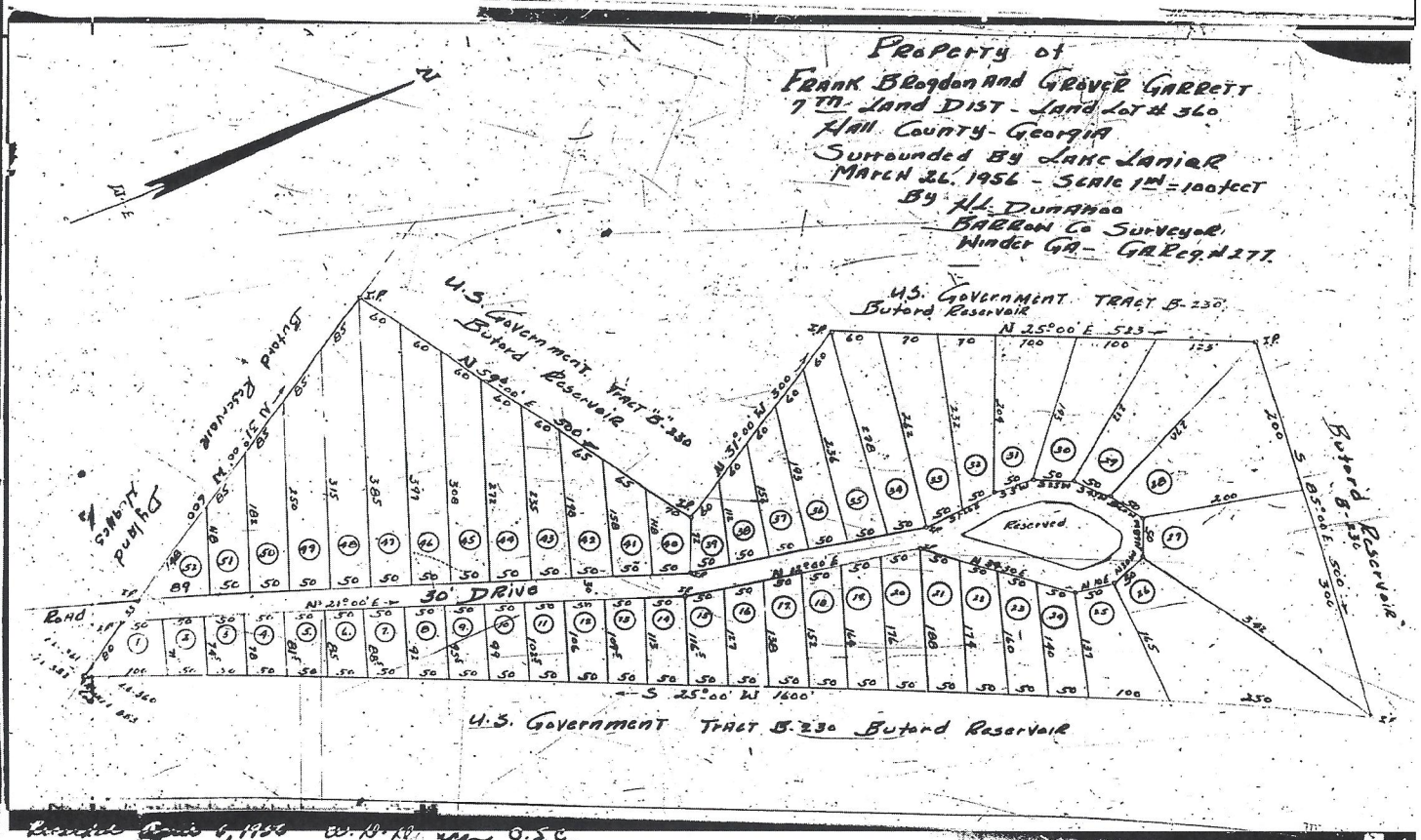
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0-2

Scale 1" = 20'-0"

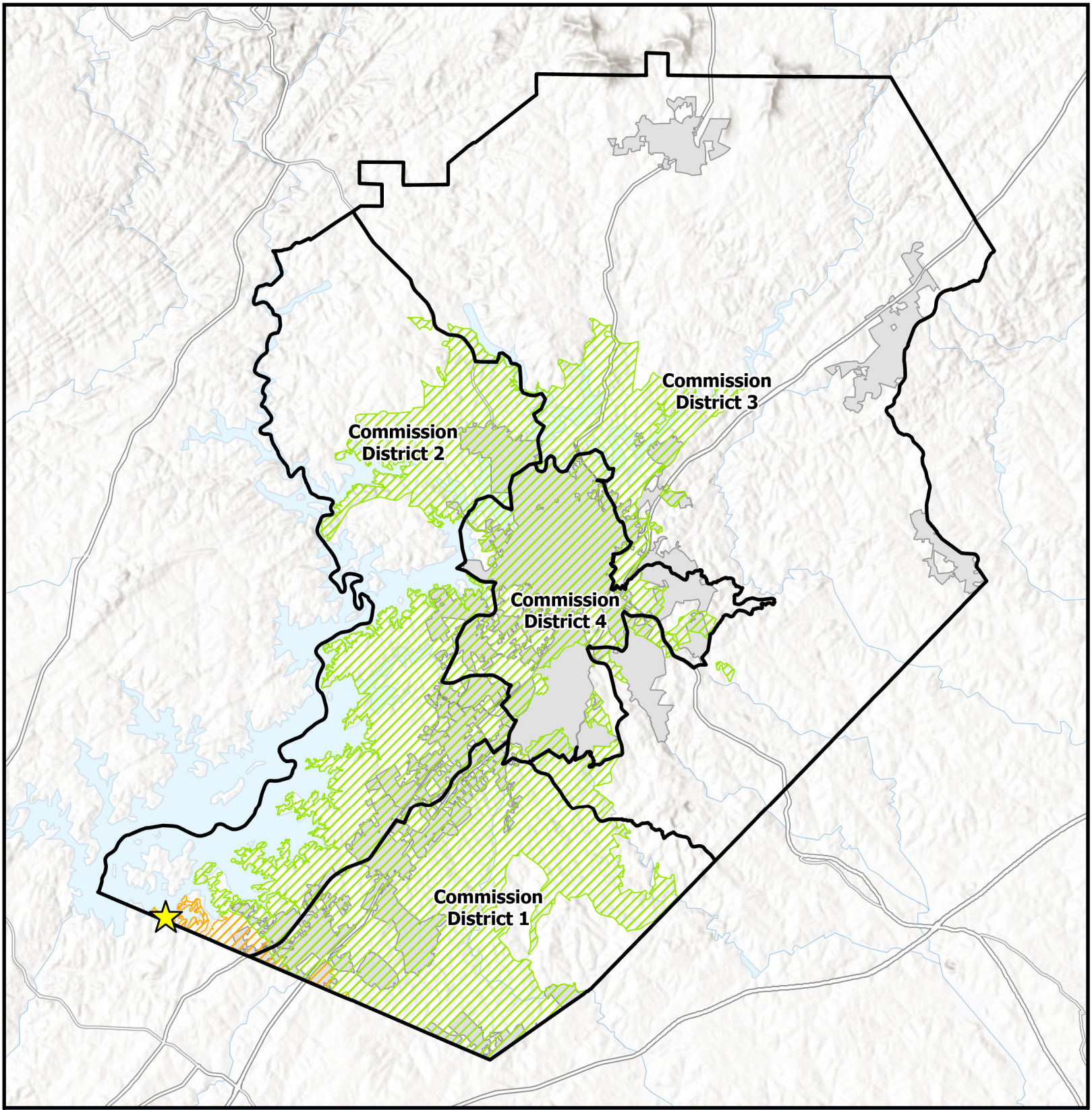
3/12/2026 3:17:31 PM

MICROFILM SYSTEMS 3M COMPANY



Recorded April 6, 1956 W. D. Rogers, Clerk, D.S.C.

101



Overview Map

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

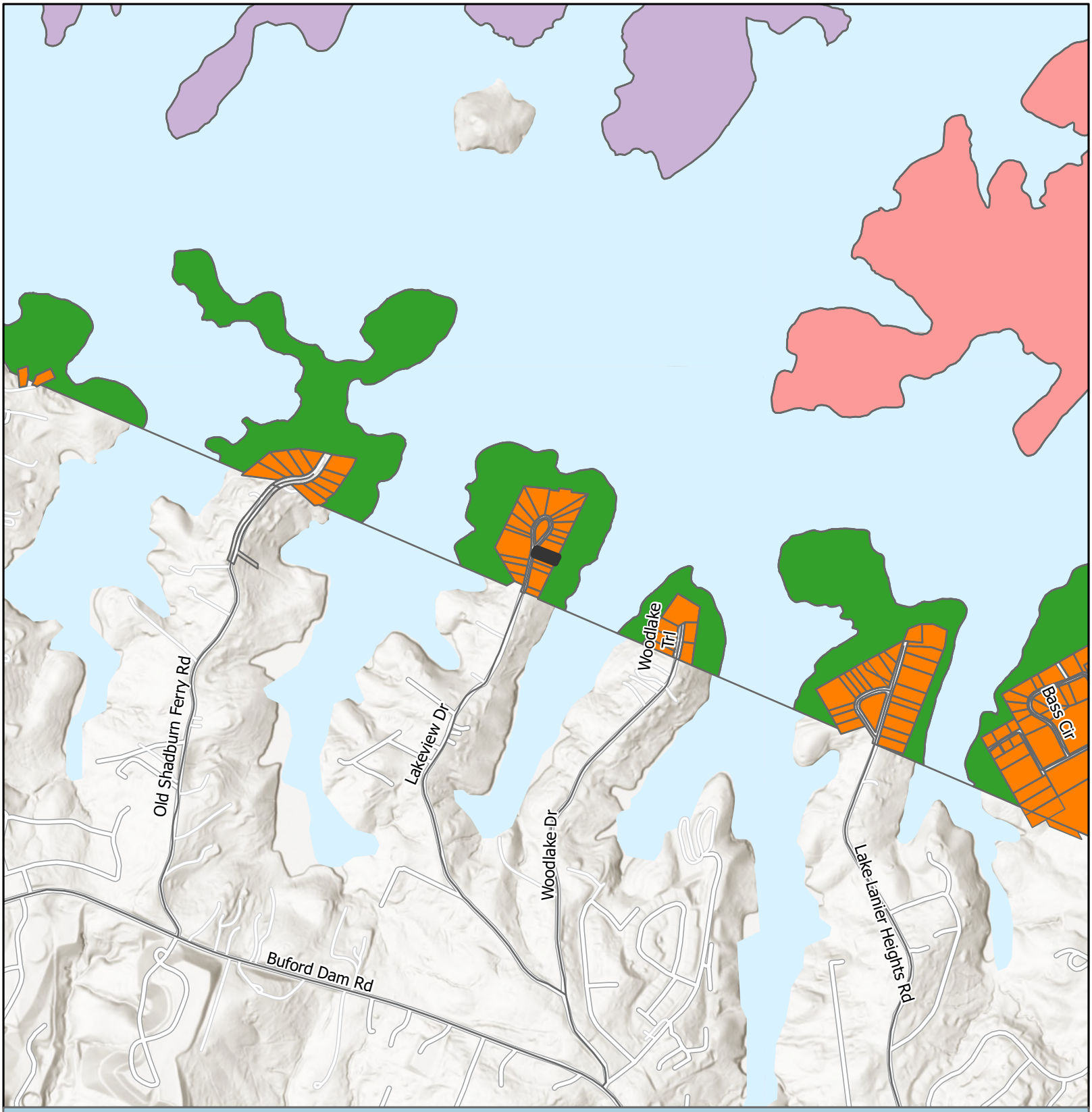
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Ziad (Tony) Akly
Tax Parcel #: 07360A000028
Location: 6381 Lakeview Drive
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026



Future Land Use Map

Subject Area
City Limits

Future Land Use Zones
- Greenspace - Conservation
- Greenspace - Parks
- Lakeside Residential
- Regional Activity Center

Applicant: Ziad (Tony) Akly
Tax Parcel #: 07360A000028
Location: 6381 Lakeview Drive
Commission District: 2

HALL COUNTY
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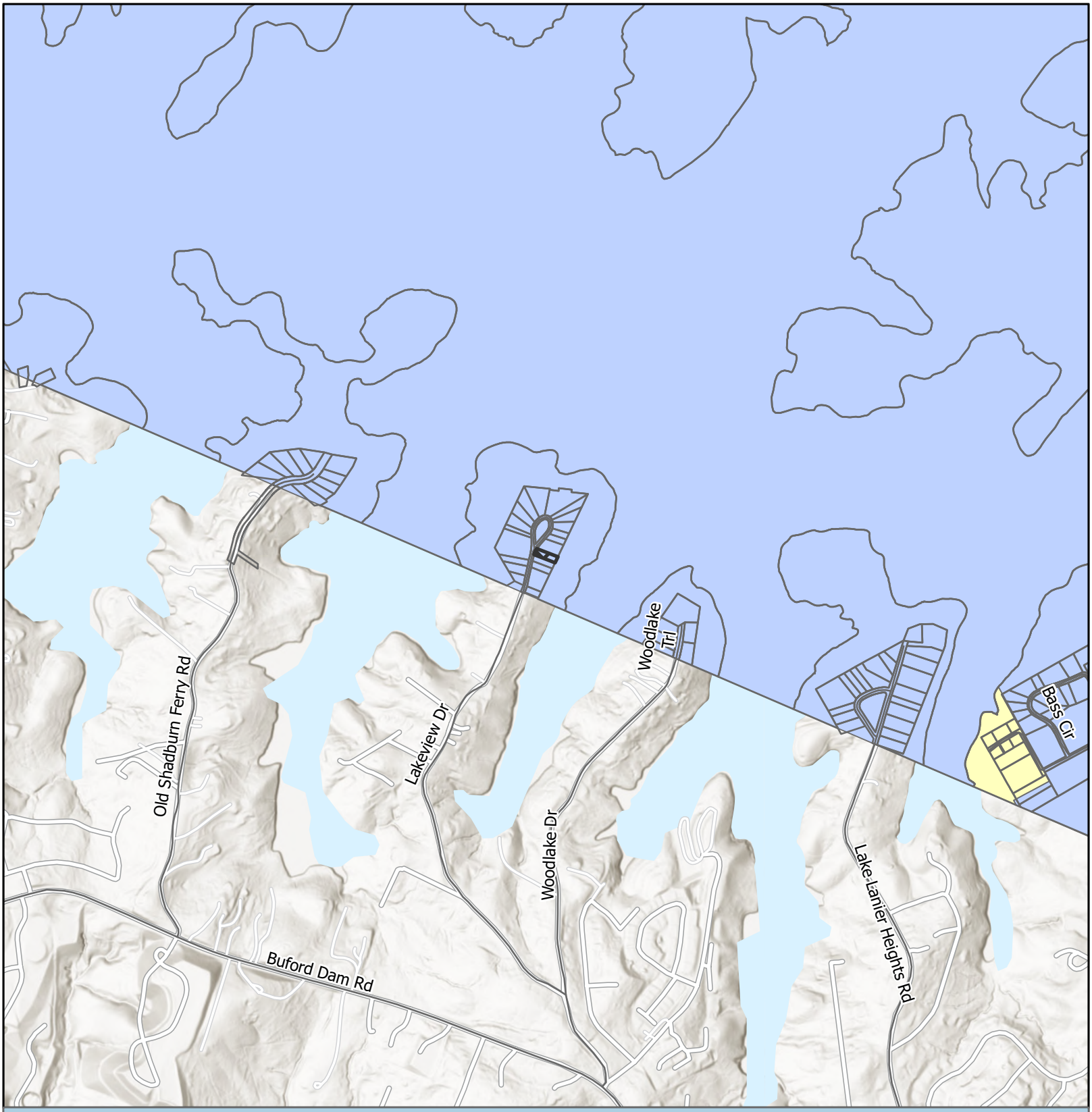
Date Prepared: 3/17/2026



Zoning Map

Subject Area
City Limits

Zoning
R-1
V-C

Applicant: Ziad (Tony) Akly
Tax Parcel #: 07360A000028
Location: 6381 Lakeview Drive
Commission District 2

HALL COUNTY
GEORGIA
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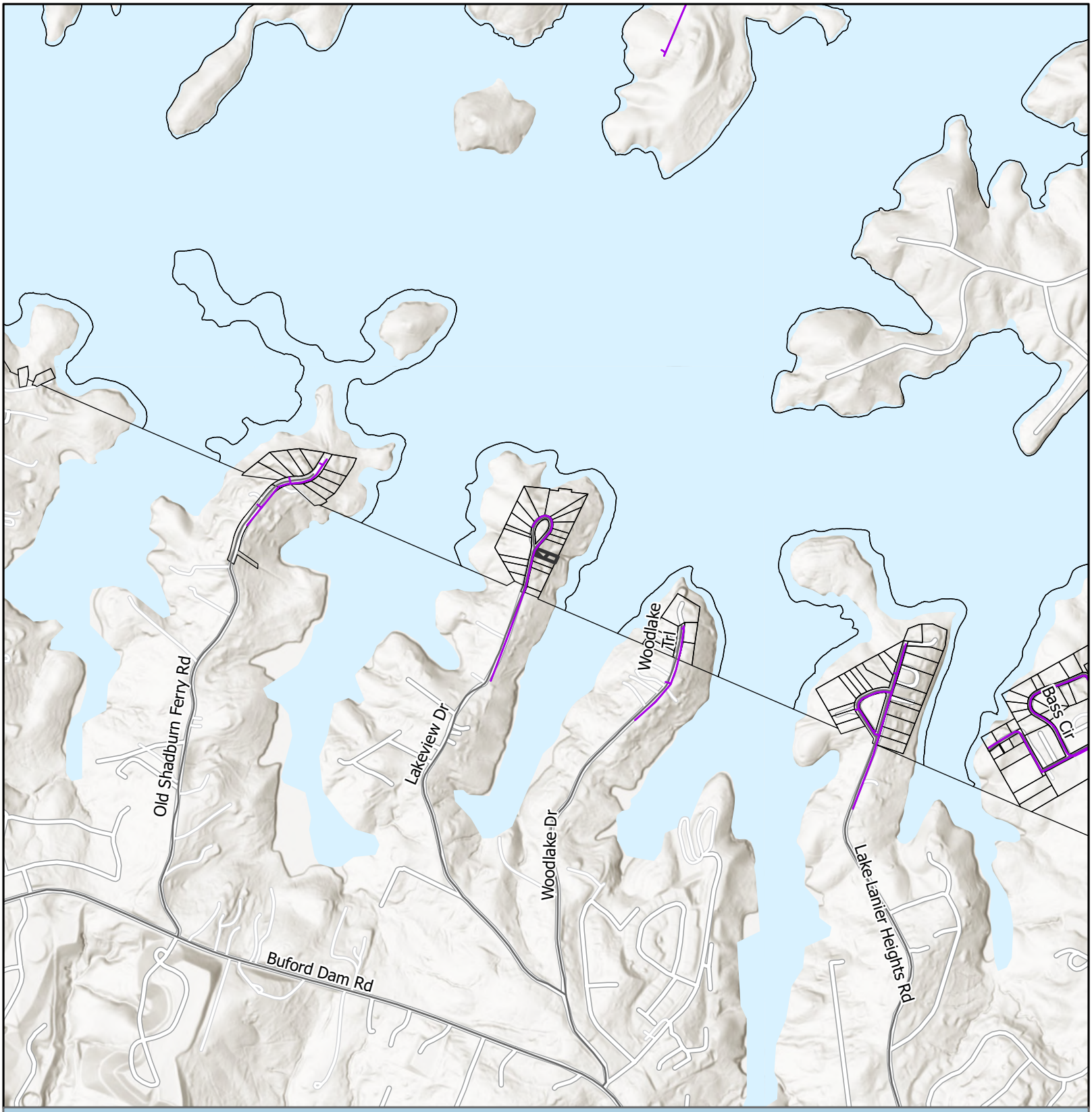
Date Prepared: 3/17/2026



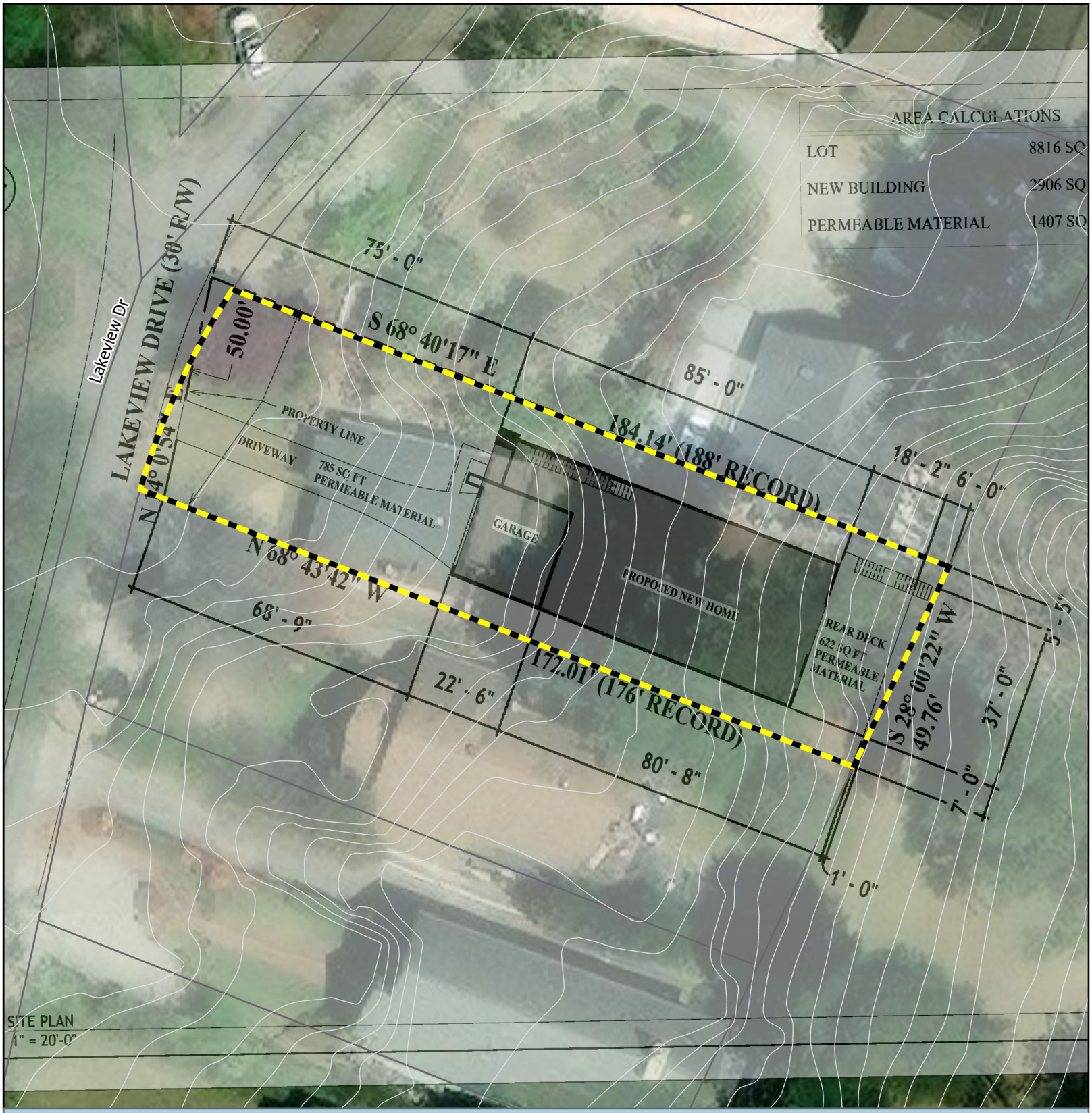
Utilities Map

Private of Other System
Subject Area
City Limits

Applicant: Ziad (Tony) Akly
Tax Parcel #: 07360A000028
Location: 6381 Lakeview Drive
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Site Plan & Aerial Map

Subject Area

Applicant: Ziad (Tony) Akly
Tax Parcel #: 07360A000028
Location: 6381 Lakeview Drive
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/18/2026

012295 GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 7 day of July
20 14 at 11:53 AM. Recorded in Deed
Book 7386 Page(s) 644-645
Charles Baker, Clerk By ER

AFTER RECORDING, PLEASE RETURN TO
James A. Hamilton
Attorney at Law
300 Old Dawson Village Road, Suite 110
Dawsonville, GA 30534

WARRANTY DEED

STATE OF GEORGIA
DAWSON COUNTY

000644

THIS INDENTURE, made this 30th day of June in the year Two Thousand and Fourteen between RORY LYNN PUCKETT of the first part, and RORY LYNN PUCKETT and GERTIE PUCKETT, as joint tenants with right of survivorship, of the second part

WITNESSETH That the said party of the first part for and in consideration of the sum of Ten Dollars ($10 00), love and affection, and other valuable consideration, cash in hand paid, the receipt for which is hereby acknowledged, has bargained, sold and granted, and conveyed to the said parties of the second part, their heirs, and assigns

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN Land Lot 360 of the Seventh District of Hall County, Georgia and being all of Lot No 20 of the Frank Brogdon and Grover Garrett Development as per plat by H. L. Dunahoo, Georgia Registered Surveyor No. 277, dated March 26, 1956, being improved property known as 6381 Lakeview Drive, according to the present system of numbering houses in and around the City of Buford, Georgia, and as per the LEGAL DESCRIPTION set out in Exhibit "A", attached hereto and incorporated herein by reference and made a part hereof for a more complete description.

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.

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 whomsoever.

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

_____(Seal)
RORY LYNN PUCKETT

Signed, sealed and delivered in the presence of.

_____
Witness

_____
Notary Public, Hall County, Georgia

SHERI T. HAMILTON NOTARY PUBLIC GEORGIA EXPIRES February 14, 2016 HALL COUNTY, GA

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 0
Date 7/7/14
Charles Baker
Superior Court Clerk
By ER
PT61 069-2014-004127

EXHIBIT "A"

000645

LEGAL DESCRIPTION

BEGINNING at a point which is the South West Corner of Land Lot No 360, thence running in a Northwesterly direction along the original Land Lot Line separating Land Lot No. 360 and 361 a distance of 80.0 feet to a point on the Easterly side of Lake View Drive, thence running North 21 degrees 00 minutes East following the curvature of Lake View Drive 700 0 feet to a point, thence running North 12 degrees 00 minutes East following the curvature of Lake View Drive 250.0 feet which is the POINT OF BEGINNING, thence running in an Easterly direction 176 0 feet to a point, thence running in a Northerly direction 50.0 feet to a point, thence running in a Westerly direction 188 0 feet to a point, thence running in a Southerly direction 50 0 feet to the POINT OF BEGINNING; and being the same property conveyed to Samuel T. Nunn and Elizabeth W. Nunn by Charles A. Boatman, dated October 15, 1969, at Deed Book 420, Pages 183-184, of Hall County Records.

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Hall County Government
PLANNING AND ZONING

October 10, 2025

Tyler Young
6297 Lakeview Drive
Buford, GA 30518

Dear Applicant:

On October 6, 2025 the Hall County Planning Commission voted to approve with conditions the application of:

6382 Lakeview Drive | Variance to section 4.1 | to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnet County line | Zoned V-C; Tax Parcel 07360A000014 | **Proposed use: Single-family residence** | Commission District 2 | **Tyler Young, applicant**

Conditions:

1. A variance is granted from 10 feet to 4 feet from the right side yard property line and from 10 feet to 6 feet from the left side yard property line.

2. The four corners of the proposed home shall be staked by a license surveyor or engineer prior to the commencement of construction.

3. The proposed home is prohibited from being a short-term rental

The Planning Commission's decision on this item will be the final action taken **unless appealed.** The Planning Commission's decision regarding the above request **may be appealed** to the Hall County Board of Commissioners by filing an application and **appropriate appeal fee** with the Hall County Planning Department within thirty (30) days of the date of the Planning Commission's decision notification.

If appealed, the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on **Thursday, November 13, 2025 at 6:00 p.m.** at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commission's decision.

If you have any questions, please call this office.

HALL COUNTY GOVERNMENT
Planning Department
440 Prior Street, S.E.
Gainesville GA 30501

Mailing Address: P O Box 1435, Gainesville, GA 30503

September 23, 2009

Deborah Williams
3519 Briarcliff Road, NE
Atlanta, GA 30345

Dear Ms. Williams:

On September 21, 2009, the Hall County Planning Commission voted to approve, with conditions, the application of Deborah L. Williams for a right yard setback from 10 ft. to 5 ft.; and a left side yard setback from 10 ft. to 8 ft. on a 0.23± acre tract located on the west side of Lakeview Drive, 900± ft. north of the Gwinnett County line; a.k.a. 6382 Lakeview Drive; Zoned V-C; Tax Parcel 07360A000014. Proposed Use: To construct home on property. Commission District 1.

Conditions:

1) The development of the site shall occur as generally depicted and described in the concept plan and project narrative.
2) Right yard setback may be varied from 10 foot to 5 foot and left side yard setback from 10 foot to 8 foot.

The Planning Commission's decision on this item will be the final action taken **unless appealed.** The Planning Commission's decision regarding the above request **may be appealed** to the Hall County Board of Commissioners by filing an application and **appropriate appeal fee** with the Hall County Planning Department within five working days of the date of the Planning Commission's decision.

Appeals to the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on **October 8, 2009 at 5:00 p.m. at the Georgia Mountains Center, 301 Main Street, SW Gainesville, Georgia.**

Approval of your application by the Board is valid for one year. Failure to obtain the proper permits and/or licenses and proceed with the building, occupancy or establishment of business within that time will result in the Board's approval becoming null and void.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commissions' decision.

If you have any questions, please call this office.

Respectfully,

HALL COUNTY PLANNING COMMISSION

Don Smallwood

Don Smallwood
Chairman

/jw

HALL COUNTY GOVERNMENT
Planning Department
440 Prior Street, S.E.
Gainesville GA 30501

Mailing Address: P O Box 1435, Gainesville, GA 30503

November 6, 2007

Bill and Sheila Versteeg
330 Guildhall Grove
Alpharetta, GA 30022

Dear Mr. and Mrs. Versteeg:

On November 5, 2007, the Hall County Planning Commission voted to approve, with a condition, the application of Bill and Sheila Versteeg for a right side yard setback from 10 ft. to 5 ft., and a left side yard setback from 10 ft. to 5 ft. on a 0.31± acre tract located at the terminus of Lakeview Drive; a.k.a. 6402 Lakeview Drive; Zoned V-C; Tax Parcel 07360A000022. Proposed Use: To construct addition to existing home. Commission District 1.

Condition

1) The applicant will be required to adhere to all Hall County Environment Health Department requirements.

The Planning Commission's decision on this item will be the final action taken **unless appealed.** The Planning Commission's decision regarding the above request **may be appealed** to the Hall County Board of Commissioners by filing an application and **appropriate appeal fee** with the Hall County Planning Department within five working days of the date of the Planning Commission's decision.

Appeals to the above-referenced request will be heard by the Hall County Board of Commissioners at a public hearing on **December 13, 2007 at 5:00 p.m. at the Georgia Mountains Center, 301 Main Street, Gainesville, Georgia.**

Approval of your application by the Board is valid for one year. Failure to obtain the proper permits and/or licenses and proceed with the building, occupancy or establishment of business within that time will result in the Board's approval becoming null and void.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Planning Commissions' decision.

If you have any questions, please call this office.

Respectfully,

HALL COUNTY PLANNING COMMISSION

Don Smallwood

Don Smallwood
Chairman

/jw

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.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
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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 3/17/2026 8:02 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, 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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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
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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **April 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

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Will require a business license.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

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5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

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

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

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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN MARCH 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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, Cy Bickers (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** 03-27-2026 (Date) **for** 21AD AKLY (Name application filed as).

Signature _____

(The original document is required)

Revised September 2021

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: ZIAD (TONY) AKLY
REQUEST: REDUCE THE MINIMUM YARDS AND INCREASE LOT COVERAGE FOR NEW SINGLE-FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
6381

Outlook

Variance at 6381 Lakeview Dr - Tax parcel # 07360A000028

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Fri 4/17/2026 10:15 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Chuck Button [redacted]
Sent: Friday, April 17, 2026 10:07 AM
To: Planning <planning@hallcounty.org>
Subject: Fw: Variance at 6381 Lakeview Dr - Tax parcel # 07360A000028

Some people who received this message don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Get Outlook for Android

From: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Sent: Thursday, April 9, 2026 11:44:13 AM
To: Chuck Button [redacted]
Subject: RE: Variance at 6381 Lakeview Dr - Tax parcel # 07360A000028

Good morning Mr. Button,

Would you like your comment submitted for the public record? If so, would you please send it to planning@hallcounty.org. We can then add it to the public comments for the Board of Commissioners.

Sincerely,

Lynn Taylor
Principal Planner
Hall County Community Development and Infrastructure
2875 Browns Bridge Road, Gainesville, GA 30503
Office Direct: (770) 297-4541
Email: ltaylor@hallcounty.org

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

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

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From: Chuck Button [redacted]
Sent: Wednesday, April 8, 2026 9:42 AM
To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc: Billy Powell (County Commission) <bpowell@hallcounty.org>
Subject: Re: Variance at 6381 Lakeview Dr - Tax parcel # 07360A000028

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.

Lynn, thank you for your response. I appreciate you timely response. In asking my neighbor about his new house across the street, his new house is going to be approximately 34 wide and 57 feet long. That is more realistic for the lot that is asking for the variance. Reducing the side yard to 5 feet allowing 40 feet (plan shows 37 ft) wide home and 85 feet long is too large for the lot. Assuming a 2-story home with a basement you are looking at a 7,000 plus home. Building a home that is 34 by 60 is more like most of the homes in the area or 5,000 ft. The topo is very difficult on the lot with about 15 feet or more from the top of the lot to the core line. I have a 10-foot side yard and its 34 feet wide and 40 feet long with about 2700 ft with a basement and I live on a 100 ft lot. They bought the lot with standard setbacks. I am not opposing the new home but it is just too large for the 50 foot lot. A reduction in the allowed footprint is more realistic.

I appreciate your consideration, thanks

Chuck Button
Next door neighbor
6391 lakeview dr

AGENDA ITEM

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

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 171/2026

SUBJECT: **2983 Rivercrest Drive | Variance to Section 4.3 |** to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 **| Proposed use: Accessory building |** Commission District 3 **| James (Dustin) Slaton, applicant**

Meetings:

Work Session Date: 04/20/26 **Voting Meeting Date:** 04/21/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends **DENIAL**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 **| Proposed use: Accessory building |** Commission District 3 **| James (Dustin) Slaton, applicant**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Site Photos
Elevation
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Public Comment - from David Finn

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... James (Dustin) Slaton

Request ..... **Variance to Section 4.3** | to reduce the minimum yards and increase lot coverage

Proposed Use ..... Accessory building

Size ..... 0.67± acres

Zoning ..... Residential 1 (R-1)

Location ..... **2983 Rivercrest Drive** | Tax Parcel 15030E000005

Commission District ..... Three

Commission Date ..... April 21, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0010

Staff recommends <u>DENIAL</u> of the applicant's request.

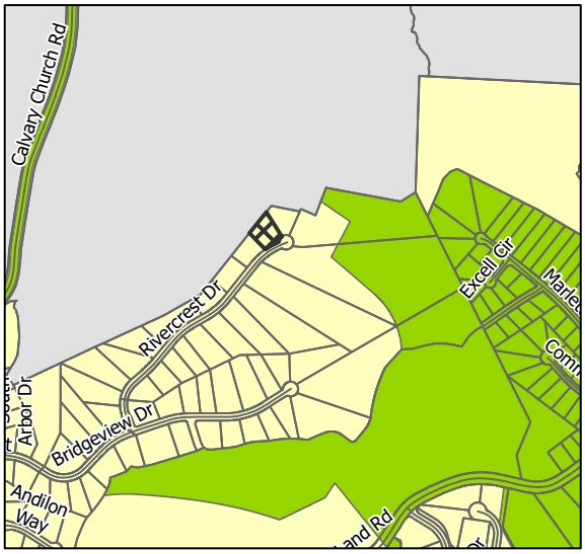
<u>Summary Analysis</u>

The applicant is requesting multiple variances to Section 4.3 to reduce the rear yard setback from 20 feet to 14 feet, reduce the side yard setback from 10 feet to 7 feet along the northeastern property boundary, and increase lot coverage from 35% to 86%to allow a garage addition. The subject property is approximately 0.67± acres in size and is zoned Residential 1 (R-1).

According to the Hall County Tax Assessor records, the property is currently developed with a single-family residence constructed in 1995, along with a swimming pool (MIS2004-00088) and a two-story garage (RES2004-01184). The existing residence and the two-story garage are connected by a structural wall.

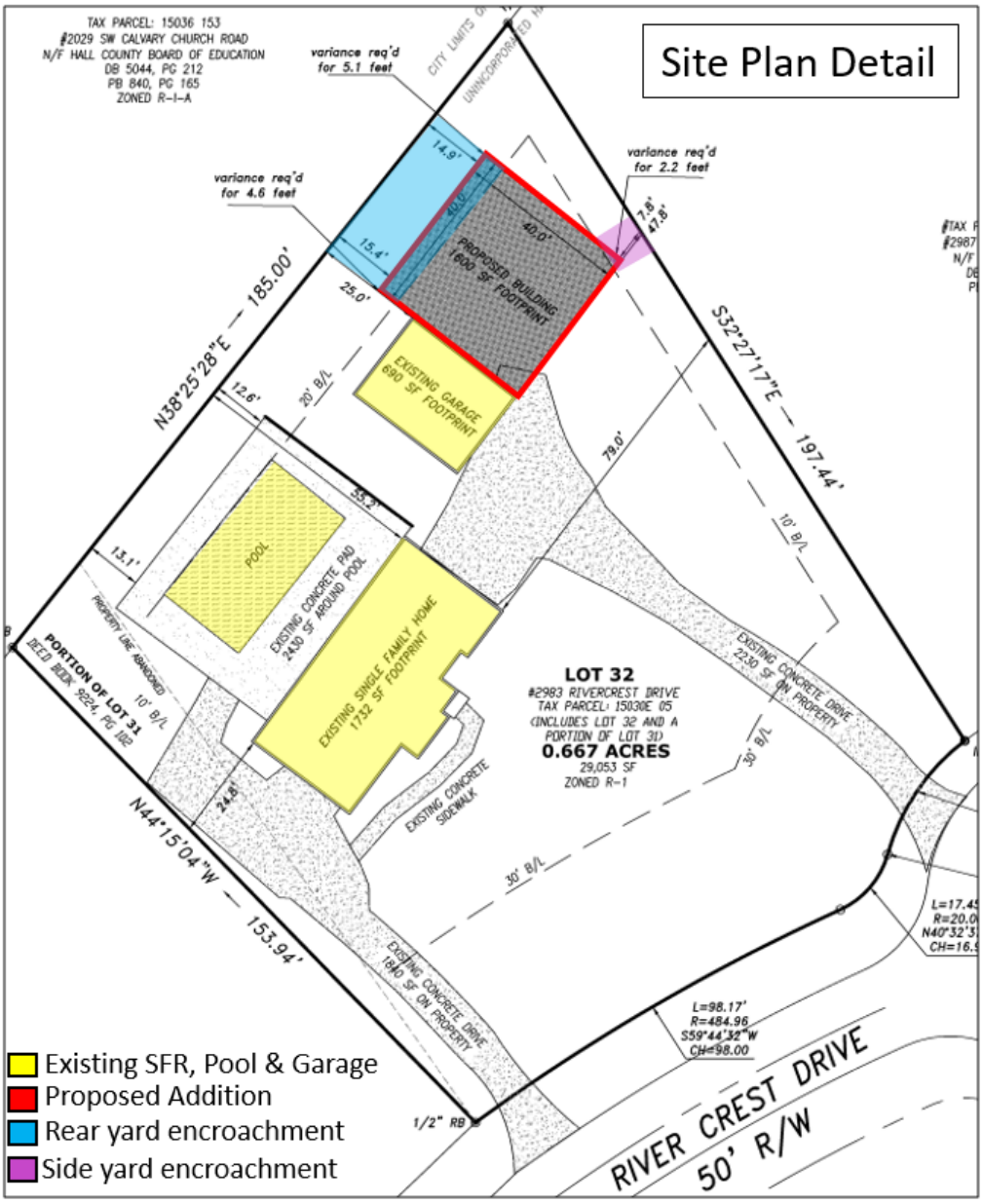
The surrounding properties are zoned and developed as outlined below:

North:	City of Gainesville: Chicopee Woods Elementary School
East:	Residential 1 (R-1): Single-family residences & undeveloped
South:	Residential 1 (R-1): Single-family residences & undeveloped
West:	Residential 1 (R-1): Single-family residences & undeveloped; City of Gainesville: Chicopee Woods Elementary School



The applicant explains that the property has challenging terrain that limits how much of the lot can be safely used. The front of the lot is narrow, but it widens toward the back where the ground becomes steep, uneven, and heavily eroded. The house and existing garage sit midway up this slope, and the angled placement of the garage further restricts usable space. The applicant reports ongoing issues with erosion, runoff, fallen trees, and deer frequently traveling through the steep area between the garage and the neighboring lot, contributing to property damage and makes the area difficult to maintain. Despite attempts to stabilize the ground, these problems persist. Because of these conditions, the applicant states that the functional portion of the lot is much smaller than the zoning allowance assumes. To address these issues, the applicant is requesting variances for increased lot coverage and reduced setbacks to construct a 40-by-40-foot addition intended to stabilize the slope, reduce erosion, and limit further damage.

The applicant has provided photographs of the lot that depict these existing conditions and the proposed location of the addition.



Three (3) **variances** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A side yard setback from 10 feet to 7 feet along the northeastern property boundary to allow for the addition of a 40-foot by 40-foot garage.
- Rear yard setback requirement of 20 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A rear yard setback from 20 feet to 14 feet along the northwestern property boundary to allow for the addition of a 40-foot by 40-foot garage.
- A maximum lot coverage of 35% as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - An increase in impervious lot coverage from 35% to 86% is proposed to allow for the addition of a 40-foot by 40-foot garage.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property is developed with a single-family residence. The subject parcel size, shape and topography are similar to other properties in the area. The circumstances described do not impair the reasonable use of the property as developed, and therefore do not meet this hardship standard required to justify the proposed variances.**

   The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The circumstances described do not impair the reasonable use of the property as developed, and therefore do not meet this hardship standard required to justify the proposed variances.**

2. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

3. Such conditions are not the result of any actions of the property owner**; The size, shape, and topography of the lot are not the result of any actions of the property owner. The location of the proposed garage addition is a direct action of the property owner.**

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback and lot coverage standards exist to maintain consistent development patterns with reasonable setbacks and lot coverage. All surrounding properties are zoned R-1 and subject to these standards.**

Development Support and Constraints

Hall County Environmental Health
In an email dated March 25, 2026, Emily McGahee stated “Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.”

Georgia Department of Transportation
In an email dated March 16, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated “Off system, no impacts to the state route expected.”

Hall County Public Works and Utilities
In a memorandum dated March 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No Comment

Traffic:
The proposal does not impact traffic volumes

Utilities:
No comment. This property is located in Gainesville sewer district.

Hall County Fire Marshal
In an email dated March 17, 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
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

James (Dustin) Slaton
2983 Rivercrest Drive
Gainesville, GA 30507

Phone [redacted]

Email Address dustin.slaton@zf.com

Property Owner (Name and Mailing Address)

James (Dustin) Slaton
2983 Rivercrest Drive
Gainesville GA 30507

Phone [redacted]

Email Address dustin.slaton@zf.com

Location of Property 2983 Rivercrest Drive, Arbor Trace Subdivision PT 31 & 32

Present Zoning R-1 Existing Structures Single Family Home Detached Garage

---

Type of Appeal:

✓ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	✓ Right Side Yard	From 10 ft. to 7.8 ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	✓ Rear Yard	From 20 ft. to 14.9 ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
X Other: Lot Coverage	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print James Dustin Slaton Date 2-16-26

Sign [signature] Date 2-16-26

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
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

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

Name of Official(s): N/A Office: —

Dollar Amount: — Date of Contribution: —

Applicant's/Owner's Signature: James Dustin Slaton **Date:** 2-14-26

Applicant's/Owner's Name (Printed): James Dustin Slaton

James Dustin Slaton

2983 Rivercrest Drive

Gainesville, Georgia 30507

Telephone: [redacted]

Email: dustin.slaton@zf.com

February 16, 2026

Hall County Planning & Zoning Department

Gainesville, Georgia

Reference: Variance Arbor Trace Subdivision and Additional Usage of More Than 35%, 2983 Rivercrest Drive, Gainesville, Georgia, Lot Pt 31, Lot 32, Zoned R-1, Parcel 15030E000005

Dear Members of the Zoning Board and Hall County Commissioners:

This variance and additional usage in excess of 35% of my property is necessary to alleviate a hardship due to rough, uneven terrain that is difficult and dangerous to walk on. Several trees have fallen and hit the existing structure. Erosion is present in several areas of the property with a large drop off located near the setback. I am located on a steep hill that begins on Lot 31 with a gradual slope and levels at the neighbor on Lot 33

Deer are creatures of habit. I have multiple herd crossing on the site where I need to add the addition to correct the hardships.. The deer have been crossing for years. It was only just a few deer, two of the herd have increased to 27 and 15. The deer cross at the site of the addition causing further destruction and erosion to the property. I am requesting the size of the addition to alleviate a steep drop off between my property and Lot 33 and correct the other conditions. I have tried to reroute the deer with repellents, obstacles on the property and other suggestions from the game warden. The deer have cost me several thousand dollars over the years with no long-term solution. By adding the addition this size the deer will be forced back in the woods to reroute giving me a permanent solution to this problem.

I am requesting more than 35% usage of my property. A variance for the set back to add a 40X40 structure to an existing garage on my property. I am requesting a 2.2 feet variance due to the angle of the property line for only the front corner of the building next to lot 33, The house on lot 33 is near the street. The addition would be

near a wooded area behind the house and not next to the house Due to the position of the addition it will be less visible from the street and would not have any impact on the neighbor.

Due to the angle of the property in the back I am requesting a variance for the back of my property of 4.6 feet for the left corner and 5.1 feet for the right corner of the addition. The back of my property adjoins acreage owned by Hall County Board of Education, Chicopee Woods Elementary School and is not a part of Arbor Trace Subdivision.

This acreage begins on a steep hill. There is also a large ravine on the property behind the school. In my opinion it would be doubtful if any development by the school or industry would ever be near the property line. The terrain is extremely steep with difficult accessibility.

I have reviewed the GIS of Arbor Trace Subdivision and found several exceptions/variances of the setbacks in the neighborhood. It also appears more than 35% property usage by several property owners is also enjoyed. These exceptions had no impairment to the neighborhood.

In approving this variance and the additional usage of my property in excess of the 35%, it will in no way impair the character of the neighborhood or effect traffic. I am located at the end of the street. It will allow me to protect the property and improve the appearance. It is difficult to maintain the property in the current condition due to the hardship of the land and wildlife. I will be able to enjoy my property to the full extent after the hardships are resolved as other residents with exceptions.

I appreciate and thank you for your consideration.

Best regards.

James Dustin Slaton

Statement of Hardship – James Dustin Slaton

PT Lot 31 & Lot 32 Zone R-1

2983 Rivercrest Drive

Gainesville, Georgia

I own part of Lot 31 and 32 at 2983 Rivercrest Drive. My lot is an odd shape narrow in the front and wider in the back. My house and the garage I want to extend are midway up a steep hill. Placement of the existing garage is also a factor as it is built at an angle.

At the beginning of my property on Lot 31 the property begins a gradual slope and levels on the neighbor at Lot 33. The problem begins midway in Lot 32. The terrain is rough steep and eroded. It is dangerous and hard to walk in this area. There is a large drop off near Lot 33.

I need more use of my property than the 35% use designated for Zone R-1. I have additional hardship by not having more use of my property. I am extremely frustrated not being able to correct the hardship and financial waste it has caused.

At the top of the hill just past the property line I am bordered by a large acreage. Multiple deer herd cross from the top of the hill and travel between the existing garage and Lot 33. They eat everything in site and sometimes bed there. I have filled in dirt, planted ground cover trying to correct the ruts, erosion and soft soil with no success. I also have damage from heavy rains and loss of trees falling causing damage to the existing structure.

Due to no success to remedy all hardships I am requesting additional usage of my property more than the 35%, as well as the corner and back variance for a 40X40 addition to block the deer from further destruction from crossing my property, take care of the large drop off and eliminate further erosion to my property.

There is a wooded area between Lot 31 and Lot 32 that is very deep in leaves that the deer could reroute. Deer are creatures of habit unless they are blocked by this addition they will continue to cause further destruction to my property.

In my opinion the other property owners that do not have any wooded areas between their properties appear to enjoy more than 35% of usage of their property. No adverse conditions are incurred from the additional usage of the property.

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).

shape of lot and placement of existing garage. Rough uneven terrain, erosion ruts, large drop off. Deer herds crossing/grazing causing further erosion.

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

Hazardous walking conditions on the property. Failure to maintain attractive conditions worsening each year due to the terrain and wildlife herds increasing from other projects in the area.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

There is no appearance of rough terrain erosion that I have observed in the neighborhood other than my property. Multiple other neighbors built in the setbacks. I would be deprived of use unlike my neighbors.

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

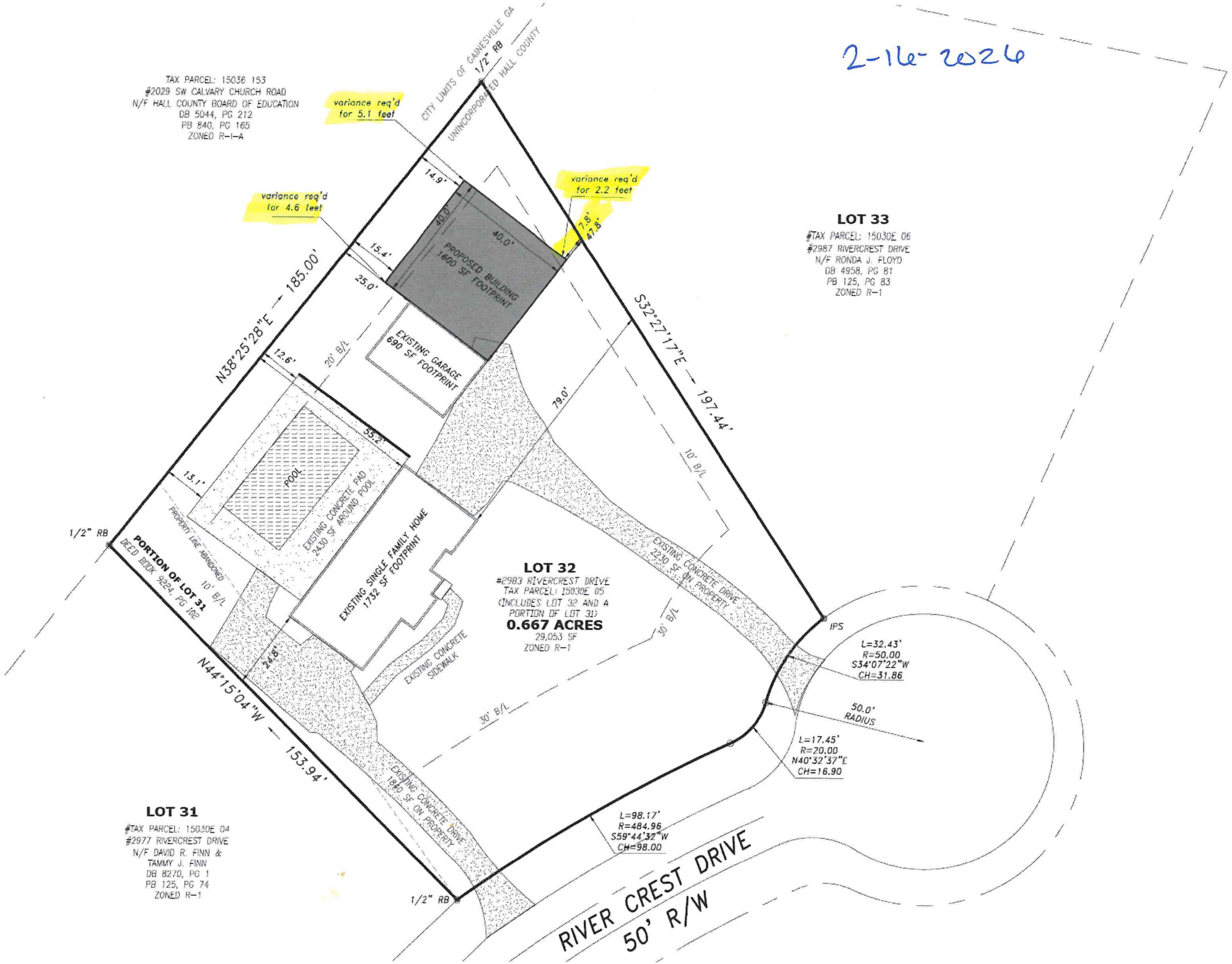
No conditions were caused by the property owner. Condition as worsened each year.

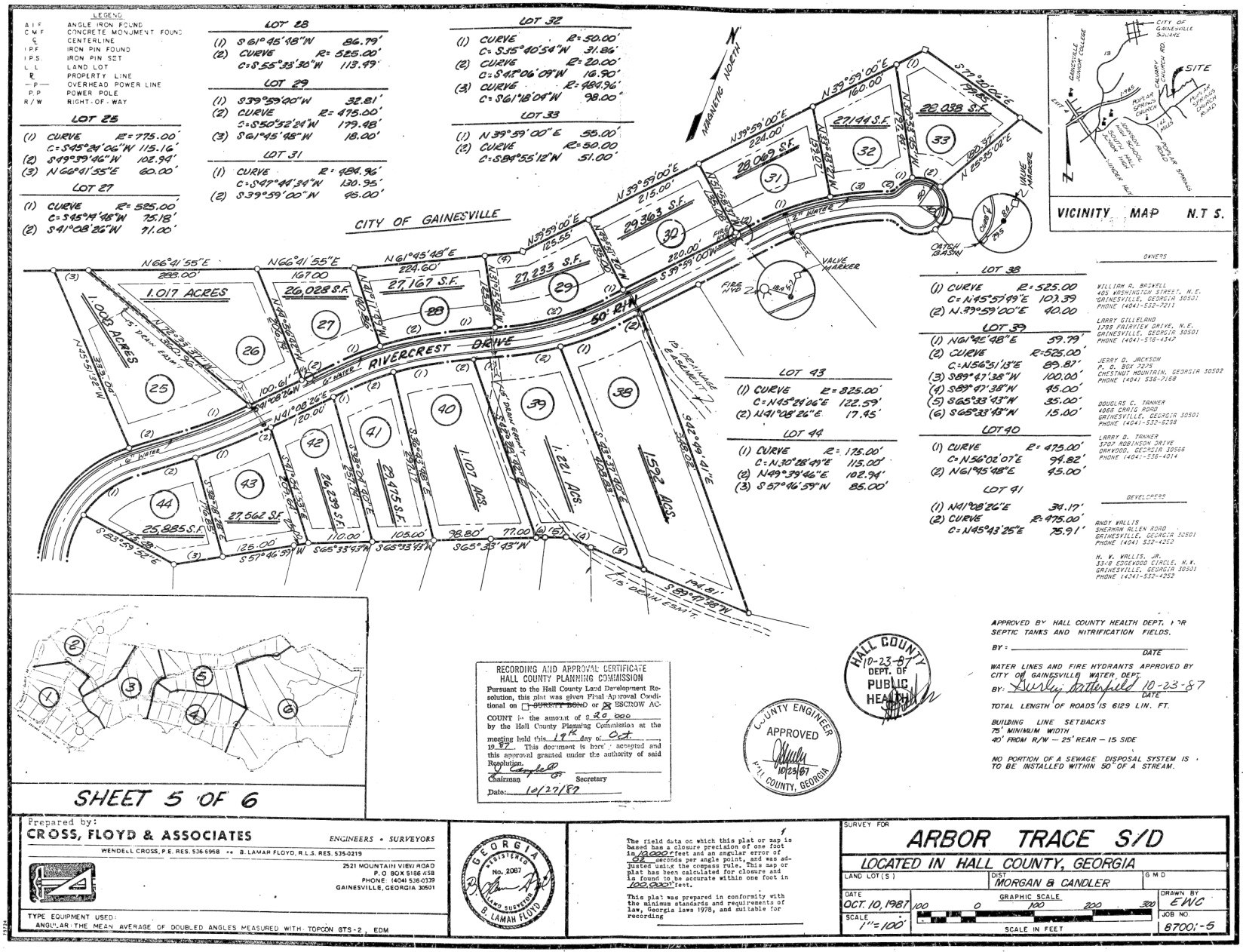
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

I have reviewed the GIS of the neighborhood and found several exceptions/variances of other lots in the neighborhood. several lots have additional buildings / garages.

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

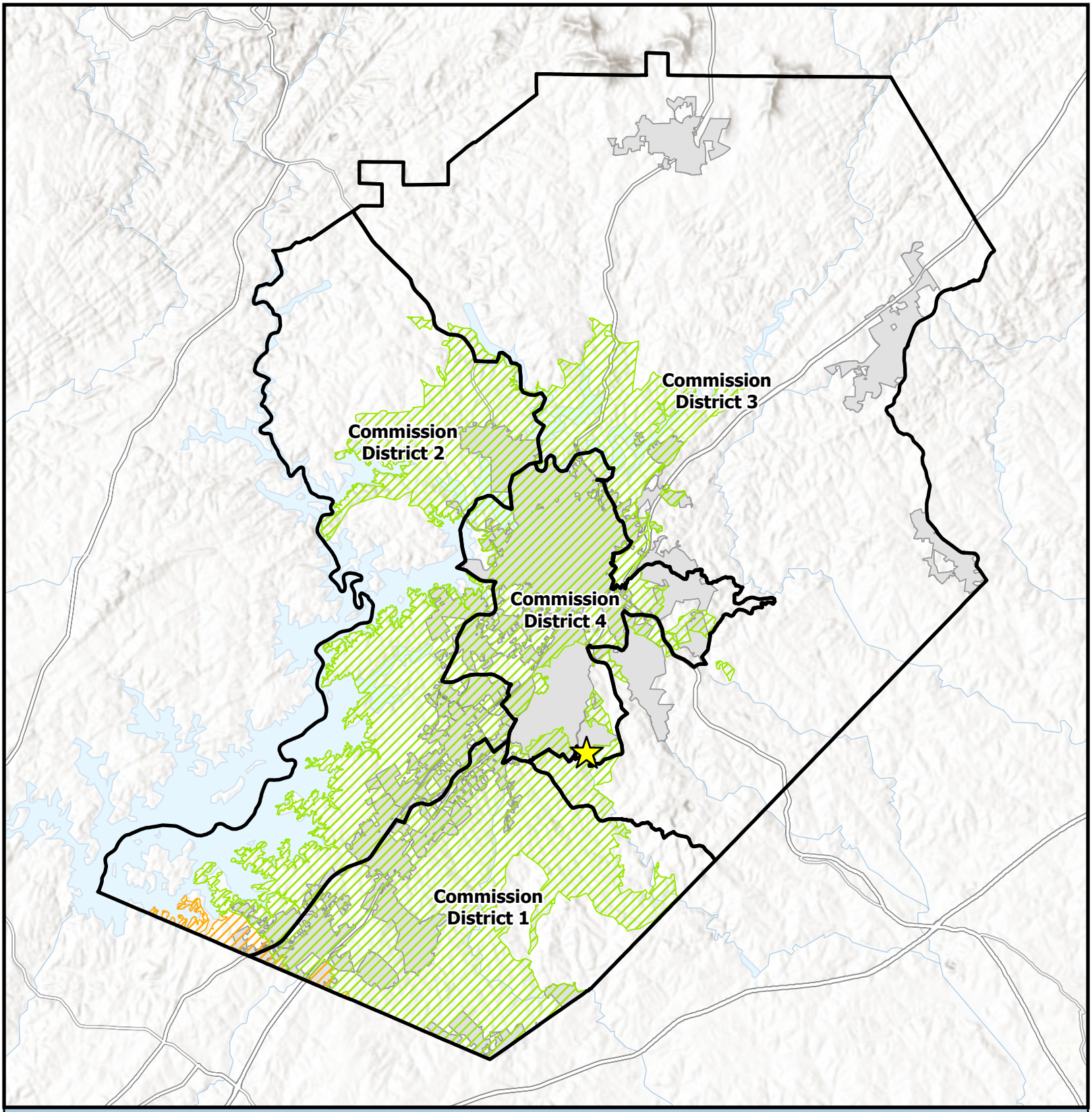
Applicant _____ **Date** 2-16-26


2-16-2026
TAX PARCEL: 15036 153
#2029 SW CALVARY CHURCH ROAD
N/F HALL COUNTY BOARD OF EDUCATION
DB 5044, PG 212
PB 840, PG 165
ZONED R-1-A
CITY LIMITS OF GAINESVILLE GA
UNINCORPORATED HALL COUNTY
1/2" RB
variance req'd for 5.1 feet
variance req'd for 4.6 feet
variance req'd for 2.2 feet
14.9'
40.0'
PROPOSED BUILDING 1600 SF FOOTPRINT
7.8'
47.8'
15.4'
25.0'
N38°25'28"E — 185.00'
12.6'
20' B/L
EXISTING GARAGE 690 SF FOOTPRINT
55.2'
13.1'
POOL
EXISTING CONCRETE PAD 2430 SF AROUND POOL
PROPERTY LINE ABANDONED
10' B/L
1/2" RB
PORTION OF LOT 31
DEED BOOK 9224, PG 102
24.8'
N44°15'04"W — 153.94'
EXISTING SINGLE FAMILY HOME 1732 SF FOOTPRINT
EXISTING CONCRETE SIDEWALK
EXISTING CONCRETE DRIVE 1840 SF ON PROPERTY
1/2" RB
LOT 32
#2983 RIVERCREST DRIVE
TAX PARCEL: 15030E 05
(INCLUDES LOT 32 AND A PORTION OF LOT 31)
0.667 ACRES
29,053 SF
ZONED R-1
79.0'
S32°27'17"E — 197.44'
10' B/L
EXISTING CONCRETE DRIVE 2230 SF ON PROPERTY
30' B/L
30' B/L
IPS
L=32.43'
R=50.00
S34°07'22"W
CH=31.86
50.0' RADIUS
L=17.45'
R=20.00
N40°32'37"E
CH=16.90
L=98.17'
R=484.96
S59°44'32"W
CH=98.00
LOT 33
#TAX PARCEL: 15030E 06
#2987 RIVERCREST DRIVE
N/F RONDA J. FLOYD
DB 4958, PG 81
PB 125, PG 83
ZONED R-1
LOT 31
#TAX PARCEL: 15030E 04
#2977 RIVERCREST DRIVE
N/F DAVID R. FINN &
TAMMY J. FINN
DB 8270, PG 1
PB 125, PG 74
ZONED R-1
RIVER CREST DRIVE
50' R/W



Recorded October 29, 1987 ~ Dwight S. Wood, Clerk

1/1
https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O0125&key2=82&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: James (Dustin) Slaton
Tax Parcel #: 15030E000005
Location: 2983 Rivercrest Drive
Commission District: 3

HALL COUNTY
GEORGIA
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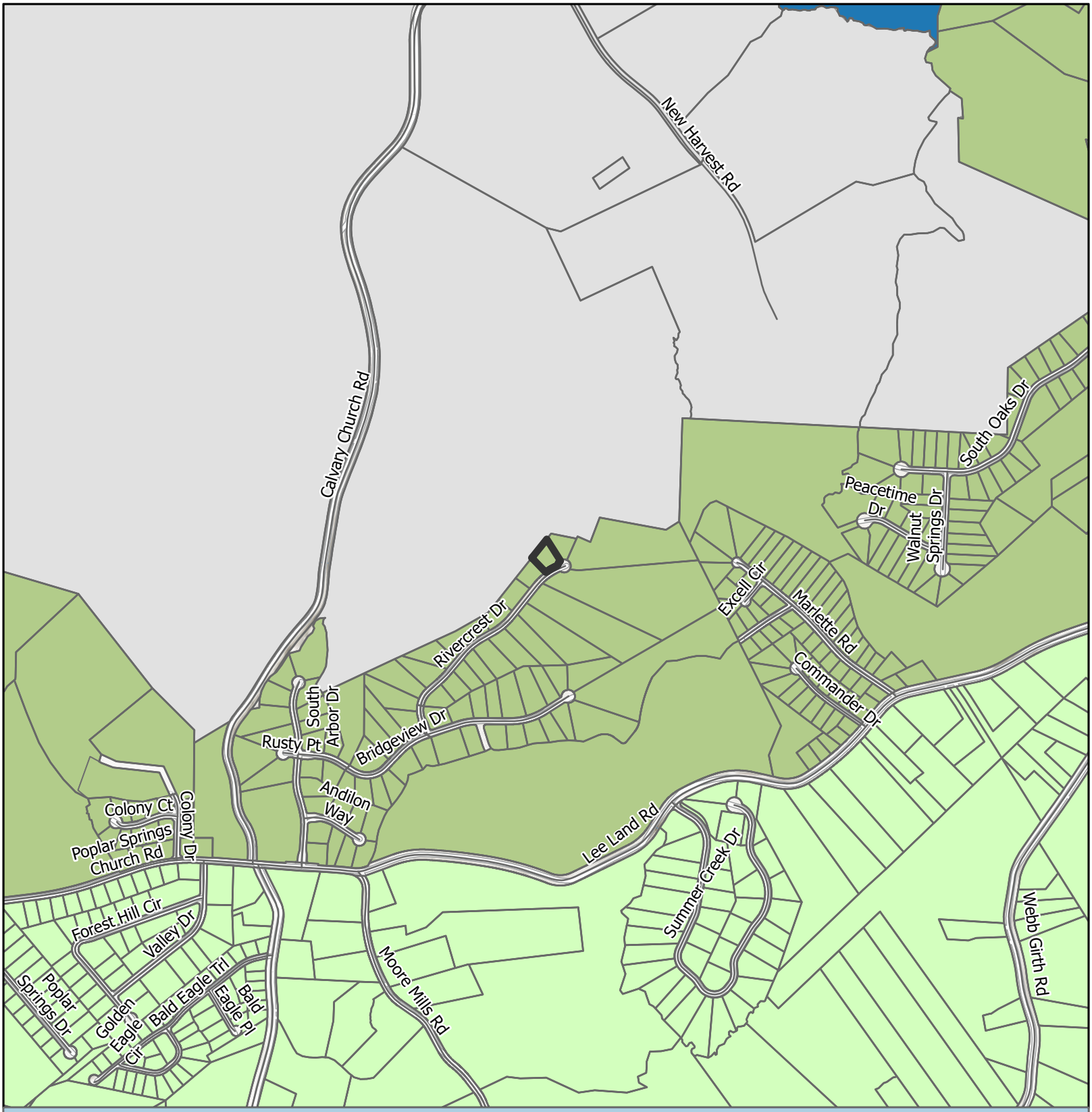
Date Prepared: 3/17/2026



Future Land Use Map

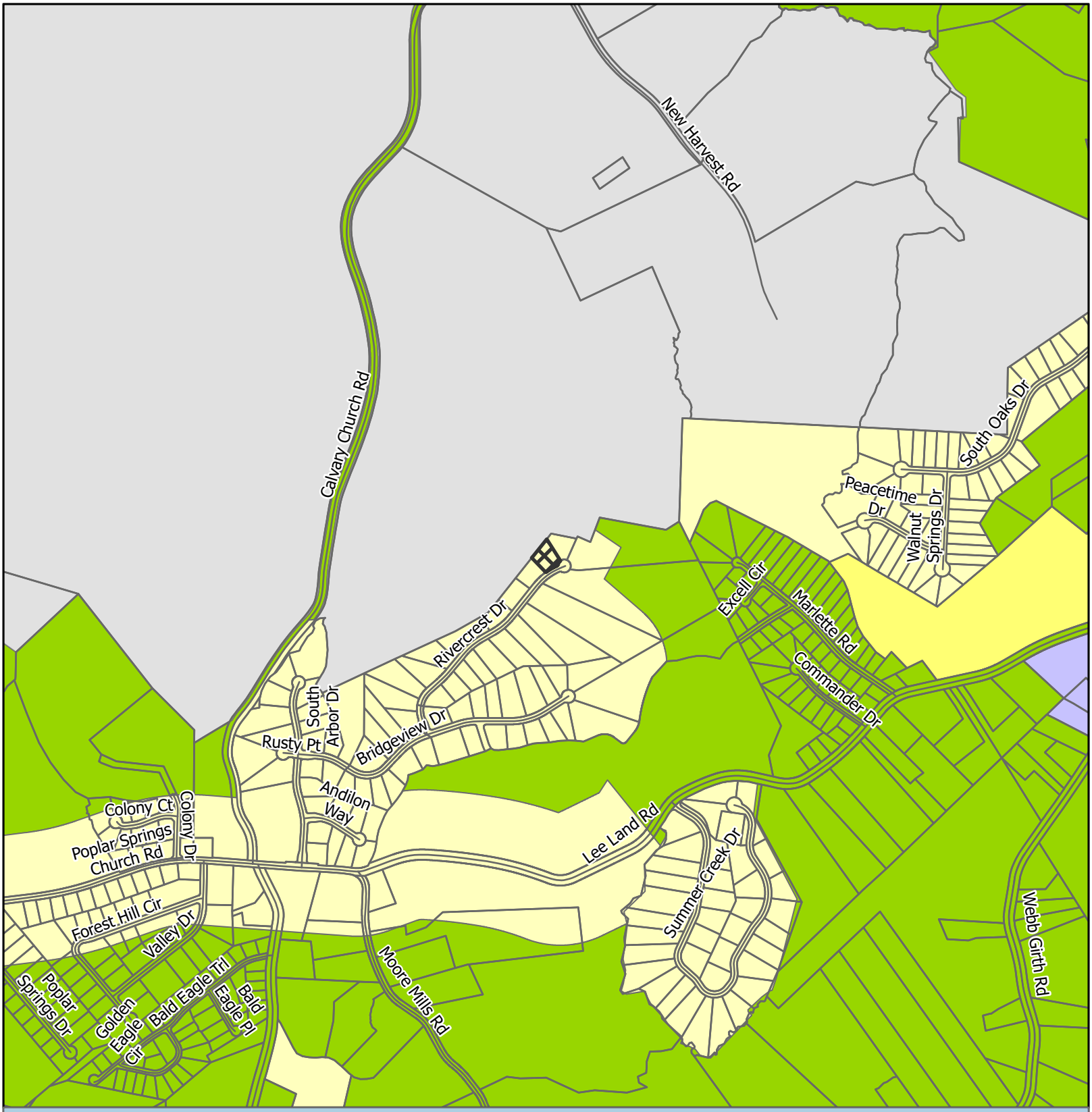
Subject Area
City Limits

Future Land Use Zones
Employment
Suburban Neighborhood, Low-Density
Suburban Neighborhood, Medium-Density

Applicant: James (Dustin) Slaton
Tax Parcel #: 15030E000005
Location: 2983 Rivercrest Drive
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026



Zoning Map

Subject Area

City Limits

Zoning

- AR-1
- PID
- PRD
- R-1

Applicant: James (Dustin) Slaton
Tax Parcel #: 15030E000005
Location: 2983 Rivercrest Drive
Commission District 3

HALL COUNTY
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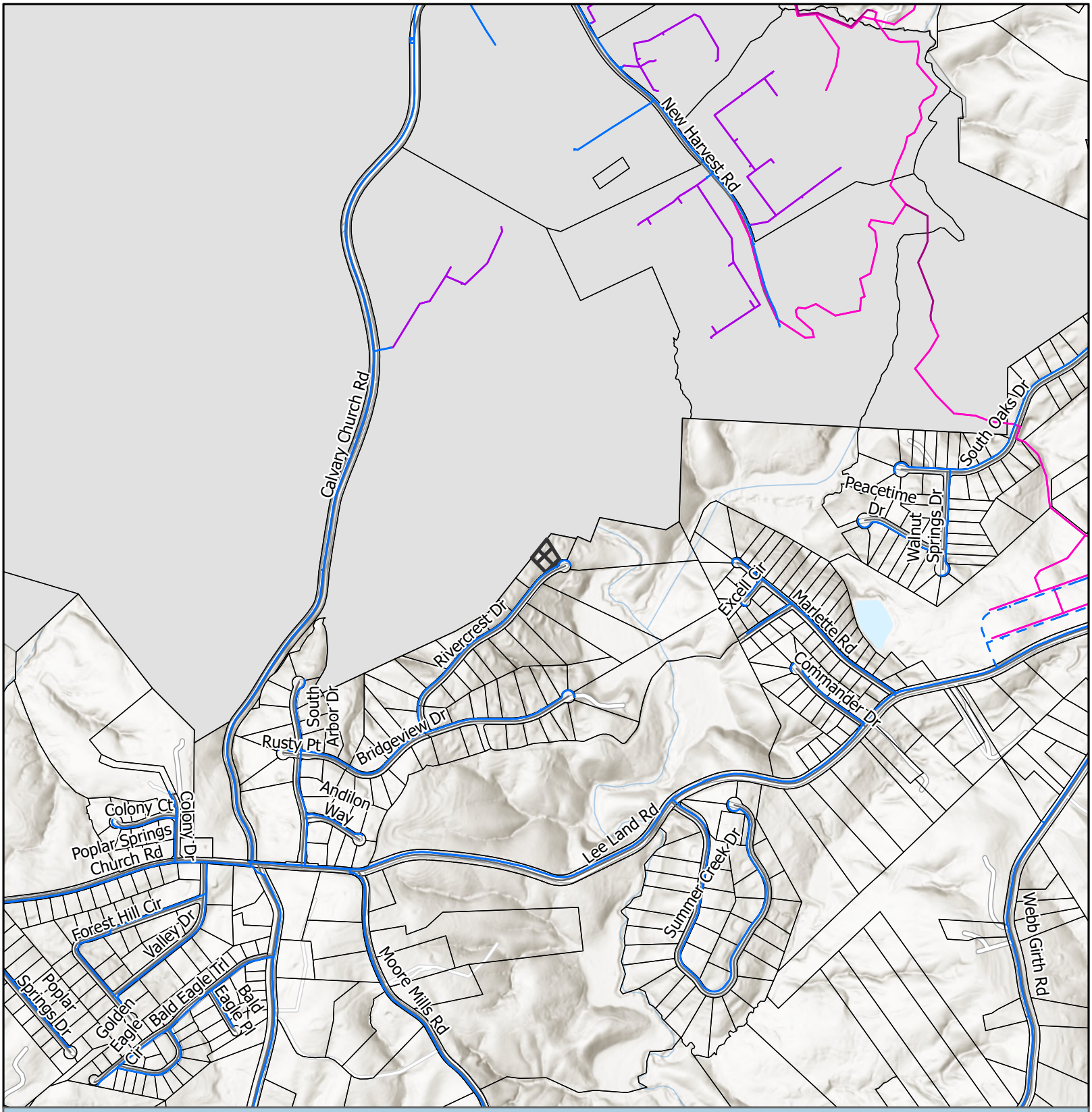
Date Prepared: 3/17/2026



Utilities Map

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

Applicant: James (Dustin) Slaton
Tax Parcel #: 15030E000005
Location: 2983 Rivercrest Drive
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 3/17/2026

Site Plan & Aerial Map

Subject Area

Applicant: James (Dustin) Slaton
Tax Parcel #: 15030E000005
Location: 2983 Rivercrest Drive
Commission District 3

HALL COUNTY
GEORGIA
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Date Prepared: 3/17/2026

Existing Garage

Corner of addition

Property Line

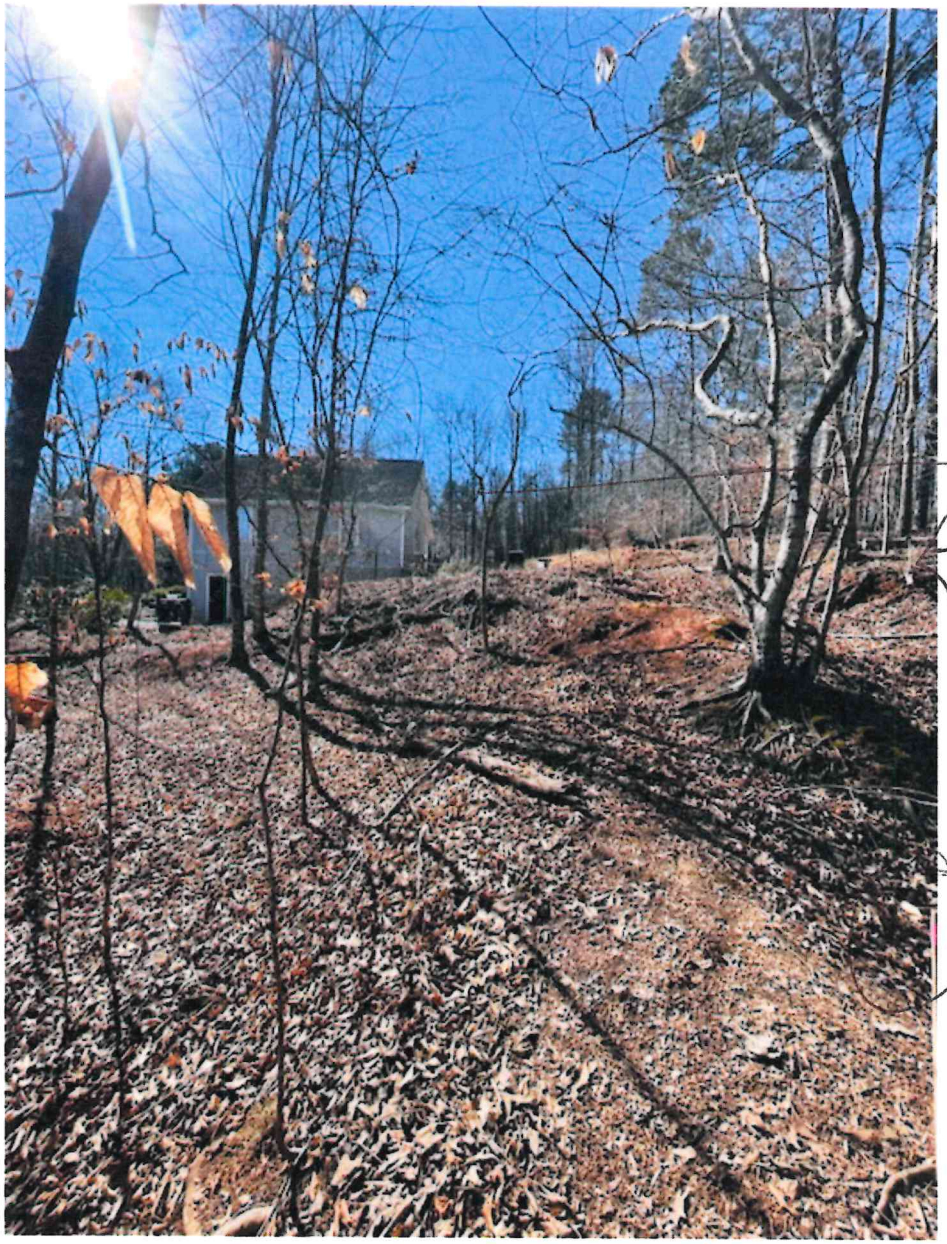
Street View

↓ House Lot 33

Property Line

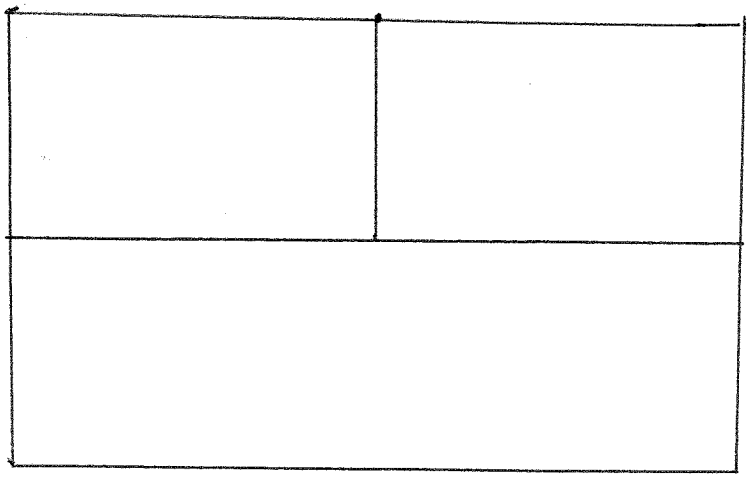
Corner of Addition

← Building Addition Site

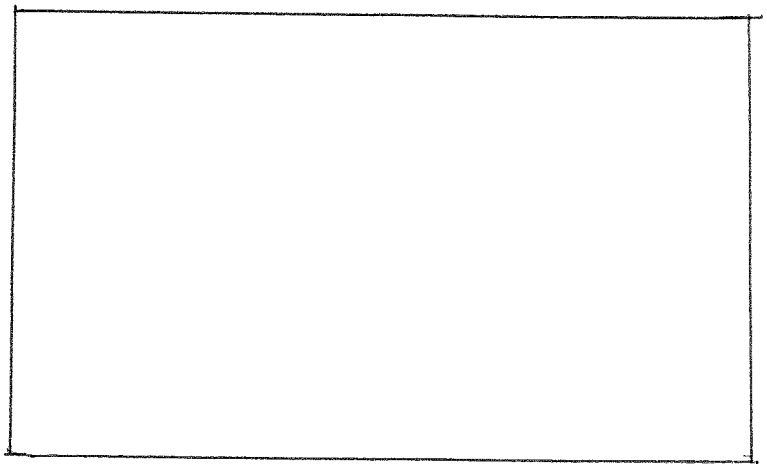

Existing Building
not at the top of the hill that drops down
Corner marker

Trees fallen on existing garage - siding was repaired. Gutters have not been repaired

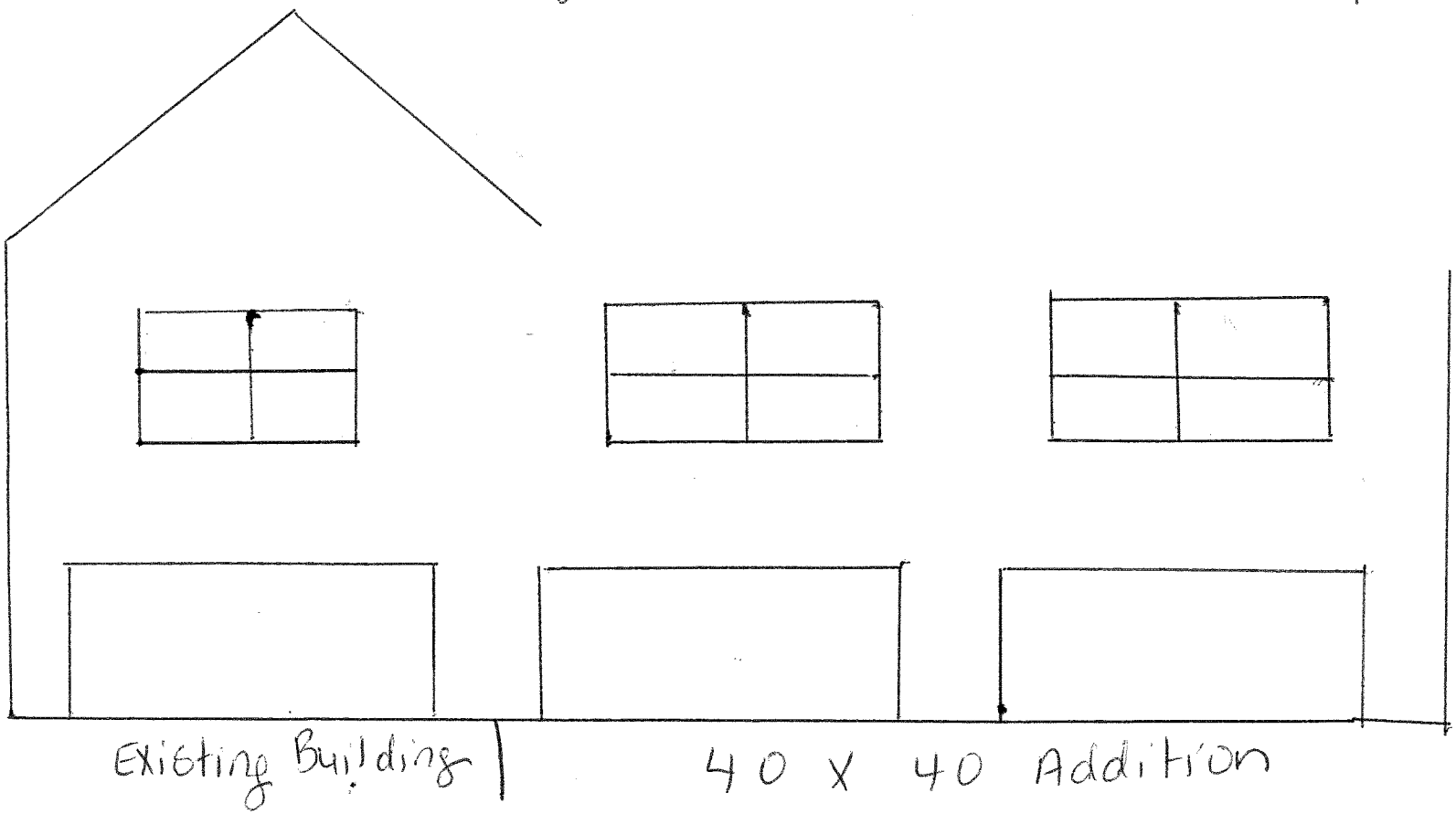
Exposed roots on trees



Divided for Storage - Gym Equipment



Open Area Garage



Existing Building

40 X 40 Addition

000678

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 6-22-10
Charles Baker
Superior Court Clerk
By JC
PT61 069- 2010 004000

011352

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 22 day of June
20 10 at 11:20 AM. Recorded In Deed
Book 6711 Page(s) 678-679
Charles Baker, Clerk By JC

After recording, please return to:

RETURN TO: MARIANNE T. SHAVER
Hudnall Cohn Fyvolent & Shaver, P.C.
3471 Donaville Street
Duluth, GA 30096

10D98928

STATE OF GEORGIA)
)
COUNTY OF HALL)

Special Warranty Deed

THIS INDENTURE, made on June 4, 2010 between **Federal Home Loan Mortgage Corporation**, a corporation organized and existing under the laws of the United States whose address is 5000 Plano Parkway, Carrollton, TX 75010 (hereinafter called **"Grantor"**), and **James Dustin Slaton** (hereinafter together called **"Grantee"**). Whenever used hereinafter, the terms "Grantor" and "Grantee" shall mean and include their respective legal representatives, transferees, successors, assigns, and successors.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee the following described property (hereinafter, the **"Land"**), to-wit:

> All that tract or parcel of land lying and being in the Morgan District, GMD 385, of Hall County, Georgia, being Lot 32, Arbor Trace Subdivision, as shown on Subdivision Plat recorded at Plat Book 125, Pages 82-83, Hall County, Georgia plat records, which plat is incorporated herein by reference and made a part hereof.
>
> This being the same property conveyed to Curtis Armstrong, Kenneth W. Armstrong, & Sheila R. Armstrong by virtue of Warranty Deed recorded March 17, 2005 in Book 5254, Page 1, Hall County, Georgia Records.

SUBJECT, HOWEVER, TO any easements, rights of way, reservations, declarations, covenants running with the land, ordinances, condominium formation requirements and other

532151v1

encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees forever in fee simple. And the said Grantor will warrant and forever defend the right and title to the Land unto the Grantees against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

MELODY BOYD
Notary Public, Georgia
Bryan County
My Commission Expires
December 11, 2012

FEDERAL HOME LOAN MORTGAGE CORPORATION
By its attorney-in-fact, Ellis, Painter, Ratterree & Adams, LLP, under power of attorney recorded on October 18, 2007 in Deed Book 6190, Page 238, records of the Superior Court of Hall County, Georgia.

By:
James K. Austin, Partner, Ellis, Painter, Ratterree & Adams LLP, as attorney-in-fact

H. Carson Smith, IV PC
4474 COMMERCE DRIVE, STE B

COPY

DEED PREP ONLY
NO TITLE SEARCH
PERFORMED

BUFORD, GA, 30518

QUITCLAIM DEED

STATE OF GEORGIA **COUNTY OF GWINNETT** **FILE #: ARMSTRONG**

THIS INDENTURE, Made the 26 day of October 2022, between **Kenneth M Armstrong and Sheila R Armstrong,** as party or parties of the first part, hereinafter called Grantor, and **James Dustin Slaton** and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT AND PARCEL OF LANCE, LYING AND BEING IN MORGAN GMD, HALL COUNTY, GEORGIA, AND BEING A PART OF LOT 31, ARBOR TRACE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY OF ARBOR TRACE SUBDIVISION IN PLAT BOOK 125, PAGE 82-83, BEING 0.044 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF RIVERCREST DRIVE (A 50' RIGHT-OF-WAY) WHERE LOTS 31 AND 32 ADJOIN. RUN THENCE N 33° 28' 10" WEST ALONG THE SOUTHWESTERLY SIDE OF LOT 32 A DISTANCE OF 158.89 FEET TO AN IRON PIN FOUND; RUN SOUTH 39° 59' 00" A DISTANCE OF 25 FEET TO A POINT; THENCE RUN SOUTH 42° 26' 33" EAST A DISTANCE OF 153.65 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THIS DEED IS GIVEN SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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

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

Signed, sealed and delivered in the presence of:

Elizabeth Flanagan
(Unofficial witness)

K. Maureen
(Notary Public) 10/26/2022

BY: Kenneth M Armstrong (Seal)
Kenneth M. Armstrong

BY: Sheila R Armstrong (Seal)
Sheila R. Armstrong

MANJULA KOLLAPANENI NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES 8/23/2025

FILED
HALL CO., GA
22 NOV 10 PM 1:03
CLERK SUPERIOR COURT

Outlook

HBOC Tentative Agenda 4.21.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 3/25/2026 9:34 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comments below:

6381 Lakeview Drive, Akly: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments. Applicant was notified of potential development restrictions via Pre-Purchase Site Evaluation paperwork provided by Environmental Health on March 12, 2026.

2983 Rivercrest Drive, Slaton: Must meet all residential permitting requirements. Please note that BOC approval does not imply approval from other county departments.

6042 Spout Springs Road, Cox: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments.

54 Dean Street, Bonilla: No comment. Public sewer.

3860 Wiley Road, Li: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

4337 Mountain View Road, More Ministries: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. The current septic records on file with Environmental Health indicate a 5 bedroom septic system for the main house and a 2 bedroom septic system for the guest house. Please be advised that any proposed use utilizing an onsite sewage management system for sewage disposal in which 20 or more people are served per day must be submitted to the Georgia Department of Natural

Resources' (DNR) Environmental Protection Division (EPD) for a UIC/NDSS permitting review. Please note that BOC approval does not imply approval from other county departments.

6752 Shoal Creek Road, Monty: No comment.

7355 Tribble Gap Road: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

5650 Old Dahlonega Hwy, Prater: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road *(Temporary location of 2829 Browns Bridge Road due to renovations)*
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 3/16/2026 11:19 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red. Please let me know, if you have any questions.

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, March 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting 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 21, 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 Zoning. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

PLEASE NOTE: These items will be discussed at next week's Development Review meeting.

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 25, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

Off system, no impacts to the state route expected.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

Off system, no impacts to the state route expected.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

Off system, no impacts to the state route or PI 0015280 expected.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

Off system, no impacts to the state route expected.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

Off system, no impacts to the state route expected.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, applicant**

Off system, no impacts to the state route expected.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, applicant**

On system, no impacts to the state route expected.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

Off system, no impacts to the state route expected.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Off system, no impacts to the state route expected.

Thank you,

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

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 26, 2026

Subject: April 21, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | **Proposed Use: New single-family residence** | Commission District 2 | **Ziad (Tony) Akly, applicant**

- **Engineering**: No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, applicant**

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic**: This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios Bonilla, applicant**

- **Engineering**: No comment
- **Traffic**: This proposal does not impact or increase traffic volumes
- **Utilities**: No comment. Property is not in Hall County sewer district.

3860 Wiley Road l Special Use l for a minor subdivision l on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road l Zoned R-1; Tax Parcel 10153 000010 l **Proposed use: 2-lot subdivision** l Commission District 3 **l Chao Li Real Estate, Inc., applicant**

- **Engineering**: No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 (pt) | **Proposed Use: Group home** | Commission District 2 | **Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development (PCFD) to Agricultural 1 (AG-1) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | **Proposed use: Agricultural use** | Commission District 3 | **Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences |**Commission District 3 | **Haley Stapleton, applicant**

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
- **Traffic:** The proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  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:** Recommend consideration of one commercial driveway. Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 3/17/2026 8:04 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

April 21, 2026 Hall County Board of Commissioners

2983 Rivercrest Drive | **Variance to Section 4.3** | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Residential addition** | Commission District 3 | **James (Dustin) Slaton, 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 21, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 3/16/2026 10:57 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Please see below 😊

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 13, 2026 3:58 PM
Subject: Tentative Planning Items for the April 21, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

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Will require a business license.

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Will require a business license.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk

Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

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HALL COUNTY
GEORGIA
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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 27, 2026 AND NO LATER THAN APRIL 1, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 1, 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, James Dustin Slaton **, 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 27, 2026 **for** James Dustin Slaton.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JAMES (DUSTIN) SLATON
REQUEST: REDUCE THE MINIMUM YARDS AND INCREASE LOT COVERAGE FOR AN ACCESSORY BUILDING
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: APR 21, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Print

Board of Commissioners Voting Meeting Comments - April 21, 2026 - Submission #141742

Date Submitted: 4/20/2026

Comments completed in the form below will be submitted into the record for the April 21, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

David

Last Name*

Finn

Address1*

2977 Rivercrest Drive

Address2

City*

GAINESVILLE

State*

GA

Zip*

30507

Item for Comment*

2983 Rivercrest Drive

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*

DAVID R. FINN,
2977 RIVERCREST DRIVE
GAINESVILLE, GA 30507

I approve for James Dustin Slaton 2983 Rivercrest Drive Gainesville, GA 30507 to add an addition on his property.

Please write your comments in the box above.

File Upload

David Finn.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

DAVID R. FINN,

2977 RIVERCREST DRIVE
GAINESVILLE, GA 30507

I approve for James Dustin Slaton 2983 Rivercrest Drive Gainesville, GA 30507 to add an addition on his property.

David R Finn

David Finn

AGENDA ITEM

Other Business - Public Works and Utilities

REPORT TO: **Work Session (04/20/26)**

REPORT TO: **Voting Meeting (04/21/26)**

ITEM NO: 174/2026

SUBJECT: Public Hearing to abandon an approximately 1,570 foot portion of a Ramsey Road located entirely within property owned by Ramsey Family Partnership, L.P. and authorization for the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: JG

Recommendation:
Approval.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution abandoning a portion of a public road, Ramsey Road and associated right of way, to Ramsey Family Partnership, L.P.; authorization for the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney.

History:

Facts and Issues:
Petition from affected property owners has been submitted/executed and legal ads have been advertised regarding the abandonment of the public roadway.

Ramsey Family Partnership, L.P. currently owns all parcels surrounding the portion of Ramsey Rd. to be abandoned.

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?	2026-04-21

Approvals:

Submit	Approve	Attorney	Administration
JW	BC	JL	CR
Clerk			
JR			

Attachments:

Resolution w/ Exhibits
Vicinity Map
Petition for Abandonment

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 174/2026

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: BC

Phone: (770) 531-6800

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION ABANDONING A PORTION OF A PUBLIC ROAD, RAMSEY ROAD AND ASSOCIATED RIGHT OF WAY, TO RAMSEY FAMILY PARTNERSHIP, L.P.

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

WHEREAS, the said portion of Ramsey Road and associated right-of-way sought to be abandoned to Ramsey Family Partnership, L.P. is delineated as on the plat attached hereto as Exhibit "A"; and

WHEREAS, after a public hearing and due consideration, it appears that the property sought to be abandoned is no longer needed for public road purposes because it has ceased to be used by the public to the extent that no substantial public purpose is served by it currently, and it further appears to be in the best interest of all concerned as well as in the best interest of the public and of Hall County, Georgia to abandon the aforementioned portion of Ramsey Road and associated right-of-way to Ramsey Family Partnership, L.P. as Ramsey Family Partnership, L.P. owns all the property adjacent to the portion of Ramsey Road and the associated right-of-way to be abandoned and as such are the only entity positioned to make use of the property; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, at its regular meeting duly assembled, that Ramsey Road as shown on the Exhibit "A", a copy of which is on file in the Office of this Board, be and the same is hereby abandoned to Ramsey Family Partnership, L.P.

BE IT FURTHER RESOLVED that the Chairman of the Board of Commissioners of Hall County, Georgia be, and is hereby authorized and directed to execute any and all documents necessary to effectuate the abandonment of the portion of Ramsey Road and associated right-of-way described in Exhibit "A" to Ramsey Family Partnership, L.P.

[SIGNATURES ON FOLLOWING PAGE]

This the __ day of _____, 2026.

BOARD OF COMMISSIONERS OF
HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman

ATTEST: _____(SEAL)
Clerk

APPROVED AS TO FORM:

_____

County Attorney

CLERK'S CERTIFICATE

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

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

_____
Clerk, Board of Commissioners

(SEAL)

Exhibit “A”

HALL COUNTY
RIGHT OF WAY DEED
2875 Browns Bridge Road, Gainesville, GA. 30504

GEORGIA, HALL COUNTY

THIS CONVEYANCE made and executed the ___ day of_____, 20___.

WITNESSETH that **Hall County, Georgia**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in Hall County through which Ramsey Road right-of-way has been laid out by Hall County being more particularly described in a map and drawing of said road in the office of Hall County, 2875 Browns Bridge Road, Gainesville, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR ($1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell, convey, and abandon said to **Ramsey Family Partnership, L.P.** and their successors in office so much land for said road right-of-way as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in G.M.D 411 Gainesville District of Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 1.177 acres, more or less, as shown on the plat of the property prepared by Patton Land Surveying, LLC dated September 17, 2025; said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto Ramsey Family Partnership, L.P.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered
this ___ day of _____,
20____, in the presence of:

_____
Witness

_____
Notary Public

Hall County, Georgia

_____

David Gibbs
Chairman, Hall County Board of Commissioners

_____

Date

EXHIBIT "A"

PARCEL NO.:	Ramsey Road, Gainesville, GA 30501
COUNTY:	Hall
DATE OF SURVEY:	September 17, 2025

All that tract or parcel of land lying and being in G.M.D 411 Gainesville District of Hall County, Georgia shown on a plat prepared by Patton Land Surveying, LLC, for the Ramsey Family Partnership, dated September 17, 2025 and being more particularly described as follows:

Commencing at the centerline intersection of Ramsey Road and State Route 365, located at Georgia State Plane Coordinate Northing: 1579698.29. Easting: 2415549.12, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 38 degrees 40 minutes 41 seconds East for a distance of 628.63 feet to a point on the Westerly right-of-way line of Ramsey Road, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING proceed across the right-of-way of Ramsey Road North 85 degrees 24 minutes 39 seconds East for a distance of 88.33 feet to a point on the Westerly right-of-way of Ramsey Road; Thence proceeding along the easterly right-of-way of Ramsey Road the following courses and distances, South 03 degrees 20 minutes 08 seconds West for a distance of 24.82 feet to a concrete monument found; Thence South 07 degrees 43 minutes 14 seconds West for a distance of 107.51 feet to a 1/2" rebar found; Thence South 03 degrees 02 minutes 24 seconds East for a distance of 145.20 feet to a parker kalon nail found in asphalt; Thence South 00 degrees 24 minutes 05 seconds East for a distance of 64.25 feet to a point; Thence along a curve to the right having a radius of 1510.25 feet and on arc length of 282.26 feet, being subtended by a chord of South 05 degrees 19 minutes 27 seconds West for a distance of 281.85 feet to a point; Thence South 10 degrees 27 minutes 19 seconds West for a distance of 91.75 feet to a point; Thence South 09 degrees 35 minutes 02 seconds West for a distance of 65.49 feet to a point; Thence along a curve to the left having a radius of 730.19 feet and an arc length of 342.69 feet, being subtended by a chord of South 03 degrees 40 minutes 05 seconds East for a distance of 339.55 feet to a to a point; Thence South 16 degrees 50 minutes 43 seconds East for a distance of 122.59 feet to a point; Thence along a curve to the right having a radius of 219.72 feet and an arc length of 139.33 feet, being subtended by a chord of South 00 degrees 47 minutes 19 seconds West for a distance of 137.01 feet to a to a point; Thence along a curve to the left having a radius of 101.06 feet and on arc length of 67.90 feet, being subtended by a chord of South 01 degrees 09 minutes 14 seconds West for a distance of 66.63 feet to a point on the Northeast property line of property now or formerly owned by Jill Virginia Ramsey, said point being located North 56 degrees 02 minutes 50 seconds West for a distance of 517.90 feet from a 1/2" open top found; Thence along said property line North 56 degrees 02 minutes 50 seconds West for a distance of 41.90 feet to a point on the Westerly right-of-way of Ramsey Road; Thence proceed along said right-of-way the following courses and distances, a curve to the right having a radius of 131.06 feet and an arc length of 54.24 feet, being subtended by a chord of North 08 degrees 21 minutes 46 seconds East for a distance of 53.85 feet to a point; Thence along a curve to the left having a radius of 189.72 feet and an arc length of 120.10 feet, being subtended by a chord of North 00 degrees 45 minutes 01 seconds East for a distance of 118.11 feet to a point; Thence North 16 degrees 50 minutes 43 seconds West for a distance of 122.67 feet to a point; Thence along a curve to the right having a radius of 760.19 feet and an arc length of 356.64 feet, being subtended by a chord of North 03 degrees 40 minutes 03 seconds West for a distance of 353.38 feet to a point; Thence North 09 degrees 35 minutes 02 seconds East for a distance of 65.67 feet to a point; Thence North 10 degrees 27 minutes 19 seconds East for a distance of 91.65 feet to a point; Thence North 09 degrees 12 minutes 10 seconds East for a distance of 139.35 feet to a point; Thence along a curve to the left having a radius of 1480.25 feet and an arc length of 276.94 feet, being subtended by a chord of North 05 degrees 20 minutes 00 seconds East for distance of 276.54 feet to a point; Thence North 00 degrees 24 minutes 05 seconds West for a distance of 63.46 feet to a point; Then North 03 degrees 02 minutes 24 seconds West for a distance of 139.35 feet to a point; Thence North 17 degrees 57 minutes 49 seconds West for a distance of 137.71 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 1.177 acres more or less.

EXHIBIT "B"

SURVEYOR'S CERTIFICATION:

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

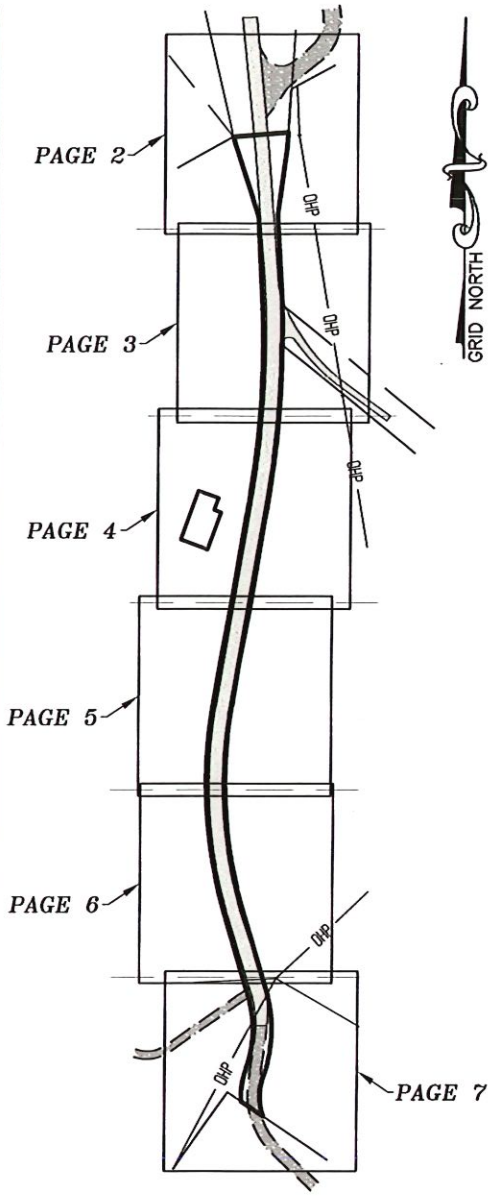
HALL COUNTY SURVEYOR

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

CHRIS M. PATTON, GA. R.L.S. #2647

9/17/2025
DATE:



AREA:

1.177 ACRES

LINE	BEARING	DISTANCE
L1	N 85°24'39" E	88.33'
L2	S 03°20'08" W	24.82'
L3	S 00°24'05" E	64.25'
L4	N 56°02'50" W	41.90'
L5	N 00°24'05" W	63.46'
L6	N 12°58'21" W	24.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1510.25'	282.26'	281.85'	S 05°19'27" W	10°42'30"
C2	730.19'	342.69'	339.55'	S 03°40'05" E	26°53'22"
C3	219.72'	139.33'	137.01'	S 00°47'19" W	36°19'58"
C4	101.06'	67.90'	66.63'	S 01°09'14" W	38°29'39"
C5	131.06'	54.24'	53.85'	N 08°21'46" E	23°42'42"
C6	189.72'	120.10'	118.11'	N 00°43'01" E	36°16'14"
C7	760.19'	356.64'	353.38'	N 03°40'03" W	26°52'49"
C8	1480.25'	276.94'	276.54'	N 05°20'00" E	10°43'10"

0 300

GRAPHIC SCALE
1 INCH = 300 FEET

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LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029

RIGHT-OF-WAY ABANDONMENT SURVEY FOR:

RAMSEY FAMILY PARTNERSHIP, L.P.

- LOCATED IN -

G.M.D. #411
GAINESVILLE DISTRICT
HALL COUNTY, GEORGIA

SCALE:	DATE:	25-114.dwg	PAGE:
1" = 300'	9/17/2025	JN. 25-114	1 OF 9

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: 0.999916331. (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.

4. THE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY MEETS OR EXCEEDS AT THE 95% CONFIDENCE LEVEL, THE ALLOWABLE ERROR BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED AT 2 C.M. (0.07 FEET) PLUS 50 PARTS PER MILLION. FIELD PARTY: D.C. & E.C.

5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 295,603 FEET.

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

7. 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.

8. THE FIELD SURVEY WAS CONDUCTED ON 7/28/2025.

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/IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #130466 0185 H, HALL COUNTY GEORGIA, DATED 12/1/2022.

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.

LEGEND:

- GRAVEL
- ASPHALT

- ■ C.M.F. – CONCRETE MONUMENT FOUND
- ● R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- ◉ O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- ⊗ P.K.N.F. – PARKER KALON NAIL FOUND
- ○ C.P. – CALCULATED POINT
- ⊞ E.P.B. – ELECTRIC PULL BOX
- [C] C.R. – CABLE RISER
- [T] T.R. – TELEPHONE RISER
- -O- P.P. – POWER POLE
- —OHP— – OVERHEAD POWER LINES

E.P. – EDGE OF PAVEMENT
P/L – PROPERTY LINE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
C/L – CENTERLINE
N – NORTHING COORDINATE
E – EASTING COORDINATE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

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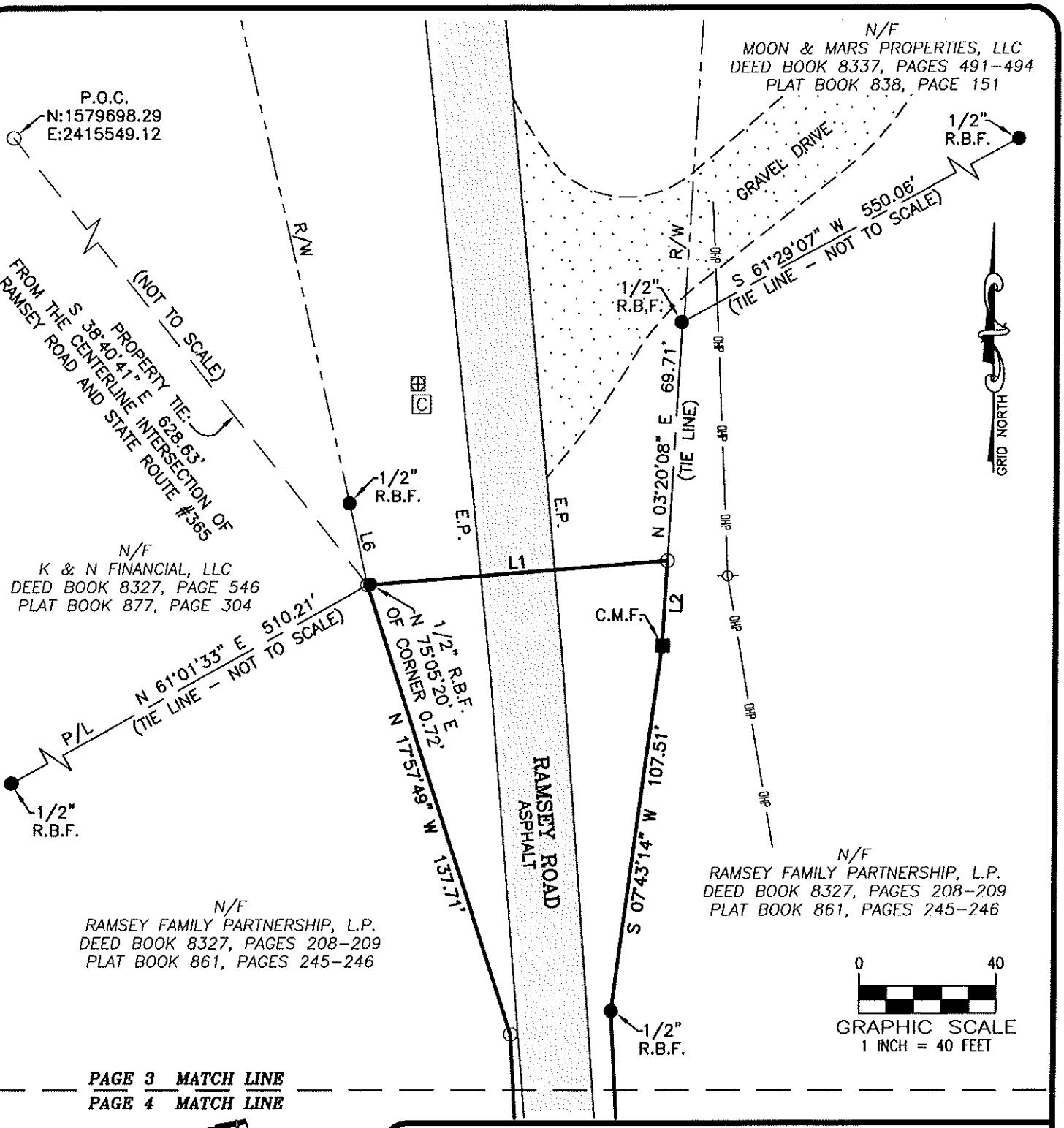
RIGHT-OF-WAY ABANDONMENT SURVEY FOR:

RAMSEY FAMILY PARTNERSHIP, L.P.

- LOCATED IN -

G.M.D. #411
GAINESVILLE DISTRICT
HALL COUNTY, GEORGIA

SCALE:	DATE:	25-114.dwg	PAGE:
1" = 300'	9/17/2025	JN. 25-114	2 OF 9



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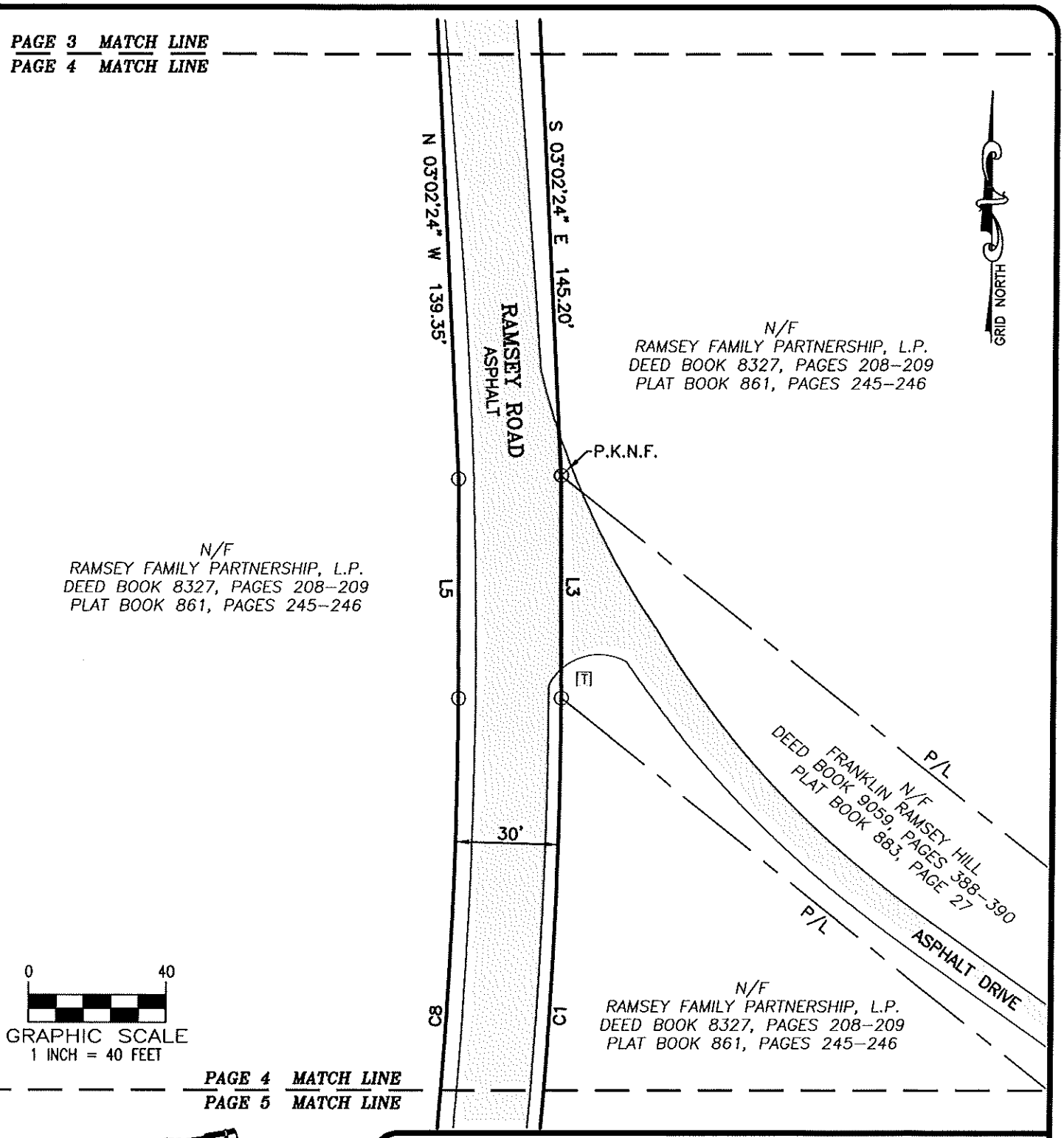

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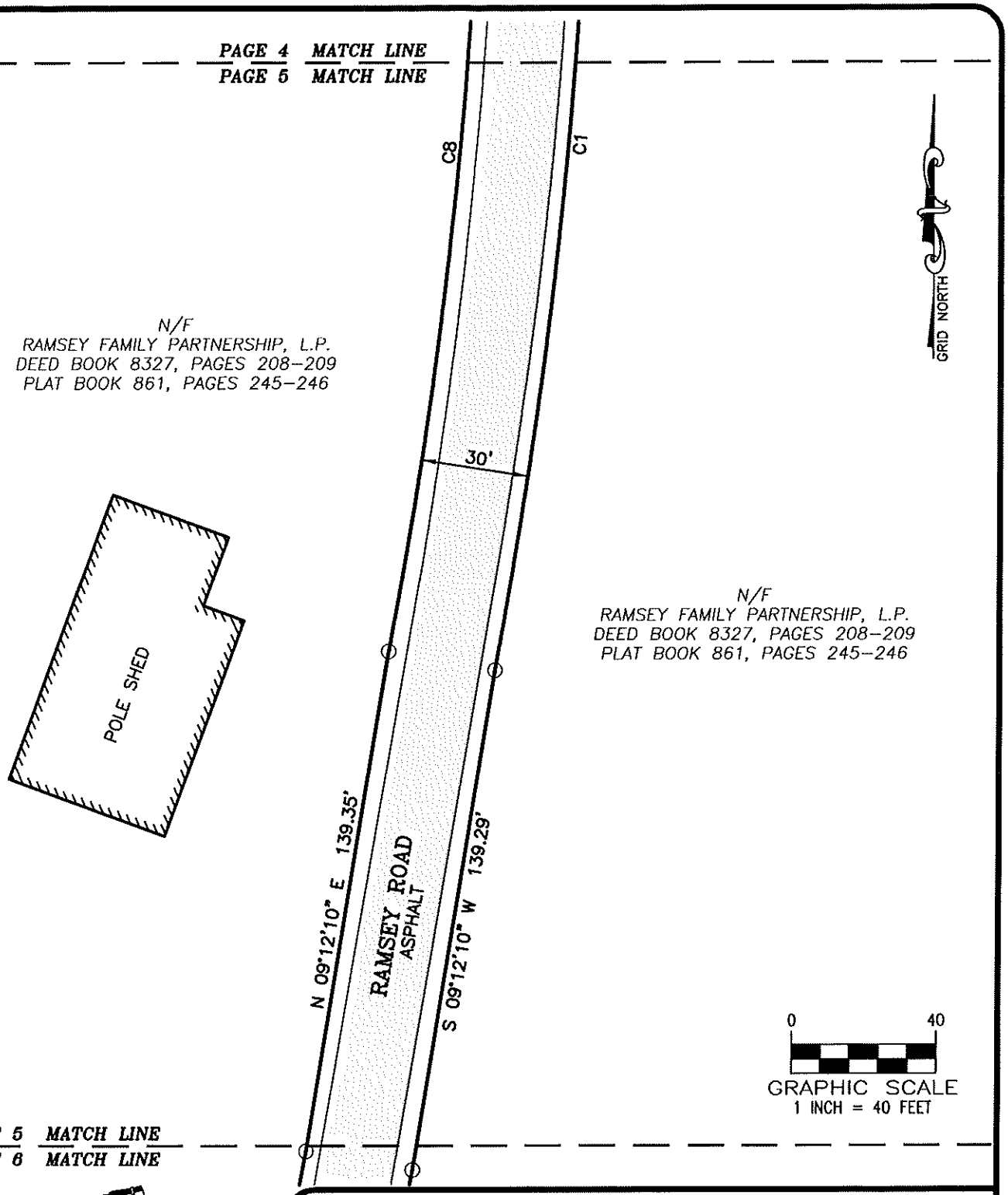

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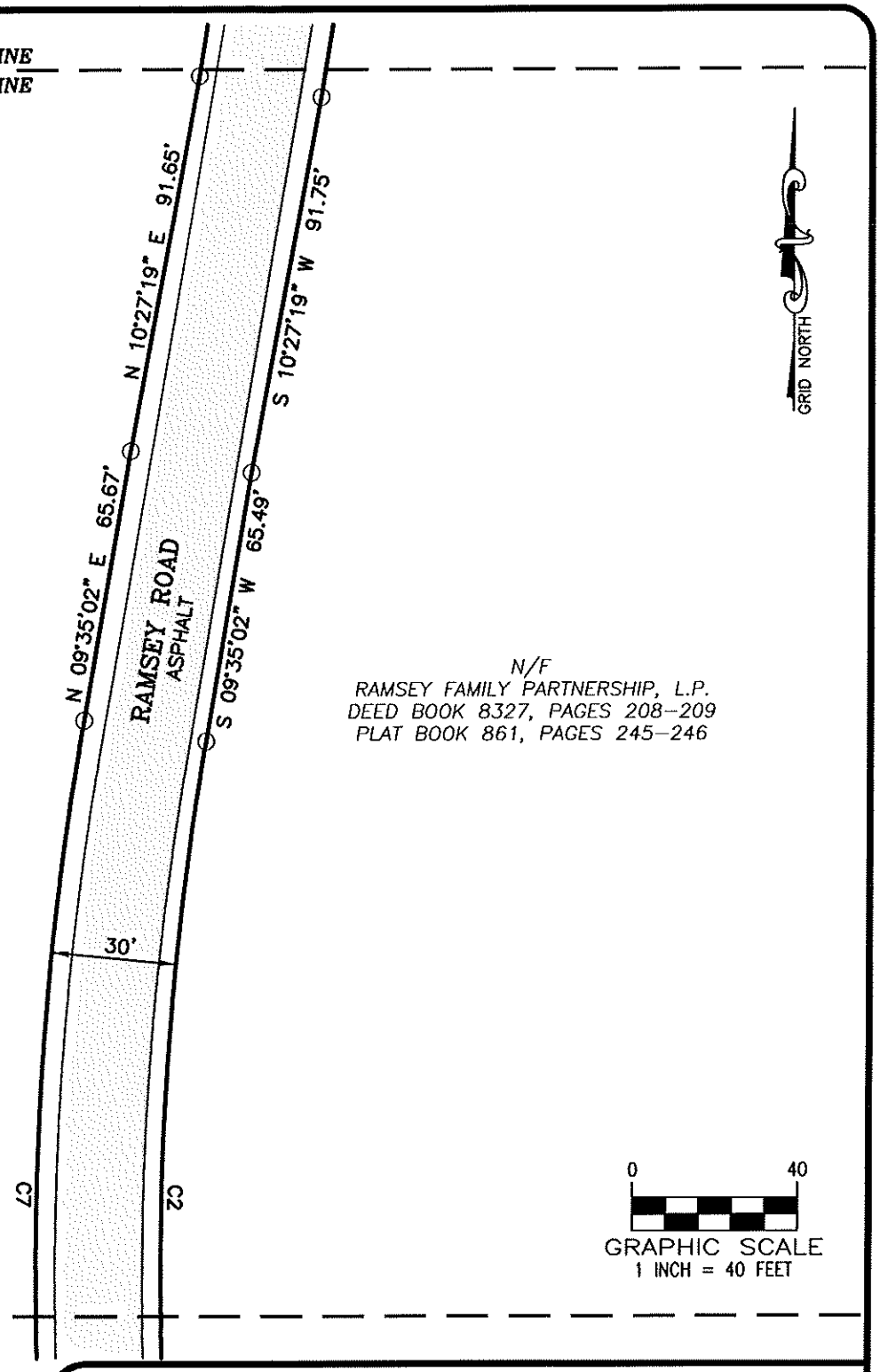

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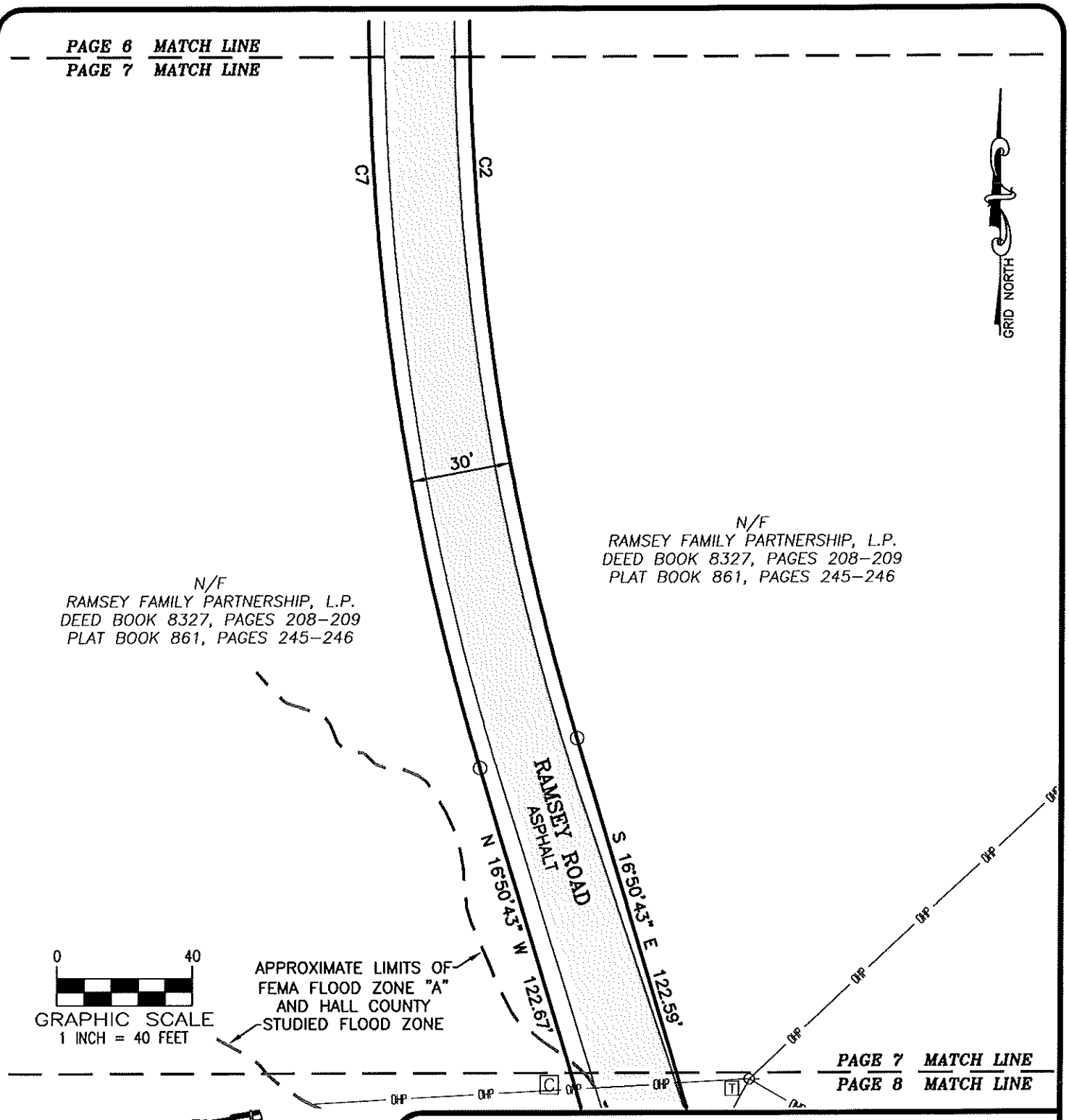

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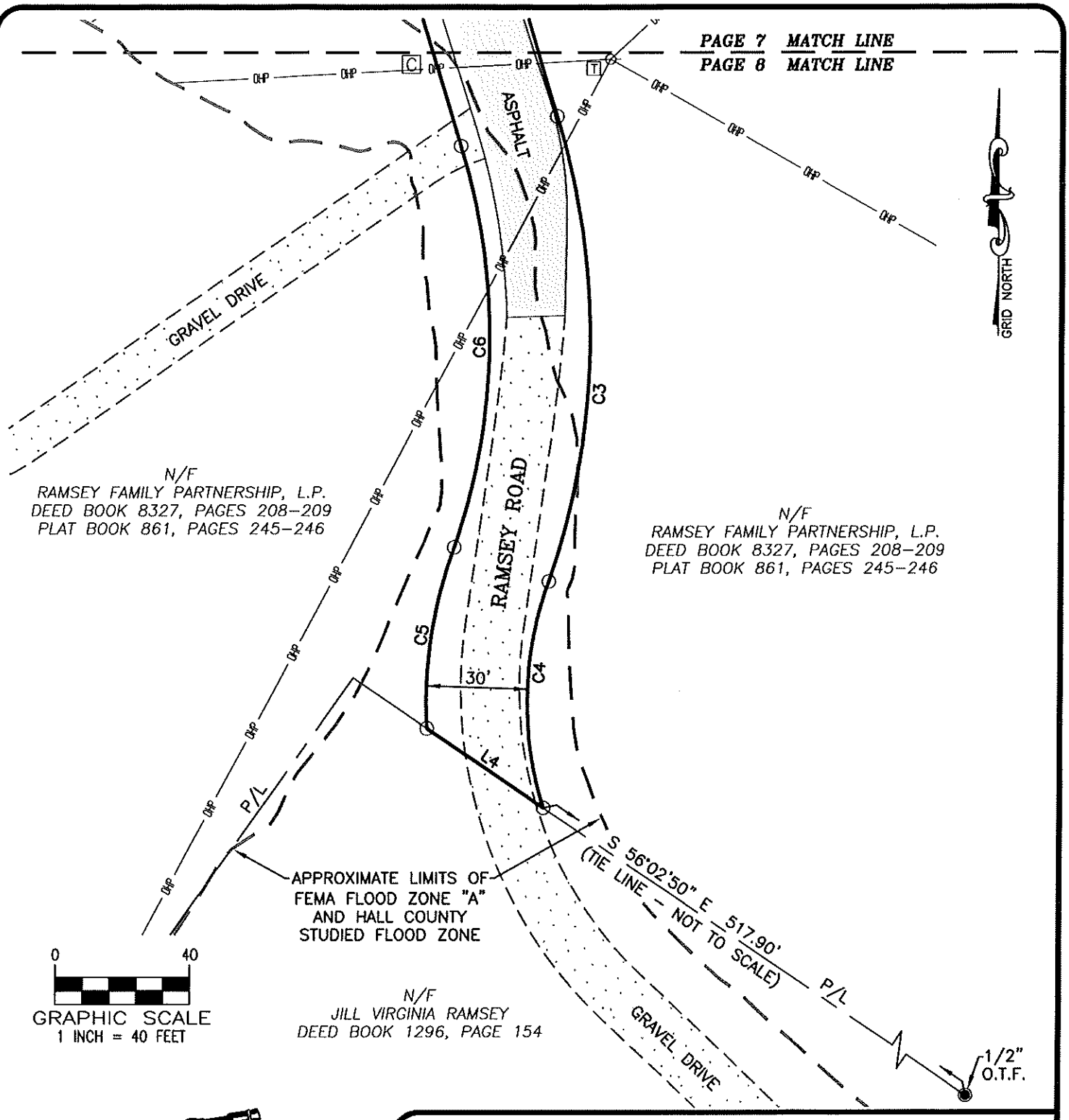

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LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in the Gainesville District, G.M.D. #411, Hall County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for the Ramsey Family Partnership, dated September 17, 2025 and being more particularly described as follows:

Commencing at the centerline intersection of Ramsey Road and State Route #365, located at Georgia State Plane Coordinate Northing: 1579698.29, Easting: 2415549.12, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 38 degrees 40 minutes 41 seconds East for a distance of 628.63 feet to a point on the Westerly right-of-way line of Ramsey Road, said point being the TRUE POINT OF BEGINNING.

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- LOCATED IN -

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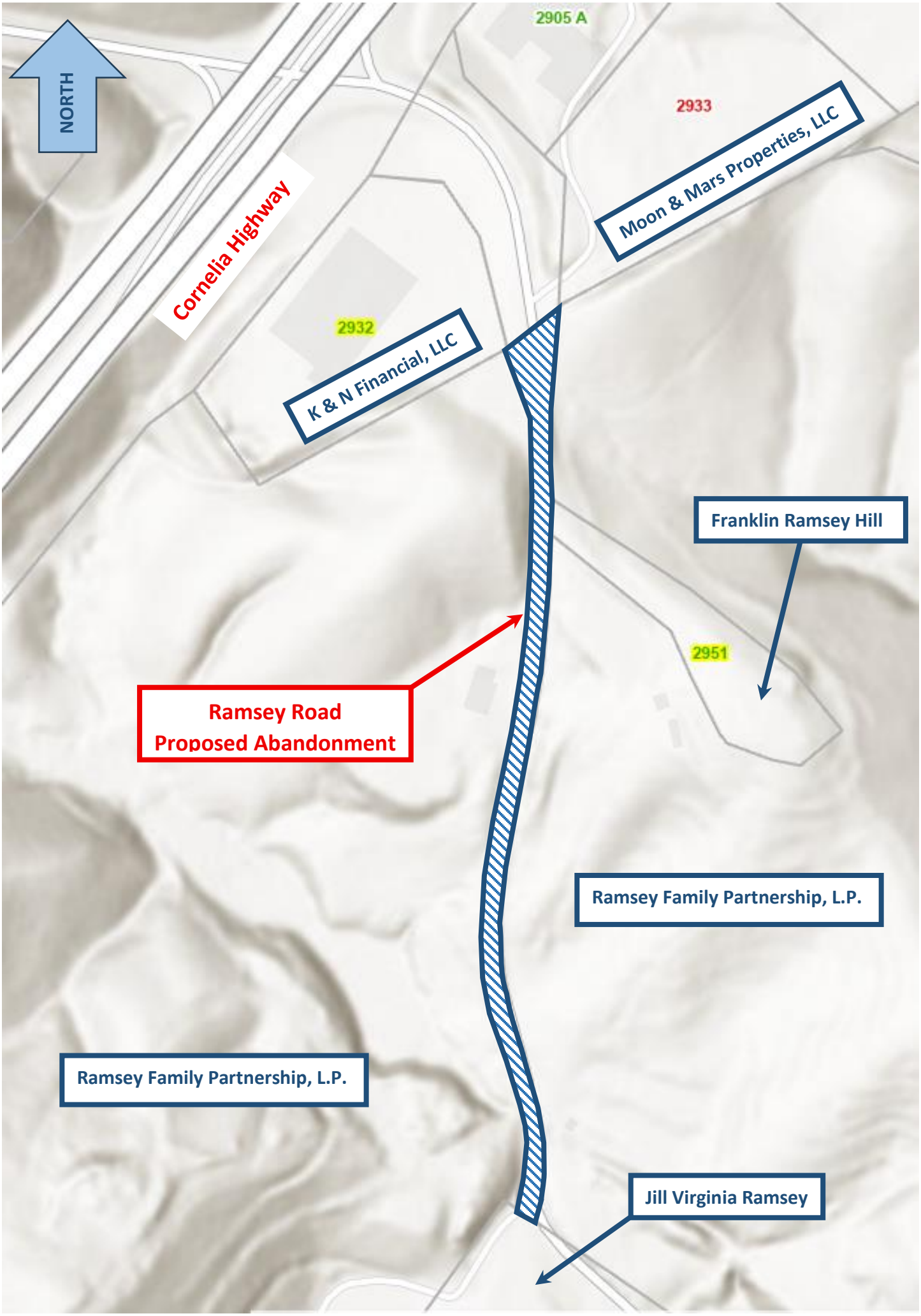
NORTH
2905 A
2933
Moon & Mars Properties, LLC
Cornelia Highway
2932
K & N Financial, LLC
Franklin Ramsey Hill
2951
Ramsey Road
Proposed Abandonment
Ramsey Family Partnership, L.P.
Ramsey Family Partnership, L.P.
Jill Virginia Ramsey

HALL COUNTY
GEORGIA

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

PETITION FOR ROAD ABANDONMENT/CLOSING

We, the undersigned property owners, presently own land which abuts Parcels 15020 000066 & 15020 000006 Respectfully request that Ramsey Rd (that which abuts our properties) Be closed and abandoned by Hall County as follows:

(Section or length of road in question) (attached photo)

1,570 feet of Ramsey Rd on East side of 365. We would like to close from where the ~~Ramsey~~ Ramsey Family Land owns' both sides all the way to the dead end at old rock quarry.

We are making this request for the following reasons:

1. We own all sides of the road, we maintain road, it is a dead end where people dump trash, commit
2. crimes, trespass to hunt/fish/or even steal. It is dangerous for our family being open to public.

We hereby certify that we represent all of the property owners, which abut and have access to this section of: _____

Name (Printed)	Signature	Address	Telephone No.
Franklin Ramsey Hill		2951 Ramsey Rd Gainesville, GA 30507	(770)519-5017
Jill Ramsey Mansfield		3885 Harrington Rd Gainesville, GA 30507	7705193869