HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, May 14, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Jeff Stowe

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

Proclamation/s

3 Approve the proclamation recognizing May 2026 as Mental Health Awareness Month.

4 Approve the proclamation proclaiming May 4, 2026 as International Firefighters Day.

5 Approve the proclamation recognizing Robert 'Bob' McNeal's retirement after 32 years of service to Hall County, GA.

6 Approve the proclamation recognizing Heather Porras' retirement after 20 years of service to Hall County, GA.

7 Approve the proclamation proclaiming May 17-23, 2026 as National Emergency Medical Services (EMS) Week.

8 Approve the proclamation proclaiming May 10-16, 2026 as National Police Week.

9 Approve the proclamation proclaiming May 17-23, 2026 as National Public Works Week.

Consent Agenda

10 Approve the May 11, 2026 Work Session minutes.

11 Approve the May 11, 2026 Executive Session minutes.

12 Approve the May 7, 2026 Executive Session minutes.

13 Approve the May 7, 2026 Meeting minutes.

14 Approve the May 6-7, 2026 Board Retreat minutes.

15 Approve the April 21, 2026 Voting Meeting minutes.

16 Approve the April 21, 2026 Executive Session minutes.

17 Approve the April 21, 2026 Meeting minutes.

18 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of $350,000.00 for the purpose of constructing a new fire station, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

19 Approve the re-appointment of Kim Stephens to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

20 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

21 Approve the re-appointment of Adrienne Rice to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.

22 Approve the appointment of John Geyer to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.

23 Approve the re-appointment of Commissioner Billy Powell to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.

24 Approve the re-appointment of Avery Niles to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

25 Approve the re-appointment of Jesse Gibson to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.

26 Approve the appointment of Angela Middleton to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Muncipalities' Appointment.

27 Approve the re-appointment of Bobby Purdum to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

28 Approve the appointment of Commissioner Jeff Stowe to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

29 Approve the re-appointment of Commissioner Kathy Cooper to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

30 Approve the re-appointment of Jennifer Helfrich to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

31 Approve the appointment of Suzanne Marie Cindea to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.

32 Approve the re-appointment of Bobby Ogletree to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

33 Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of $141,025.00.

34 Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of $100,000.00.

35 Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

36 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $79,468.11.

37 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $61,157.10.

38 Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of $37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.

39 Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is $189,312.93.

40 Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of $52,873.00.

41 Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of $56,742.00.

42 Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of $431,899.89.

43 Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of $82,100.00.

44 Approve the acceptance of $277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.

45 Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.

46 Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $171,612.00.

47 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is $2,278,000.00.

Other Business - Appointments for Consideration

48 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

49 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

50 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Other Business - Clerk's Office

51 Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Monday, June 8, 2026 Work Session and schedule a Work Session on Tuesday, June 9, 2026 at 3:00 p.m.

Other Business - County Attorney

52 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of S.P. McKibbon Sr., LLLP, located at 0 Sasser Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15044 000040, following the applicant's withdrawal of the annexation application on or about May 6, 2026.

Other Business - Development Services

53 Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

Other Business - Planning and Zoning

54 Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

55 Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

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

56 **5176 Oliver Road | Rezone |** from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G **| Proposed use: Uses permitted in AR-1 |** Commission District 1 **| America's Home Place, applicant**

57 **3722 Coker Road | Rezone |** from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 **| Proposed use: Uses permitted in AR-1 |** Commission District 3 **| Joey Gilbert, applicant**

58 **860 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Richard J. Garner, applicant**

59 **3613 White Sulphur Road | Amend Conditions of Zoning |** on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 **| Proposed use: Personal services |** Commission District 3 **| Reynolds-Hemmer Properties LP, applicant**

60 **5716 Ned Young Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 **| Proposed Use: Accessory structure |** Commission District 3 **| Emily & John Grist, applicant**

61 **3907 Skyline Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 **| Proposed Use: Single-family residence |** Commission District 3 **| Juan Ignacio Castillo C., applicant**

County Administrator

Commission Time

Adjourn

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

AGENDA ITEM

Invocation

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 711/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 735/2025

SUBJECT: Commissioner Jeff Stowe

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Proclamation/s

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 250/2026

SUBJECT: Approve the proclamation recognizing May 2026 as Mental Health Awareness Month.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing May 2026 as Mental Health Awareness 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?	

Approvals:

Approve	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, ***mental health includes our emotional, psychological, and social well-being; it affects how we think, feel, and act; and affects how we handle stress, relate to others, and make choices; and***

WHEREAS, ***mental health disorders commonly begin during adolescence, with a large number of young people reporting having a serious mental health disorder at some point in their life; and***

WHEREAS, ***suicide is one of the leading causes of death for individuals ages 10 to 34 in the United States; and***

WHEREAS, ***the Hall County Strategic Plan calls for promotion of mental health initiatives; and***

WHEREAS, ***evidence-based mental and behavioral health training teaches adults how to recognize signs and symptoms of mental health and substance use problems in others and provides them with skills to use a five-step action plan to help individuals who may be facing a mental health problem or crisis; and***

WHEREAS, ***during Mental Health Awareness Month and throughout the year, Hall County is committed to ending stigmas surrounding mental health and promoting solutions to the mental health struggles of every person in our county; and***

NOW THEREFORE, BE IT RESOLVED ***that the Hall County Board of Commissioners does hereby proclaim the month of May 2026 to be***

MENTAL HEALTH AWARENESS MONTH

Adopted this 14th day of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 251/2026

SUBJECT: Approve the proclamation proclaiming May 4, 2026 as International Firefighters Day.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming May 4, 2026 as International Firefighters Day.

History:

Facts and Issues:

Options:

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

Approvals:

Approve	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Hall County Board of Commissioners is committed to ensuring the safety and security of all those living in and visiting Hall County; and*

WHEREAS, *Hall County's firefighters are vital to our public safety network, and they work tirelessly to protect lives and property through fire response, medical emergencies, fire prevention and code enforcement; and*

WHEREAS, *firefighters are specially trained to assist in many other situations, including vehicle accidents, utility emergencies, rescues involving specialized equipment, building collapses, water main breaks, hazardous material incidents, and other non-fire emergencies; and*

WHEREAS, *to keep our communities safe, firefighters also offer fire safety education and prevention strategies to the general public; and*

WHEREAS, *despite the risks associated with their job, firefighters work around the clock to ensure the safety and wellbeing of Hall County's citizens; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim May 4, 2026, as*

INTERNATIONAL FIREFIGHTERS' DAY

in Hall County and encourages all citizens to recognize our local firefighters for their courage, selfless service and sacrifice.

Adopted this 14th day of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 256/2026

SUBJECT: Approve the proclamation recognizing Robert 'Bob' McNeal's retirement after 32 years of service to Hall County, GA.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Robert 'Bob' McNeal's retirement after 32 years of service to Hall County, GA.

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	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *Robert 'Bob' McNeal began his public service career with Hall County on December 27, 1993; and*

WHEREAS, *during his employment with Hall County, Mr. McNeal served as Engineering Inspector; and*

WHEREAS, *Director of Public Works & Utilities Jorge Gomez stated, "Bob'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 worked in road construction and residential/commercial development for the engineering department throughout his entire career. Along with overseeing many construction projects and the majority of paving projects throughout Hall County, he also trained many new inspectors. Bob oversaw the paving of over 640 miles of roads for Hall County during his tenure. May God bless Bob with peace, joy, abundant health, and happiness as he begins this well-deserved retirement."; and*

WHEREAS, *Mr. McNeal retired on April 17, 2026, and plans to enjoy boating and vacationing in Florida; and*

WHEREAS, *the Hall County Board of Commissioners deeply appreciates the services rendered to the citizens of Hall County by Mr. McNeal; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby pay tribute to*

Robert 'Bob' McNeal

and recognizes him for his many accomplishments, contributions, and 32 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 14th day of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 255/2026

SUBJECT: Approve the proclamation recognizing Heather Porras' retirement after 20 years of service to Hall County, GA.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation recognizing Heather Porras' retirement after 20 years of service to Hall County, GA.

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	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *Heather Porras began her public service career with Hall County on July 25, 2005; and*

WHEREAS, *during her employment with Hall County, Ms. Porras has served in many capacities, such as: Pre-Trial Officer, Pre-Trial Services Manager and Director of Pre-Trial Release; and*

WHEREAS, *Judicial Accountability Division Director Brad Williams stated, "Heather is one of the most detail oriented individuals I have worked with in my career. Heather truly shined in all her years with Pre-Trial Release with her compassion for individuals experiencing what may be one of the hardest moments of their lives. Her thoughtful approach to dealing with the members of this community has been an asset to the office for over two decades." and*

WHEREAS, *Ms. Porras retired on April 10, 2026, and plans to garden, travel and work as a part-time counselor; and*

WHEREAS, *the Hall County Board of Commissioners deeply appreciates the services rendered to the citizens of Hall County by Ms. Porras; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby pay tribute to*

Heather Porras

and recognizes her for her many accomplishments, contributions, and 20 years of dedicated service to Hall County and its citizens, and extends to her their most sincere wishes for continued success in her future endeavors.

Adopted this 14th day of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 252/2026

SUBJECT: Approve the proclamation proclaiming May 17-23, 2026 as National Emergency Medical Services (EMS) Week.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming May 17-23, 2026 as National Emergency Medical Services (EMS) 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?	

Approvals:

Approve	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Hall County Board of Commissioners is committed to ensuring the safety and security of all those living in and visiting Hall County, Georgia; and*

WHEREAS, *emergency medical services are a vital public service, and members of emergency medical services teams are ready to provide lifesaving care to those in need; and*

WHEREAS, *access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and*

WHEREAS, *emergency medical services have grown to fill a gap by providing important, out-of-hospital care, including preventative medicine, follow-up care, and access to telemedicine; and*

WHEREAS, *the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out-of-hospital medical care providers; and*

WHEREAS, *it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby proclaim May 17-23, 2026, as*

NATIONAL EMERGENCY MEDICAL SERVICES (EMS) WEEK

in Hall County and encourages all citizens to recognize our local emergency medical services providers for their courage, selfless service and sacrifice.

Adopted this 14th of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 253/2026

SUBJECT: Approve the proclamation proclaiming May 10-16, 2026 as National Police Week.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming May 10-16, 2026 as National Police 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?	

Approvals:

Approve	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, *the Hall County Board of Commissioners are committed to ensuring the safety and security of all those living in and visiting Hall County, Georgia; and*

WHEREAS, *the members of the law enforcement agencies in Hall County play an important role in safeguarding the rights and freedoms of the citizens of our community; and*

WHEREAS, *it is important that all citizens know and understand the problems, duties and responsibilities of the law enforcement agencies of Hall County; and*

WHEREAS, *the Hall County Board of Commissioners recognize their duty to serve the people by safeguarding life and property, protecting them against violence or disorder, and protecting the innocent against deception; and*

WHEREAS, *the men and women of the law enforcement agencies of Hall County unceasingly provide a vital public service; and*

WHEREAS, *the Hall County Board of Commissioners wishes to remind and call upon the citizens and visitors of Hall County to commemorate law enforcement officers, past and present, who, by their faithful and loyal devotion, have rendered a dedicated service to their communities, and in doing so, are preserving the rights and security of all citizens; and*

NOW THEREFORE, BE IT RESOLVED *that the Hall County Board of Commissioners does hereby recognize May 10-16, 2026, as*

NATIONAL POLICE WEEK

in Hall County and encourages all citizens to recognize our local police for their courage, selfless service and sacrifice.

Adopted this 14th day of May 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 254/2026

SUBJECT: Approve the proclamation proclaiming May 17-23, 2026 as National Public Works Week.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
Approve.

Purpose of Request:
Approve the proclamation proclaiming May 17-23, 2026 as National Public Works 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?	

Approvals:

Approve	Public Information	Administration	Clerk
JR	JL	CR	JR

Attachments:

Hall County, Georgia

Board of Commissioners

WHEREAS, ***Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Hall County; and***

WHEREAS, ***the year 2026 marks the 66th annual National Public Works Week, sponsored by the American Public Works Association; and***

WHEREAS, ***these infrastructure, facilities, and services could not be provided without the dedicated efforts of Public Works professionals, who are engineers, managers, and employees at all levels of government and the private sector; and***

WHEREAS, ***Public Works professionals are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities that are essential to our citizens; and***

WHEREAS, ***it is in the public interest for the citizens of Hall County to gain knowledge of and maintain an ongoing interest and understanding of the importance of Public Works and Public Works programs in their respective communities; and***

WHEREAS, ***the Hall County community deeply appreciates the important contributions the Public Works profession has made to our county and to our quality of life; and***

NOW THEREFORE, BE IT RESOLVED ***that the Hall County Board of Commissioners does recognize May 17-23, 2026, as***

PUBLIC WORKS WEEK

in Hall County, and calls upon its citizens to acquaint themselves with the issues involved in our Public Works Department and to recognize the contributions that Public Works personnel make to our daily lives.

Adopted this 14th day of May 2026.

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 290/2026

SUBJECT: Approve the May 11, 2026 Work Session minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the May 11, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

May 11, 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, May 11, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:01 p.m.

Present:

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

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

Administration

Doug Straughan, Captial Projects Manager, addressed the Board.

1 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of $350,000.00 for the purpose of constructing a new fire station, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

Consent

Appointments for Consideration

Ms. Rivera addressed the Board.

2 Appointment to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Kim Stephens — Consent

3 Appointment to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Re-appointment of Keith Morris — Consent

4 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

5 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

6 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.

Re-appointment of Adrienne Rice — Consent

7 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.

Appointment of John Geyer — Consent

8 Appointment to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.

Re-appointment of Commissioner Billy Powell — Consent

9 Appointment to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Avery Niles — Consent

10 Appointment to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.

Re-appointment of Jesse Gibson — Consent

11 Appointment to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Muncipalities' Appointment.

Appointment of Angela Middleton — Consent

12 Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Bobby Purdum — Consent

13 Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Appointment of Commissioner Jeff Stowe — Consent

14 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Re-appointment of Commissioner Kathy Cooper — Consent

15 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

16 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

Re-appointment of Jennifer Helfrich — Consent

17 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.

Appointment of Suzanne Marie Cindea — Consent

18 Appointment to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Bobby Ogletree — Consent

19 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 26, 2026.

Central Services

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

20 Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of $141,025.00.

Consent

Community Services and Parks

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

21 Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of $100,000.00.

Consent

22 Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

Consent

Correctional Institution

Warden Dennis Udzinski, Correctional Institution, addressed the Board.

23 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $79,468.11.

Consent

24 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $61,157.10.

Consent

25 Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of $37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.

Consent

Development Services

Brandi Smith, Business License Director, addressed the Board.

26 Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

Emergency Management

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

27 Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is $189,312.93.

Consent

Planning & Zoning

Lynn Taylor, Principal Planner, addressed the Board.

28 Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

29 Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

30 **5176 Oliver Road | Rezone |** from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G **| Proposed use: Uses permitted in AR-1 |** Commission District 1 **| America's Home Place, applicant**

31 **3722 Coker Road | Rezone |** from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 **| Proposed use: Uses permitted in AR-1 |** Commission District 3 **| Joey Gilbert, applicant**

32 **860 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Richard J. Garner, applicant**

Vamsee Polamarasetty, Senior Planner, addressed the Board.

33 **3613 White Sulphur Road | Amend Conditions of Zoning |** on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 **| Proposed use: Personal services |** Commission District 3 **| Reynolds-Hemmer Properties LP, applicant**

Commissioner Poole stated that he would recuse himself from consideration of this item.

34 **5716 Ned Young Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 **| Proposed Use: Accessory structure |** Commission District 3 **| Emily & John Grist, applicant**

35 **3907 Skyline Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 **| Proposed Use: Single-family residence |** Commission District 3 **| Juan Ignacio Castillo C., applicant**

Public Works and Utilities

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

36 Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of $52,873.00.

Consent

37 Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of $56,742.00.

Consent

38 Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of $431,899.89.

Consent

39 Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of $82,100.00.

Consent

40 Approve the acceptance of $277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.

Consent

Sheriff's Office

1st Lieutenant Sean Bradburn, Sheriff's Office, addressed the Board.

41 Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.

Consent

1st Lieutenant Brian Pearson, Sheriff's Office, addressed the Board.

42 Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $171,612.00.

Consent

43 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is $2,278,000.00.

Consent

County Administrator

Mr. Gentry addressed the Board and stated the following:

- *Hall County Offices will be closed on Monday, May 25, 2026 in observance of the Memorial Day holiday.*
- *The next Board of Commissioners Work Session will be held on Tuesday, May 26, 2026 at 3:00 p.m.*
- *Presented a 'WIN' video highlighting the Government Scholars Academy.*

Public Comments

The following people addressed the Board:

- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Commission Time

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

- *Matt Keadle (Syfan Logistics)*

Commissioner Gregg Poole, District 3, urged everyone to go out and vote.

Commissioner Jeff Stowe, District 4, requested to move the Monday, June 8, 2026 Work Session to Tuesday, June 9, 2026. There was a consensus among the Board to change the meeting date. Commission Clerk Rivera advised she would add an item to the Thursday, May 14, 2026 Voting Meeting agenda to approve the meeting schedule change.

Executive Session

Commissioner Stowe/Commissioner Poole — to go into Executive Session at 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 4:58 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:58 p.m.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 297/2026

SUBJECT: Approve the May 11, 2026 Executive Session minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the May 11, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 293/2026

SUBJECT: Approve the May 7, 2026 Executive Session minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the May 7, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 292/2026

SUBJECT: Approve the May 7, 2026 Meeting minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the May 7, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

May 7, 2026 Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
MEETING MINUTES

The Ridges Resort at Lake Chatuge
3499 US Highway 76 W
Hiawassee, GA 30546

Thursday, May 07, 2026 - 02:30 PM

Call to Order

Chairman Gibbs at 2:30 p.m.

Present:

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

Also present were Assistant County Administrators Casey Ramsey and John Gentry and County Attorney Justin Lawhon

Commissioner Stowe/Commissioner Poole — to go into Executive Session at 2:30 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 Powell — to adjourn the Executive Session at 3:48 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 Stowe/Commissioner Powell — adjourn the Meeting at 3:48 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 302/2026

SUBJECT: Approve the May 6-7, 2026 Board Retreat minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the May 6-7, 2026 Board Retreat 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
JR	JL	CR	JR

Attachments:

May 6-7, 2026 Board Retreat Minutes

HALL COUNTY BOARD OF COMMISSIONERS
BOARD RETREAT MINUTES
The Ridges Resort
3499 US Highway 76 W
Hiawassee, GA 30546
May 6-7, 2026

Meeting on Wednesday, May 6, 2026 began at 1:00 p.m.

Present: Chairman David Gibbs, and Commissioners Billy Powell, Gregg Poole and Jeff Stowe

Also present were: Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, and County Attorney Justin Lawhon

Commissioner Kathy Cooper was absent.

Welcome/Introduction *(John Gentry, Interim County Administrator)*

Strategic Plan Update *(Sarah Crowe, Communications & Strategic Engagement Manager)*

FY 2027 Budget & SPLOST IX Cash Flow *(Taylor Samples, Finance Director)*

- Presentation of the current FY 2026 Financial Status, proposed FY 2027 Budget, and FY 2027 SPLOST IX projects

Legal Services *(Justin Lawhon, County Attorney)*

- Special Events Permitting Process
- Packaged Sale of Distilled Spirits

Meeting on Wednesday, May 6, 2026 ended at 5:30 p.m.

Meeting on Thursday, May 7, 2026 began at 8:23 a.m.

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

Also present were: Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, and County Attorney Justin Lawhon

Capital Projects Update *(Doug Straughon, Capital Projects Manager)*

- East Hall Library, 3rd Floor Renovation, South Hall Park, Joint Training Center

Community Services & Parks *(Brent Holloway, Community Services & Parks Director)*

- Healan's Head's Mill, USACE Parks

Building Inspections – IMPC *(Kristie Turner, Development Services Director)*

- Discussion about International Property Maintenance Code (IPMC), Title 15 and Inspection/Permit policy updates

Public Works & Utilities *(Jorge Gomez, Public Works and Utilities Director)*

- Discussion about stormwater regulations, prepaid sewer and the Lula sewer agreement

Impact Fee Study Updates *(Jordan Wallace, Transportation Program Manager)*

- Discussion about potential changes to current impact fee structure

Cybersecurity Training *(Adam Welker, Cybersecurity Administrator)*

UDC Updates *(Katie Ahmed, Planning and Zoning Director)*

- Discussion and overview of UDC revisions to be submitted for public outreach

Meeting on Thursday, May 7, 2026 ended at 2:30 p.m.

Minutes Prepared by: Sarah Crowe,
Communications and Strategic Engagement Manager

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 291/2026

SUBJECT: Approve the April 21, 2026 Voting Meeting minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 21, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

April 21, 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
Tuesday, April 21, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:13 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, County Attorney Justin Lawhon and Senior Assistant County Attorney Lauren Henderson

Approve Agenda

Commissioner Poole/Commissioner Stowe — approve with an amendment to remove item 11 from the consent agenda and consider following the consent agenda — 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 Billy Powell

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*
- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

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

Commissioner Cooper presented Bradley Coy Ward 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.

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

Commissioner Poole presented Public Works & Utilities Director Jorge Gomez, Jason Skarda, Wanda Sutton, Lisa Westmoreland, Jordan Wallace and Allan Pittman with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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

Commissioner Powell presented Solicitor General Inez Grant, Michelle Myers, Leann Wright, Delhia Miller, Cynetia Banks and Lynn Miller with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Powell/Commissioner Poole — 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 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.~~

Item moved during the adoption of the agenda to follow the Consent Agenda.

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 - Appointments for Consideration

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

Commissioner Powell/Commissioner Stowe — appoint Bradley Dunckel — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

Other Business - Public Works and Utilities

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

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.

Ms. Henderson introduced the item. Mr. Gomez discussed the item. Ms. Henderson conducted the Public Hearing.

There were no comments from the public.

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

Commissioner Cooper — aye

Commissioner Powell — 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.

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.*

Ms. Ahmed introduced the item.

Commissioner Poole/Commissioner Stowe — approve removing item 20 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item. Public Hearing was previously closed at the April 9, 2026 Voting Meeting.

Brian Rochester, applicant, addressed the Board.

Commissioner Poole/Commissioner Stowe — approve with twelve (12) conditions — Vote: 1 to 3

Commissioner Cooper — nay

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Stowe/Commissioner Powell — approve with the twelve (12) conditions listed below — Vote: 3 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

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.*
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. *New development shall be limited to the following:*
    a. *One (1) Activity/Ministry/multi-purpose building at 12,000 sq. ft. or a*

200-person occupancy (whichever is less).

   b. *One (1) Staff Accommodations at five (5) bedrooms.*
   c. *There shall be no more than 15 cabins, not exceeding a total of 45 bedrooms.*
   d. *One (1) Laundry Facility / Camp Commons with a maximum of three (3) washing machines.*

9. *The total development on the parcel shall be limited to a maximum of 10,000 gallons of septic flow per day to be permitted by Hall County Environmental Health.*
10. *Retreat operations shall be limited to:*
    a. *Thursday through Monday on overnight stay.*
    b. *Tuesday and Wednesday limited to day activities.*
    c. *Friday and Saturday outside activities will cease at 10:00 pm.*
    d. *Sunday through Thursday outside activities will cease at 9:00 pm.*
11. *The property shall be used exclusively for programs conducted by non-profit organizations hosted by Thumbs Up Mission. Any expansion beyond the approved ministry-related activities shall require an amendment approved by the Hall County Board of Commissioners.*
12. *Outdoor amplification shall be limited to daylight hours only.*

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**

Ms. Henderson introduced the item. Ms. Ahmed discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Brent Rutherford, 6303 Stonebridge Cove, Braselton*
- *Dan Owen, 4508 Wilshire Court, Gainesville*
- *Mike Harden, 5843 Grand Reunion Drive, Hoschton*
- *Ty Clack, 2872 Roller Mill Drive, Jefferson*

Opposition:

- *Steven Mulka, 4415 T Mor Cove, Oakwood*
- *Sandy Yelverton, 4405 T Moore Road, Oakwood*
- *Rusty Gravitt, 5208 Whites Mill Road, Gainesville*
- *Tanya Mulka, 4415 T Mor Cove, Oakwood*
- *Renee Gensel, 5671 Holiday Circle, Oakwood*
- *David Gurley, 4825 Propes Drive, Oakwood*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — nay

Commissioner Stowe — aye

Motion passed.

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**

Ms. Henderson introduced the item. Ms. Ahmed discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Haley Stapleton, 7505 Tribble Gap Road, Alto*
- *Jodi White, 5166 Whitehall Road, Lula*

Commissioner Poole/Commissioner Stowe — 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. *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.*

Lynn Taylor, Principal Planner, addressed the Board.

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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Derrick Prater, 5334 Mount Vernon Preserve Court, Murrayville*

Opposition:

- *Gina Pilcher, 5875 Ransom Free Road, Clermont*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *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.*

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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Katie Lynn Holdren, 6752 Shoal Creek Road, Clermont*
- *James Crawford, 6750 Eubanks Creek Drive, Clermont*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Jonathan Rios, 58 Dean Street, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the one (1) condition 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 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.*

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**

Ms. Henderson introduced the item. Ms. Taylor discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *A.K. Chan, 5291 Timber Ridge Road, Gainesville*

Opposition:

- *John Wofford, 3844 Wiley Road, Gainesville*
- *Mark Preston, 3861 Wiley Road, Gainesville*

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

Commissioner Cooper — aye

Commissioner Powell — nay

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Vamsee Polamarasetty, Senior Planner, addressed the Board.

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**

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Bradley Cox, 6042 Spout Springs Road, Flowery Branch*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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**

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item.

Commissioner Powell/Commissioner Stowe — approve withdrawal of item 28 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

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**

Ms. Henderson introduced the item. Mr. Polamarasetty discussed the item. Ms. Henderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *James Dustin Slaton, 2983 Rivercrest Drive, Gainesville*
- *Kathy Cochran Slaton, 3254 Mountain Creek Church Road, Pendergrass*

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

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Mr. Gentry addressed the Board. He stated the following:

- *Planning Commission Update - Provided the Board on the proposed Planning Commission reinstatement timeline. Stated that once appointments are made, trainings will be held on planning & zoning, ethics, and administrative procedures. A mock Planning Commission meeting will also be held to reorient the Planning Commission. The goal is to have the Planning Commission to begin hearing applications sometime in July.*
- *Uniform Development Code (UDC) Update - Provided the Board a detailed timeline for updating the UDC. The plan includes launching a interactive website by May 15th for a 30-day public feedback period, followed by three public engagement meetings in June with final adoption targeted for August 27th. Commissioner Poole expressed concerns about the public input period being too short. Mr. Gentry advised that in the instance that a specific ordinance is not ready, more time could be taken to address those areas and looked at individually. Stated that this is not a complete re-write of the current UDC but to review ordinances that need attention.*

Commission Time

Commissioner Gregg Poole, District 3, spoke about the lack of accountability and internal communication within the Commission. He referenced how conditions were allegedly shared with all Commissioners except one from the relevant district. He also brought up a recent incident where he and another member of the Board were unaware of a resignation that the rest of the Board knew about. He described this as a 'real issue' of being 'constantly left out', which contributes to divisiveness.

Chairman David Gibbs agreed with Commissioner Poole. Stated that a lot of things that need to be worked on.

Adjourn

Commissioner Stowe/Commissioner Poole — adjourn at 9:21 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 296/2026

SUBJECT: Approve the April 21, 2026 Executive Session minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 21, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 295/2026

SUBJECT: Approve the April 21, 2026 Meeting minutes.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the April 21, 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?	2026-05-14

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

April 21, 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
Tuesday, April 21, 2026 - 05:15 PM

Call to Order

Chairman Gibbs at 5:15 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, County Attorney Justin Lawhon and Senior Assistant County Attorney Lauren Henderson

Commissioner Powell/Commissioner Cooper — to go into Executive Session at 5:16 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 6:04 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 Cooper/Commissioner Stowe — adjourn the Meeting at 6:05 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 221/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of $350,000.00 for the purpose of constructing a new fire station, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: DS

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of $350,000.00 for the purpose of constructing a new fire station, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested $ 350,000.00
Are funds within current budget? Yes
Source of Funds Capital Projects Fund

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
Appraisal
Closing Statement
Binding PSA
Warranty Deed
Quit Claim Deed
Resolution

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 221/2026

Funds Requested: $ 350,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL PROJECTS FUND	3520-FIRE RESCUE	541100-LAND	$350,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

METRO appraisals

Appraisal Report of

A 2.73 Acre Tract – 3111 & 3121 SW Gould Road
Located on the Southwestern Side of Gould Road, One Parcel West of McEver Road
In Land Lot 22 of the 8th Land District
Gainesville, Hall County, Georgia 30504



Prepared For:

Hall County Government
Mr. John T. Gentry, Jr.
Assistant County Administrator
P.O. Drawer 1435
Gainesville, GA 30503

Prepared By:

Metro Appraisals
P.O. Box 791
Gainesville, Georgia 30503

P.O. Box 1422
Moultrie, Georgia 31776

770-534-0384
Metro File No. 2026-003

Valuation Date:

January 8, 2026

Date of Report:

January 15, 2026

January 15, 2026

Hall County Government
Mr. John T. Gentry, Jr.
Assistant County Administrator
P.O. Drawer 1435
Gainesville, GA 30503

Metro Appraisals

P.O. Box 791
Gainesville, Georgia 30503

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Moultrie, Georgia 31776

770-534-0384
www.metroappraisals.com

Cliff M. Ward, MAI
David B. Griffin, MAI, SRA, AI-GRS
Scott E. Hirons, SRA
Marion L. Meeks, SRA

Re: Appraisal of a 2.73 acre tract, 3111 & 3121 SW Gould Road, located on the southwestern side of Gould Road, one parcel west of the McEver Road intersection, in Land Lot 22 of the 8th Land District, Gainesville, Hall County, Georgia 30504.

Dear Mr. Gentry:

At your request, we have visited and analyzed the above referenced property to develop an opinion of the January 8, 2026 fee simple market value of the subject property. The values reported are qualified by certain definitions, limiting conditions, and certifications that are set forth in the attached report. The analysis contained in the report that follows has been presented in an appraisal report format.

Fee Simple Market Value Opinion

Based on the analysis in this report, it is our opinion the fee simple market value for the subject property, based on market conditions as of January 8, 2026, is

$350,000

THREE HUNDRED FIFTY THOUSAND DOLLARS

Marketability

The subject property has average to good marketability. The positive factors that influence marketability include:

- The subject property is well located in the western area of the incorporated City of Gainesville.
- The tract has frontage along Gould Road, one parcel west of the signalized intersection of McEver Road and Gould Road.
- Public water service is available.
- The property has gradually sloping topography.
- Market demand is good locally.

The negative factors that influence marketability include:

- Moderately irregular shape.
- Public sewer is not currently immediately available to the property, currently along the western side of McEver Road within approximately 150 feet from the property. Connecting to public sewer should be possible.

Based on the marketability factors, the marketing times for the comparables used herein and our conversations with local market participants, we believe a reasonable marketing time for the subject property is 6 – 12 months. An exposure time of 6 – 12 months is also reasonable.

Extraordinary Assumptions and Hypothetical Conditions

No Hypothetical Conditions or Extraordinary Assumptions were employed in developing our opinions of value.

The reader should review the attached Statement of Limiting Conditions. We have prepared the report based on our interpretation of the Uniform Standards of Professional Appraisal Practice as set forth by the Appraisal Foundation.

Employment was not conditional on producing a specific value or a value within a given range. Future employment prospects were not dependent on producing a specified value.

Our fee for the assignment was not based on the development or reporting of a predetermined value or direction that favors the cause of the client.

We appreciate the opportunity to be of service on this property. Please let us know if we can be of further assistance in this or other matters.

Sincerely,



Charles A. McKay
Associate Appraiser
Certified General Appraiser
Georgia No. 964



Cliff M. Ward, MAI
President
State Certified General
Georgia No. 269864

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Summary of Salient Data and Conclusions

Property Location:	3111 & 3121 SW Gould Road, Southwestern side of Gould Road, one parcel west of the McEver Road intersection, Land Lot 22, 8th Land District, Gainesville, Hall County, Georgia
Property Rights Appraised:	Fee Simple Interest
Highest and Best Use	Commercial Development

Land Description

Area:	2.73 Acres
Zoning:	O-I, Office-Institutional District (Gainesville)
Tax Identification Number:	08022 000025 & 08022 000026
Current Asking Price:	$375,000 – GAMLS #10578308

Opinion of Market Value

Market Value Opinion:	**$350,000**
Marketing Time:	6 - 12 Months
Exposure Period:	6 - 12 Months
Valuation Date:	January 8, 2026
Date of Site Visit:	January 8, 2026
Date of Report:	January 15, 2026

Statement of Limiting Conditions

This report is subject to the following limiting conditions:

1. The appraisal assumes the subject property is free and clear of existing liens or encumbrances, and under responsible ownership with competent management. The appraisal assumes typical market financing for the subject property, and considers any favorable mortgage positions in the analysis.

2. We did not search validity of title nor assume responsibility for corrections that a survey of the property may reveal.

3. Information contained within the report is not guaranteed, but was gathered from reliable sources which are believed to be accurate.

4. For matters legal in nature, the client should seek the services of an attorney-at-law. We assume no responsibility for legal matters.

5. Sketches are accurate only for purposes of approximation.

6. We request no reproduction of the report without prior written consent.

7. The conclusions expressed in this report assume competent management and marketing of the subject property.

8. The contents of this appraisal are for limited private use only. If this report becomes the property of any party, other than the client or intended users, permission must be obtained from the client for reproduction or additional copies. Further services relating to the subject property, such as consultation, reappraisal, or review, could have additional fees.

9. Information regarding the location or existence of public utilities came from GIS data, verbal inquiries to the proper utility, or from visual evidence during the property visit. No warranty has been made regarding the exact location or capabilities of public utility systems. If questions regarding public utilities exist, the client should only rely on the services of a professional engineer for the exact location or utility capabilities.

10. Disclosure of the contents of this appraisal report is governed by the By-laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of the report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or SRA designation, shall be disseminated to the public through advertising media, public relations media, sales media, or any other public means of communication without the prior written consent and approval of the signing appraisers.

11. Market value conclusions in this report are opinions. There are no guarantees, either written or implied that the subject property would sell for expressed opinions of value.

12. There is no obligation to either give court testimony or appear in any court as a result of having completed this assignment, unless arrangements to that effect were made prior to the initiation of the appraisal assignment.

13. Property history information came from conversations with individuals having knowledge about the chain-of-title, and if available, various documents such as contracts, deeds, leases, and closing statements. The appraisal does not include a title search, nor is the accuracy of the property history guaranteed. Anyone considering an interest in the subject property should rely solely on a title search and opinion prepared by a qualified attorney-at-law.

14. The Appraisal Institute and their authorized representatives have rights to review and use this report in a professional capacity.

15. **ACCEPTANCE AND OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THESE LIMITING CONDITIONS. APPRAISAL LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE FEE RECEIVED BY THE APPRAISER.**

16. The appraisal assumes no hidden or unapparent conditions of the property, sub-soil, or structures would make it more or less valuable. We do not assume responsibility for adverse conditions that require a professional engineer. Unless otherwise stated in the report, there are no known hazardous materials on the property. The presence of substances such as asbestos, urea-formaldehyde, asbestos insulation, radon gas, or other potentially hazardous materials may affect the value of the property. The value opinions assume, unless otherwise stated, that no such material exists and would cause a loss in value. The client should seek the services of a professional with expertise in this field if there are questions regarding hazardous materials.

17. Any improved property description herein uses information provided to and identified by the appraiser as well as visual inspection. We make no warranty for construction materials, manufacturers of construction materials, construction quality, utility systems, nor any items related to the physical/legal property. Any user of this report who has any concern about the physical/legal property should use a property inspection company for a detailed/warranted analysis or an attorney for all legal matters.

18. This appraisal is an opinion of value and not a guarantee. No guarantee is warranted or intended.

Certificate of Appraisal

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act, the Rules and Regulations of the Georgia Real Estate Appraisers Board and the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the *Uniform Standards of Professional Appraisal Practice*.

8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

9. I have made a personal site visit to the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the person(s) signing this report.

11. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



CHARLES A. MCKAY

Certificate of Appraisal

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.

5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board. In addition, this report adheres to the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniformed Standards of Professional Appraisal Practice

8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

9. I visited the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to the person signing this report.

11. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

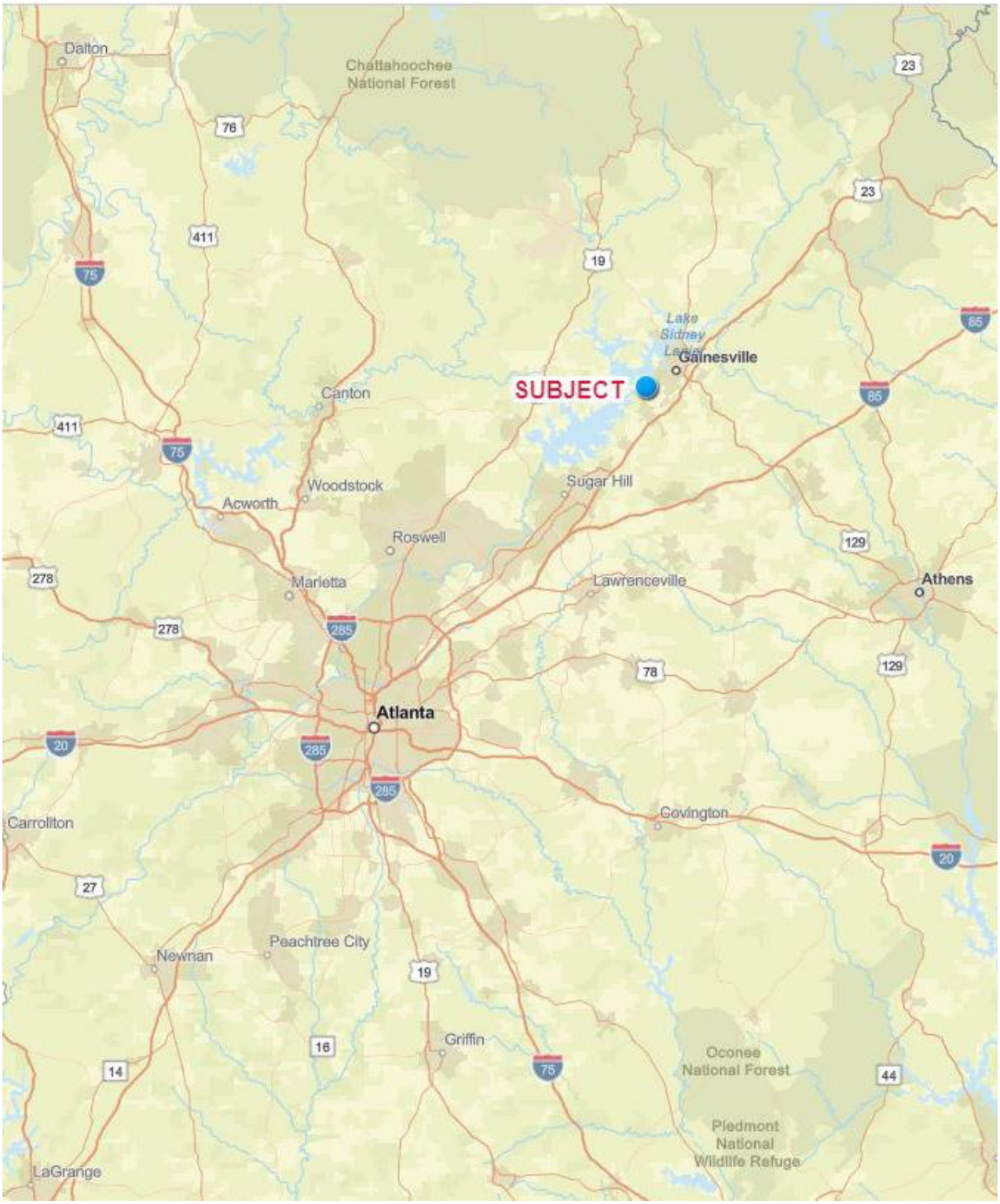
12. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.



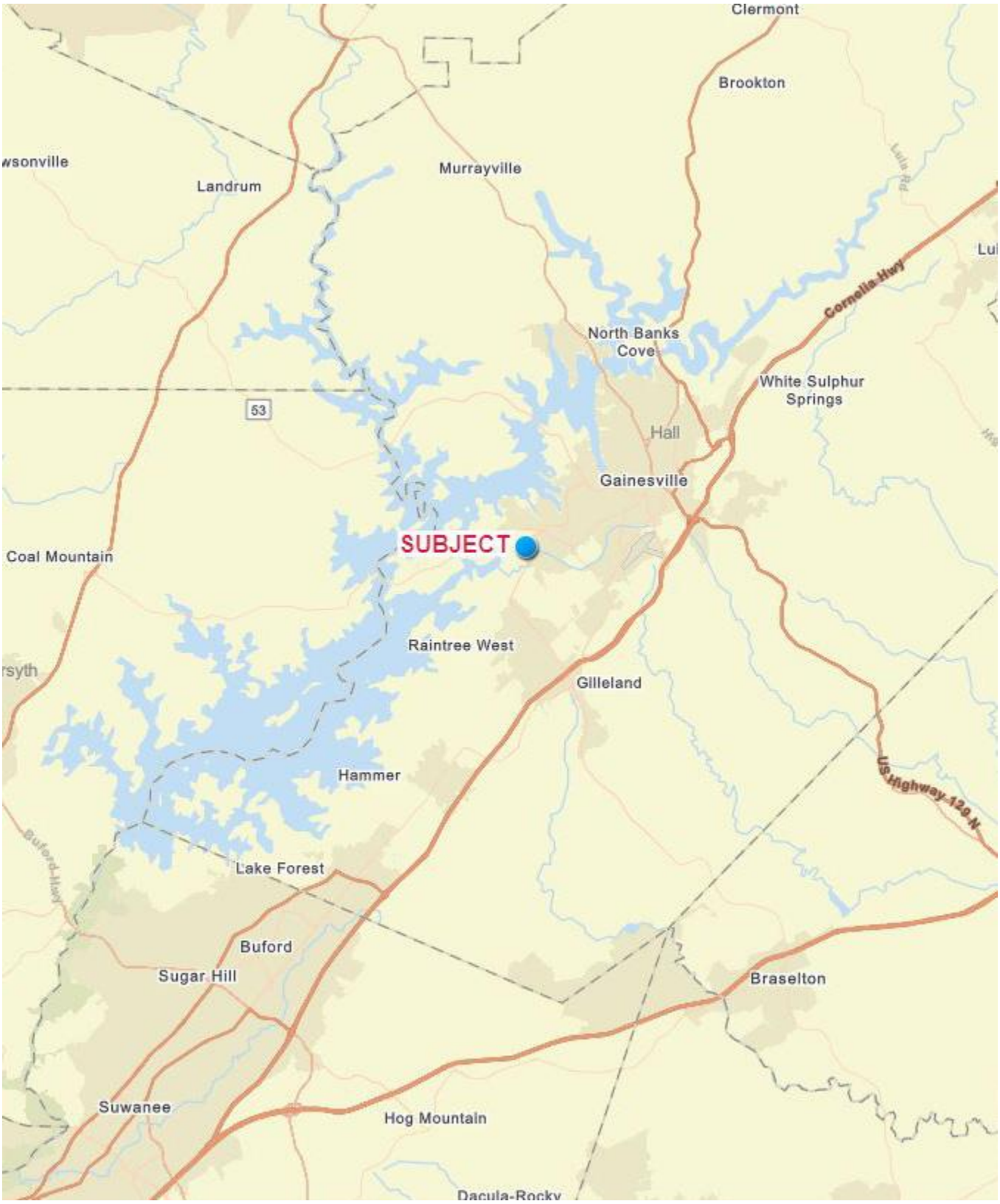
CLIFF M. WARD, MAI

Subject Maps & Photographs

Map 1-1: General Area Map



Map 1-2: Neighborhood



Map 1-3: Immediate Vicinity



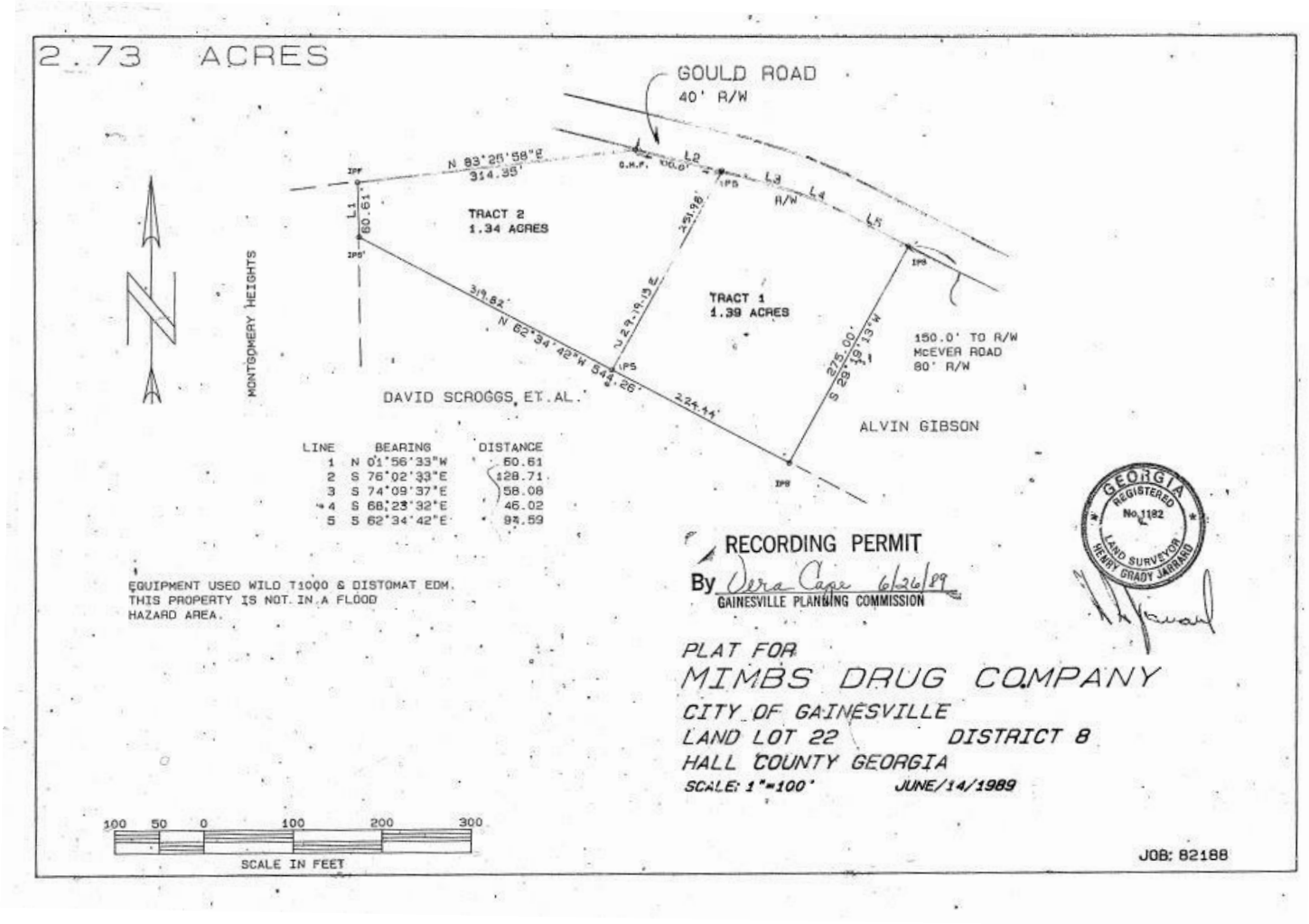
Map 1-4: Tax Map



Map 1-5: Aerial Photograph



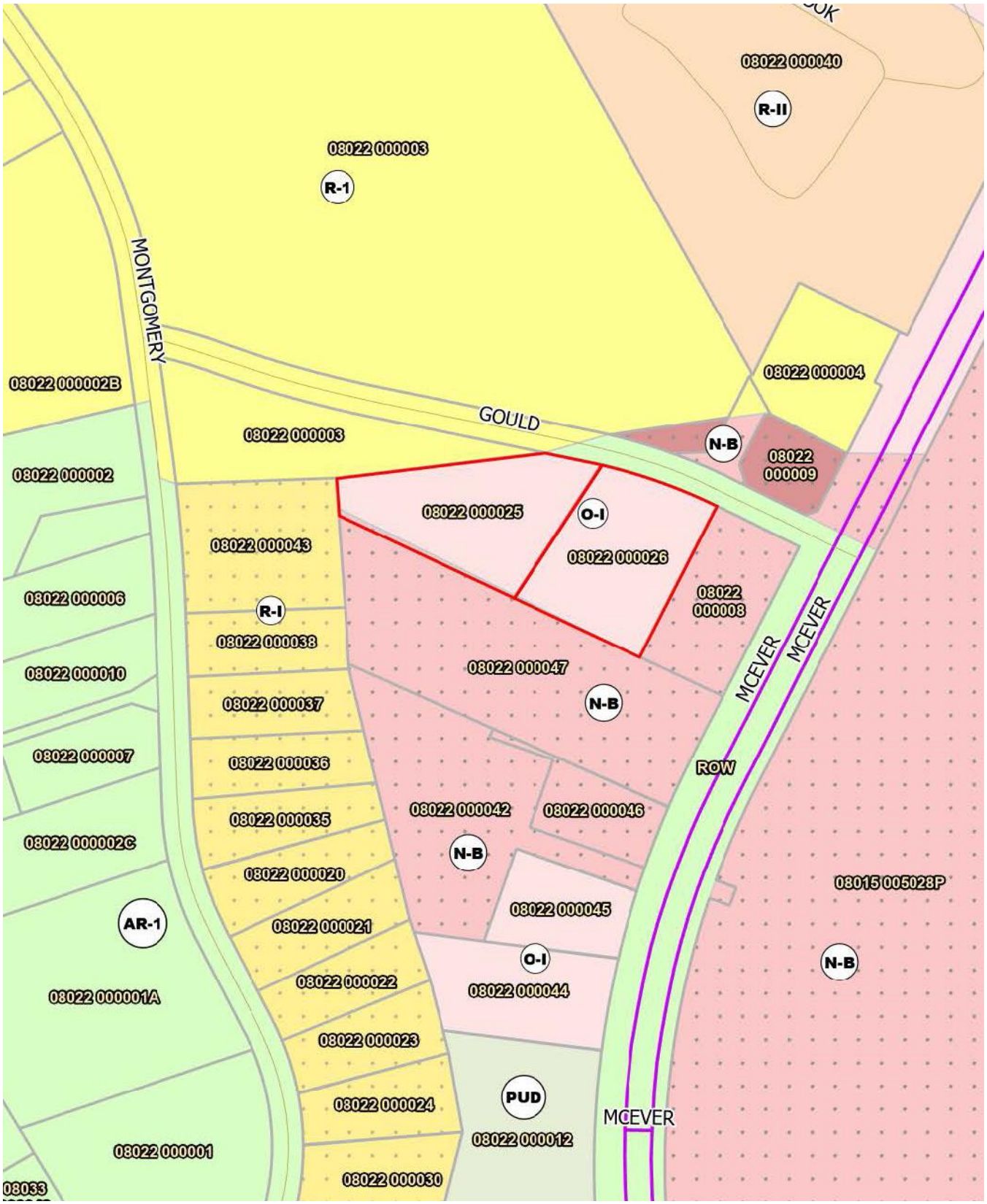
Map 1-6: Survey (Plat Book 136 Pg. 224)



Map 1-7: Flood Plain Map



Map 1-8: Zoning Map



View of Subject Property – Along Frontage on Gould Road



View of Subject Property – Along Frontage on Gould Road



View of Subject Property – Along Frontage on Gould Road



View of Subject Property – Along Frontage on Gould Road



View of Subject Property – Typical View of Interior of Tract



View of Subject Property – Typical View of Interior of Tract



View of Subject Property – Typical View of Interior of Tract



View of Subject Property – Typical View of Interior of Tract



Street Scene – Gould Road Facing East Toward McEver Road



Street Scene – Gould Road Facing West



Chapter 1: Introduction

Property Identification

The subject of this appraisal is a 2.73 acre tract located at 3111 & 3121 Gould Road, on the southwestern side of Gould Road, one parcel west of the McEver Road intersection, in Land Lot 22 of the 8th Land District, Gainesville, Hall County, Georgia 30504.

Purpose and Intended Use

The purpose of this appraisal is to develop an opinion of the current market value of the subject. It is our understanding that this appraisal is intended for decision purposes related to possible acquisition of the subject property by the client.

Property Interest Appraised

The property interest appraised, within the scope of this analysis, is the fee simple interest. Title to the subject property is assumed to be good and marketable. Fee simple ownership is assumed to be transferable free from all encumbrances, except those specified in public records.

Effective Appraisal Date

The effective date of the current market value opinion is January 8, 2026, which is the date of the most recent visit to the subject property by the appraiser.

Client and Intended User

The client for this appraisal is Hall County Government, Mr. John T. Gentry, Jr., Assistant County Administrator, P.O. Drawer 1435, Gainesville, Georgia 30503.

Format and Contents

This appraisal report conforms to the standards of the Uniform Standards of Professional Appraisal Practice ("USPAP"), adopted by the Appraisal Foundation.

Definition of Market Value

Market Value, for purposes of this report, is "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby"

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and each acting in what they consider their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and
- The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Office of the Comptroller of the Currency, 12CFR, part 34.

Scope Of Work

The valuation of property interest in real estate is a process of data collection, analysis, and conclusions by a nonbiased third party. Scope of work is the type and extent of research used in an assignment (USPAP, 2026 - 2027 ed.). The scope of this appraisal included a physical visit to the property and photographs taken on January 8, 2026.

Market Research: The first step in the appraisal is the market research phase, which includes data collection from all known and available sources. Researched areas include the region, county, and immediate neighborhood. This research provides an understanding about the current economic and social climate within which the subject property competes. Data sources include the local municipal government, public records, private real estate professionals, the subject property history, and real estate publications. When gathering data, work includes confirming and crosschecking the data for accuracy. Throughout the appraisal, we personally spoke to brokers and investors active in the market. Commercial data services used include CoStar, MLS, Site-to-Do-Business, etc.

Information about the subject property collected included zoning information, utility availability, flood plain information, property size, frontage, access, and neighborhood features. This data provides the basis for a discussion and analysis of the subject and the physical characteristics of the property.

Throughout the appraisal process, we have personally visited the subject property and spoken to brokers and investors active in the market as well as utilized commercial data services and public records to obtain information related to sales. This information was utilized to analyze the market value for the subject property. The data collected from the various market participants, our personal observations, and public and commercial resources was utilized to derive the market value indications.

Current Market Value: In developing a market value opinion for the subject property, we have used the Sales Comparison Approach.

Competency

Both appraisers have the competency to develop and report the market value opinions contained within this report. Charles A. McKay is a State Certified General appraiser with 41 years of commercial appraisal experience in the general subject market area. Cliff M. Ward, MAI, is a State Certified General appraiser with 22 years of commercial appraisal experience in the general market area. The knowledge of the specific subject market area and the property type was sufficient for both appraisers to complete the previously described scope of work.

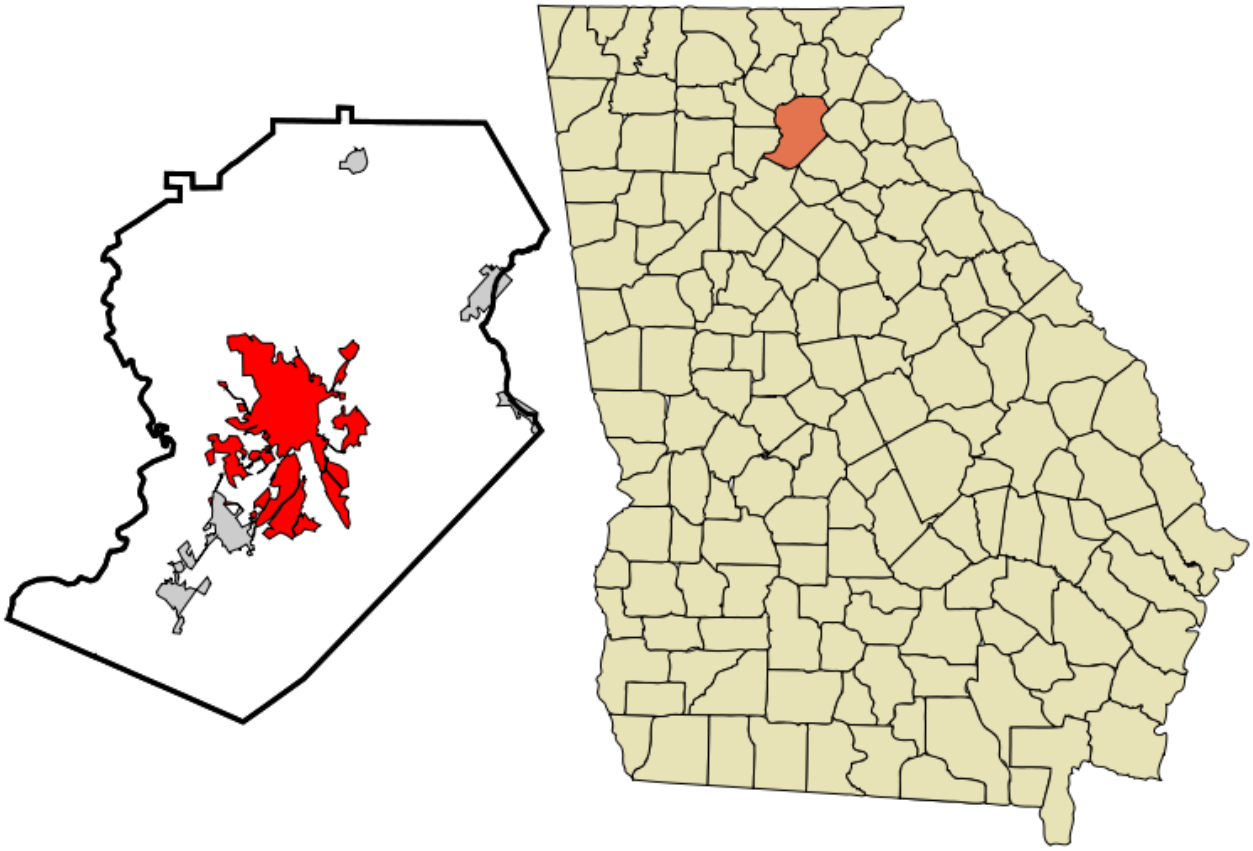
Extraordinary Assumptions

This appraisal does not use any extraordinary assumptions.

Hypothetical Conditions

This appraisal does not use any hypothetical conditions.

Chapter 2: Hall County Overview



On the following pages are demographic and economic data profiles for Hall County obtained from STDBOnline and the US Census Bureau.

Demographic and Economic Data

Summary	Census 2020	2025	2030
Total Population	203,136	223,306	238,225
Total Households	71,022	79,276	85,323
Family Households	52,015	56,675	60,545
Average Household Size	2.82	2.79	2.76
Owner Occupied Housing Units	49,062	55,437	60,141
Renter Occupied Housing Units	21,960	23,839	25,182
Median Age	37.8	38.1	38.8

Trends 2025 - 2030	Area	State	National
Population	1.3%	0.7%	0.4%
Households	1.5%	0.8%	0.6%
Family Population	1.3%	0.7%	0.5%
Owner Occupied Housing Units	1.6%	1.2%	0.0%
Median Household Income	3.2%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	12,270	6.0%	13,266	5.9%	14,107	5.9%
5-9	13,052	6.4%	14,123	6.3%	14,120	5.9%
10-14	14,808	7.3%	14,022	6.3%	14,821	6.2%
15-19	15,319	7.5%	14,909	6.7%	14,009	5.9%
20-24	14,211	7.0%	15,344	6.9%	14,975	6.3%
25-29	12,743	6.3%	16,444	7.4%	17,434	7.3%
30-34	12,256	6.0%	14,943	6.7%	17,588	7.4%
35-39	12,149	6.0%	13,810	6.2%	16,028	6.7%
40-44	12,075	5.9%	13,544	6.1%	14,798	6.2%
45-49	12,918	6.4%	13,023	5.8%	14,285	6.0%
50-54	13,191	6.5%	13,744	6.2%	13,250	5.6%
55-59	13,235	6.5%	13,430	6.0%	13,613	5.7%
60-64	11,839	5.8%	13,238	5.9%	13,265	5.6%
65-69	10,102	5.0%	11,924	5.3%	13,124	5.5%
70-74	9,203	4.5%	9,887	4.4%	11,581	4.9%
75-79	6,426	3.2%	8,475	3.8%	9,200	3.9%
80-84	3,892	1.9%	5,261	2.4%	6,917	2.9%
Age 85+	3,447	1.7%	3,919	1.8%	5,110	2.1%

Demographic and Economic Data

Population Summary	Hall County, ...
2010 Total Population	179,705
2020 Total Population	203,136
2020 Group Quarters	2,616
2025 Total Population	223,306
2025 Group Quarters	2,396
2030 Total Population	238,225
2025-2030 Annual Rate	1.30%
2025 Total Daytime Population	225,216
Workers	108,900
Residents	116,316

Household Summary	
2010 Total Households	60,701
2010 Average Household Size	2.91
2020 Total Households	71,022
2020 Average Household Size	2.82
2025 Total Households	79,276
2025 Average Household Size	2.79
2030 Total Households	85,323
2030 Average Household Size	2.76
2025-2030 Annual Rate	1.48%
2025 Families	56,675
2025 Average Family Size	3.28
2030 Families	60,545
2030 Average Family Size	3.27
2025-2030 Growth Rate	1.3%

Median Household Income	
2025	$84,395
2030	$98,708

Demographic and Economic Data

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<$10,000	3,296	4.2%	3,213	3.8%
$10,000-14,999	1,831	2.3%	1,732	2.0%
$15,000-19,999	2,009	2.5%	1,674	2.0%
$20,000-24,999	2,695	3.4%	2,380	2.8%
$25,000-29,999	2,012	2.5%	1,671	2.0%
$30,000-34,999	3,299	4.2%	2,948	3.5%
$35,000-39,999	1,939	2.5%	1,840	2.2%
$40,000-44,999	3,641	4.6%	3,349	3.9%
$45,000-49,999	1,956	2.5%	1,784	2.1%
$50,000-59,999	5,459	6.9%	5,275	6.2%
$60,000-74,999	7,281	9.2%	7,260	8.5%
$75000-99999	9,585	12.1%	9,941	11.7%
$100,000-124,999	8,769	11.1%	9,644	11.3%
$125,000-149,999	6,268	7.9%	7,575	8.9%
$150000-199999	9,647	12.2%	12,088	14.2%
$200,000-249,999	3,579	4.5%	4,713	5.5%
$250,000-299,999	2,259	2.9%	3,254	3.8%
$300,000-399,999	2,038	2.6%	3,061	3.6%
$400,000-499,999	639	0.8%	552	0.7%
$500,000+	1,074	1.4%	1,369	1.6%
Median Household Income	$84,395	-	$98,708	-
Average Household Income	$113,103	-	$125,535	-
Per Capita Income	$40,193	-	$45,000	-

Chapter 3: Property Description

Location

The subject property is in the northeastern portion of the state of Georgia, within the central area of Hall County. The property is in the incorporated city of Gainesville, on the southwestern side of Gould Road, one parcel west of the McEver Road intersection. This location is roughly 4.5 miles southwest of downtown Gainesville. The site address for the subject is 3111 and 3121 SW Gould Road, Gainesville, Hall County, Georgia 30504.

Access & Streets

Primary general access to this section of Gainesville and Hall County is provided by Browns Bridge Road (S.R. 369), McEver Road, Dawsonville Highway, Queen City Parkway and Pearl Nix Parkway. The subject is located on the southwestern side of Gould Road, one parcel west of the McEver Road intersection. McEver Road is a divided four-lane corridor in the subject neighborhood, having a generally north/ south orientation. There is a median break on McEver Road at the Gould Road intersection, which is signalized. Browns Bridge Road is a five lane asphalt paved roadway at this location, which is the major east to west corridor through the Gainesville area. The subject location can be accessed via the Exit 16 interchange of I-985/Mundy Mill Road/McEver Road and Browns Bridge Road, approximately 4.5 miles to the south. Access from other surrounding counties and communities are provided by various two-lane state highways and county roads and is considered adequate.

Specific access to the subject is good, with approximately 327.4 feet of frontage on the southwestern side of Gould Road and an overall site depth of approximately 275 along the southeastern boundary.

Overall, general and specific access to the subject is considered good.

Traffic Count

GADOT does not report traffic counts for Gould Road. The 2024 traffic count on McEver Road, south of the Gould Road intersection, was 31,300 vehicles per day. The nearest surface street traffic count reported locally is on St. Charles Avenue nearby to the northeast of the subject, at 670 vehicles per day in 2024. This is the most recent traffic data available from the GA DOT.

Neighborhood

The subject neighborhood is generally commercial in character. Essentially all of the properties located along the Browns Bridge Road/Jesse Jewell Parkway corridors in the subject area are zoned commercial or light industrial. The subject neighborhood is characterized by a variety of commercial uses. These uses include convenience stores, automobile dealerships, neighborhood shopping centers, institutional uses and a variety of free-standing retail establishments.

In the area between the McEver Road intersection and the Gainesville CBD, there are several new and used car dealerships along the north and south sides of Browns Bridge Road. Two of the largest of these dealerships have relocated to Oakwood, with the former location utilized for used car sales.

The area surrounding the Browns Bridge Road and McEver Road intersection is improved with several commercial and institutional land uses. On the northeastern corner of the Browns Bridge Road and McEver Road intersection is a Walmart Neighborhood Market anchored shopping center. The site for this Walmart Neighborhood Market was formerly a grocery anchored shopping center, of which the grocery anchor area was demolished to make way for the Walmart. A Waffle House restaurant adjoins the Walmart Neighborhood Market to the east. A self-storage facility, which is accessed via McEver Road and was constructed in 2005, adjoins the Walmart Neighborhood Market to the north. A RaceTrac convenience store, built in 2012, is on the northwestern corner of the McEver Road and Browns Bridge Road intersection. A car wash facility was built in 2022 adjoining the RaceTrac to the north. A Quik Trip convenience store was constructed in the southwestern corner of this intersection in 2024, on the former site of a national franchise pharmacy. Also, in 2024 a Dunkin fast food facility was constructed on the southeastern corner of the intersection. The Hall County Government Center, which is housed on approximately 33 acres in the former offices of Liberty Mutual Insurance, is in the southeastern quadrant of the intersection.

In the area immediate surrounding the subject, there is a significant amount of institutional land use present, as well as commercial properties nearby the Gould Road and McEver Road intersection. The most significant of these properties is the Free Chapel campus, consisting of a 145 +/- acre parcel on the southeastern side of McEver Road at the Gould Road intersection. This is by far the largest religious facility in the county, utilized by the county board of education for graduation ceremonies. An approximately 19.45 acre tract of land, adjoining the subject to the northwest and across Gould Road from the subject, is owned by the Hall County Board of Education and utilized as the McEver Arts Academy. Adjoining the subject to the east is a convenience store anchored small multi-tenant retail building, originally constructed in 1984 and situated on a 0.92 acre site. Other notable properties nearby along the McEver Road corridor include the Indigo Apartments and Manor Lake Assisted Living and Memory Care Center.

Site Size & Shape

The subject tract has a moderately irregular shape and is approximately 2.73 acres in size, according to a plat of the property recorded in Plat Book 136, page 224 of the Hall County Plat Records. The tract has approximately 327.4 feet of frontage on the southwestern side of Gould Road and an overall site depth of approximately 275 feet along the southeastern boundary. The southwestern area of the subject is more irregular in space, to the southwest and away from the Gould Road frontage.

Topography and Forestation

The subject has gradually sloping topography throughout the property. The overall change in elevation throughout the property is approximately 20 feet, dropping down from the northwest to the southeast.

Overall, the tract is forested, with no streams or creeks observed to be present on the property.

Soils & Subsurface

The client did not provide a report prepared by a soil and subsurface engineer. A visual inspection of the site did not reveal any obvious problems. However, anyone with an ownership interest should obtain the services of a professional soil and subsurface engineer. If a report becomes available that suggests the subject site has adverse subsoil conditions, this appraisal could require modification.

Flood Plain

According to FEMA Flood Insurance Map Community Panel No. 13139C0169G, map revised on April 4, 2018, the subject property is situated within a Zone X flood zone. This indicates areas that are not located in areas of flooding.

Hazardous Waste

This appraisal does not include a Transactional Environmental Screening (TES) or an Environmental Site Assessment (ESA). The environmental investigation included readily observable conditions on the property at the site visit. Conditions such as toxic waste, asbestos, and lead-based paint are environmental hazards, whereas such conditions as wetlands and endangered species are not hazards but are environmental risks. The client should seek the services of a professional engineer for concerns regarding hazardous material.

Easements & Encroachments

Based on the plat of the property recorded in Plat Book 136, page 224 of the Hall County Records, the Hall County GIS and a site visit there does not appear to be any adverse easements or encroachments within the subject property. We assume that there are no easements or encroachments present that would adversely affect the market value or the marketability of the subject. Typical utility easements are assumed to be present for public utilities.

Zoning

The subject property is located within the incorporated City of Gainesville and is therefore subject to land use controls by the Gainesville/Hall County Planning Department. The subject property is zoned O-I, for an Office-Institutional District.

Within an Office and Institutional (O-I) district a variety of offices, professional offices, institutions, and public offices are permitted, but only those not involving the sale, wholesale, storage, or processing of merchandise. Multi-family residences are permitted as a special use.

Areas zoned to this classification are not intended to be retail centers, commercial, or industrial activities. Rather, it is the intent of the district to provide locations for a wide range of open, uncrowded sites for offices, professional offices, institutions, and residences. The district is primarily intended to be located along arterial streets, but it can also be located in areas dominated by institutions such as a college, where a wide range of land uses are required.

Dimensional requirements in the Office and Institutional District are summarized as follows:

Minimum Site Size	15,000 square feet
Minimum Road Frontage	40 feet
Front Setback	30 feet
Side Setback	None
Rear Setback	None
Maximum Height	60 feet
Maximum Height (No. stories)	4

Utilities

All public utilities are currently available to the subject property, except for public sewer which is along the northwestern side of McEver Road and within approximately 150 feet to the east of the subject property. To the best of our knowledge, the available utilities should be adequate in terms of size, capacity and location to serve the subject property.

Property History

The subject property is currently owned by Eddie H. and Sandra E. Mimbs. The most recent transfer involving the subject property occurred on January 22, 2002, when title to the property was transferred from Mimbs Drug Co. to the current owners. The Quitclaim Deed for this transfer is recorded in Deed Book 4098, Page 221 of the Hall County Deed Records. This transfer does not represent an arm's length transaction, with Mr. Eddie Mimbs as the principal of Mimbs Drug Co.

The subject is currently marketed for sale by Frank Tu, with PEND Realty, with an asking price of $375,000. The property has been marketed since August 5, 2025, according to GAMLS (GAMLS # 10578308). We understand that the client for this report is planning to acquire the property. Mr. Charlie Hawkins, with the Norton Agency, is working with Hall County on the planned acquisition and reports that the subject property is currently under contract for $350,000. Mr. Hawkins further reports that there is a second interested party for the subject, at a similar price. However, re-zoning of the property would be necessary for this interested party.

Legal Description

The subject is located in Land Lot 22 of the 8th Land District, Gainesville, Hall County, Georgia and can be further identified by that system employed by the Hall County Tax Assessors Office as Tax Parcels No. 08022 000025 & 08022 000026. A metes and bounds legal description of the property is found in the above referenced Warranty Deed.

Real Property Taxes

The subject property is subject to real estate taxes for Gainesville and Hall County, which are based on the applicable millage rate applied to a 40% assessment of fair market value for tax purposes. The year 2025 Hall County millage rate for the incorporated area of Gainesville was 3.798 mills ($3.798 per $1,000 of assessed value). The year 2025 Gainesville millage rate was 10.139 mills ($10.139 per $1,000 of assessed value). The property had a 2025 tax valuation of $273,400. Based on the 2025 tax rate and tax valuation, the year 2025 taxes were as follows:

2025 Real Estate Tax Calculations

	Hall County	Gainesville
Tax Parcel No:	**08022 000025, 026**	**08022 000025, 026**
Land Valuation	$273,400	$273,400
Building Valuation	$0	$0
Total Tax Valuation	$273,400	$273,400
Assessment Rate	40.00%	100.00%
Assessed Value	$109,360	$273,400
Millage Rate	0.003798	0.010139
Taxes Per Parcel	$415.34	$2,772.01
Total Real Estate Taxes	**$3,187.35**	

The 2025 real estate taxes for the subject have been paid and there are no outstanding unpaid taxes from previous years.

Improvements

The subject 2.73 acre parcel is currently a vacant, unimproved property.

Chapter 4: Highest and Best Use

HIGHEST AND BEST USE

Highest and Best Use as defined in *The Dictionary of Real Estate Appraisal*, Sixth Edition, is the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

In cases where a site has existing improvements, the highest and best use may very well be different from the existing use. However, the existing use may continue unless and until land value, in its highest and best use, exceeds the total value of the property as improved.

Also implied within these definitions is that the determination of highest and best use results from the appraiser's judgment and analytical skills, i.e., that the highest and best use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premises upon which value is based. The use of a property must be physically possible, legally permissible, financially feasible, and maximally productive to represent the highest and best use.

HIGHEST AND BEST USE – AS VACANT

The discussion of highest and best use under the assumption of a vacant site should analyze what type and size improvements should be constructed in accordance with the above definition and criteria for the selection of comparable sales to be used in the valuation of the site, as well as to determine if the highest and best use as though vacant differs from that as improved, or proposed.

Legally Permissible

The subject is situated in the incorporated City of Gainesville and is zoned O-I, an Office-Institutional District. A variety of office and institutional related land uses are permitted within this zoning district.

Considering the commercial and institutional properties along the McEver Road corridor in the neighborhood, particularly the nearby commercial properties at the intersection of McEver Road and Gould Road, use of the subject for office and institutional purposes is consistent with other similar size tracts along the McEver Road corridor.

Physically Possible

The physical characteristics of a site that affect its possible uses include, but are not limited to, location, street frontage, size, shape, street access, availability of utilities, easements, soils and sub-soils and topography.

The subject property contains approximately 2.73 acres within a moderately irregularly shaped tract which has approximately 327.4 feet of frontage on the southwestern side of Gould Road and an overall site depth of approximately 275 feet along the southeastern boundary. The property has gradually sloping topography, with an overall change in elevation of approximately 20 feet.

Physically, the subject is well suited for a wide variety of commercial land uses.

Financially Feasible

The McEver Road and Gould intersection features commercial properties, on the northwestern and southeastern corners of the intersection. These improvements include a convenience store with attached retail, an auto service facility and a Hall County Fire/EMS station. Additionally, the 145 +/- acre Free Chapel campus is located on the eastern side of McEver Road at this intersection. Nearby to the north of the intersection is the Indigo Apartment development and Manor Lake Assisted Living and Memory Care center. The McEver Road and Browns Bridge Road intersection is more heavily developed with regard to commercial properties. Directly across Gould Road from the subject is the McEver Arts Hall County School System property, on approximately 19.45 acres.

The subject market area has the necessary characteristics and infrastructure to sustain continued growth. The rate of the population growth and increased need for supporting facilities is anticipated to reinforce market demand going forward. Mixed-use developments, which incorporate residential development, appear to be on the increase locally.

Maximally Productive

Analyzing the financial feasibility for an office or institutional use reveals that development of such a property on the subject tract would likely produce a positive cash flow and an adequate return to the cost of the investment.

Highest & Best Use

Given the subject's location and the socio-economic status of the neighborhood, current and future demand for mixed-use development would produce the highest net return to the site over the longest period. Therefore, the most productive, legally permitted, physically possible, and financially feasible use of the site is for office or institutional use.

Chapter 5: Valuation Process

Application of the Three Approaches

The valuation process is a systematic procedure an appraiser follows to provide answers to a client's questions about real property value (The Appraisal of Real Estate, 14th Edition). The number of steps followed depends on the intended use of the assignment results, the nature of the property, the scope of work believed appropriate for the assignment, and the data available. The ultimate goal is a well-supported value conclusion that reflects the facts that influence the market value of the property appraised. To achieve this goal, an appraiser studies a property from three different viewpoints, which are the approaches to value. Below is a brief description of the approaches to value:

1. In the *Cost Approach*, an indication of value is the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit) minus the loss in value from depreciation plus land or site value.

2. In the *Income Approach*, value is indicated by a property's earning power, based on the capitalization of income.

3. In the *Sales Comparison Approach*, value is indicated by recent sales, listings or contracts of comparable properties in the market and other supporting transactional information.

Traditionally, specific appraisal techniques are applied within the three approaches to derive indications of real property value. An appraisal may include one or more approaches to value depending on the approaches necessary to produce credible assignment results, given the intended use.

The three approaches are interrelated. Each requires the gathering and analysis of data that pertains to the property appraised. From the approaches applied, the appraisers derive separate indications of value for the property appraised. To complete the valuation process, the appraisers integrate the information drawn from market research, data analysis, and the application of the approaches to form a value conclusion. The final opinion of value depends on the appraiser's skill, experience, and judgment.

Methodology

In this appraisal report, the Sales Comparison Approach has been used to develop an opinion of the value of the subject tract. The Cost Approach and Income Approach have not been utilized to develop an opinion of the market value of the subject property. The Cost Approach is not applicable in the valuation of the subject property due to the absence of any improvements on the site. The Income Approach has not been utilized due to the fact that vacant properties, such as the subject, are typically not marketed based on their income producing ability.

LAND VALUATION

Sales Comparison Approach

The opinion of market value, for subject tract, is based upon the principle of substitution as outlined in the Sales Comparison Approach. This is the most common technique for valuing land and is the preferred method when comparable sales data is available. The value tends to be set at the cost of acquiring an equally desirable substitute property.

Comparable Research

In developing an opinion of value for the subject tract, we researched comparable sales and listings from the immediate subject market area. Adjusting these comparables using qualitative adjustments establishes a range of value for the subject tract. The tract sales are all properties that had a similar highest and best use as the subject property. For purposes of this appraisal, the unit of comparison is price per acre of land.

Table 5-1 is a summary of the comparables. A brief discussion of each land comparable follows the table and profiles of the individual comparables are at the end of this section of the report.

Table 5-1: Comparable Land Sales Summary Table

No.	Location	Sale Date	Price	Size in AC	Price/Acre
1.	4253 Mundy Mill Road, Oakwood, Hall County, GA	9/25	$450,000	4.540	$99,119
2.	2928 Mountain View Road, Gainesville, Hall County, GA	10/23	$625,000	3.495	$178,827
3.	Hilton Way, Gainesville, Hall County, GA	3/24	$188,800	0.980	$192,653
4.	4110 Commerce Street, Flowery Branch, Hall County, GA	2/23	$470,700	2.092	$225,000
5.	McEver Road, Oakwood, Hhall County, GA	8/23	$435,000	1.338	$325,112

Comparable Land Sales Discussion

The comparables land sales summarized above range in size from 0.98 to 4.54 acres and exhibit a price range from $99,119 to $325,112 per acre. The analysis of the comparables is as follows:

Land Sale No. 1 is the September 2025 sale of a 4.54 acre commercial tract for $450,000, which equates to $99,119 per acre or $2.28 per square foot. This is a moderately irregular shaped commercial tract which fronts along Mundy Mill Road as well as along Hudson Drive, a short cul de sac street accessing a group of office and medical office buildings. There is no median break at this location along Mundy Mill Road, requiring u-turns by west-bound traffic wishing to enter or leave the tract.

The tract has gradually to steeply sloping topography. All utilities are available, including public sewer. The site is zoned C-2 by the City of Oakwood. This location is within a somewhat sparsely developed highway district a half-mile east of McEver Road and a mile west of the UNG campus. The property was previously an REO sale in June 2020 at $350,000.

Land Sale No. 2 is the October 2023 sale of a 3.495 acre tract for $625,000, which equates to $178,827 per acre or $4.11 per square foot. The moderately irregular shaped tract is located in unincorporated Hall County, on the northern side of Mountain View Road between Gainesville and Oakwood. The tract has good, mostly level to gradually sloping topography with an overall change in elevation of approximately 20 feet. The tract has approximately 278 feet of road frontage, with an overall depth of approximately 650 feet. There is a 100-foot wide Georgia Power Co. overhead transmission line easement that runs through the northern central area of the property. The average daily traffic count at this location on Mountain View Road was 5,920 vehicles per day in 2022. The tract was fully entitled and approved for a 382 unit, 62,550 square foot self-storage facility.

Land Sale No. 3 is the sale of a 0.98-acre industrial lot for $188,800 or $192,653 per acre. It is located within the Atlas Industrial Park at the end of Hilton Way on the northwestern side of the cul-de-sac. It has generally level to gently sloping topography (mostly in the western boundaries) with all utilities available. It is subject to the typical restrictions and covenants of the industrial park. It sold for its listing price (54 days on market) and the broker indicated it was purchased for development of an owner occupied industrial property. A sewer line easement runs roughly parallel to the northwestern boundary.

Land Sale No. 4 is the February 2023 sale of a finished 2.092 acre industrial zoned tract for $225,000 per acre. The property is located on the northwest corner of Thurman Tanner Boulevard and Commerce Street in Flowery Branch, Hall County. The site has good corner exposure, a rectangular shape, graded topography and has all utilities to the site. It was purchased for industrial development.

Land Sale No. 5 is the August 2023 sale of a 1.34 acre tract of land located on the northwestern corner of the McEver Road and Stephens Road intersection for $435,000, which equates to $325,112 per acre or $7.46 per square foot. The mostly triangular shaped tract has approximately 410 feet of frontage on McEver Road and 19.38 feet fronting on Stephens Road. The parcel was zoned PUD at the time of sale, within the incorporated City of Gainesville. The property was marketed for sale, with an asking price of $500,000, with 136 days of expose on the market. The property adjoins the Copper Springs residential development to the north and the Brannon Ridge residential development to the west.

Adjustment Grid

The land comparables above are analyzed in comparison with the subject in the following adjustment grid.

Land Comparable Adjustment Grid

	Subject (Average)	Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5
Sale Price		$450,000	$625,000	$188,800	$470,700	$435,000
Size (AC)	2.73	4.540	3.495	0.980	2.092	1.338
Price Per AC		$2.28	$4.10	$4.42	$5.17	$7.46
Price Per AC		$99,119	$178,827	$192,653	$225,000	$325,112
Financing		Market	Market	Market	Market	Market
Conditions of sale		Market	Market	Market	Market	Market
Non-realty items		N/A	N/A	N/A	N/A	N/A
Market conditions		Similar	Mod. Inferior ↑	Similar	Mod. Inferior ↑	Mod. Inferior ↑
Location	Average	Superior ↓	Superior ↓	Similar	Superior ↓	Superior ↓
Tract Size (AC)	Med.	Larger ↑	Larger ↑	Smaller ↓	Smaller ↓	Smaller ↓
Topography	Average	Mod. Inferior ↑	Similar	Similar	Graded ↓	Similar
Utilities	No Sewer	All Available ↓	No Sewer	All Available ↓	All Available ↓	All Available ↓
Shape	Mod. Irregular	Mod. Irregular	Mod. Irregular	Mod. Irregular	Rectangular	Triangular ↑
Zoning	O-I	C-2	PCD	LI	M-1	PUD
Corner/Interior	Interior	Corner ↓	Interior	Interior	Corner ↓	Sign. Corner ↓↓
Overall (Per Acre)		>$100,000	<$200,000	<$150,000	<$150,000	<$200,000

Reconciliation

After adjustments, the land comparables indicate a value range for the subject from above $100,000 to below $200,000 per acre.

The subject property is located in the western area of the incorporated City of Gainesville, one parcel west of the McEver Road corridor, at the Gould Road intersection.

We have also considered that the subject property has been offered for sale since August 2025 at $375,000.

Considering all factors, we believe a value in the $100,000 to $150,000 per acre range is appropriate. Based upon the analysis within this report, our value opinion for the subject tract is calculated as follows:

2.73 Acres @ $125,000 /Acre = $341,250

Rounded to,

Value Conclusion

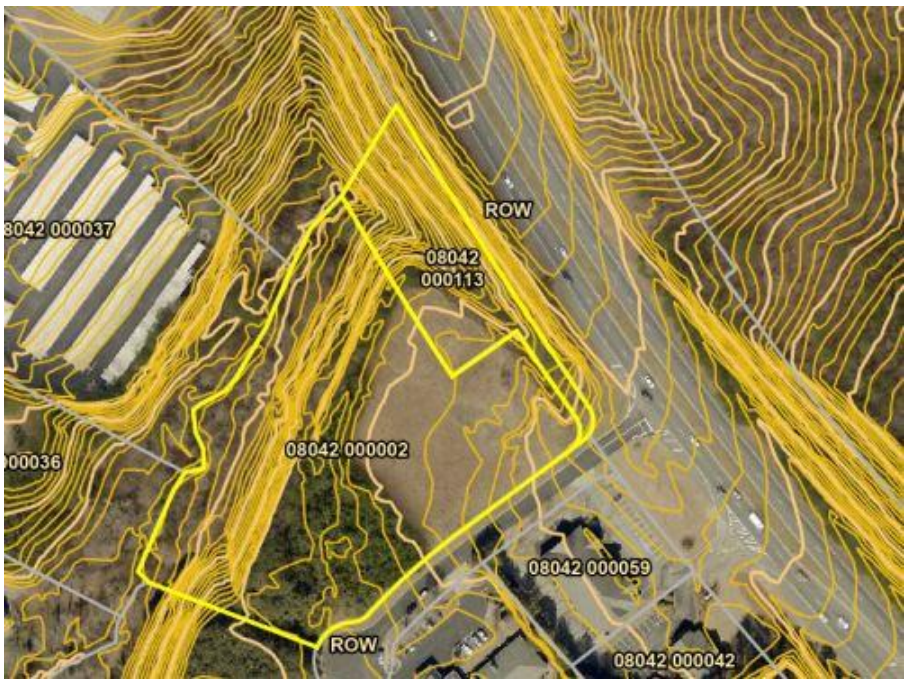
$350,000

THREE HUNDRED FIFTY THOUSAND DOLLARS

LAND SALE NO. 1

Property Type:	Commercial
Record ID:	24748-GA
Tax ID:	08042 000002 & 113
Address:	4253 Mundy Mill Road, Oakwood, Hall County, Georgia
Location:	Southwest corner of Hudson Drive
Land Lot:	42 **District:** 8
Grantor:	Thelma Sue Hagar
Grantee:	The Dell Group, LLC
Sale Price:	$450,000
Sale Date:	09/17/25
Deed Book:	9728 **Page:** 542
Verification:	Public Records, CoStar, Deed
Conditions of Sale:	Arm's Length
Financing:	Conv. Financing
Size in AC:	4.540 **Size in SF:** 197,762
Price/Acre:	$99,119 **Price/SF:** $2.28
Utilities:	All available
Topography:	Gradually to steeply sloping
Zoning:	C-2, Highway Business

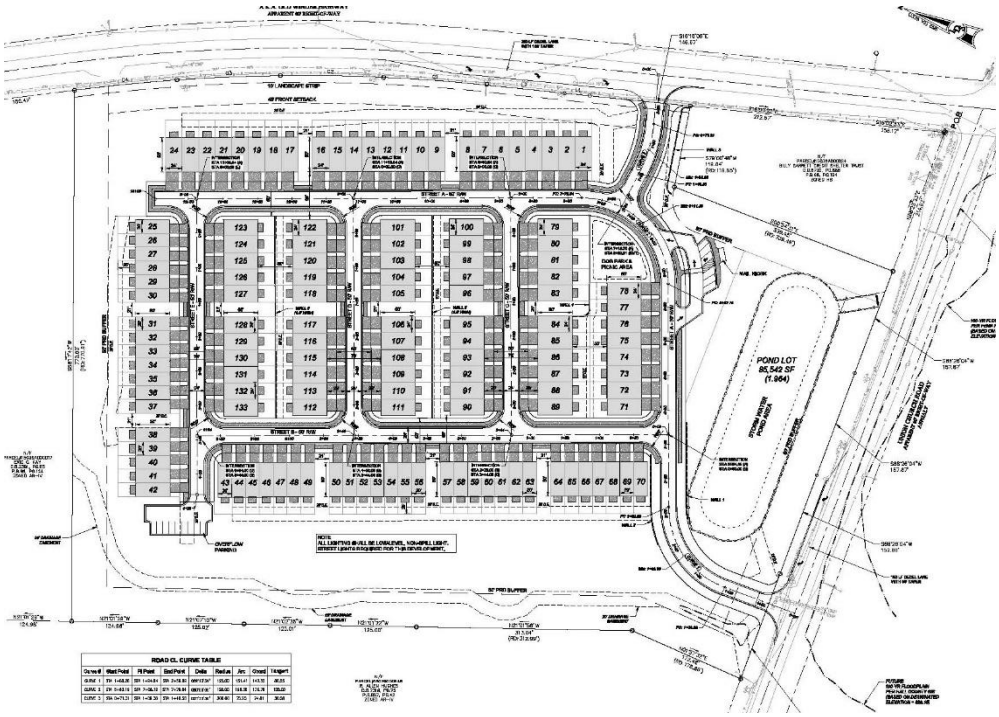
Comments: Moderately irregular shaped commercial tract which fronts along Mundy Mill Road as well as Hudson Drive, a dead-end street accessing a group of office and medical office buildings. There is no median break at this location along Mundy Mill Road, a short cul de sac street accessing a group of office and medical office building, requiring u-turns by west-bound traffic wishing to enter or leave the site. The tract has gradually to steeply sloping topography. All utilities are available, including public sewer. The site is zoned C-2 by the City of Oakwood. This location is within a somewhat sparsely developed highway district a half-mile east of McEver Road and a mile west of the UNG campus. The property was previously an REO sale in June 2020 at $350,000.



LAND SALE NO. 2

Property Type:	Commercial
Record ID:	23481-GA
Tax ID:	08012 003065
Address:	2928 Mountain View Road`, Gainesville, Hall County, Georgia
Location:	Northern side of Mountain View Road, across from Old Oakwood Road int.
Land Lot:	12 **District:** 8
Grantor:	Chad Shoaf and Clint Shoaf
Grantee:	Wecap, LLC
Sale Price:	$625,000
Sale Date:	10/06/23
Deed Book:	9380 **Page:** 742
Verification:	Deed, Field, Buyer
Conditions of Sale:	Arm's length
Financing:	Cash to seller
Size in AC:	3.495 **Size in SF:** 152,242
Price/Acre:	$178,827 **Price/SF:** $4.11
Utilities:	All available, except for sewer
Topography:	Gradually sloping
Zoning:	PCD, Planned Development

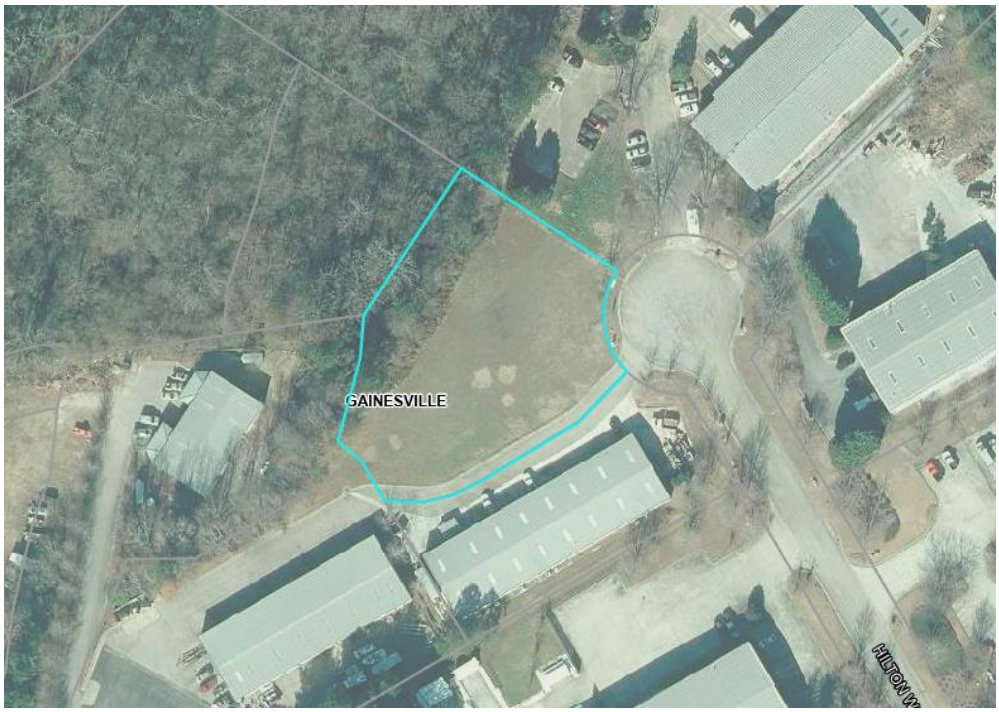
Comments: Moderately irregular shaped tract located in unincorporated Hall County, on the northern side of Mountain View Road between Gainesville and Oakwood. The tract has good, mostly level to gradually sloping topography with an overall change in elevation of approximately 20 feet. The tract has approximately 278 feet of road frontage, with an overall depth of approximately 650 feet. There is a 100-foot wide Georgia Power Co. overhead transmission line easement that runs through the northern central area of the property. The average daily traffic count at this location on Mountain View Road was 5,920 vehicles per day in 2022. The tract was fully entitled and approved for a 382 unit, 62,550 square foot self-storage facility.



LAND SALE NO. 3

Property Type:	Industrial
Record ID:	24028-GA
Tax ID:	01127 003154
Property Name:	Atlas Industrial Park
Address:	Hilton Way, Gainesville, Hall County, Georgia
Location:	Northwestern side of the cul-de-sac
Land Lot:	169 **District:** 9
Grantor:	Hannahrw, LLC
Grantee:	SH Sunshine, LLC
Sale Price:	$188,800
Sale Date:	03/29/24
Deed Book:	9454 **Page:** 647
Verification:	Field, Deed, CoStar Comps, Broker, GAMLS #10253762
Conditions of Sale:	Arm's Length
Financing:	Typical
Size in AC:	0.980 **Size in SF:** 42,689
Price/Acre:	$192,653 **Price/SF:** $4.42
Utilities:	All available
Topography:	Generally level to sloping
Zoning:	LI, Light Industrial

Comments: This is the sale of a 0.98-acre industrial lot located within the Atlas Industrial Park at the end of Hilton Way on the northwestern side of the cul-de-sac. It has generally level to gently sloping topography (mostly in the western boundaries) with all utilities available. It is subject to the typical restrictions and covenants of the industrial park. It sold for its listing price (54 days on market) and the broker indicated it was purchased for development of an owner occupied industrial property. A sewer line easement runs roughly parallel to the northwestern boundary.



LAND SALE NO. 4

Property Type:	Industrial
Record ID:	23401-GA
Tax ID:	08069 001011A
Address:	4110 Commerce Street, Flowery Branch, Hall County, Georgia
Location:	NWC of Thurman Tanner Parkway
Land Lot:	69 **District:** 8
Grantor:	Chattahoochee Parks Inc.
Grantee:	Macrovey LLC
Sale Price:	$470,700
Sale Date:	02/01/23
Deed Book:	9259 **Page:** 425
Verification:	Deed, field, CoStar, broker
Conditions of Sale:	Arm's length
Financing:	Cash to seller
Size in AC:	2.092 **Size in SF:** 91,128
Price/Acre:	$225,000 **Price/SF:** $5.17
Utilities:	All available
Topography:	Graded
Zoning:	M-1, Light Industrial

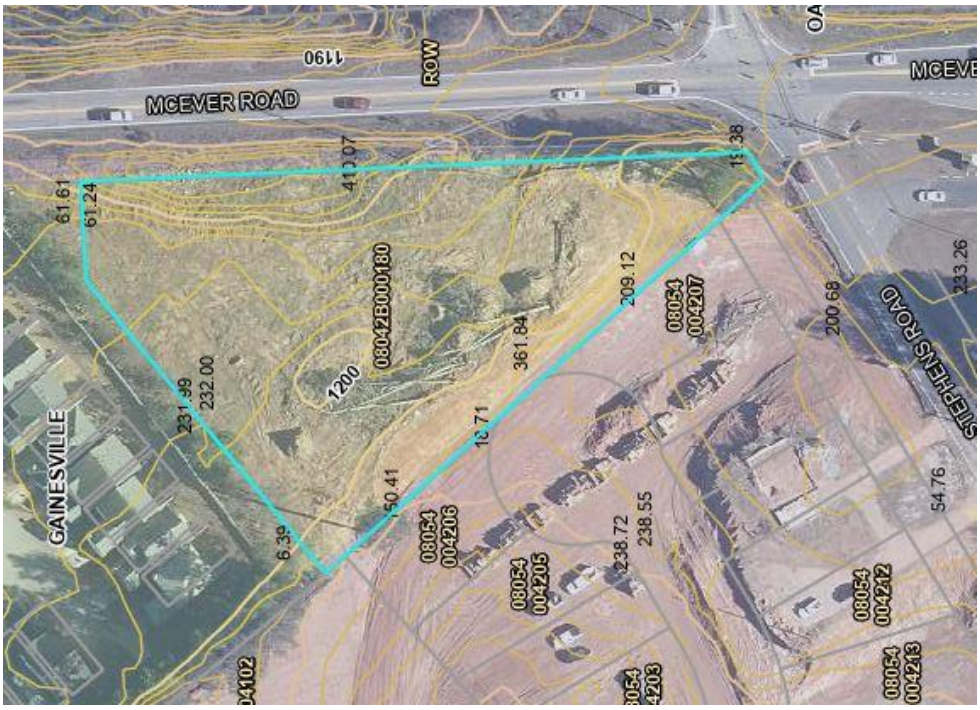
Comments: Sale of a finished 2.092 acre industrial zoned tract located on the northwest corner of Thurman Tanner Boulevard and Commerce Street in Flowery Branch, Hall County. The site has good corner exposure, a rectangular shape, graded topography and has all utilities to the site. It was purchased for industrial development.



LAND SALE NO. 5

Property Type:	Commercial
Record ID:	23408-GA
Tax ID:	08042B000180
Address:	McEver Road, Oakwood, Hall County, Georgia
Location:	Northwestern corner of McEver Road & Stephens Road intersection
Land Lot:	42 **District:** 8
Grantor:	John Cauthen
Grantee:	Pranava, LLC
Sale Price:	$435,000
Sale Date:	08/29/23
Deed Book:	9364 **Page:** 11
Verification:	Deed, Field, Broker GAMLS #10134757
Conditions of Sale:	Arm's length
Financing:	Cash equivalent
Size in AC:	1.338 **Size in SF:** 58,283
Price/Acre:	$325,112 **Price/SF:** $7.46
Utilities:	All available including sewer
Topography:	Gradually sloping
Zoning:	PUD, Planned Development

Comments: Mostly triangular shaped tract located on the northwestern corner of the McEver Road and Stephens Road intersection. The site has approximately 410 feet of frontage on McEver Road and 19.38 feet fronting on Stephens Road. The parcel was zoned PUD at the time of sale, within the incorporated City of Gainesville. The property was marketed for sale, with an asking price of $500,000, with 136 days of expose on the market. The property adjoins the Copper Springs residential development to the north and the Brannon Ridge residential development to the west.



Subject and Land Comparables Location Map



Chapter 6: Conclusions

Our general observations and conclusions concerning the subject property are summarized as follows:

Market Value Opinion

Based on the analysis in this report, it is our opinion the fee simple market value for the subject property, based on market conditions as of January 8, 2026, is

$350,000

THREE HUNDRED FIFTY THOUSAND DOLLARS

Marketability

The subject property has average marketability. The positive factors that influence marketability include:

- The subject property is well located in the western area of the incorporated City of Gainesville.
- The tract has frontage along Gould Road, one parcel west of the signalized intersection of McEver Road and Gould Road.
- Public water service is available.
- The property has gradually sloping topography.
- Market demand is good locally.

The negative factors that influence marketability include:

- Moderately irregular shape.
- Public sewer is not currently immediately available to the property, currently along the western side of McEver Road within approximately 150 feet from the property. Connecting to public sewer should be possible.

Based on the marketability factors, the marketing times for the comparables used herein and our conversations with local market participants, we believe a reasonable marketing time for the subject property is 6 – 12 months. An exposure time of 6 – 12 months is also reasonable.

Extraordinary Assumptions and Hypothetical Conditions

No Hypothetical Conditions or Extraordinary Assumptions were employed in developing our opinions of value.

Appendix



Address:
3111 Gould Road
Gainesville, GA 30504

GAMLS #: 10578308

List Price:	$375,000	**Status:**	Active
On Market Date:	08/05/2025	**Property Type:**	Land
Days on Market:	156	**Property Subtype:**	Unimproved Land
Original Price:	$375,000	**Subdivision:**	None
LP/Acre:	$0		
Acres:	2.730		

PROPERTY INFORMATION:

County:	Hall	**Total Acres:**	2.730 Acres
Potential Use:	Commercial	**Price Per Acre:**	$0
Documents:	Legal Description,Plat Map	**Waterfront:**	0 Ft.
		Total Road Frontage Length:	0
		Elementary:	Mcever
		Middle:	Chestatee
		High:	Chestatee

LISTING CONTACTS:

Listing Agent: The Rains Team; (THERAINSTEAM) **License #:** 299301; **Phone #:** 404-620-4571; offers@therainsteam.com
Co-Listing Agent: Frank Tu; (TUFRANK) **License #:** 366646; **Phone #:** 678-523-1824; frank@therainsteam.com
Listing Office PEND Realty, LLC: (PEND01) **License #:** 76756; **Phone #:** 888-641-7363; office@pendrealty.com

Lockbox Type: None

Showing: Use Showing Time

Directions: From Dawsonville - Hwy 53 East (Dawsonville Hwy). Right on Hwy 53 (McEver Road). Right on SW Gould Road - entrance on left just behind gas station

Private Remarks: Go and Show. Seller requests closings at GSH Attorney's - Braselton - Scott Gazlay. Contact Listing Agent Frank Tu at 678-523-1824 for questions. Send offers to franktu@pendrealty.com. Photos copyright of Rains Services, Inc.

Public Remarks: This outstanding commercial opportunity is ideally situated along Highway 53/McEver Road, directly across from Free Chapel in Gainesville. The property includes two level parcels at 3111 and 3121 Gould Road, offering nearly 300 feet of prime road frontage. Surrounded by wellestablished neighboring businesses-including a strip center, gas station, auto repair shop, fire station, and elementary school-the site benefits from a strong commercial presence and community activity. With all utilities readily available at the road and exceptional visibility due to McEver Road's high traffic volume, this location ensures both convenience and accessibility for a variety of commercial uses. Whether for development or investment, this site offers significant potential in one of Gainesville's most active corridors.

Information is provided by Georgia MLS and is deemed reliable but not guaranteed.

GEORGIAMLS

Docusign Envelope ID: A63C5A63-67E5-4B3A-9D34-56FE3880AFBB

METRO appraisals

January 7, 2026

John T. Gentry, Jr.
Assistant County Government
Hall County Government
P.O. Drawer 1435
Gainesville, Georgia 30503
770-535-8288; jgentry@hallcounty.org

Metro Appraisals
P.O. Box 791
Gainesville, Georgia 30503

P.O. Box 1422
Moultrie, Georgia 31776

770-534-0384
www.metroappraisals.com

Cliff M. Ward, MAI
David B. Griffin, MAI, SRA, AI-GRS
Scott E. Hirons, SRA
Marion L. Meeks, SRA

Re: Appraisal Report of 3111 SW Gould Road and 3121 SW Gould Road, Hall County, Georgia. TAXID# 08022 000025 and 08022 000026

Dear Mr. Gentry:

This letter serves as our confirmation and acceptance of your request to engage Metro Appraisals to provide an appraisal on the above referenced property. The fee for the assignment is $2,800 and we will complete the assignment within 3 weeks. A signed engagement letter will be needed in order to commence with this assignment.

If court services are required, the fee for all travel time, preparation, deposition and testimony will be billed at a rate of $600 per hour for Cliff Ward, and $500 per hour for all other appraisers. Staff time for court exhibits or any research involved will be billed at $100 per hour.

Property Contact: Charlie Hawkins 678-614-0837 chawkins@nortoncommercial.com

Name Phone Number

By default, an email copy only will be provided to the above referenced email address. Your signature below will serve as your acceptance of the terms and conditions stated above. We appreciate your business.

Sincerely,

Cliff M. Ward

Cliff M. Ward, MAI
Vice President
Certified General Appraiser
Georgia No. 269864

Accepted By:

Signed by:
John T. Gentry, Jr.
B4E1A324BC354A7...
1/7/2026

Mr. John Gentry, Jr. Date

Professional Qualifications

CHARLES A. MCKAY

Metro Appraisals
P.O. Box 791
Gainesville, Georgia 30503
770-534-0384

PROFESSIONAL ORGANIZATIONS

Certified General Real Property Appraiser	Georgia License No. 964

EXPERIENCE

June 1989 to Present	Metro Appraisals, Inc. Commercial Real Estate Appraiser
1984 to 1989	Columbus Consolidated Govt., Columbus, GA Commercial Real Estate Appraiser
1983 to 1984	Coldwell Banker, Columbus, GA Real Estate Sales Associate

EDUCATION

The University of Georgia	1975 - 1979
Columbus State University	Bachelors Business Administration 1982
The Society of Real Estate Appraisers The Appraisal Institute	• An Introduction to Appraising Real Estate • Principles of Income Property Appraising • Residential Valuation

CONTINUING EDUCATION

Fundamentals of Real, Personal Property & Intangible Business Assets, 3/2012
7-Hr. National USPAP, 2014 – 2015, 12/2013
Appraisal Applications of Regression Analysis, 1/2014

Appraisal of Fast Food Facilities 1/2015
Appraisal of Self Storage Facilities 1/2015
Appraisal of Assisted Living Facilities, 1/2016
7-Hr. National USPAP, 2016 – 2017, 1/2016
Appraisal of Land Subject to Ground Leases, 1/2017
Appraisal of Owner Occup. Comm. Properties, 1/2017
7-Hr. National USPAP, 2018 – 2019, 12/2017
Basic Hotel Appraising, 1/2018
Appraisal of Industrial Incubators, 2/2019
Avoiding Mortgage Fraud for Appraisers 2/2019

7-Hr. National USPAP, 2020 – 2021, 12/2019
The Basics of Expert Witness for Commercial Appraisers 12/2019
Appraisal of Medical Office Buildings, 1/2021
Appraisal of Industrial & Flex Buildings, 1/2021
7-Hr. National USPAP, 2020 – 2022, 1/2022
Into. To Commercial Appraisal Review, 1/2022
The Income Approach: An Overview, 1/2023
Appraisal of Self Storage Facilities 1/2023
7-Hr. National USPAP, 2024
Complex Properties, The Odd Side of Appraisal 1/2024

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

CHARLES A MCKAY

964

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

MARLON L. DAY
WILLIAM A. MURRAY
JOHN P. SMITHMYER
KEITH STONE

Vice Chairperson

1012657516070453

MCKAY, CHARLES A
PO BOX 477
GAINESVILLE, GA 30503

CHARLES A MCKAY

**964**
Status **ACTIVE**

END OF RENEWAL
02/28/2027

CERTIFIED GENERAL REAL PROPERTY APPRAISER

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

LYNN DEMPSEY
Real Estate Commissioner

1012657516070453

CHARLES A MCKAY

**964**
Status **ACTIVE**

END OF RENEWAL
02/28/2027

CERTIFIED GENERAL REAL PROPERTY APPRAISER

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Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1012657516070453

Professional Qualifications

CLIFF M. WARD, MAI
Metro Appraisals
P.O. Box 791
Gainesville, Georgia 30503
770-534-0384

PROFESSIONAL ORGANIZATIONS

Member of the Appraisal Institute Certified General Real Property Appraiser	Member No. 450012 Georgia License No. 269864

EXPERIENCE

January 2004 to Present	Metro Appraisals, Inc. Associate Commercial Real Estate Appraiser

EDUCATION

Appraisal Education

Appraisal Institute

- Completed Demonstration Appraisal for MAI Designation
- Completed Experience Screening for MAI Designation
- Completed Education Requirements for MAI Designation
- Completed Comprehensive Examination for MAI
- Appraisal Principles
- Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Basic Income Capitalization
- General Applications
- Market Analysis and Highest & Best Use
- Report Writing and Case Studies
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approach
- Advanced Concepts and Case Studies
- ARGUS certification

Formal Education

AA – Associates of Arts, Business Administration
BA – Bachelor of Arts, Business Administration

- Gainesville State College
- University of Mississippi
- North Georgia College and State University

Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Cliff M. Ward

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this *7th* day of *June 2013*

Richard L Borgen

President

This certificate is the property of the Appraisal Institute and
must be returned to the Secretary upon termination of membership.

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

CLIFFORD MCCLINE WARD

269864

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

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Vice Chairperson

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WILLIAM A. MURRAY
KEITH STONE

1330605670627432

WARD, CLIFFORD MCCLINE
135 MAPLE STREET NW
GAINESVILLE, GA 30501-0000

CLIFFORD MCCLINE WARD

**269864**
Status **ACTIVE**

END OF RENEWAL
05/31/2026

CERTIFIED GENERAL REAL PROPERTY APPRAISER

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

LYNN DEMPSEY
Real Estate Commissioner

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CLIFFORD MCCLINE WARD

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Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1330605670627432

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tabetha Sutton	
Turner, Wood, & Smith Agency, Inc. 1515 Community Way PO Box 1058 Gainesville GA 30503	PHONE (A/C, No, Ext): (770) 536-0161	FAX (A/C, No): (770) 536-1283
	E-MAIL ADDRESS: tabetha.sutton@twsinsurance.com	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Standard Fire Ins Co.	19070
INSURER B :	Travelers Property Casualty Ins. Co.	36161
INSURER C :	The Travelers Indemnity Co.	25658
INSURER D :	R-T Specialty, LLC	
INSURER E :		
INSURER F :		

INSURED
Metro Valuation Solutions, Inc
DBA: Metro Appraisals
135 Maple Street NW
Gainesville GA 30501

COVERAGES **CERTIFICATE NUMBER:** CL259847105 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	00B7155544	09/09/2025	09/09/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Contractual Liability	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ Included
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ $ $ $
B	[X] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 5,000			00B7157015	09/09/2025	09/09/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		00B7156203	09/09/2025	09/09/2026	[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
D	Professional Liability			MEO-IIC-0000197-00	09/09/2025	09/09/2026	General Aggregate Per Claim Limit	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Proof of Coverage

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

Tabetha Sutton

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CLOSING STATEMENT

DATE: APRIL 23, 2026

CLIENT NUMBER: 50054.476

PURCHASER: HALL COUNTY, GEORGIA
2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504

SELLER: POSEIDON INVESTMENTS, LLC
104 KENNER AVE., SUITE 200
NASHVILLE, TN 37205

PROPERTY: 3111 and 3121 Gould Road, Gainesville, GA 30504
TAX PARCEL NUMBERS 08022 000026 AND 08/022 000025

PART 1:

SPECIAL STIPULATIONS:

1. **On April 23, 2026, Poseidon Investments, LLC, as nominee for Hall County, Georgia (in such capacity, the "Nominee"), acquired title to the Property from Eddie H. Mimbs and Sandra E. Mimbs ("Mimbs"). Hall County provided funds in the amount of $329,038.24 ($350.000.00 purchase price less a credit for Mimbs's prorata share of State and County and City taxes in the amount of $986.76, less a credit for earnest money in the amount of $20,000.00, plus $25.00 for recording fees), to Nominee to facilitate the purchase of the Property by Nominee.**

2. **In consideration of the Seller conveying the Property to Purchaser, Purchaser hereby assumes and agrees to be responsible for all environmental liabilities or obligations, including those arising from past or present conditions on the Property, as defined by federal, state, and local environmental laws, including but not limited to, all costs of remediation, damages, fines, response actions, and third-party claims related to the Property, whether known or unknown at the time of the purchase of the Property." As a material part of the consideration for this conveyance, Purchaser accepts the Property on an "AS IS" and "WHERE IS" basis, with all faults and any and all latent and patent defects, and without any warranty for fitness for any particular purpose and/or merchantability, absence of defects, absence of hazardous or toxic substances, absence of faults, (k) flooding, or (1) compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment. Purchaser acknowledges that Purchaser is accepting the Property with the intention of making and relying upon its own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property.**

PART 2:

PURCHASE'S CURRENT TRANSACTION:

Wire transfer fee	**$50.00**
Premium for owner's title insurance policy	**$805.00**
	$855.00

Total [Part 1 & 2]: **$329,893.24**

The Purchaser agrees to pay all state, county, and city taxes for the year 2026 and subsequent years, not yet due and payable.

The undersigned parties hereby certify this closing statement to be true and accurate and authorize the disbursements set forth herein.

Seller:

Poseidon Investments, LLC

By: W.L. Norton Agency, Incorporated, a Georgia Corporation, Sole Member

By: _____
Name: _____
Title: _____

Attest:
By: _____
Name: _____
Title: _____

Purchaser:

Hall County, Georgia

By: _____
Name: _____
Title: _____

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LAND PURCHASE AND SALE AGREEMENT

COMMERCIAL & ACREAGE GROUP

Offer Date: 1/9/2026

Georgia REALTORS®

2026 Printing

A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.
   a. **Property Identification:** Address: 3111, 3121 Gould RD SW
   City Gainesville, County HALL, Georgia, Zip Code 30504
   MLS Number: 10578308 Tax Parcel I.D. Number: 08022 000025 , 08022 000026
   b. **Legal Description:** The legal description of the Property is *[select one of the following below]*:
   ☒ (1) attached as an exhibit hereto;
   ☐ (2) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
   ☐ (3) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.
2. **Acreage.** A Controlling Survey of the Property will be obtained by ☒ Buyer **OR** ☐ Seller and paid for by ☒ Buyer **OR** ☐ Seller.
3. **Purchase Price of Property to be Paid by Buyer:** $ 350000 **OR** $ NA per acre. If price is per acre, Seller's estimate of acreage is _____ acres.
4. **Seller's Monetary Contribution toward Buyer's Costs at Closing:** $0.00
5. **Closing Date and Possession.**
   Closing Date shall be See Special Stips Page with possession of the Property transferred to Buyer
   ☒ upon Closing **OR** ☐ ___ days after Closing at ___ o'clock ☐ AM **OR** ☐ PM (attach F219 Temporary Occupancy Agreement).
6. **Closing Law Firm ("Closing Attorney").** Stewart, Melvin & Frost **Phone Number:** 770-536-0101
7. **Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Norton Commercial Acreage Group, LLC
8. **Earnest Money.** Earnest money will be paid to Holder in a method of payment acceptable to the Holder.
   ☐ a. $ _____ as of the Offer Date.
   ☒ b. $ 20,000 within 5 days from the Binding Agreement Date.
   ☐ c. _____
9. **Inspection and Due Diligence.**
   a. **Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 90 days from the Binding Agreement Date.
   b. **Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
   (1) has paid Seller $10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
   (2) shall pay directly to Seller additional option money of $ NA by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; **OR** ☐ within NA days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller
10. Property is currently zoned OI under the applicable zoning ordinances of City of Gainesville City/County
11. **Brokerage Relationships in this Transaction.**

a. **Buyer's Broker is** Norton Commercial Acreage Group **and is:**	b. **Seller's Broker is** PEND Realty, LLC **and is:**
(1) ☒ representing Buyer as a client.	(1) ☒ representing Buyer as a client.
(2) ☐ working with Buyer as a customer.	(2) ☐ working with Buyer as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.	(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Buyer.	(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Seller.

   c. **Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows:
   None
12. **Time Limit of Offer.** The Offer set forth herein expires at 1 o'clock P.m. on the date 1/12/2026.

Buyer(s) Initials _____ Seller(s) Initials EM 01/09/26 SM 01/09/26 dotloop verified

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B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Purchase and Sale.**
   a. **Warranty:** Seller warrants that at the time of Closing Seller will convey good and marketable title to said Property by limited warranty deed subject to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements (other than any driveway, wall, fence, mailbox, or walkway) do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; (4) any title objection(s) raised by Buyer prior to Closing, which Seller was able to satisfy as set forth in the Examination section below or which Buyer waives; and (5) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement and the Closing of the sale of the Property to Buyer shall not terminate any such leases.
   b. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the Closing. If Seller fails or is unable to satisfy valid title objections at or prior to the Closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written Notice to Seller. Notwithstanding anything to the contrary contained herein, Seller shall be deemed to have satisfied Buyer's title objections if Seller can deliver good and marketable title to the Property, which for all purposes herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
   c. **Title Insurance:** Buyer hereby directs any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy, if such a policy can be issued on the Property or for the Buyer in this transaction.

2. **Acreage.** Buyer or Seller can terminate this Agreement if the Seller's estimate of the total acreage to be sold to Buyer is at least 15% more or less than the estimate.

3. **Purchase Price to be Paid by Buyer.** The purchase price shall be paid in U.S. Dollars by such method of delivery acceptable to the Closing Attorney including, but not limited to, wire transfer of immediately available funds. If the purchase price is stated as a price per acre, the acreage shall be determined by a survey obtained in the accordance with the procedure below ("Controlling Survey"). The total purchase price shall be determined by multiplying the total number of acres, to the nearest one one-thousandth of an acre as determined by a survey prepared by a registered Georgia surveyor. In the event the Seller is in possession of a survey, to which Buyer agrees in writing shall constitute the Controlling Survey, then said survey be controlling as the exact amount of the acreage being purchased and sold herein. If no survey exists or the existing survey is not acceptable, then a new survey shall be prepared. If there are no objections to the new survey, then the new survey shall be the Controlling Survey to determine the acreage being purchased and sold herein. If there is a dispute by either party regarding the new survey, the dispute shall be resolved in accordance with the Survey Resolution Exhibit attached hereto.

   Buyer warrants that Buyer will have sufficient cash at Closing that will allow Buyer to complete the purchase of Property. Buyer does not need to sell or lease other real property in order to complete the purchase of Property. Where this Agreement refers to sales price, it shall mean the same thing as the purchase price.

4. **Closing Costs and Prorations.**
   a. **Seller's Monetary Contribution toward Buyer's Costs at Closing:** At Closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction, including without limitation, any Compensation obligations of Buyer. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller.
   b. **Additional Items Paid by Seller:** In addition to the above, the Seller shall also pay the fees and costs necessary for Seller to convey good and marketable title to the Property and costs and fees of the Closing Attorney: (1) to obtain, prepare and record title curative documents, payoffs and estoppel letters; (2) for Seller not attending the Closing in person; and (3) to handle and deliver Seller's payoffs and proceeds.
   c. **Items Paid by Buyer:** At Closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close or relating to the transaction.
   d. **Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of Closing shall be prorated as of the date of Closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, the party who paid less than their pro rata share of taxes to the other party at Closing or collected more than their pro rata share of taxes from the other party at Closing, shall upon the issuance of the actual tax bill or any appeal being resolved, promptly pay the other party the amount necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at Closing. The liability to the county and if applicable, city, in which the Property is located for ad valorem real property taxes for the year in which the Property is sold shall be assumed by Buyer upon the Closing of the Property. Buyer agrees to indemnify Seller against any and all claims of the county and if applicable, city, for unpaid ad valorem real property taxes for the year in which the Property is sold.

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5. **Closing Date and Possession.**
   a. **Right to Extend the Closing Date:** Buyer may unilaterally extend the Closing Date once for eight (8) days upon Notice to Seller if either Buyer's mortgage lender (including where the financing contingency has expired or there is no financing contingency) or the Closing Attorney are delayed and cannot fulfill their respective obligations by the date of the Closing, provided that the delay is not caused by Buyer (and with respect only to an extension resulting from the Closing Attorney being delayed and the Seller has not already unilaterally extended the Closing Date once for eight (8) days). Seller may unilaterally extend the Closing Date once for eight (8) days upon Notice to Buyer if Seller cannot either satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or bonding off the same or (b) do not prevent Seller from conveying good and marketable title as that term is defined herein) or the Closing Attorney is delayed and cannot fulfill its obligations by the date of the Closing, provided that the delay is not caused by the Seller (and with respect only to an extension resulting from the Closing Attorney being delayed, the Buyer has not already unilaterally extended the Closing Date once for eight (8) days).
   b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards, codes and other similar equipment allowing access to the Property, the community, and community amenities. In the event Seller is required to return the above items to a third-party, Seller shall provide Buyer with instructions on how to contact the third-party to obtain such items.

6. **Closing Law Firm.** Buyer shall have the right to select the Closing Attorney to close this transaction, and hereby selects the Closing Attorney referenced herein. In all cases where an individual Closing Attorney is named in this Agreement but the Closing Attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the Closing Attorney. If Buyer's mortgage lender refuses to allow that Closing Attorney to close this transaction, Buyer shall select a different Closing Attorney acceptable to the mortgage lender. The Closing Attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing. In transactions where the Buyer does not obtain mortgage financing, the Closing Attorney shall represent the Buyer in preparing the Closing documents, attempting to clear title of the Property to the satisfaction of the title insurance company, conducting the Closing, disbursing funds according to the settlement statement signed by the parties and Closing Attorney, timely recording deeds and issuing an owner's title insurance policy. Other than those services specifically listed above, nothing herein shall obligate the Closing Attorney to perform other legal services, including, but not limited to, certifying or warranting title of the Property, for the Buyer, except pursuant to a separate engagement agreement signed by the Closing Attorney and the Buyer.

7. **Holder of Earnest Money.** The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving of earnest money. Such charge shall be collected separately from the payment of earnest money. The fact that Holder may represent one of the parties in this transaction as a client or is working with such party as a customer is acknowledged by all parties and shall not be a basis for Holder not performing any of its duties hereunder including, but not limited to, disbursing the earnest money based upon a reasonable interpretation of this Agreement. The earnest money will be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) Banking Days after the Binding Agreement Date hereunder or (b) five (5) Banking Days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check or pays with an ACH for earnest money, it must be drawn upon an account in a financial institution located in the United States. When the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check or ACH has cleared the account on which the check was written or from which the ACH was sent. In the event any earnest money check or ACH is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give Notice of the same to Buyer and Seller. Buyer shall have three (3) Banking Days from the date of receiving the Notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon Notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived. In the event Holder's bank charges any fees related to Buyer's check or ACH being dishonored, Buyer stopping payment, or Buyer's failure to deliver Earnest Money, Holder shall notify the Buyer and the Buyer shall immediately reimburse Holder the cost of the fees in addition to fulfilling their earnest money obligations.

8. **Earnest Money.**
   a. **Entitlement to Earnest Money:** Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at Closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.
   b. **Disbursement of Earnest Money:** Holder shall disburse the earnest money upon: (1) the Closing of the Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that: 1) Holder first gives all parties at least ten (10) days Notice stating to whom and why the disbursement will be made; and 2) no interpretation shall be made by Holder dividing the earnest money between Buyer and Seller. Any party, real estate licensee or any other person having knowledge of or an interest in the disbursement of the earnest money may object to or provide information regarding the proposed disbursement by giving written Notice of the same to Holder within the above referenced Notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection or other information and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send Notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day Notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day Notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of $600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.

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c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money into a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and may deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.

d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages (collectively, "Claims") arising out of the performance by Holder of its duties, including Claims caused, in whole or in part, by the negligence of the Holder; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.

9. **Inspection and Due Diligence.**

a. **Buyer's Right to Inspect Property:** Unless otherwise specified herein, the Property is being sold in "as-is" condition with any and all faults. Therefore, Buyer and/or Buyer's representative(s) have the right to carefully inspect the Property to make sure it meets the needs of the Buyer. **If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at www.dea.gov.**

b. **Buyer's Responsibility to Inspect Neighborhood:** In every neighborhood there are conditions which different buyers may find objectionable. Buyer is solely responsible for becoming familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime, schools, zoning and land use, and government and transportation maps and plans. **If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov.** Neither Seller nor Seller's Broker shall have any duty to disclose information about sex offenders in the neighborhood.

c. **Buyer's Inspection Rights Continue through Closing:** Upon prior Notice to Seller, Buyer and/or Buyer's representatives shall have the continuing right through Closing to enter the Property at Buyer's expense and at reasonable times to, among other things, and without limitation, conduct inspections, examinations, evaluations, appraisals, surveys and tests, meet contractors and vendors, measure for renovations, determine the condition of the Property and confirm that any agreed upon repairs have been made. Seller shall cause all utilities, systems and equipment to be on and all parts of the house to be accessible, including basements, attics, and crawlspaces so that Buyer may complete all inspections.

d. **Buyer's Inspection Indemnification Obligations: Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages related to the exercise of the above inspection rights by Buyer and Buyer's representatives, and Buyer shall promptly pay Seller the actual cost to restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was prior to such testing or evaluations. Notwithstanding the above, this indemnification obligation shall not apply to damage resulting from defects in the Property uncovered during the inspection of the Property.**

e. **Due Diligence Period:** If the Property is being sold subject to a Due Diligence Period, then: a) this Agreement shall be an option contract during which time Buyer shall have the option, for any reason or for no reason, to terminate this Agreement upon Notice to the Seller given prior to the expiration of the Due Diligence Period, in which case Buyer shall be entitled to a return of Buyer's earnest money without penalty; b) Buyer may, during the Due Diligence Period, seek to amend this Agreement to address any concerns Buyer has with the Property or this Agreement; and c) if Buyer has not terminated this Agreement as set forth above, Buyer shall accept the Property in "as-is" condition, subject to any amendment to this Agreement to address concerns agreed to by the parties.

f. **Seller's Duty to Disclose:** Seller shall disclose to Buyer any and all known latent or hidden defects in the Property that could not be discovered by the Buyer during a reasonably careful inspection of the Property.

g. **Warranties Transfer:** Seller agrees to transfer to Buyer, at Closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.

h. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to Closing unless otherwise agreed to in writing by the Buyer and Seller.

i. **Due Diligence Materials:** Seller shall provide to the Buyer within five (5) days from the Binding Agreement Date, the items below, if available, pertaining to the Property (hereinafter collectively referred to as "Due Diligence Materials").

(1) **Tax and Title:**
   i. Most recent Property tax assessments and tax bills.
   ii. The most recent title insurance policy insuring the Property, including complete and legible copies of all documents (whether or not recorded) which are referenced as title exceptions.
   iii. The most recent ALTA (American Land Title Association) survey of the Property, or if such a survey is not available, the most recent survey of the Property prepared by a licensed Georgia surveyor.
   iv. A list of special assessment districts in which the Property is located and the schedule of unpaid or pending assessments – if any.
   v. A schedule of impact fees paid or owed on the Property, if any.

(2) **Environmental and Assessments:**
   i. All soil reports covering the Property or any portion thereof.
   ii. All cruise reports of existing timber on the Property.
   iii. All environment (hazardous substances), engineering, physical inspection, marketing and feasibility studies, assessments and reports, including wetlands reports.

(3) **Leases:**
An executed copy of every lease of or affecting the Property or any portion thereof.

(4) **Miscellaneous:**
   i. A schedule of management fees due in connection with any agreements pertaining to the Property.
   ii. All municipal, county, state or federal permits, licenses and authorizations affecting the use, operation, and maintenance of the Property."

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10. **Sellers Warranties and Representations**. Except to the extent provided in this Agreement, Seller warrants as follows:
    a. **Authority.** Seller has the right, power and authority to enter into this Agreement and to convey Property in accordance with the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Seller have been duly and validly authorized by Seller to execute and deliver this Agreement and have the right, power and authority to enter into this Agreement and bind Seller.
    b. **Bankruptcy.** Seller represents and warrants that Seller is solvent and has not made a general assignment for the benefit of creditors or been adjudicated as bankrupt or insolvent, nor has a receiver, liquidator or trustee of Seller or any of its respective properties (including Property) been appointed or a petition filed by or against Seller for bankruptcy, reorganization or arrangement pursuant to the Federal Bankruptcy Act or any similar federal or state statute, or any proceeding instituted for the dissolution or liquidation of Seller.
    c. **Condemnation.** Seller has not been notified that any condemnation or other taking by eminent domain of Property or any portion thereof has been instituted and, to the best of Seller's knowledge, there are no pending or threatened condemnation or eminent domain proceedings (or proceedings in the nature or in lieu thereof) affecting Property or any portion thereof or its use.
    d. **Hazardous Substances.** To the best of Seller's knowledge, (1) no "hazardous substances", as that term is defined in the Comprehensive Environmental Response, Compensation, and Liability Act, and the rules and regulations promulgated pursuant thereto, or any other pollutants, toxic materials, or contaminants have been or shall prior to Closing be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape on Property in violation of applicable law; (2) no underground storage tanks are located on the Property or were located on the Property and subsequently removed or filled; (3) Property has not previously been used as a gas station, cemetery, landfill, or as a dump for garbage or refuse; and (4) Property has not previously been and is not currently listed on the Georgia Environmental Protection Division Hazardous Site. Seller has not received any Notice or demand from any governmental or regulatory agency or authority requiring Seller to remove any hazardous substances or contaminants or toxic materials from Property.
    e. **Leases.** Other than those leases provided by Seller to Buyer as part of the Due Diligence Materials, there are no other leases of or affecting the Property or any portion thereof and Seller will not enter into any new leases without the written permission of Buyer.
    f. **No Litigation.** There are no actions, suits, or proceedings pending or, to the best of Seller's knowledge, threatened by any organization, person, individual, or governmental agency against Seller with respect to Property or against Property, or with respect thereto, nor does Seller know of any basis for such action. Seller also has no knowledge of any currently pending application for changes in the zoning applicable to Property or any portion thereof.
    g. **Pre-Existing Right to Acquire.** No person or entity has any right or option to acquire Property or any portion thereof, which will have any force of effect after execution hereof, other than Buyer.
    h. **Proceedings Affecting Access.** Seller has not been notified that there are any pending proceedings that could have the effect of impairing or restricting access between Property and adjacent public roads and, to the best of Seller's knowledge, no such proceedings are pending or threatened.
    i. **Violations.** To the best of Seller's knowledge, there are no violations of laws, municipal or county ordinances or other legal requirements with respect to Property (excluding any improvements constructed thereon).

11. **Brokerage Relationships and Compensation in this Transaction**.
    a. **Agency Disclosure:** No Broker in this transaction shall owe a fiduciary duty or any other duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;
        (1) **No Agency Relationship:** Buyer and Seller acknowledge that: a) if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party; and b) if the same brokerage firm is representing one party as a client and working with the other party as a customer, the Broker and all of Broker's affiliated licensees are representing the client.
        (2) **Consent to Dual Agency:** If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:
            i. **Dual Agency Disclosure:** *[Applicable only if Broker is acting as a dual agent in this transaction.]*
                (a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
                (b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;
                (c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.
                (d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.
            ii. **Designated Agency Disclosure:** If Broker in this transaction is acting in a designated agency capacity, where one or more licensees of Broker are exclusively representing Buyer and one or more other licensees of Broker are exclusively representing Seller, Buyer and Seller consent to the same and acknowledge that each designated agent or agents shall exclusively represent the party to whom each has been assigned as a client.
    b. **Compensation of Broker(s):** Buyer and Seller shall be obligated to pay their respective Compensation obligations, if any, to Broker(s) in full at Closing and as a pre-condition to Closing (so long as the same is permitted by Buyer's mortgage lender). The Closing Attorney is hereby authorized and directed to: (i) show the Compensation of the respective Broker(s) on the settlement statement at Closing; and (ii) disburse such Compensation to Broker(s) upon the consummation of Closing pursuant to the agreement(s) of party paying and receiving such Compensation. The acceptance by the Broker(s) of partial Compensation at Closing shall not relieve the party owing the same from paying the remainder after the Closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of Broker's Compensation).

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c. **Disclaimer:** Buyer and Seller have not relied upon any: a) promises, statements or representations (collectively, "Representations") of Brokers other than what is included in this Agreement, in an amendment thereto or in a Pre-Showing Compensation Agreement. This shall include Representations made after this Agreement is entered into that have not been made as an amendment hereto and agreed to by all parties. Brokers shall have no duty to determine whether the identities of the Buyer and/or Seller are legitimate or inspect the Property for termites, defects, hazardous conditions and/or repairs. The Brokers herein shall have no duty to advise Buyer or Seller on any matter relating to the Property which could have been revealed if Buyer: a) had obtained, with respect to the Property, a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, or test for radon, asbestos, mold, moisture, methamphetamine, and/or lead-based paint; b) had the Property inspected by a professional, construction expert, or structural, soils or environmental engineer; c) had this Agreement and transaction reviewed by an attorney, financial planner, mortgage consultant or tax consultant; and/or d) consulted appropriate governmental officials, maps, laws and regulations to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, and whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the matters handled by the professionals referenced above or in the above tests, inspections, evaluations and reviews. Buyer and Seller should seek independent expert advice regarding the above matters and any other matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, inspect or opine on whether the construction of or repairs to the Property were done properly and that such tasks clearly fall outside the scope of real estate brokerage services. Buyer and Seller further acknowledge that Brokers have no duty to ensure that Seller has terminated Seller's and/or third-parties' administrative access to Devices.

12. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) Notice of acceptance of the Offer has been delivered to the party who made the Offer.

13. **Assignment.** In the event Buyer has the right to assign this Agreement, the assignment shall not release Buyer of any of its obligations or liabilities hereunder. Notice of such assignment shall be provided to Seller at least five (5) days prior to Closing.

C. OTHER TERMS AND CONDITIONS

1. **Notice.**
   a. **Generally:** All Notices given hereunder shall be in writing, legible and signed by the party giving the Notice. In the event of a dispute regarding Notice, the burden shall be on the party giving Notice to prove delivery. The requirements of this Notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by email or facsimile. The person delivering or sending the written Notice signed by a party may be someone other than that party.
   b. **Delivery of Notice:** A Notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written Notice by a party; (2) in the case of delivery by a Delivery Service, when the written Notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the Notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written Notice is electronically sent to an email address or facsimile number of a party set forth herein (or subsequently provided by the party following the Notice provisions herein) even if it is not opened by the recipient.
   c. **When Broker Is Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker representing a party in a client relationship shall be the authorized agent of the party for the limited purpose of receiving Notice and such Notice to any of them shall for all purposes herein be deemed to be Notice to the party. Notice to an authorized agent shall only be effective if the written Notice is sent to an address, facsimile number or email address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the Notice provisions herein) whether or not it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker are authorized to receive Notices delivered by a Delivery Service. The Broker and the Broker's staff shall not be authorized to receive Notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent(s) of a client shall be the authorized agent(s) of the client for the purposes of receiving Notice.

2. **Default.**
   a. **Remedies of Seller:** In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty. Unless Seller has otherwise waived Seller's right to terminate due to the Buyer's failure to pay earnest money, Seller may, after the termination of this Agreement, sue Buyer for any portion of the Earnest Money that was either not paid, returned for insufficient funds, or the payment of which was stopped.
   b. **Remedies of Buyer:** In the event this Agreement fails to close due to the default of Seller, Buyer may either (i) seek the specific performance of this Agreement or (ii) terminate this Agreement upon Notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein, and Buyer may pursue any other remedy available at law.

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c. **Rights of Broker:** The Brokers involved in this transaction shall be express third-party beneficiaries of this Agreement, shall have the right to enforce all provisions in this Agreement that benefit them or afford them rights and defenses and shall have all remedies at law or in equity in the event of a breach of this Agreement. In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to each Broker involved in the transaction an amount equal to the Compensation each Broker would have received had the transaction closed. If the same Broker is working with or representing the buyer and seller in the transaction, the Compensation the Broker shall be entitled to in the event of the default shall be the total Compensation the Broker would have received from all parties in the transaction had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of Compensation to be paid to any broker involved in this transaction are incorporated herein by reference. Additionally, upon the request of any party to the transaction, the Broker(s) shall disclose in writing the Compensation they will receive when the transaction closes so that the party knows the exact amount of liquidated damages they will be obligated to pay should the party default herein.

d. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and Compensation claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. **Risk of Damage to Property.** Seller warrants that at the time of Closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement or Seller's Disclosure of Latent Defects and Fixtures Checklist) as of the Offer Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. Notwithstanding the above, if the Property is destroyed or substantially destroyed prior to Closing, Seller shall promptly give Notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above Notice. If Buyer or Seller do not terminate this Agreement, Seller shall assign at Closing all of its rights to receive the proceeds from all insurance policies affording coverage for the claim. If the insurance proceeds are paid prior to Closing, the amount of such proceeds shall be credited against the purchase price of the Property.

4. **Other Provisions.**

a. **Buyer's Representations Regarding Ability to Buy Property:** As of the Binding Agreement Date and the Closing Date, Buyer represents and warrants to Seller that Buyer has the right, power and authority to enter into this Agreement and to consummate the transaction contemplated by the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Buyer have been duly and validly authorized by Buyer to execute and deliver this Agreement and shall have the right, power and authority to enter into this Agreement and bind Buyer. Buyer warrants and represents that Buyer is not prohibited from buying real property within 10 miles of a military base, installation or airport or agricultural land in Georgia pursuant to O.C.G.A. § 2-1-7.

b. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property or a portion thereof becomes subject to a condemnation proceeding or if Seller has received notice of a pending condemnation proceeding; and (2) provide Buyer with all written communications regarding the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon Notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.

c. **Consent to Share Non-Public Information:** Buyer and Seller hereby consent to the Closing Attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.

d. **Delays Caused by Emergencies:** If at any point after the Binding Agreement date the Governor of Georgia declares a state of emergency for the county in which the Property is located, all unexpired time deadlines herein, including but not limited to the Closing Date, shall automatically extend for the number of days the emergency exists in that county, but not more than eight (8) days. Nothing herein shall prevent the parties by mutual agreement from proceeding forward without extending such deadlines. No deadline shall be extended if this Agreement becomes a binding agreement during a state of emergency.

e. **Digital Signatures:** For all purposes herein, a digital or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the Buyer's mortgage lender or the other party.

f. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the Closing Attorney, mortgage lender and/or the title insurance company to meet their respective requirements.

g. **Entire Agreement and Modification:** Except for any Pre-Showing Compensation Agreement or other separate agreement for the payment of Broker's Compensation, that is not a part of or amended by this Agreement, this Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be solely relied upon by the Buyer and binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement (or the other documents referenced above) shall be relied upon or binding upon any party hereto. This Agreement may not be amended, deemed to have been mutually departed from or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may only be assigned (SS611) or listed for sale in a multiple listing service by Buyer prior to Closing with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement, including but not limited to, the obligation to pay the Compensation owed by the assignor.

h. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of Closing.

i. **FIRPTA Affidavit:** Unless Seller is a "foreign person", as that term is defined in Section 1445(f)(3) of the Internal Revenue Code, Seller shall deliver to the Closing Attorney at Closing a FIRPTA (Foreign Investment in Real Property Tax Act) Affidavit indicating that Seller is not a "foreign person". If Seller is a "foreign person", additional taxes may need to be withheld at Closing.

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j. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. These forms are generic and written with the interests of multiple parties in mind. The parties agree to carefully review the GAR Forms to be used in this transaction and modify the same to meet their specific needs. If any party has any questions about their rights and obligations under any GAR form, they should consult an attorney. Provisions in the GAR Forms may be subject to differing interpretations by our courts other than what the parties may have intended. Our courts may at times strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

k. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

l. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to Notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept Notices on behalf of a party (but not send Notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court or arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.

m. **No Recording of Agreement:** Buyer shall not record (or permit to be recorded) this Agreement or any memorandum or summary thereof in the Office of Land Records. Buyer shall be liable for damages for violating this section of the Agreement. Nothing herein shall prohibit Buyer from recording a *lis pendens* as part of filing a lawsuit claiming an interest in the Property.

n. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers Notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If Notice of accurate Binding Agreement Date is delivered, the party receiving Notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes Notice of the Binding Agreement Date to the other party.

o. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving Notice of Binding Agreement Date, the party objecting shall send Notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.

p. **Property to Be Delivered in Clean Condition:** Notwithstanding any other provision to the contrary, at the time of possession, Seller shall deliver the Property in clean condition, free of trash, garbage, debris, construction materials, pets and personal property of the Seller not otherwise identified in this Agreement as remaining with the Property. Firewood shall not be considered debris. This section shall apply even in transactions where the Property is being sold as-is.

q. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
   (1) Handwritten changes shall control over pre-printed or typed provisions;
   (2) Exhibits shall control over the main body of the Agreement;
   (3) Special Stipulations shall control over both exhibits and the main body of the Agreement, including handwritten changes thereto;
   (4) Notwithstanding the above, the Amendatory Clause in the FHA or VA Exhibit shall control over inconsistent or conflicting provisions contained elsewhere in this Agreement. Buyer and Seller acknowledge and agree that the "Agreement to Seek Amendment to Purchase Price Prior to Termination" section in the FHA or VA Exhibits does not conflict and is not inconsistent with the Amendatory Clause.
   (5) Except as otherwise provided herein, this agreement and any amendment thereto shall be enforceable, as between the parties, even without the signature of any Broker referenced herein. Notwithstanding the above, if any provision(s) in this Agreement, including a provision(s) in any amendment hereto, changes the total amount of Compensation due to any Broker from the total amount of Compensation said Broker has previously agreed to in writing, then such change to the Broker's Compensation shall only be binding if the Broker impacted by such change consents to the same in writing. If a Buyer's Broker Compensation Exhibit (F259) is attached as an exhibit to this Agreement, this Agreement shall not be enforceable unless this Agreement or such Buyer's Broker Compensation Exhibit is signed by the Buyer's Broker and, in cases where the Seller's Broker is sharing a portion of its Compensation with the Buyer's Broker, the Seller's Broker.
   (6) If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation fully and accurately reflects that party's intentions; b) accepts each special stipulation as if it were written by such party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation.
   (7) If Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller.

r. **STATUTE OF LIMITATIONS: ALL CLAIMS OF ANY NATURE WHATSOEVER AGAINST BROKER(S) AND/OR THEIR AFFILIATED LICENSEES, WHETHER ASSERTED IN LITIGATION OR ARBITRATION SOUNDING IN BREACH OF CONTRACT AND/OR TORT, MUST BE BROUGHT WITHIN ONE (1) YEAR FROM THE DATE ANY CLAIM OR CAUSE OF ACTION ARISES. SUCH ACTIONS SHALL THEREAFTER BE TIME-BARRED.**

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s. **Survival of Agreement:** The following shall survive the Closing of this Agreement: (1) the obligation of a party to pay Compensation; (2) any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which the Property is located; (4) Buyer's indemnification obligations arising out of the inspection of the Property by Buyer and Buyer's representatives; (5) the section on condemnation; (6) the section on attorney's fees; (7) the obligations of the parties regarding ad valorem real property taxes; and (8) any obligations which the parties herein agree shall survive the Closing or may be performed or fulfilled after the Closing.

t. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

u. **Time of Essence:** Time is of the essence of this Agreement.

5. **Definitions.**

a. **Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.

b. **Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers Notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.

c. **Broker:** In this Agreement, the term "Broker" shall mean the licensed Georgia real estate broker(s) or brokerage firm(s) and their affiliated licensees in this transaction except as may be specifically provided otherwise herein.

d. **Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.

e. **Client:** "Client" shall mean a party who is being represented by a Broker pursuant to a written brokerage engagement agreement.

f. **Closing:** The Closing shall be the event in which the parties consummate the transaction set forth in this Agreement by: (1) the Seller tendering the deed referenced herein to the Property; (2) the Buyer paying the required consideration hereunder; (3) both parties properly signing all documents and paperwork as required by the Closing Attorney; and (4) both parties fulfilling other agreements set forth herein that must be fulfilled by the Closing (unless the same have been waived or amended). The Closing shall be deemed consummated when the Closing Attorney confirms to the parties that the Closing Attorney is in receipt of all required paperwork, funds, and approvals necessary to complete the transaction and directs for funds to be disbursed and documents to be recorded. All parties acknowledge that the deed will not normally be recorded in the land records on the day of Closing, and the payment of the sales proceeds may not always be made to Seller on the day of Closing (even though the Closing has been consummated) due to certain circumstances such as, for example, the Seller not being at the Closing in person, the Closing occurring after the cutoff for wiring funds that day, or the terms of an escrow agreements signed by the Seller have not been fulfilled resulting in which a portion of Seller's funds being held back.

g. **Compensation:** The term "Compensation" as used in this Agreement shall mean the compensation to be received by Broker, for performing real estate brokerage services in this transaction, regardless of whether it is a flat fee, percentage, bonus or some other method of compensation.

h. **Customer:** The term "Customer" shall mean a party or parties who are not being represented as clients by the Broker with whom the party or parties are working and for whom the Broker may only perform ministerial acts.

i. **Day:** For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.

j. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.

k. **Use of Initials "N/A":** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable"

6. **Property Not Being Sold for Value of Any Improvements on Land.** Buyer acknowledges that the Property may contain certain incidental improvements such as existing homes, barns, fences, outbuildings and wells. Buyer acknowledges that the Property is being purchased for the value of the land rather than the value of any improvements presently located thereon. All improvements are being sold in "as-is" condition. Buyer acknowledges that the improvements on the Property, if any, may be in need of significant repair, may contain defective conditions and may not have been constructed or used in accordance with all applicable laws. Since the condition of any existing improvements is immaterial to Buyer's decision to purchase the Property, Seller shall have no responsibility to make any disclosures or repairs relative to the same. Buyer covenants not to sue Seller with respect to any matter relating to the condition of said improvements and agrees to indemnify and hold Seller harmless with respect to the same. Buyer expressly waives: (1) any and all rights to inspect and test for lead-based paint and/or lead-based paint hazards for not less than ten (10) days from the Binding Agreement Date; and (2) the right not to be contractually obligated under this Agreement until the above time period has lapsed.

7. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent emails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, Closing Attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the Closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

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8. **HEIGHTENED IDENTIFICATION PROCEDURES TO HELP PREVENT FRAUD; COVENANT NOT TO SUE:** There has been a significant increase in criminals attempting to sell properties they do not own by posing as the owners of those properties. To help prevent such crimes, Seller shall immediately, upon request of either the Seller's Broker and/or the Closing Attorney: 1) provide the requesting party with information confirming the Seller's identity, including a current government issued photo identification; 2) meet in person or through audio-visual conferencing to confirm the Seller's identity; and 3) if the Seller is a legal entity, provide the requesting party with the organizational and operating documents of such entity and current photo identification and either meet in-person or in audio-visual meeting with the executor, manager, trustee, general partner, officer, administrator, or other person in a comparable role of the legal entity to confirm their identity. Seller further agrees to cooperate with the Closing Attorney's heightened identification procedures which shall at least meet the standards, if any, supplied by a title insurance company for whom the Closing Attorney is an agent. Seller acknowledges that the transaction may not be able to close unless such procedures are followed. In the event Seller breaches its obligations hereunder, Seller shall be in default of this Agreement. Buyer acknowledges that identity theft may occur regardless of the measures undertaken by the parties, their respective brokers and the attorney(s) involved in the transaction to confirm the Seller's identity. For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer covenants not to sue any Broker(s) and/or the Closing Attorney involved in this real estate transaction for damages arising out of or relating to a fraudulent seller.

9. **LIMITATION OF LIABILITY. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**
   a. **SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF COMPENSATION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMPENSATION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMPENSATION IS PAID TO BROKER, THAN THE SUM OF $100; AND**
   b. **NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF $100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.**

10. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.
   - ☐ Back-up Agreement Contingency Exhibit (F604) "_____"
   - ☒ Buyer's Broker Compensation Exhibit (F259) "C"
   - ☐ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) "_____"
   - ☐ Community Association Disclosure Exhibit (F322) "_____"
   - ☒ Legal Description Exhibit (F807 or other) "A"
   - ☐ Seller's Property Disclosure Statement Exhibit (F302, F307) "_____"
   - ☐ Special Title Exceptions Pertaining to Property as Exhibit "_____"
   - ☐ Special Warranties and Representations of Seller as Exhibit "_____"
   - ☒ Survey of Property as Exhibit "B"
   - ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) "_____"
   - ☐ Other _____
   - ☐ Other _____
   - ☐ Other _____
   - ☐ Other _____

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

1. Seller agrees to provide Buyer, within 5 business days of the Binding Agreement date, any and all surveys, engineering, studies, test, reports, easements and signed agreements, if any, that Seller has in their possession.

2. Buyers rights to conduct studies: Buyer and Buyer's representative(s)/agent(s) may enter on the Property to make such tests, surveys, or other studies of the Property, provide that Buyer pays for all such tests and studies, keeps the Property free and clear of any liens, repairs any damage to the Property, and defends and holds Seller harmless from and against all liability, claims, demands, damages or costs of any kind whatsoever, including attorneys' fees, arising from or connected therewith.

3. Appraisal Contingency: This Agreement is contingent upon the Property appraising for a value equal to or greater than the Purchase Price, as determined by an appraisal performed by a Georgia-licensed or Georgia-certified appraiser selected by Buyer or Buyer's lender, if applicable. If the appraised value is less than the Purchase Price, Buyer shall notify Seller in writing within 5-days after receipt of the appraisal. Upon timely notice, Buyer may elect one of the following options:
   A) Proceed with the transaction at the Purchase Price, with Buyer paying any difference between the appraised value and the Purchase Price;
   B) Request a reduction of the Purchase Price to the appraised value or another amount mutually acceptable to Buyer and Seller; or
   C) Terminate this Agreement, in which event the Earnest Money shall be promptly refunded to Buyer, and neither party shall have any further rights or obligations under this Agreement, except as otherwise provided herein.

4. Assignment: Buyer may assign this Agreement in accordance with the terms of this Agreement.

5. Closing Date: Closing is to occur on or before 15-days following the expiration of the Due Diligence Period.

☐ **Additional Special Stipulations (F246) are attached.**

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By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

Buyer Acceptance and Contact Information

1 Buyer's Signature

Poseidon, LLC — Print or Type Name

1/7/26 — Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

2 Buyer's Signature

Print or Type Name — Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

☐ Additional Signature Page (F267) is attached.

Seller Acceptance and Contact Information

Eddie Mimbs — dotloop verified 01/09/26 4:21 PM EST HSWH-1662-HZQK-DDDS

1 Seller's Signature

Eddie Mimbs — Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's Email Address

Sandra Mimbs — dotloop verified 01/09/26 4:16 PM EST IWH-YVKL-BFGB-AO2C

2 Seller's Signature

Sandra Mimbs — Print or Type Name — Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's Email Address

☐ Additional Signature Page (F267) is attached.

Buyer's Broker/Affiliated Licensee Contact Information

Norton Commercial Acreage Group — Buyer Brokerage Firm

Broker/Affiliated Licensee Signature — 1-9-26 — Date

Charlie Hawkins — Print or Type Name

352761 — GA Real Estate License #

678-614-0837 — Licensee's Phone Number

Fax Number

CHawkins@GoNorton.com — Licensee's Email Address

GAMLS, ACBR — REALTOR® Membership

434 Green Street Gainesville GA 30501 — Broker's Address

770-297-4800 — Broker's Phone Number

470-691-0105 — Fax Number

NCAG01 — MLS Office Code

66501 — Brokerage Firm License Number

Seller's Broker/Affiliated Licensee Contact Information

PEND Realty, LLC — Seller Brokerage Firm

Frank Tu — dotloop verified 01/09/26 1:43 PM EST 5DYM-EYTO-MXXO-XSMY

Broker/Affiliated Licensee Signature — Date

Frank Tu — Print or Type Name

366646 — GA Real Estate License #

(404) 550-3560 — Licensee's Phone Number

678-669-1313 — Fax Number

office@pendrealty.com — Licensee's Email Address

NAMAR — REALTOR® Membership

7004 Lake Sterling Boulevard Flowery Branch GA 30542 — Broker's Address

1-888-641-PEND — Broker's Phone Number

678-669-1313 — Fax Number

PEND01 — MLS Office Code

H-76756 — Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of 1/9/26 and has been filled in by _____.

1/9/2

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Exhibit A

EM 01/09/26 4:21 PM EST dotloop verified
SM 01/09/26 4:16 PM EST dotloop verified

3111 & 3121 SW Gould Road – Legal Description

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 22, of the 8th District, City of Gainesville, Hall County, Georgia and being all of Tract I and Tract II as shown on a plat prepared for Mimbs Drug Co. by Henry Jarrard, Registered Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224, of the Hall County Records, which plat is incorporated here in by reference for a more complete description of subject property.

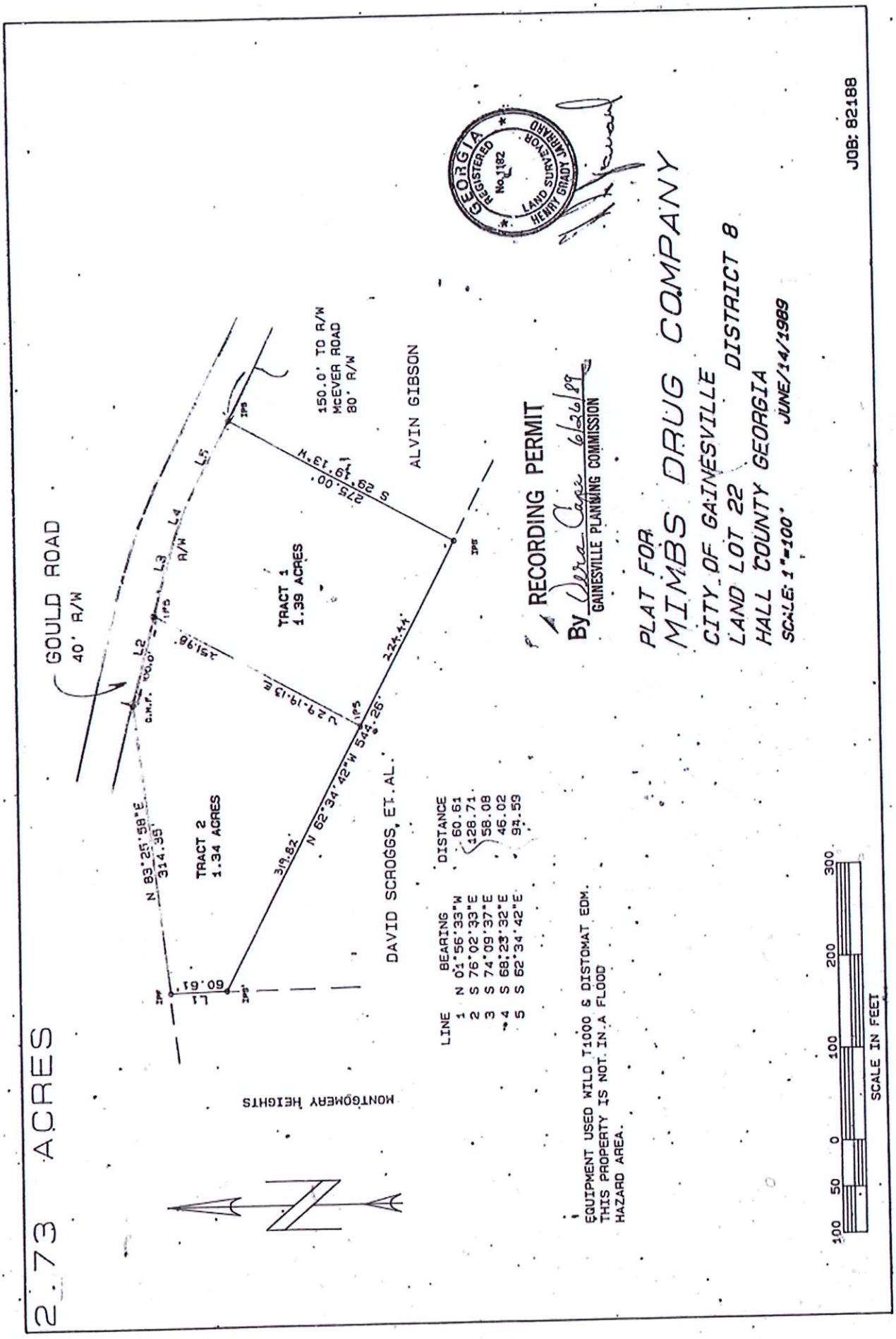
This conveyance is made subject to easements and restriction of record.

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EM 01/09/26 4:21 PM EST dotloop verified
SM 01/09/26 4:16 PM EST dotloop verified

Exhibit B

3111 & 3121 SW Gould Road – Plat Copy



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BUYER'S BROKER COMPENSATION EXHIBIT
Exhibit "C"

NORTON SINCE 1858
COMMERCIAL & ACREAGE GROUP

GeorgiaREALTORS®

2026 Printing

(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of 1/9/2026 for the purchase and sale of that certain Property known as: 3111, 3121 Gould RD SW Gainesville, Georgia ("Agreement").

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. **Compensation Being Offered to Buyer's Broker.** The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:
   - A. **Compensation Paid by Seller to Buyer's Broker:** The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:
     - ☒ Four percent (4 %) of the sales price;
     - ☐ $_____;
     - ☐ (other)_____
   - B. **Compensation Shared by Seller's Broker with Buyer's Broker:** Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:
     - ☐ _____percent (_____%) of the sales price;
     - ☐ $_____;
     - ☐ (other)_____
2. **General.**
   - A. Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
   - B. Any licensee signing this Buyer's Broker Compensation Exhibit ("Compensation Exhibit") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Exhibit.
   - C. Once this Compensation Exhibit is initialed, it cannot be further modified (even by special stipulation or a later amendment to this Exhibit) without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
   - D. The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

☐ Additional Special Stipulations (F246) are attached.

_____	EM 01/09/26 4:21 PM EST _____
Buyer's Initials	**Seller's Initials**
1-7-26 _____	_____
Date	Date
_____	SM 01/09/26 4:16 PM EST _____
Buyer's Broker's Initials	**Seller's Broker's Initials**
1-7-26 _____	_____
Date	Date

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Charlie Hawkins IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
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Return to: Eric P. Wilborn
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, Georgia 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 23rd day of April, 2026, between **EDDIE H. MIMBS and SANDRA E. MIMBS** (hereinafter called **"GRANTOR"**), and **POSEIDON INVESTMENTS, LLC,** a Georgia limited liability company (hereinafter called **"GRANTEE"**).

WITNESSETH: That the said **GRANTOR**, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

Property described on **Exhibit "A"** attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said **GRANTEE,** forever, in **FEE SIMPLE.**

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said **GRANTEE** against the claims of all persons whomsoever claiming through or under Grantor.

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

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

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public

(NOTARIAL SEAL)

My Commission Expires: 8/24/29

_____(SEAL)
EDDIE H. MIMBS

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public

(NOTARIAL SEAL)

My Commission Expires: 8/24/29

_____(SEAL)
SANDRA E. MIMBS

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 22, of the 8th Land District, City of Gainesville, Hall County, Georgia, containing 2.73 acres and being more particularly described as Tract I and Tract II on a plat of survey for Mimbs Drug Company, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224, of the Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of subject property.

Subject to easements and restrictions of record.

30554.476

Return to: **Eric P. Wilborn**
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, Georgia 30503

QUIT-CLAIM DEED

STATE OF GEORGIA, HALL COUNTY.

THIS INDENTURE, made this 23rd day of April, 2026, between **Poseidon Investments, LLC,** a Georgia limited liability company (hereinafter referred to as **"GRANTOR"**), and **Hall County, Georgia,** a political subdivision of the State of Georgia (hereinafter referred to as **"GRANTEE"**) (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, does hereby grant and convey unto Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

> Property described on **Exhibit "A"** attached hereto and by reference made a part hereof.

TOGETHER WITH all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

(NOTARIAL SEAL)

My Commission Expires: 8-7-2024

DEBORAH L HOOD NOTARY PUBLIC EXP. AUGUST 7, 2026 HALL COUNTY, GA

Poseidon Investments, LLC

By: W.L. Norton Agency, Incorporated, a Georgia Corporation, Sole Member

By: _____ (SEAL)
Name: Michael Westbrook
Title: CFO

Attest:
By: _____
Name: Tommy Howard
Title: Secretary

(CORPORATE SEAL)

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 22, of the 8th Land District, City of Gainesville, Hall County, Georgia, containing 2.73 acres and being more particularly described as Tract I and Tract II on a plat of survey for Mimbs Drug Company, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224, of the Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of subject property.

Subject to easements and restrictions of record.

50054.476
4912-4524-0995, v. 1

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION TO ACCEPT THE CONVEYANCE OF CERTAIN REAL PROPERTY TO HALL COUNTY, GEORGIA; TO RATIFY PRIOR ACTIONS INCLUDING ACQUISITION THROUGH A NOMINEE PURCHASER; TO AUTHORIZE EXECUTION AND RECORDING OF DOCUMENTS; AND FOR OTHER PURPOSES.

WITNESSETH

WHEREAS, Hall County, Georgia (the "County") is a political subdivision of the State of Georgia authorized to acquire, hold, and use real property for public purposes; and

WHEREAS, the Official Code of Georgia Annotated § 36-9-2 and Hall County Code Section 200.20.015 provide the Hall County Board of Commissioners (the "Board") with the authority to govern and control all property belonging to the County; and

WHEREAS, the County identified certain real property located at 3111 and 3121 Gould Road, Gainesville, Georgia, consisting of approximately 2.73 acres and identified as Hall County Tax Parcel Nos. 08022 000026 and 08022 000025 (the "Property") to be purchased for public purposes; and

WHEREAS, the County obtained an independent appraisal of the Property prepared by Metro Appraisals, dated January 15, 2026, which concluded that the fee simple market value of the Property as of January 8, 2026, is $350,000; and

WHEREAS, the acquisition of the Property was structured such that Poseidon Investments, LLC ("Poseidon") acted as nominee for the benefit of the County pursuant to a Purchase and Sale Agreement entered on or about January 9, 2026, with the intent that title would ultimately be conveyed to the County; and

WHEREAS, on or about April 23, 2026, Poseidon acquired title to the Property from Eddie H. Mimbs and Sandra E. Mimbs by Limited Warranty Deed; and

WHEREAS, the County provided funds in the approximate amount of $349,038.24 to facilitate the acquisition of the Property by Poseidon, representing the purchase price and associated closing adjustments; and

WHEREAS, Poseidon has conveyed or will convey all of its rights, title, and interest in the Property to the County by Quitclaim Deed dated April 23, 2026; and

WHEREAS, the Property is more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 22, of the 8th Land District, City of Gainesville, Hall County, Georgia, containing 2.73 acres and being more particularly described as Tract I and Tract II on a plat of survey for Mimbs Drug Company, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224,

Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of subject property; subject to easements and restrictions of record; and

WHEREAS, the Board finds that the purchase price for the Property is consistent with or below the appraised market value, thereby supporting the reasonableness of the acquisition; and

WHEREAS, the Board finds that the acquisition of the Property is necessary and desirable for a valid public purpose, specifically for the development and operation of a relocated fire station and related public safety facilities, and that the acquisition is in the best interests of the County and its citizens;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Hall County, Georgia, and it is hereby resolved as follows:

SECTION 1.
Acceptance of Conveyance

The County hereby accepts the conveyance of the Property from Poseidon Investments, LLC, as nominee, pursuant to the Quitclaim Deed referenced above, and confirms that title to the Property shall be vested in Hall County, Georgia.

SECTION 2.
Ratification of Prior Actions

The Board hereby ratifies, confirms, and approves all prior actions taken by County officials, employees, agents, and representatives in connection with the acquisition of the Property, including but not limited to:

(a) the structuring of the acquisition through Poseidon Investments, LLC as nominee purchaser;
(b) the negotiation and execution of the Purchase and Sale Agreement;
(c) the reliance upon an independent appraisal in evaluating the acquisition;
(d) the provision and disbursement of County funds for acquisition of the Property;
(e) the completion of due diligence and closing activities; and
(f) the conveyance of the Property to the County.

SECTION 3.
Authorization to Execute and Record

The Chairman of the Board of Commissioners is hereby authorized and directed to execute any and all documents necessary or appropriate to effectuate the acceptance of the Property and to finalize the transaction, including affidavits, acknowledgments, and related instruments, and to cause the Quitclaim Deed and any other appropriate documents to be recorded in the land records of Hall County, Georgia, subject to the review and approval of the County Attorney.

SECTION 4.
Public Purpose and Use

The Property shall be held, maintained, and used by the County for public purposes, as may be determined by the Board of Commissioners.

SECITON 5.
Effective Date

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this the 14th day of May, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
Justin R. Lawhon, County Attorney

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 227/2026

SUBJECT: Approve the re-appointment of Kim Stephens to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

History:
The current appointment is Kim Stephens.

Facts and Issues:
Kim Stephens is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 228/2026

SUBJECT: Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

History:
The current appointment is Keith Morris.

Facts and Issues:
Keith Morris is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 232/2026

SUBJECT: Approve the re-appointment of Adrienne Rice to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.

History:
Adrienne Rice is the current appointment.

Facts and Issues:
Adrienne Rice is willing to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 233/2026

SUBJECT: Approve the appointment of John Geyer to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.

History:
The current appointment is Bob Norton.

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?	2026-05-14

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 234/2026

SUBJECT: Approve the re-appointment of Commissioner Billy Powell to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.

History:
Commissioner Billy Powell is the current appointment.

Facts and Issues:
Commissioner Billy Powell is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-14

Approvals:

Approve	Clerk
JR	JR

Attachments:

HALL COUNTY
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AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 236/2026

SUBJECT: Approve the re-appointment of Avery Niles to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

History:
Avery Niles is the current appointment.

Facts and Issues:
Avery Niles is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 237/2026

SUBJECT: Approve the re-appointment of Jesse Gibson to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.

History:
Jesse Gibson is the current appointment.

Facts and Issues:
Jesse Gibson is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

Letter/Nomination Form

North Georgia Region 2 Emergency Medical Services Council
Dawsonville, GA 30534
404-859-9489 (office)

Trampes Stancil
Chairman

Terrell Partain
Vice-Chair

Spencer Masiewicz M.D.
Regional Medical Director

Lanier Swafford
Regional EMS Director

BANKS
DAWSON
FORSYTH
FRANKLIN
HABERSHAM
HALL
HART
LUMPKIN
RABUN
STEPHENS
TOWNS
UNION
WHITE
GRADY

March 16, 2026

Hall County Commissioners' Office
P.O. Drawer 1435
Gainesville, GA 30503

Dear Commission Chairman / County Clerk,

On behalf of the Region 2 EMS Advisory Council, I am asking for an appointment from you for the Regional Emergency Medical Services Advisory Council to represent your county. This Council is the designated Local Coordinating Entity (LCE) to recommend to the Georgia Department of Public Health (DPH) and the manner in which the Emergency Medical Services Communications (EMSC) Program functions within the region.

Hall County has two (2) Representatives on this Council. Your current Representatives are **George "Mark" Arnold, term 2024-2027 and Robert "Bobby" Ogletree, term 2023-2026.**

Council bylaws require that at least two-thirds of the voting membership be comprised of individuals selected by the County Commission; therefore, I am soliciting from you the names or reappointment of one (1) individual (Bobby Ogletree's appointment) whom you wish to represent your county on this council for the 2026-2029 term. Council By-laws require members to attend at least fifty percent (50%) of the scheduled council meetings. The Council meets once (1) per quarter.

Bobby Ogletree has participated in greater than the minimum required meetings for the previous terms and is eligible for reappointment.

Members of the Regional EMS Council should possess interest and/or expertise in the areas of Emergency Medical Services, health care, or public safety. The following is a list of categories which you may wish to consider when recommending your representative:

- Public EMS Provider
- Private EMS Provider
- EMT/Paramedic (non-supervisory)
- Authority hospital representative
- Non-authority hospital representative
- City government representative
- County government representative
- Consumer
- Emergency Physician
- General Surgeon
- Communications agency representative
- Law enforcement representative
- Emergency department nurse and/or trauma nurse
- Pediatrician

Please complete the attached form and return it to me by email before **June 1, 2026**. Your participation in this effort is important to the provision of quality Emergency Medical Services to the citizens in your community, region, and state. I appreciate your cooperation and welcome you to contact me if you have any questions. Thank you.

Sincerely,

Lanier Swafford
Regional EMS Director – Region 2

M E M O R A N D U M

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

FROM: Lanier Swafford
Region 2 EMS Director
Dawsonville, GA 30534
Lanier.swafford@dph.ga.gov
(404) 859-9489

RE: Region 2 EMS Council Nomination

DATE: _____

Please nominate a *representative* for your county, please complete the following and return via email:

The following person / persons will serve on the Region 2 EMS Advisory Council for the term 2026-2029. If desired, reappointment can be made for 2026-2029 term.

Name: _____

Mailing Address: _____

_____

Work Phone: _____

Mobile Phone: _____

Email: _____

Brief synopsis of qualifications: _____

_____

_____

_____

_____

Chairman/County Administrator Signature: _____

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 238/2026

SUBJECT: Approve the appointment of Angela Middleton to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Muncipalities' Appointment.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Muncipalities' Appointment.

History:
Deborah Mack is the current appointment.

Facts and Issues:
Deborah Mack does not wish to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

Re-appointment Form

Georgia Mountains Regional Commission

MEMORANDUM

To: Gina Kessler, GMRC Executive Assistant

From: _____

Re: Appointment for _____ County's Private Sector Appointee

The county and its city(ies) have agreed to appoint or reappoint _____ as our Private Sector Representative on the GMRC Council to serve from July 1, 2026 to June 30, 2027.

_____
County or City Official

_____
Position

_____
Attest

_____
Date

Please return to gkessler@gmrc.ga.gov ***no later than June 15, 2026.***

P.O. Box 1720 • Gainesville, Georgia 30503 • Phone (770) 538-2626 • Fax (770) 538-2625

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 239/2026

SUBJECT: Approve the re-appointment of Bobby Purdum to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

History:
Bobby Purdum is the current appointment.

Facts and Issues:
Bobby Purdum is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-31

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 240/2026

SUBJECT: Approve the appointment of Commissioner Jeff Stowe to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

History:
Commissioner Gregg Poole is the current appointment.

Facts and Issues:
Commissioner Gregg Poole does not wish to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-31

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 241/2026

SUBJECT: Approve the re-appointment of Commissioner Kathy Cooper to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

History:
Commissioner Kathy Cooper is the current appointment.

Facts and Issues:
Commissioner Kathy Cooper is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 243/2026

SUBJECT: Approve the re-appointment of Jennifer Helfrich to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

History:
Jennifer Helfrich is the current appointment.

Facts and Issues:
Jennifer Helfrich is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 244/2026

SUBJECT: Approve the appointment of Suzanne Marie Cindea to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.

History:
Madison Gee is the current appointment.

Facts and Issues:
Madison Gee is not eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 245/2026

SUBJECT: Approve the re-appointment of Bobby Ogletree to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

History:
Bobby Ogletree is the current appointment.

Facts and Issues:
Bobby Ogletree is willing and eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 203/2026

SUBJECT: Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of $141,025.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: KI

Recommendation:
Approve.

Purpose of Request:
Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of $141,025.00.

History:
Hall County has been converting lighting in the Courthouse in phases to reduce electricity consumption and cut maintenance cost. Captial City Electrical Services is an on-demand vendor for Hall County.

Facts and Issues:
Hall County has been converting lighting throughout the Hall County Courthouse in phases. This purchase will be for the 1st floor only.

This Task Order was a result of the competitively bid RFQ/P #43-007 Demand Services for On-Call Electrical Contractors.

Options:

Funding Requested	$ 141,025.00
Are funds within current budget?	Yes
Source of Funds	SPLOST VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Bid Tab
Task Order 2026-035

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 203/2026

Funds Requested: $ 141,025.00

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	$70,512.50
2027	324-SPLOST VIII	1565-BUILDINGS AND MAINTENANCE	541300-BUILDING AND IMPROVEMENTS	$70,512.50

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: KI

Phone: 678-617-4517

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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
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

TASK ORDER EXECUTION SIGNATURE REQUEST

Date: April 16, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Task Order:

Bid/Contract Number: 2026-035

Bid/Contract Name: Courtroom Lighting Conversion Phase II

Department(s) Requesting Contract: Central Services

Award Recipient Name: Capital City Electrical Services

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: $141,025.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2026 Estimated Amount:$141,025.00

☐ Product Contract Estimated Amount:

Comment:

Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA. This Task Order was a result of the competitively bid RFQ/P 43-007 Demand Services for On-Call Electrical Contractors. The FY 2026 estimated amount has been reviewed against the FY 2026 budget by Finance.

Only the 1st floor courtroom lighting will be converted.
The 2nd floor will remain unchanged.

TO #:	2026-035 Courthouse Lighting Conversion Phase II	Capital City Electrical Services	DeHart & Hill Electric, Inc.
		Norcross, GA	Cumming, GA
ITEM NO.	ITEM DESCRIPTION	PRICE	PRICE
1	1st Floor	$141,025.00	$163,399.00
2	2nd Floor	$64,825.00	$77,298.00
	Total	**$205,850.00**	**$240,697.00**
	Lead time for materials	4-6 weeks	10 weeks
	Estimated lead time for completion	6 months	6 months

Total number of bids sent: 2

Number of bids sent to Hall County contractors: 0

Number of bids received: 2

Number of Hall County bids received: 0

Number of "No Bids": 0

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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
Andrew Youngblood

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

Task Order #2026-035

Courtroom Lighting Conversion Phase II

Demand Services for On-Call Electrical Contractors Contract # 43-007

PROJECT DESCRIPTION

The Hall County Building Maintenance Department is requesting Task Order bids for converting ceiling lighting in each of the four (4) courtrooms on the 1st and 2nd floors of the Hall County Courthouse.

SCHEDULE OF EVENTS

Release Date: Friday, March 20, 2026
Mandatory Site Visit: Thursday, March 26, 2026, at 8:00am. Ladders will be provided by the County for Bidders to access areas above ceiling tile grids. Failure to attend this mandatory site visit will disqualify a bid.
Bidder Questions Due: Wednesday, April 1, 2026
Response to Bidder Questions: Friday, April 3, 2026
Due Date: Thursday, April 9, 2026, by 2:00pm EST

SCOPE OF WORK

See Attachment 1 – Stamped Drawings
See Attachment 2 – Project Manual

The Scope of Work is removing and disposing of existing ceiling lighting, controls, and switches and replacing with new ceiling lighting, controls, and switches. All work is to be done according to the drawings and specifications furnished by Precision Planning, Inc. Notify courthouse personnel of any anticipated interruption of electrical service within a reasonable time.

Work may be done piecemeal (phases), but all lighting must be kept functional between phases. Complete one floor of work before moving to the next floor.

Work shall be performed outside of regular business hours of 8am-5pm Monday-Friday, or on weekends, so as not to disrupt courtroom proceedings and participants. Dates and times of scheduled work will be coordinated by the contractor with the Hall County Sheriff's Office and Maintenance personnel.

The Hall County Courthouse is a secure facility. All workers, tools, equipment, and materials will be subject to enhanced security measures, including a K-9 Unit. A Sheriff's Deputy must be present in the Courthouse building for work to be performed. Under no circumstances is any work to be performed without a Sheriff's Deputy present in the Courthouse building. If work is to be performed during the week, courtrooms shall be free of debris, materials, tools, and other equipment

for the following day's business (no later than 6:00 AM of that same day's business). All ceiling tiles, insulation, wires, cables, or other hardware shall be returned to their full operational status.

A performance bond and a payment bond of 100% of the awarded contract amount will be required from the awarded contractor before work begins.

All work shall have a warranty of one (1) year from the date of completion at no additional cost to the County.

Lump sum for 1st Floor $ 14 1 025 00

Lump sum for 2nd Floor $ 64, 8 25 . 00

Lead Time for materials: 4-6 weeks

Sign below and return to andrew.youngblood@hallcounty.org.

Capital City Electrical Services
(Full Legal Corporate Name)

By: _____

Title: President

Print Name: Charlie Brooks

Date: 4/9/2026

HALL COUNTY, GEORGIA

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

Date: _____

Attestation: _____
Commission Clerk

APPROVED AS TO FORM

_____
Nathaniel R. Anderson,
Senior Assistant County Attorney

HALL COUNTY
GEORGIA
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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
Andrew Youngblood

Hall County Government
FINANCIAL SERVICES
PURCHASING DIVISION

Addendum #2
TO #2026-035

For the provision of

Courtroom Lighting Conversion Phase II

March 26, 2026

Hall County, Georgia hereby issues this Addendum #2 for Courtroom Lighting Conversion Phase II:

Please state your estimated project completion timeline:

6 months

Acknowledgement: Bidder's must sign receipt of this Addendum #2 and include it in their bid responses.

Signature: _____

Print Name: Rick Moore

Date: 4/9/2026

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 247/2026

SUBJECT: Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of $100,000.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: BH

Recommendation:
Approve.

Purpose of Request:
Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of $100,000.00.

History:
This project is to sealcoat and restripe all designated entrance and parking lot asphalt areas in Laurel Park.

Facts and Issues:
The task order was issued under Contract #45-004, Demand Services for Minor Resurfacing, Paving and Sealcoating. Funding for this project will be through SPLOST VIII.

Options:

Funding Requested	$ 100,000.00
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?	No
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Bid Tab
Task Order

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 247/2026

Funds Requested: $ 100,000.00

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	6220-PARKS	541400-INFRASTRUCTURE	$100,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BH

Phone: 678-997-5823

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FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT EXECUTION SIGNATURE REQUEST

Date: April 27, 2026

To: David Gibbs, Chairman, BOC

From: Julie Dorough, Buyer

Your signature is requested to execute the attached Contract:

Task Order Number: 2026-043

Task Order Name: Laurel Park Sealcoat and Restriping

Department(s) Requesting Contract: Parks and Leisure

Award Recipient Name: Allied Paving Contractors, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: N/A

☐ Price Increase Requested Increase: $

☒ Project/Service Contract FY 26 Estimated Amount:$100,000.00

☐ Product Contract Estimated Amount:

Comment:

Parks and Leisure requested the issuance of task order #2026-043, to sealcoat and restripe all designated entrance and parking lot asphalt areas in Laurel Park. The task order was issued under Contract #45-004, Demand Services for Minor Resurfacing, Paving and Sealcoating.
After reviewing the task order proposals, Brent Holloway has requested that this be awarded to Allied Pacing Contractors, Inc., of Pendergrass, GA. as they were the low-cost bidder.
The funding for this project will be through SPLOST VIII.
The FY 2026 estimated amount has been reviewed against the FY 2026 budget by Finance.

Task Order #2026-043 BID TAB SUMMARY - Demand Services Contract #45-004	Laurel Park Sealcoat and Restriping			
Bidders	**ADVANCED PAVING**	**ALLIED**	**MAGNUM PAVING**	**RYALS BROTHERS**
Turn-Key Lump Sum	$165,000.00	$100,000.00	NO RESPONSE	$145,000.00
Estimated Time to Completion	30 Days	5 Days	NO RESPONSE	22-23 days

Total of Task Orders Sent	4
Task Orders sent to Hall County Vendors	2
Proposal Reveived	3
Proposal Received from Hall County Vendors	2
No Response	1

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t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

Task Order #2026-043

April 15, 2026

For the provision of

Laurel Park Sealcoat and Restriping

Demand Services for Minor Resurfacing, Paving and Sealcoating
#45-004

PROJECT DESCRIPTION

Hall County, Georgia with Hall County Parks and Leisure is issuing this Task Order #2026-043 to Demand Services for Minor Resurfacing, Paving and Sealcoating at Laurel Park located at 3100 Old Cleveland Highway, Gainesville, GA 30506.

SCHEDULE OF EVENTS

Issue Date: Friday, April 3, 2026
Bid Due Date: Monday, April 20, 2026, by 2:00pm

Bidding Process: Bidders must respond with their Task Order proposals via e-mail to jdorough@hallcounty.org by 2:00pm EST Monday, April 20, 2026.

Questions: All communications must be directed solely to Julie Dorough, Issuing Officer, at jdorough@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.

Bonds: Not required for this solicitation.

SCOPE OF WORK:

1. Cleaning and Surface Preparation:
   a. Mechanically blow, broom, and clean all asphalt surfaces within the park entrance road and associated parking areas.

b. Remove loose debris, dirt, vegetation, and any contaminants that may affect adhesion of sealcoat materials.
c. Perform localized spot cleaning where oil or chemical staining is present, using appropriate primers or treatments.

2. Sealcoating:
   a. Apply a commercial-grade asphalt seal coat to all designated entrance and parking lot asphalt surfaces.
   b. Ensure application follows manufacturer specifications for coverage rate, weather conditions, and curing time.
   c. Block off treated areas as needed to prevent traffic until surfaces are fully cured.

3. Pavement Marking & Striping:
   a. Re-stripe all existing parking stalls, directional arrows, ADA spaces, crosswalks, fire lanes, and curb markings to match current layout unless otherwise directed.
   b. Use high-visibility, DOT-approved traffic marking paint.
   c. Confirm all ADA-compliant markings and signage are refreshed and properly positioned.

4. Traffic Control & Safety:
   a. Provide all necessary cones, barricades, and signage required to control traffic during work.
   b. Maintain public safety and access to unaffected areas of the park during operations.

5. Cleanup & Final Inspection:
   a. Remove all construction debris, materials, and equipment from the site.
   b. Conduct a final walkthrough with the County representative for acceptance.

COST PROPOSAL: Contractor must bid on the project as one lump sum below.

Lump Sum Bid: $ 100,000.00

Estimated Time for Completion: 5 Days

Sign and return to jdorough@hallcounty.org

Allied Paving Contractors Inc.
(Full Legal Corporate Name)

By: _____

Title: Vice President

Print Name: Bryan Jones

Date: 4/15/2026

HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman
Board of Commissioners

Date: _____

Attestation: _____
County Clerk

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 196/2026

SUBJECT: Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: BH

Recommendation:
Approve

Purpose of Request:

Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

History:
Per requirements of sublease agreement (with Sunrise Cove SMI Westrec, a subsidiary of Suntex Marina Investors, LLC), this item has received has previously been approved by the Hall County Parks Advisory Board and the United States Army Corps of Engineers.

Facts and Issues:

Options:

Sunrive Cove Marina is seeking permission to proceed with the refurbishment of existing M, N, O and F Docks.

Phase 1: Realign docks M, N and O. Relocate the main approach to allow one gangway with gentle slope.

Phase 2: Extend O dock with additional 35-foot open slips

Phase 3: Replace existing M dock with a new single open concrete dock.

Phase 4: Replace F dock with a thirty-foot covered dock with concrete dock.

Existing N dock slip count will not change, but new decking will be installed.

Docks M and F are original to the property and in need of replacement.

Proposed project adds 38 slips, creating a total count of 679, below the approved count of 794.

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

Approvals:

Submit	Approve	Budget	Finance
BH	BH	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Board Action Letter
USACE Approval Letter
Parks Advisory Board Approval Letter
Project plan details

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 196/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: BH

Phone: 678-997-5823

Hall County Government
BOARD OF COMMISSIONERS

HALL COUNTY
GEORGIA
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May 15, 2026

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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 CLERK
Jennifer Rivera

Sunrise Cove Marina
Attn: Janice Wagner
5725 Flat Creek Road
Gainesville, GA 30505

Re: M, N, O and F Dock Improvement Project

Dear Ms. Wagner:

This letter is in response to the request from Sunrise Cove SMI Westrec on June 9, 2025 to proceed with improvement projects for docks M, N, O and F and Sunrise Cove Marina. The proposed projects have been approved by the Hall County Board of Commissioners. Please allow this letter to serve as written approval for the proposed work.

This approval is granted in accordance with the terms and conditions of Lease No. DACW01-98-0452. All work must be accomplished in accordance with all federal, state and local laws and regulations.

Please contact Brent Holloway at 678-997-5823 or email at bholloway@hallcounty.org with any questions you may have concerning this matter.

Sincerely,

David Gibbs
Chairman
Hall County Board of Commissioners

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
100 CANAL ST.
MOBILE, ALABAMA 36602

REPLY TO
ATTENTION OF
Real Estate Division
Management & Disposal Branch

Hall County Government
Parks and Community Services
Attn: Brent Holloway
4175 Nopone Rd
Gainesville, GA 30506

Mr. Holloway:

This letter is in reference to your request for approval of the proposed improvement project for Docks M, N, O, and F at Sunrise Cove Marina. The project is planned in four phases and includes the realignment of Docks O, N, and M, along with the relocation of the main approach to incorporate a single gangway. Additionally, the project proposes extending Dock O to include thirty-five (35) new open slips, replacing the existing Dock M with a new single open concrete dock, and replacing Dock F with a thirty-foot single covered dock featuring concrete decking. While the total slip count for Dock N will remain unchanged, it will receive new decking as part of the improvements.

Docks M and F are original to the property and are currently in a condition that necessitates replacement. Overall, the proposed improvements will result in a net increase of thirty-eight (38) slips, bringing the total number of slips to 679. This total remains within the approved maximum of 794 wet slips as established in the Master Plan.

This action is hereby approved in accordance with the terms of Department of Army Lease No. DACW01-1-98-0452 and is subject to the following conditions:

a. The entire completed work must be fully conducted within Sunrise Cove Marina’s existing lease area.

b. All work must be accomplished in accordance with all Federal, State, and Local laws and regulations.

c. Any deviation from the plans should be coordinated with the U.S. Army Corps of Engineers, Real Estate Division, Mobile District and Lake Lanier Project Management staff.

d. If you fail to comply with any of these conditions, this authorization may be modified, suspended, or revoked.

Please note that the nontechnical review conducted by this office is not a certification that the facility, as depicted, is suitable for its intended purpose(s). The use of professional engineer's services should be relied on for such certifications. In approving the drawings/plans, the Federal Government does not assume any liability for design or construction deficiencies associated with the facility.

If you have any questions, please contact Stephanie Overton at (770) 584-8328 or by email at Stephanie.D.Overton@usace.army.mil.

Respectfully,

ZACHARY T. LAMBERT
Real Estate Contracting Officer

Encl: Request and Plans

SUNTEX MARINAS®

YOUR PLACE IN THE SUN

Sunrise Cove Marina

2025 M,N,O,F Dock Project

Project Milestones
June/25: Hall County Approval Submission
Q4/25 - Q1/27: Dock Construction

Page 1: Cover Page
Page 2: Current Marina Layout
Page 3: Proposed M,N,O,F Dock Layouts
Page 4: Master Plan 6/15/93
Page 5: 1993 Master Plan Overlay
Page 6: Electrical Layout M,N,O Docks
Page 7: Dock/Electrical Layout O Dock
Page 8: Dock/Electrical Layout M Dock
Page 9: Dock/Electrical Layout F Dock

SUNTEX MARINAS	Date: 5/23/25	Modified: 2/24/26	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	COVER PAGE
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

		Project Design:	AB	1



2025 M,N,O,F Dock

SUNTEX MARINAS	Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	CURRENT MARINA LAYOUT
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

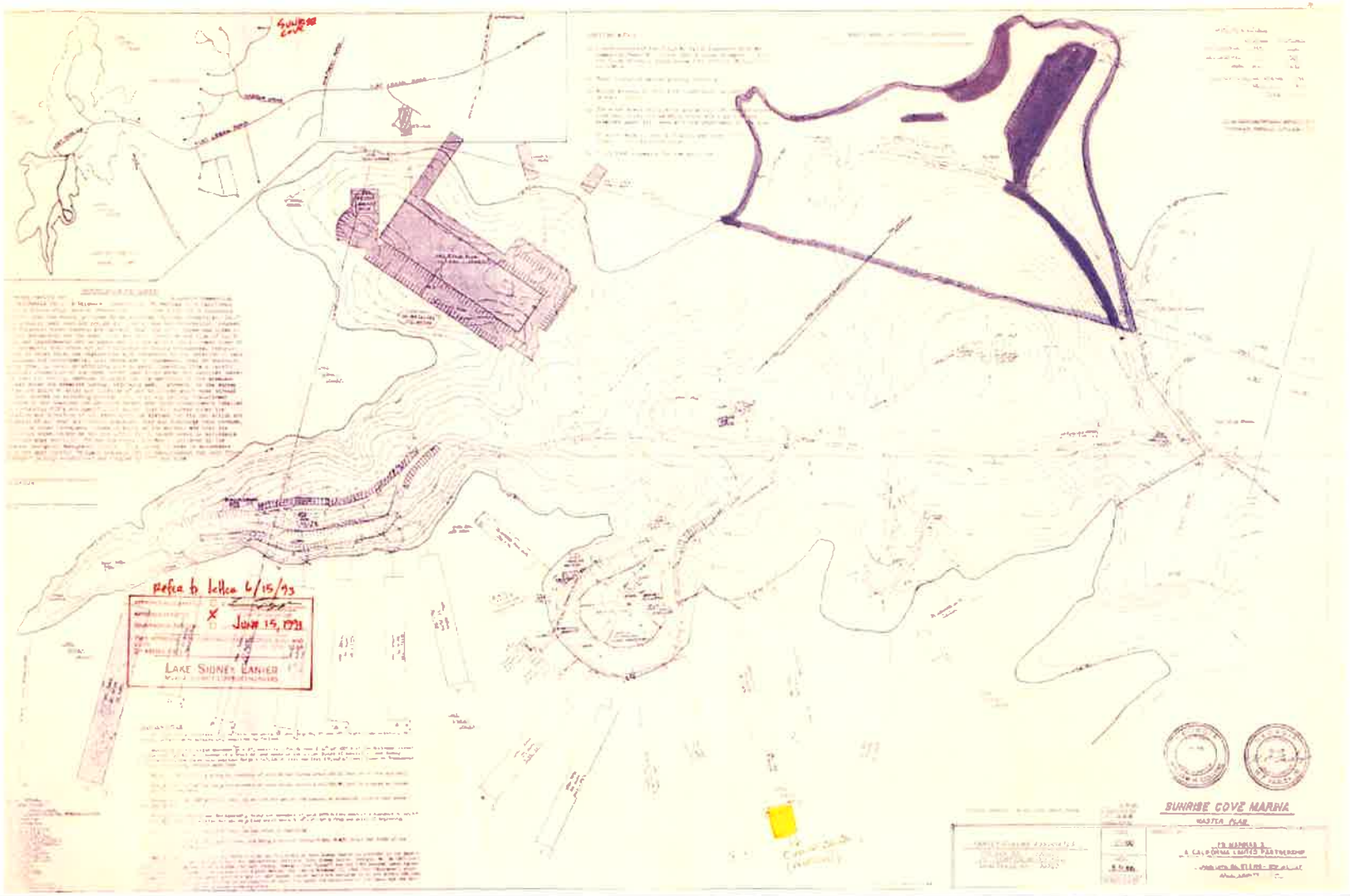
		Project Design:	AB	2



SUNTEX MARINAS	Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	PROPOSED M,N,O,F DOCKS
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

		Project Design:	AB	3

2025 M,N,O,F Dock



SUNTEX MARINAS

Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

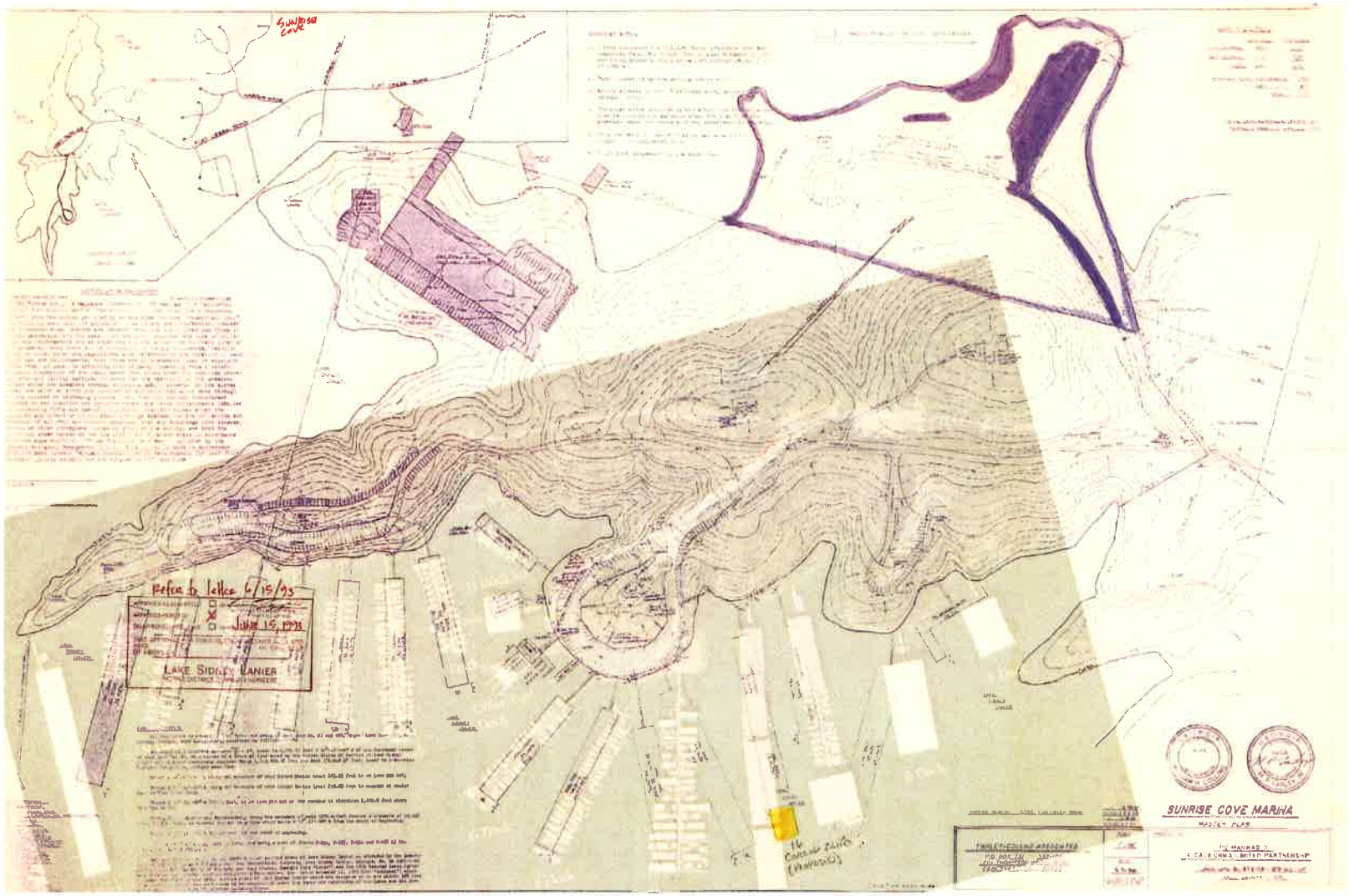
Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

MASTER PLAN
6/15/93

2025 M,N,O,F Dock

		Project Design:	AB

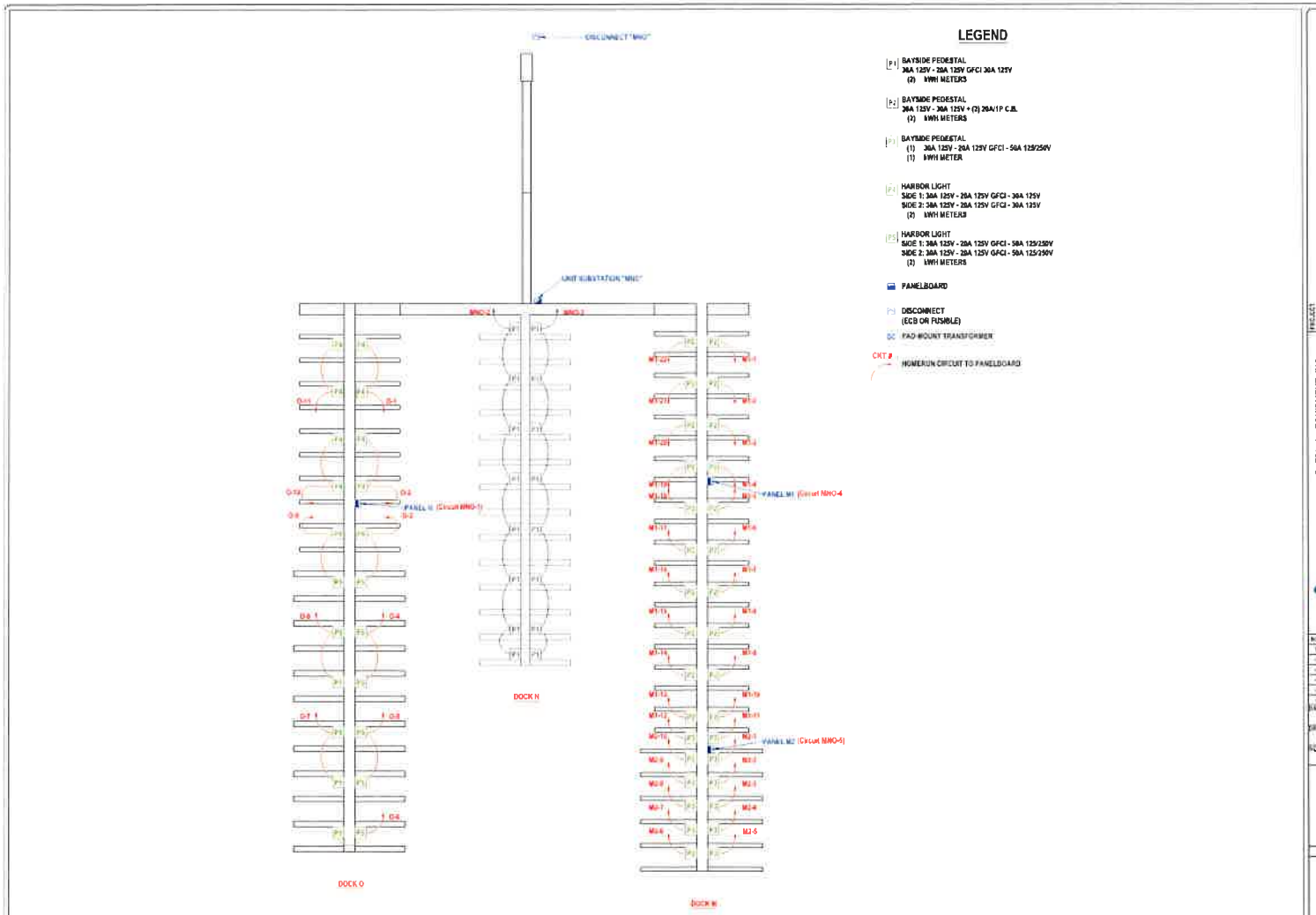


2025 M,N,O,F Dock

SUNTEX MARINAS

Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	1993 MASTER PLAN OVERLAY (WITH CURRENT MARINA)	
Project: 2025 M,N,O,F Dock	Modified:				
Prepared For: Request for Approval	Modified:				
	Modified:				

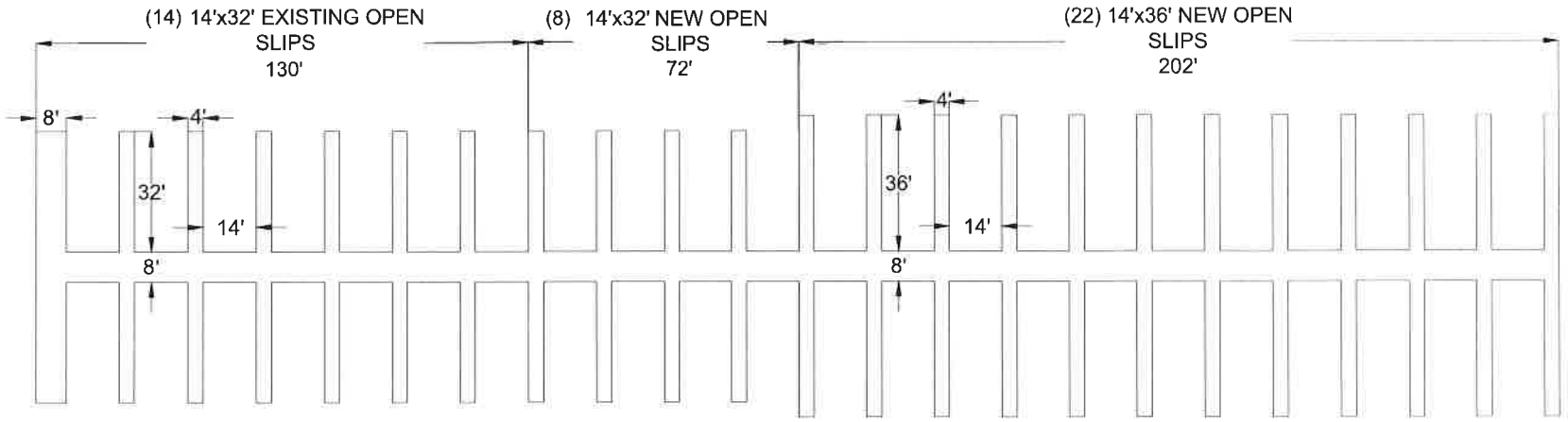
		Project Design:	AB	5

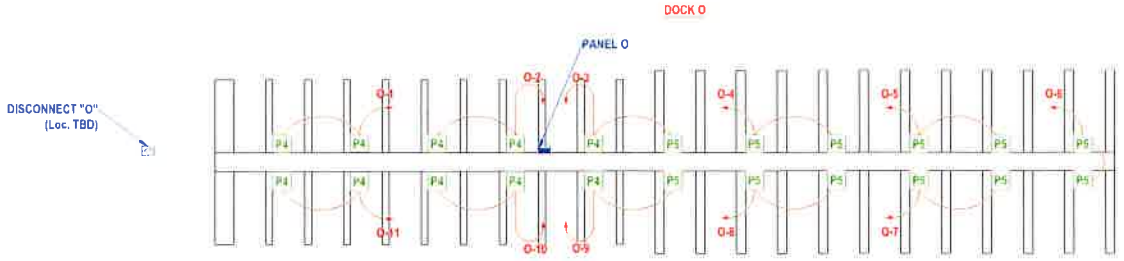


2025 M,N,O,F Dock

SUNTEX MARINAS	Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	ELECTRICAL LAYOUT M,N,O DOCKS
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

		Project Design:	AB	6





LEGEND

- P1 BAYSIDE
  30A 125V - 20A 125V GFCI 30A 125V
  (2) kWH METERS
- P2 BAYSIDE
  30A 125V - 30A 125V + (2) 20A/1P C.B.
  (2) kWH METERS
- P3 BAYSIDE
  (1) 30A 125V - 20A 125V GFCI - 50A 125/250V
  (1) kWH METER
- P4 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
  SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
  (2) kWH METERS
- P5 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
  SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
  (2) kWH METERS
- PANELBOARD
- DISCONNECT (ECB OR FUSIBLE)
- PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

2025 M,N,O,F Dock

SUNTEX MARINAS

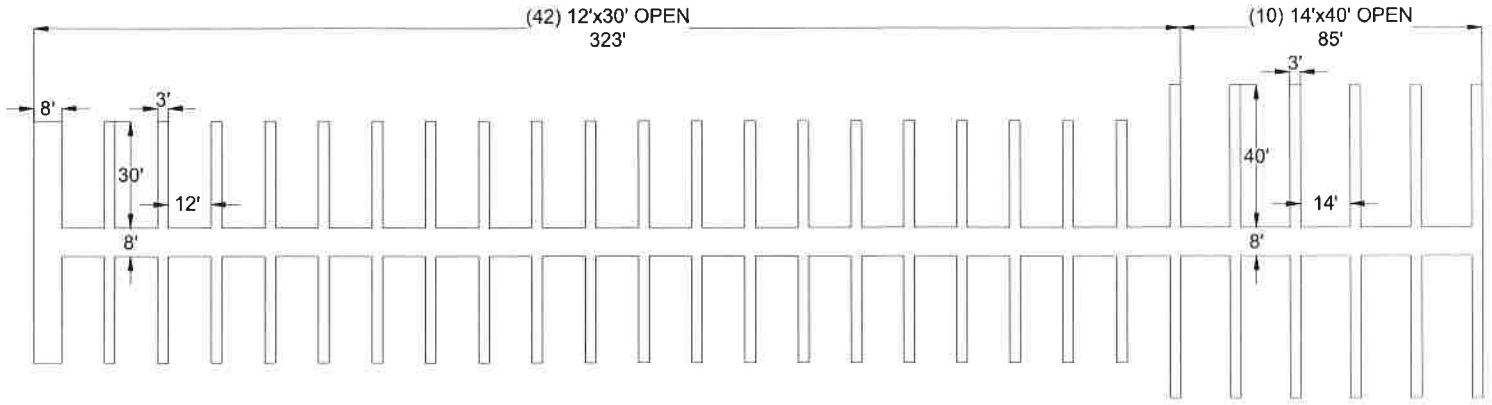
Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

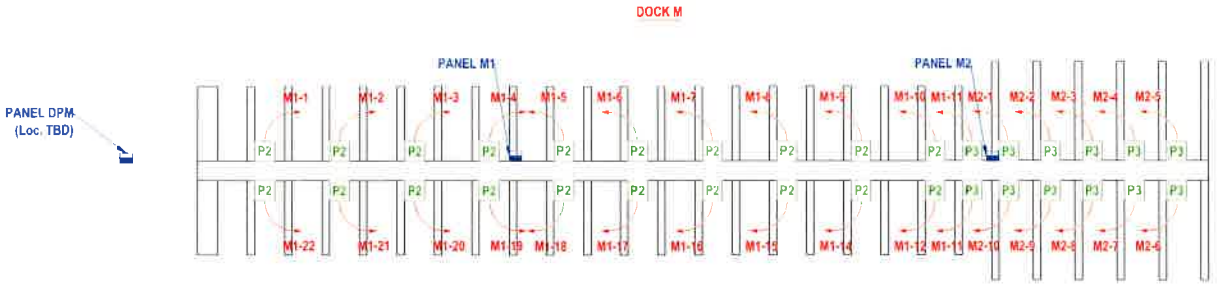
Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT (EXISTING/NEW O DOCK)

		Project Design:	AB





LEGEND

- P1 BAYSIDE
  30A 125V - 20A 125V GFCI 30A 125V
  (2) kWH METERS
- P2 BAYSIDE
  30A 125V - 30A 125V + (2) 20A/1P C.B.
  (2) kWH METERS
- P3 BAYSIDE
  (1) 30A 125V - 20A 125V GFCI - 50A 125/250V
  (1) kWH METER
- P4 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
  SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
  (2) kWH METERS
- P5 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
  SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
  (2) kWH METERS
- PANELBOARD
- DISCONNECT
  (ECB OR FUSIBLE)
- PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

2025 M,N,O,F Dock

SUNTEX MARINAS

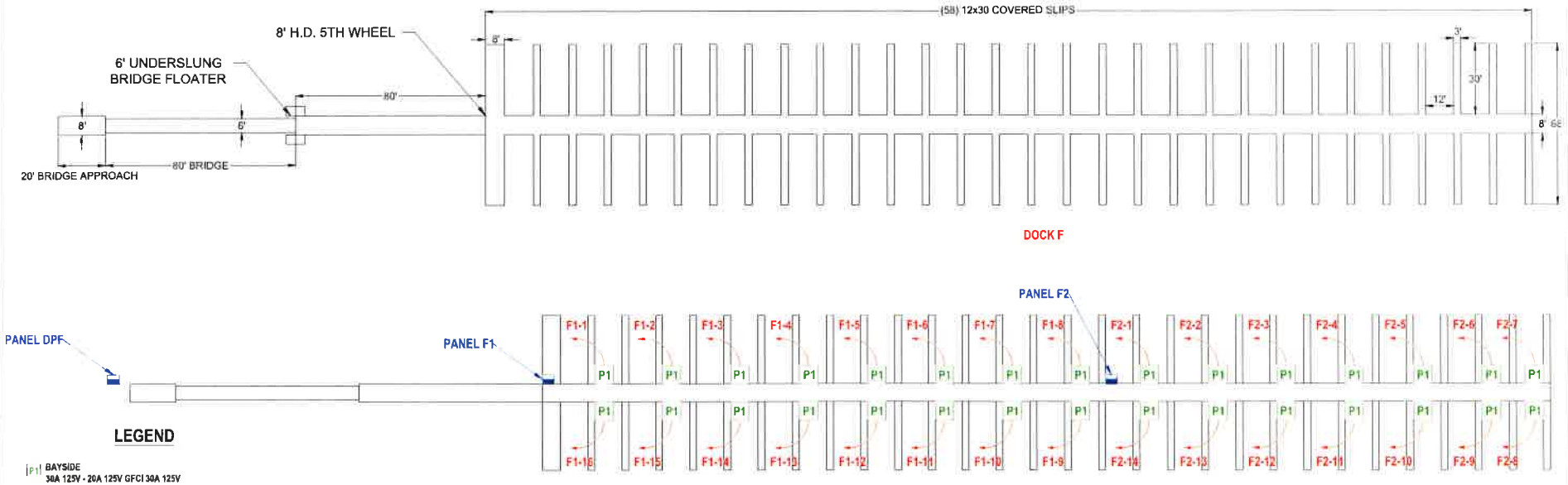
Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT (NEW M DOCK)

		Project Design:	AB



LEGEND

- P1 BAYSIDE
  30A 125V - 20A 125V GFCI 30A 125V
  (2) kWH METERS
- P2 BAYSIDE
  30A 125V - 30A 125V + (2) 20A/1P C.B.
  (2) kWH METERS
- P3 BAYSIDE
  (1) 30A 125V - 20A 125V GFCI - 50A 125/250V
  (1) kWH METER
- P4 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
  SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
  (2) kWH METERS
- P5 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
  SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
  (2) kWH METERS
- PANELBOARD
- DISCONNECT
  (ECB OR FUSIBLE)
- PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

SUNTEX MARINAS

Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT (NEW F DOCK)

2025 M,N,O,F Dock

		Project Design:	AB	9

From:	Wagner, Janice
To:	Overton, Stephanie D CIV USARMY CESAD (USA)
Cc:	Brent Holloway (Parks and Leisure)
Subject:	[Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements
Date:	Wednesday, February 18, 2026 10:06:00 AM
Attachments:	image001.png image003.png Outlook-42ehjuoa.png Master Plan Stamped & Signed.pdf

Stephanie,

We have searched for the reference letter but have not been able to find it.

However, I have attached a sign copy of the master plan from Topper for your review.

In the past, Alex kept our files at Holiday. Their property office underwent a remodel this past year, and unfortunately some items appear to be missing as a result.

Please let me know if you need anything further.

Kinds regards,

Janice Wagner
General Manager

SUNRISE COVE MARINA
YOUR PLACE IN THE SUN

5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Overton, Stephanie D CIV USARMY CESAD (USA) <Stephanie.D.Overton@usace.army.mil>
Sent: Wednesday, February 18, 2026 9:15 AM
To: Wagner, Janice <janice.wagner@suntex.com>
Cc: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Hey Janice,

Hope you are doing well!
We are working on getting you what you need for this implementation. I do have a favor to

ask please. On the master plan you sent over, above the corps stamp it states, “Refer to Letter 6/15/93”. I’ve looked through our digital files and can’t seem to find this letter. Since we just moved into a new building in Mobile, not all of our files are out of boxes yet. Would you happen to have a copy of this letter you could send over to me please?

Thank you,

Stephanie Overton
Realty Specialist
U.S. Army Corp of Engineers
Mobile District
C: 770.584.8328
stephanie.d.overton@usace.army.mil
#MobileDelivers

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Wednesday, August 6, 2025 1:53 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi Briana,

Attached, please find a signed copy of the Master Plan I sent you last week.

Kind regards,

Janice Wagner
General Manager

SUNRISE COVE MARINA
YOUR PLACE IN THE SUN

5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Monday, July 28, 2025 3:22 PM
To: Wagner, Janice <janice.wagner@suntex.com>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Thanks for sending that over.

I see the stamp but there is no signature. Our records in Mobile are in boxes due to our move to a new building and we cannot access them. Our digital files do not have a stamped copy that I am able to locate presently. Without a stamped copy I cannot verify what is approved out there.

However, I will take a look out there and review your request and see what we can come up with.

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Sunday, July 27, 2025 9:37 AM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi,

Attached, please find a copy of the Master Plan with the Corp stamp on it.

Should you need anything else, please let me know.

Kind regards,

Janice Wagner
General Manager

SUNRISE COVE MARINA
YOUR PLACE IN THE SUN

5725 Flat Creek Rd
Gainesville, GA 30504
770-536-8599

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Thursday, July 24, 2025 4:48 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: Re: Sunrise Cove M,N,O,F Dock Improvements

Briana,

I am working from home today, I don't have the digital copy on my computer, but I will look tomorrow and get back to you.

Kind regards,

Janice

From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Thursday, July 24, 2025 4:38 PM
To: Wagner, Janice <janice.wagner@suntex.com>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail
Thanks Janice.

I noticed that one is missing the USACE stamp signifying our approval. Do you have a copy with the stamp?

From: Wagner, Janice <janice.wagner@suntex.com>
Sent: Thursday, July 24, 2025 4:33 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>
Subject: [Non-DoD Source] Re: Sunrise Cove M,N,O,F Dock Improvements

Hi,
Attached, please find a digital copy of the master plan for Sunrise Cove.

Should you need anything else, just let me know.

Kind regards,

Janice Wagner
General Manager

SUNRISE COVE
YOUR PLACE IN THE SUN

From: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Sent: Thursday, July 24, 2025 3:30 PM
To: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>

Cc: Overton, Stephanie D CIV (USA) <Stephanie.D.Overton@usace.army.mil>; Wagner, Janice <janice.wagner@suntex.com>
Subject: RE: Sunrise Cove M,N,O,F Dock Improvements

External E-mail

Good afternoon,
Thanks for sending this over. Can you please provide a copy of the most recent signed Master Plan?

From: Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>
Sent: Thursday, July 24, 2025 1:46 PM
To: Terry, Briana N CIV USARMY CESAM (USA) <Briana.N.Terry@usace.army.mil>
Subject: [Non-DoD Source] Sunrise Cove M,N,O,F Dock Improvements

Hi Briana,

Please see attached for documents related to Sunrise Cove's proposed dock improvements, including approval from Hall County Parks Advisory Board.

Following procedure from P Dock Improvements in 2023-24, a letter of approval from USACE Real Estate Division would be the next step. Christopher May signed the approval letter for that project, FYI.

Please let me know if I may provide any other information which may be useful.

Thank you,

Brent Holloway, CPRP
Director | Parks & Community Services
Hall County Government
678-997-5823
hallcounty.org

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

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MARINA INDEX				
Floating Docks	Current Slips	Planned Slips	Final Dock Size	Slip Sizes
Dock A	12	12	124 x 94	(12) 42'x16
Dock B	24	24	224 x 100	(2) 20'x14', (22) 44'x16',
Dock C	64	64	515 x 112	(22) 24'x10', (6) 24'x11', (2) 28'x14',(22) 30'x14' ,(12) 50' x 16'
Dock D	80	80	650 x 70	(18) 25'x10', (6) 25'x11', (12) 25'x12', (44) 30'x14'
Dock E	36	36	412 x 150	(22) 40'x'16', (2) 50'x20', (4) 60'x20', (2) 65'x'20', (6) 70'x20'
Dock F	52	58	443 x 68	(3) 24'x10', (3) 24'x11', (1) 25'x10', (5) 25x12, (17) 25'x11' (1) 25'x13, (3) 28'x12', (17) 28'x13', (2) 28'x14'
Dock G	41	41	340 x 74	(2) 20'x11', (19) 24'x11' (17) 28'x13', (2) 28'x14', (1) 30'x14'
Dock H	0	0		
Dock H-1	8	8	86 x 90	(8) 42'x16'
Dock H-2	8	8	168 x 38	(8) 30'x16'
Dock I	24	24	220 x 68	(24) 30'x14'
Dock J	38	38	396 x 80	(6) 26'x16', (2) 30'x16', (30) 35'x16'
Dock K	30	30	324 x 88	(20) 35'x16', (10) 40'x16'
Dock L	52	52	378 x 60	(2) 20'x10', (1) 20'x11', (48) 24'x11' (1) 30'x12'
Dock M	48	52	408 x 88	(2) 20'x12', (4) 24'x10', (12) 24'x11', (4) 24'x12', (5) 25'x10', (1) 25'x12', (11) 25'x11' (8) 30'x12', (1) 30'x14'
Dock N	28	28	260 x 66	(28) 30'x14'
Dock O	14	44	404 x 8	(14) 32'x14'
Dock P	26	26	534 x 70	(26) 42'x16'
TOTAL WET SLIPS	**585**	**625**		

Suntex Marinas
Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, Georgia 30504

March 3, 2026

Ms. Stephanie D. Overton
Realty Specialist
U.S. Army Corps of Engineers
Mobile District
stephanie.d.overton@usace.army.mil

Re: Sunrise Cove Marina Docks M, N, O and F Improvements
Clarification and Response to Project Office Questions

Dear Ms. Overton,

Thank you for forwarding the Project Office comments regarding the proposed improvements to Docks M, N, O and F at Sunrise Cove Marina. We appreciate opportunity to clarify several items so that the approved Master Plan, existing field conditions, and proposed improvements can be clearly reconciled.

---

1. 1993 Master Plan Reference Letter

The stamped Master Plan drawing references a letter dated June 15, 1993. While we have obtained the stamped drawing, we do not currently have a copy of the referenced letter in our records.

If available within Corps files, we would appreciate assistance locating that document so we may confirm any stipulations or conditions associated with that approval.

---

2. Slip Count Context

The approved Master Plan authorizes up to 794 wet slips.

Current operational wet slips total 585 slips.

The proposed improvements to Docks M, N, O and F would increase the operational count to 625 slips, remaining well below the approved maximum.

Accordingly, this request is intended as modernization and reconfiguration within the previously authorized slip count rather than expansion beyond it.

---

3. Dock Labeling and Reconciliation

We recognize the confusion identified regarding Dock H, the breakwater element, and the variation between the 1993 Master Plan and current aerial imagery. Over time, dock configurations have evolved in the field. We understand that this complicates cross-referencing between the historic plan and current conditions.

To address this, we have updated the request drawing package including:

- Page 1: Cover Page
- Page 2: Current Marina Layout
- Page 3: Proposed M,N,O,F Dock Layouts
- Page 4: Master Plan 6/15/93
- Page 5: 1993 Master Plan Overlay
- Page 6: Electrical Layout M,N,O Docks
- Page 7: Dock/Electrical Layout O Dock
- Page 8: Dock/Electrical Layout M Dock
- Page 9: Dock/Electrical Layout F Dock

The updated pages show:

- Current Dock labels (A–O), Dock dimensions, Slip sizes and quantities per dock. Our hope is this provides a clearer side-by-side comparison for review.

SUNTEX MARINAS

YOUR PLACE IN THE SUN

4. Responses to Specific Questions

Earthwork / Bulkhead / Approach Areas

The proposed improvements to Docks M, N, and O include consolidation of the three existing approach points into a single shared approach.

This consolidated approach will consist of:

- A new concrete bulkhead at the shoreline interface,
- Steel-framed, concrete-decked upland approach work, and
- A new access bridge with connecting walkways serving Docks M, N, and O.

No tree removal is contemplated for these improvements. The work will occur within previously developed marina areas and is intended to streamline access, improve safety, and enhance long-term durability.

This configuration also provides the opportunity to replace three existing approaches that are nearing the end of their useful service life, improving structural integrity and accessibility without expanding the marina footprint.

3-Foot Slip Fingers

Certain internal dock fingers on F and M are shown at 3 feet in width. This replicates current dock conditions.

Dock O Slip Count

The drawings reflect 30 new slips on Dock O. These are identified in the updated slip matrix.

Docks M and F – Slip Increase Clarification

The additional slips associated with Docks M and F result from reconfiguration efficiencies and small extensions to docks M and O.

Parking

All the 510 parking spaces noted in the 1993 Master Plan are designated as car parking. There are currently 319 car parking spaces on property. The trailer spaces noted in the previous submission are only allocated for trailer storage.

---

5. Condition of Existing Infrastructure

As noted in the June 9, 2025 request package, Docks M and F are original to the facility and need replacement. Portions of the docks are aging and in need of modernization to maintain safety and operational standards.

These improvements are intended to enhance long-term functionality while remaining within previously approved slip counts.

H dock, as noted on the 1993 Master Plan, was never deployed. In it's place the sales docks from the original plan located to the West of the office have since been put into member service (H1-8 and H9-19) and are included in the enclosed slip counts.

It is our understanding that the attenuator was converted into a member dock (P) in 2000. With approval, the dock was covered in 2023.

---

6. Master Plan Update

We understand and appreciate the need to maintain an accurate and current Master Plan. While the present request remains within the approved slip authorization, Suntex recognizes the value of updating the overall Sunrise Cove Master Plan to reflect current conditions and provide a clear baseline moving forward.

Suntex has begun internal discussions regarding allocation of resources to initiate a comprehensive Master Plan update. The intent would be to reconcile historical approvals, document existing conditions, and establish a clear planning framework consistent with Corps expectations. Under the Master Plan process we will work towards a design that retains the currently approved 794 wet slips.

We view this as a constructive next step and appreciate the Corps' continued partnership.

SUNTEX MARINAS

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Suntex respectfully requests approval to proceed with the M, N, O and F dock improvements, subject to your review of the enclosed updates.

Please let us know any additional items the Project Office would like addressed. If there is value in an in-person planning session, the Suntex team is available at your convenience.

We appreciate the Corps' time and thoughtful review.

Sincerely,

Janice Wagner
General Manager
Sunrise Cove Marina
Suntex Marinas

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

Hall County Government
PARKS & COMMUNITY SERVICES

4175 NOPONE RD
GAINESVILLE, GA 30506

t: 770.535.8280

DIRECTOR
Brent Holloway

ASSISTANT DIRECTOR
Brandon Smith

ADVISORY BOARD

Jessica Tullar
Mark Dunn
Emilie Cisco
Lincoln Griffin
Justin Smith

Mark Pettitt, Ex-Officio
Commissioner Jeff Stowe, Ex-Officio

To Whom It May Concern:

At the July 21, 2025 meeting of the Hall County Parks & Leisure Services Advisory Board, the board voted to approve the proposed improvement projects for M, N, O and F Docks at Sunrise Cove Marina.

Pending USACE approval, the item will be submitted to the Hall County Board of Commissioners for final approval.

Thank you,

Brent Holloway
Director | Parks & Community Services

Jessica Tullar
Chair | Parks Advisory Board

SUNRISE COVE
M·A·R·I·N·A

June 9, 2025

Mr. Brent Holloway
Hall County Parks & Leisure
4175 Napone Road
Gainesville, GA 30506

Subject: M, N, O, F Dock Project

Dear Mr. Holloway,

This request is one project, broken down in four-stages. Once completed it will deliver tremendous beneficial improvements for Sunrise Cove. Phase 1: Realign docks O, N, and M. With the relocation of the main approach, this would allow one gangway with a gentle slope, to three docks that currently have steep access. Phase 2: Extend O dock with additional thirty-five-foot open slips. Phase 3: Replace the existing M dock with a new single open concrete dock. Phase 4: Replace F dock with a thirty-foot singled covered dock with concrete decking. The existing N dock slip count will not change, but new decking will be installed. Docks M and F are original to the property and the condition of these two docks are in desperate need of replacement. In all, this request adds an additional thirty-eight slips. This brings us to 679 slips which does not exceed the approved wet slip count of 794 on our Master Plan.

I have attached a detail diagram of the request above. Page two shows the existing docks, page three, reflects the proposed docks, and the remaining four show the power positioning for the project. With approval of this request, sixty-five percent of the marina would be in terrific condition.

This is huge opportunity for Sunrise Cove to update the facility for our customers. With Hall County and the Corps of Engineers approval of this request, we can deliver the quality and safety that Suntex is striving for in our industry.

Sincerely,

Janice Wagner

Sunrise Cove Marina
General Manager

enclosures

5725 Flat Creek Road -Gainesville, Georgia 30504
Phone 770-536-8599 Fax 770-532-7667

SUNTEX MARINAS

YOUR PLACE IN THE SUN

Sunrise Cove Marina

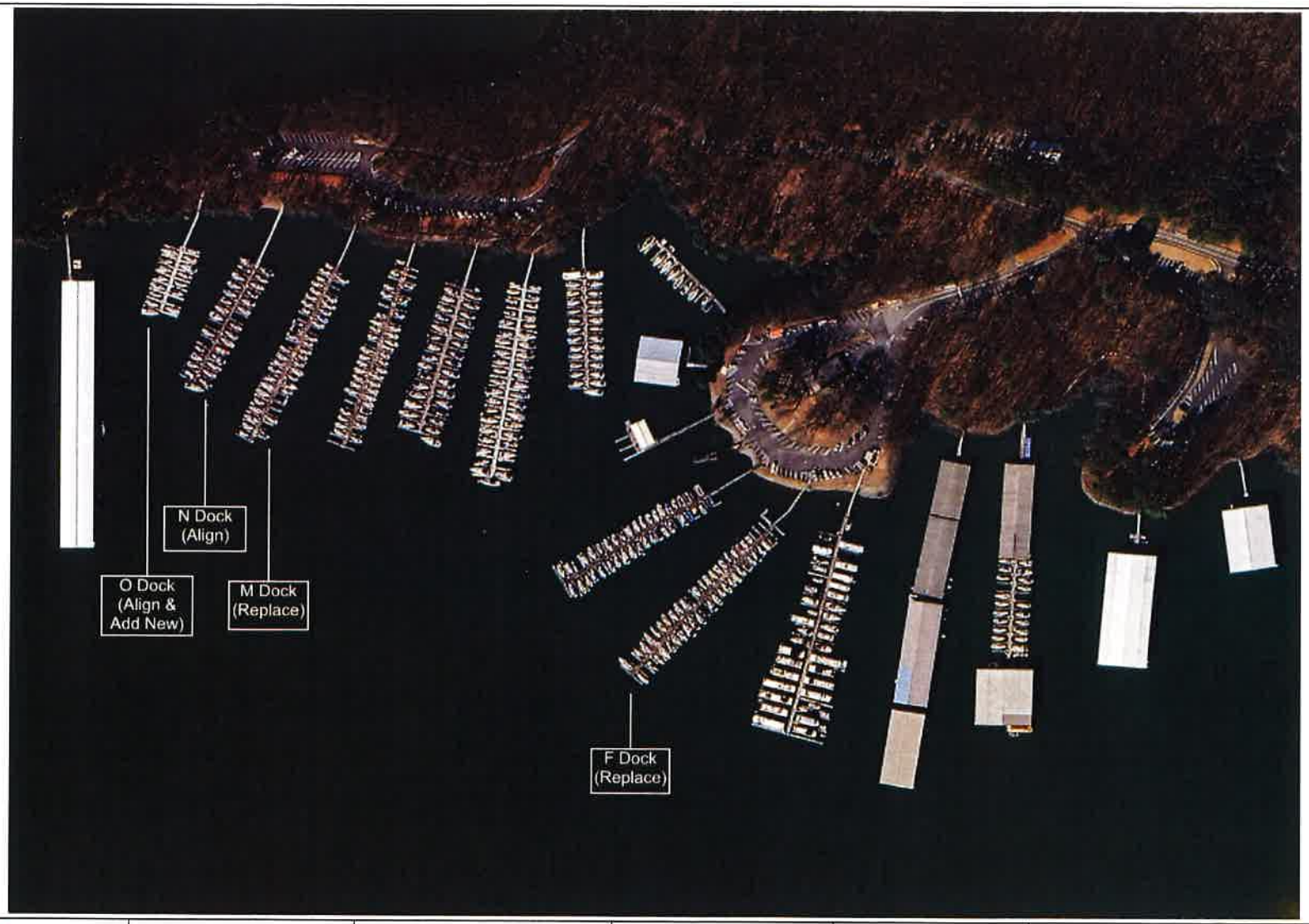
2025 M,N,O,F Dock Project

Project Milestones
June/25: Hall County Approval Submission
Q4/25 - Q1/27: Dock Construction

Page 1: Cover Page
Page 2: Existing M,N,O,F Docks
Page 3: Proposed M,N,O,F Dock Layouts
Page 4: Electrical Layout M,N,O Docks
Page 5: Dock/Electrical Layout O Dock
Page 6: Dock/Electrical Layout M Dock
Page 7: Dock/Electrical Layout F Dock

SUNTEX MARINAS	Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	COVER PAGE
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

		Project Design:	AB	1



SUNTEX MARINAS

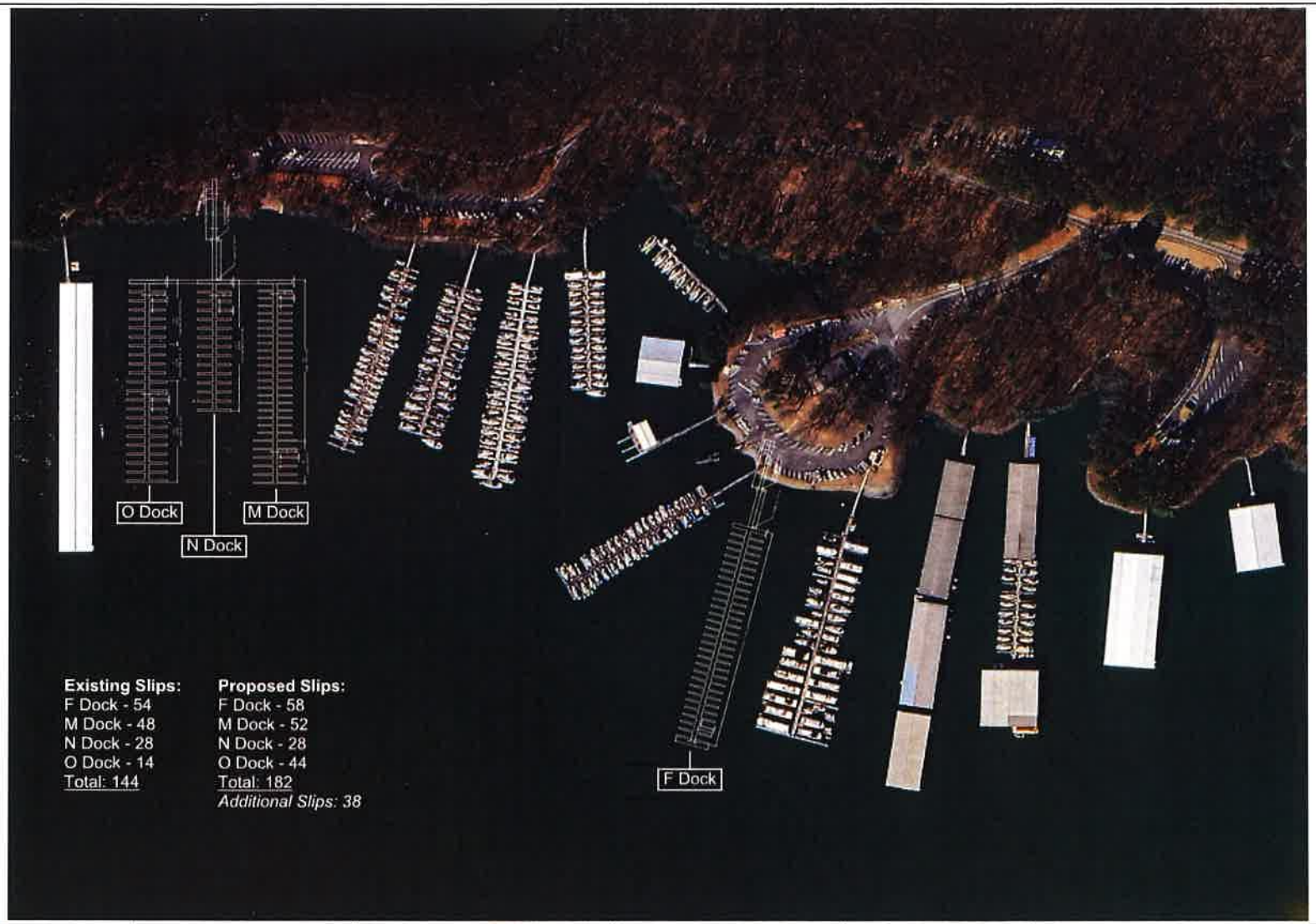
Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

EXISTING M,N,O,F DOCKS

		Project Design:	AB



2025 M,N,O,F Dock

SUNTEX MARINAS

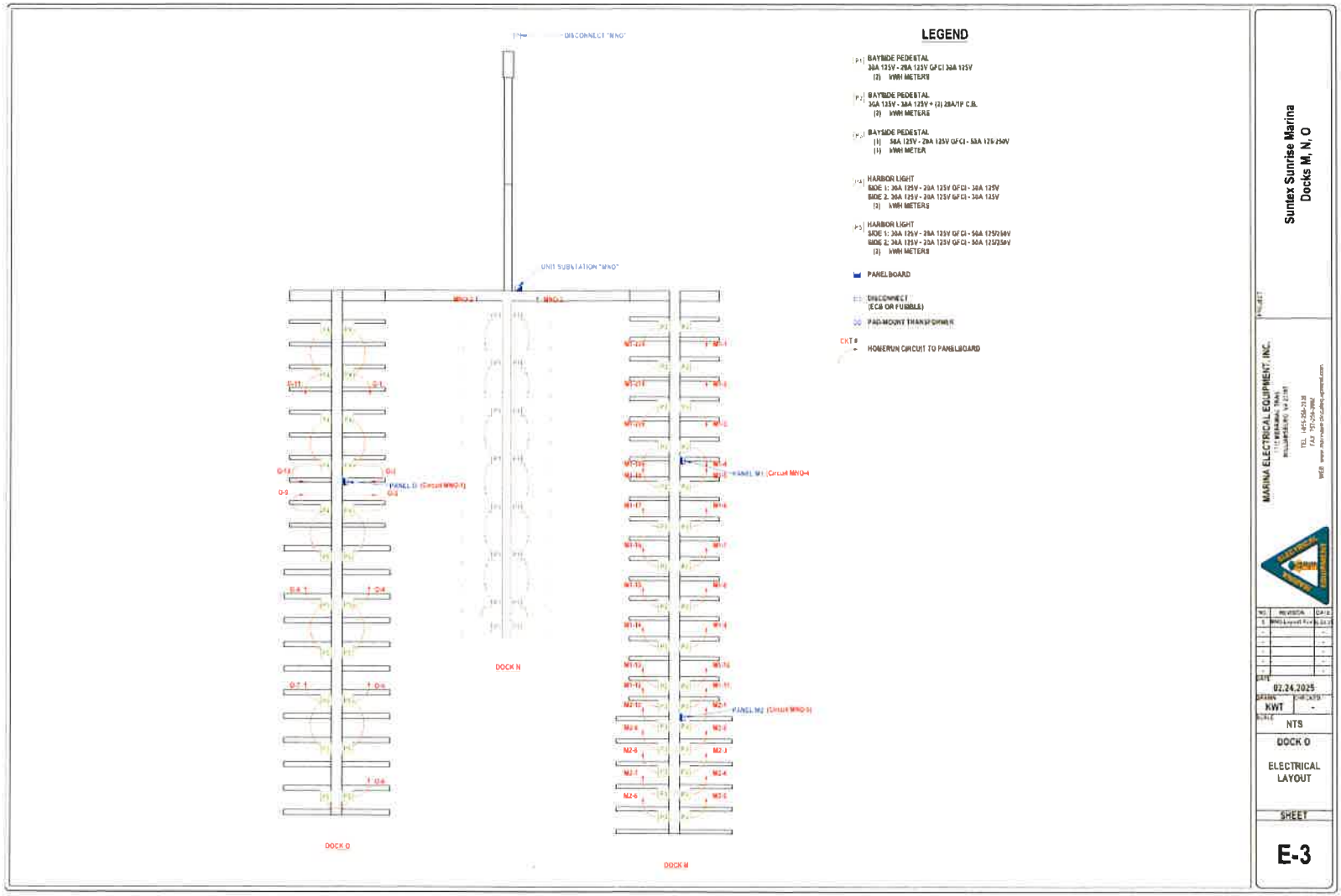
Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
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(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
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PROPOSED M,N,O,F DOCKS

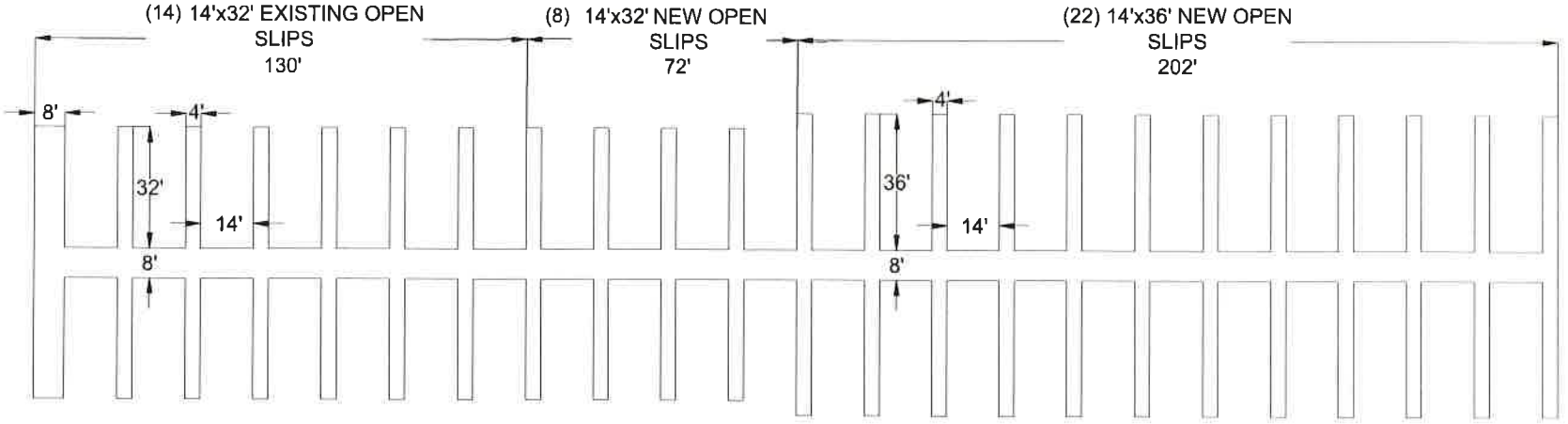
		Project Design:	AB

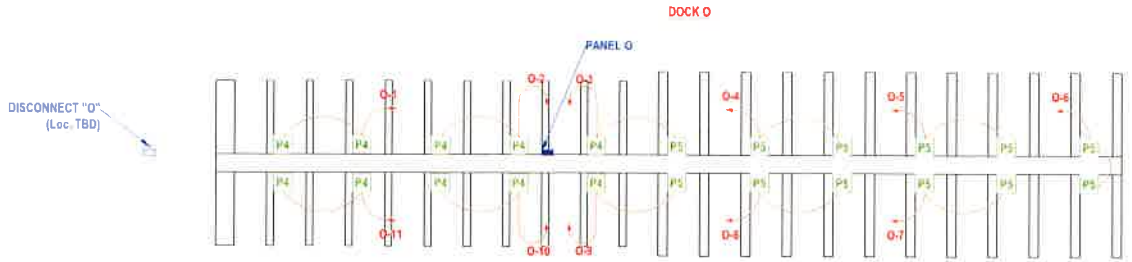


SUNTEX MARINAS	Date: 5/23/25	Modified:	Suntex Marinas 17330 Preston Rd, Suite #100C Dallas, TX 75252 (972) 789-1400	Sunrise Cove Marina 5725 Flat Creek Road Gainesville, GA 30504 (770) 536-8599	ELECTRICAL LAYOUT M,N,O DOCKS
	Project: 2025 M,N,O,F Dock	Modified:			
	Prepared For: Request for Approval	Modified:			
		Modified:			

		Project Design:	AB

2025 M,N,O,F Dock





LEGEND

- P1 BAYSIDE
  30A 125V - 20A 125V GFCI 30A 125V
  (2) kWH METERS
- P2 BAYSIDE
  30A 125V - 30A 125V + (2) 20A/1P C.B.
  (2) kWH METERS
- P3 BAYSIDE
  (1) 30A 125V - 20A 125V GFCI - 50A 125/250V
  (1) kWH METER
- P4 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
  SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
  (2) kWH METERS
- P5 HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
  SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
  (2) kWH METERS
- PANELBOARD
- DISCONNECT (ECB OR FUSIBLE)
- PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

2025 M,N,O,F Dock

SUNTEX MARINAS

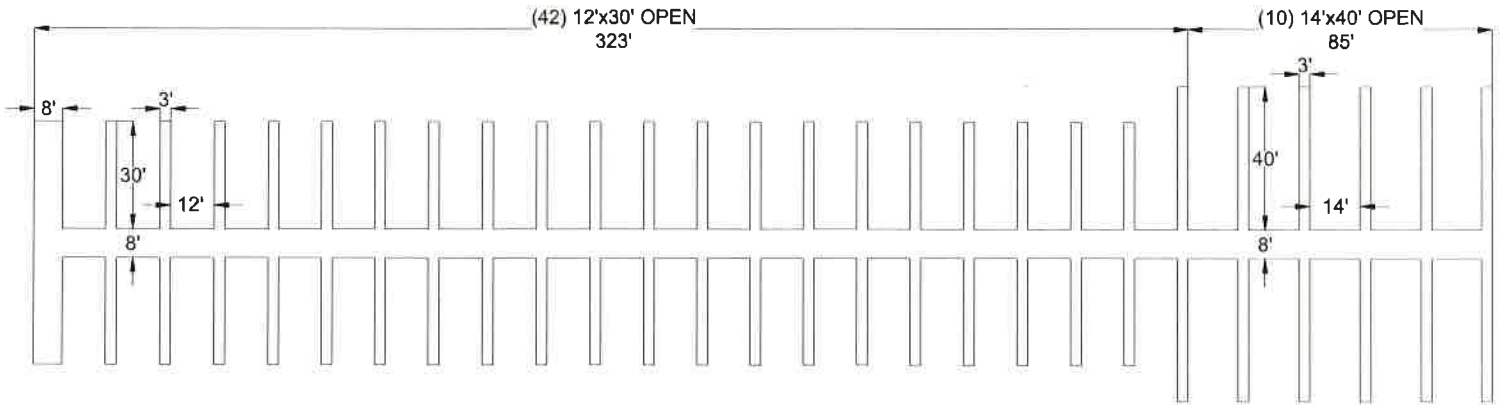
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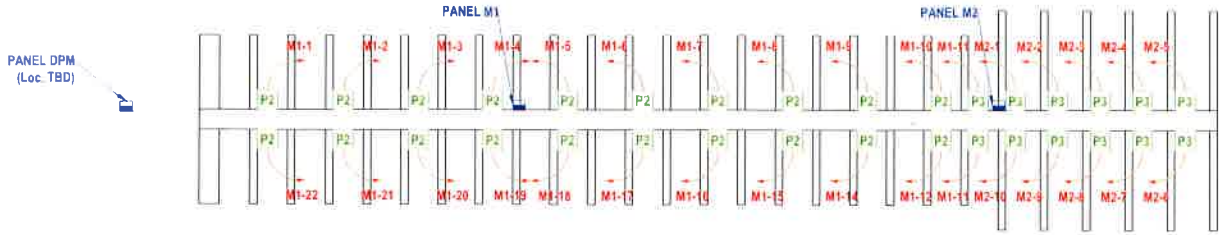
Sunrise Cove Marina
5725 Flat Creek Road
Galnesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT
O DOCK

		Project Design:	AB



DOCK M



LEGEND

- [P1] BAYSIDE
  30A 125V - 20A 125V GFCI 30A 125V
  (2) kWH METERS
- [P2] BAYSIDE
  30A 125V - 30A 125V + (2) 20A/1P C.B.
  (2) kWH METERS
- [P3] BAYSIDE
  (1) 30A 125V - 20A 125V GFCI - 50A 125/250V
  (1) kWH METER
- [P4] HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
  SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
  (2) kWH METERS
- [P5] HARBOR LIGHT
  SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
  SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
  (2) kWH METERS
- PANELBOARD
- DISCONNECT
  (ECB OR FUSIBLE)
- [N] PAD-MOUNT TRANSFORMER
- CKT # HOMERUN CIRCUIT TO PANELBOARD

2025 M,N,O,F Dock

SUNTEX MARINAS

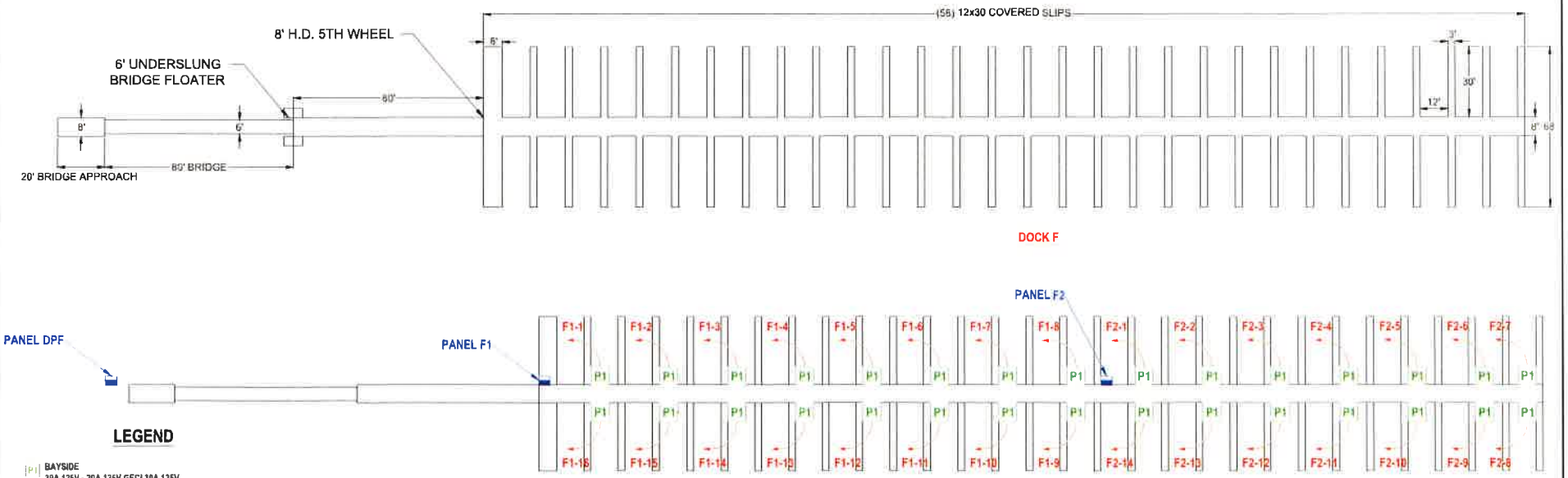
Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT
M DOCK

		Project Design:	AB



LEGEND

P1 BAYSIDE
30A 125V - 20A 125V GFCI 30A 125V
(2) kWH METERS

P2 BAYSIDE
30A 125V - 30A 125V + (2) 20A/1P C.B.
(2) kWH METERS

P3 BAYSIDE
(1) 30A 125V - 20A 125V GFCI - 50A 125/250V
(1) kWH METER

P4 HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 30A 125V
SIDE 2: 30A 125V - 20A 125V GFCI - 30A 125V
(2) kWH METERS

P5 HARBOR LIGHT
SIDE 1: 30A 125V - 20A 125V GFCI - 50A 125/250V
SIDE 2: 30A 125V - 20A 125V GFCI - 50A 125/250V
(2) kWH METERS

PANELBOARD

DISCONNECT
(ECB OR FUSIBLE)

PAD-MOUNT TRANSFORMER

CKT # HOMERUN CIRCUIT TO PANELBOARD

SUNTEX MARINAS

Date: 5/23/25	Modified:	
Project: 2025 M,N,O,F Dock	Modified:	
Prepared For: Request for Approval	Modified:	
	Modified:	

Suntex Marinas
17330 Preston Rd, Suite #100C
Dallas, TX 75252
(972) 789-1400

Sunrise Cove Marina
5725 Flat Creek Road
Gainesville, GA 30504
(770) 536-8599

DOCK/ELECTRICAL LAYOUT
F DOCK

2025 M,N,O,F Dock

		Project Design:	AB

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 205/2026

SUBJECT: Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $79,468.11.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: WDU

Recommendation:
Approve

Purpose of Request:
Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) fullâ€time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $79,468.11.

History:

Contract has been in place for seven years.

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	Yes
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Submit	Budget	Finance	Attorney
DU	JM	TS	JL

Administration	Clerk
CR	JR

Attachments:

Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 205/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	3420-CORRECTIONAL INSTITUTE	336002-INTERGOVERNMENTAL REIMBURSE	$-79,468.11

Budget Transfer Items:

Additional Information/Comments:

This is an intergovernmental revenue item for Hall County.

Contact for Questions: DU

Phone: 678-617-2137

GEORGIA DEPARTMENT OF TRANSPORTATION
LEGAL SERVICES OFFICE

AGREEMENT

THIS AGREEMENT is entered into the _____ day of _____ , **2026**, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter referred to as the "Department"), and the Hall County Correctional Institute, a prison facility in Hall County in the State of Georgia (hereinafter referred to as the "**HCCI**").

WITNESSETH:

WHEREAS, the HCCI desires to obtain appropriate work for inmates incarcerated at its Facilities; and

WHEREAS, the Department desires to obtain the services of inmate work crews on public works projects,

NOW, THEREFORE, in consideration of these premises and the mutual promises and agreements hereinafter set forth, the parties hereby agree as follows:

1. Scope of Services. The HCCI agrees to provide the Department with **one (1)** work detail. The work detail is to have **four (4) i**nmates as well as **one (1)** full-time correctional officer for the work detail, to assist in maintenance of DOT equipment, buildings, and rights of way or as communicated to the HCCI from time to time in the manner provided herein (the "Work"). The HCCI shall have the exclusive right and responsibility, through the correctional officer supervising the inmate work detail, to direct and supervise inmates with respect to the Work to be performed hereunder, provided that the Department shall at all times have the right and responsibility to direct the correctional officer concerning Work to be performed by inmates. The Department acknowledges and agrees that the Work shall not include inmate labor benefiting private persons or corporations.

2. Workplace Safety. The Department agrees to provide a safe workplace for the inmate work detail in accordance with the Occupational Safety and Health Act and State law. The Department shall be responsible for the coordination between the inmate work detail and other workers in the workplace. The HCCI shall be responsible for custody of inmates at all times, including security, meals, and medical care. Each party agrees to comply with applicable laws, rules, regulations and orders of federal, State and local governments in the performance of the Work.

3. Vehicles, Equipment and Supplies. The HCCI agrees to supply a suitable vehicle for the transport of the inmate work detail to and from the location or locations of the Work and to supply all necessary tools, equipment and supplies as listed in Attachment 1 for the performance of the Work. The Department will supply all safety gear and any necessary protective clothing excluding safety vest and hats. Safety vest and hats will be supplied by the HCCI. It shall be the responsibility of the HCCI to procure and maintain a policy or policies of insurance protecting its interests of the vehicle and equipment provided by HCCI for use by the inmate work detail. The HCC further agrees to assume full responsibility for the condition, maintenance, damage or loss of any tools, equipment or supplies provided by HCCI hereunder.

4. Compensation. The Department agrees to pay the HCCI the sum of **$79,468.11** (Seventy-Nine Thousand, Four Hundred Sixty-Eight and 11/100 dollars) per year for the duration of the Agreement. The Department acknowledges that the foregoing sum is commensurate with labor supplied, salary, benefits and overtime for correctional officers assigned to the inmate work detail, including all state holidays, annual, sick leave and mandatory training days for correctional officers, periods of inclement weather or facility emergencies, such as inmate disturbances and medical quarantine, ***provided that the Department shall not be required to pay for any periods exceeding 15 days per fiscal year for any periods where a correctional officer cannot be provided for any reason except during periods of inclement weather when the Department has agreed there is no work for the inmate crew to perform. In the event the number of days exceeds 15 per fiscal year where a correctional officer cannot be provided for any reason except inclement weather, the Department shall not be required to pay for these additional days and the*** *HCCI* ***shall credit the Department with a pro rata share of the compensation agreed upon herein for any days exceeding 15 in which a correctional officer cannot be provided for the reasons set forth herein. This pro rate share shall be calculated as follows: Two Hundred Ninety Nine and 0/100 Dollars ($299.00) for each day exceeding 15 days per fiscal year where a correctional officer cannot be provided for any reason except inclement weather.*** The *HCCI* will provide the Agency with an explanation of any days in which the inmate work detail is not available on the *HCCI's* monthly invoice*,* which invoice is due and payable 30 days from receipt by the Department**,** ***and any reductions in the compensation to be paid by the Department shall be credited to the Department by the*** *HCCI* ***at the end of the fiscal year***.

5. Billing. Invoices for payment shall be submitted to the Department on a monthly basis. Each invoice shall include the following: a) printed on official letterhead b) unique invoice number c) date d) copy of the Daily Work Log. Withholding any of these items monthly may delay payment by the Department.

6. Term of Agreement. This Agreement shall be effective from the date hereof and shall continue in force and effect until ***June 30, 2027***. The parties may, by mutual agreement in writing, extend the effectiveness of this Agreement for additional time periods, provided, that either party may terminate this Agreement for convenience, by providing 60 days' notice to the other party in writing.

7. Notices. Any notice under this Agreement shall be deemed duly given if delivered by hand (against receipt) or if sent by registered or certified mail -- return receipt requested, to a party hereto at the address set forth below or to such other address as the parties may designate by notice from time to time in accordance with this Agreement.

If to the Department: Commissioner
Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street
Atlanta, GA 30308

If to the HCCI: Warden
Hall County Correctional Institute

If to the County: HALL County Manager
HALL County Commissioners

8. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties hereto and replaces, cancels and supersedes any prior agreements and understandings relating to the subject matter hereof; and all prior representations, agreements, understandings and undertakings between the parties hereto with respect to the subject matter hereof are merged herein.

9. Amendment. The parties recognize and agree that it may be necessary or convenient for the parties to amend this Agreement so as to provide for the orderly implementation of all the undertakings described herein, and the parties agree to cooperate fully in connection with such amendments if and as necessary. However, no change, modification or amendment to this Agreement shall be effective unless the same is reduced to writing and signed by the parties hereto.

10. Governing Law. This Agreement is executed in the State of Georgia, and all matters pertaining to the validity, construction, interpretation and effect of this Agreement shall be governed by the laws of the State of Georgia.

11. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one agreement. No party shall be bound by this Agreement until all parties have executed it.

IN WITNESS WHEREOF, the parties have caused the authorized representatives of each to execute this Agreement on the day and year first above written.

HALL COUNTY CORRECTIONAL INNSTITUTE:

By: _____
Dennis Udzinski, Warden

Date Signed: _____

THE GEORGIA DEPARTMENT OF TRANSPORTATION:

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

Date Signed:_____

HALL COUNTY BOARD OF COMMISSIONERS:

By: _____
Commissioner/Chairman

Date Signed: _____

Witness: _____
County Clerk

Date Signed: _____

Attest: _____
Angela Whitworth, Treasurer

Attachment 1

Vehicle and Equipment Supplied by Hall County Correctional Institute

Crew Cab Pickup Truck
6 X 12 Foot Utility Trailer
Kubota 60 Inch Zero Turn Mower
2- Stihl 90R Trimmers
Backpack Sprayer
Backpack Blower
Edger
Ratchet straps
2- Prison Work Detail Signs
5 Gallon Gas Can
1 Gallon Gas Can
Spool of Trimmer String
Lunch & Water Cooler

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 206/2026

SUBJECT: Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $61,157.10.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: WDU

Recommendation:
Approve

Purpose of Request:
Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) fullâ€time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $61,157.10.

History:

Contract has been in existence for over a decade.

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	Yes
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Submit	Budget	Finance	Attorney
DU	JM	TS	JL

Administration	Clerk
CR	JR

Attachments:

Agreement

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 206/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	3420-CORRECTIONAL INSTITUTE	336002-INTERGOVERNMENTAL REIMBURSE	$-61,157.10

Budget Transfer Items:

Additional Information/Comments:

This is an intergovernmental revenue item for Hall County.

Contact for Questions: DU

Phone: 678-617-2137

GEORGIA DEPARTMENT OF TRANSPORTATION
LEGAL SERVICES OFFICE
AGREEMENT

THIS AGREEMENT is entered into the _____ day of _____ , **2026**, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia (hereinafter referred to as the "Department"), and the Hall County Correctional Institute, a prison facility in Hall County in the State of Georgia (hereinafter referred to as the "HCCI").

WITNESSETH:

WHEREAS, the HCCI desires to obtain appropriate work for inmates incarcerated at its Facilities; and

WHEREAS, the Department desires to obtain the services of inmate work crews on public works projects,

NOW, THEREFORE, in consideration of these premises and the mutual promises and agreements hereinafter set forth, the parties hereby agree as follows:

1. Scope of Services. The HCCI agrees to provide the Department with **one (1)** work detail. The work detail is to have a minimum of **four (4)** inmates and a maximum of **six (6)** inmates as well as **one (1)** full-time correctional officer for the work detail, to assist in maintenance of DOT equipment, buildings, and rights of way or as communicated to the HCCI from time to time in the manner provided herein (the "Work"). The HCCI shall have the exclusive right and responsibility, through the correctional officer supervising the inmate work detail, to direct and supervise inmates with respect to the Work to be performed hereunder, provided that the Department shall at all times have the right and responsibility to direct the correctional officer concerning Work to be performed by inmates. The Department acknowledges and agrees that the Work shall not include inmate labor benefiting private persons or corporations.

2. Workplace Safety. The Department agrees to provide a safe workplace for the inmate work detail in accordance with the Occupational Safety and Health Act and State law. The Department shall be responsible for the coordination between the inmate work detail and other workers in the workplace. The HCCI shall be responsible for custody of inmates at all times, including security, meals, and medical care. Each party agrees to comply with applicable laws, rules, regulations and orders of federal, State and local governments in the performance of the Work.

3. Vehicles, Equipment and Supplies. The HCCI agrees to supply a suitable vehicle for the transport of the inmate work detail to and from the location or locations of the Work and to supply all necessary tools, equipment and supplies to complete the Work. The Department will supply all safety gear and any necessary protective clothing excluding safety vest and hats. Safety vest and hats will be supplied by the HCCI. It shall be the responsibility of the HCCI to procure and maintain a policy or policies of insurance protecting its interests of the vehicle and equipment provided by HCCI for use by the inmate work detail. The HCC further agrees to assume full responsibility for the condition, maintenance, damage or loss of any tools, equipment or supplies provided by HCCI hereunder.

4. Compensation. The Department agrees to pay the HCCI the sum of **$61,157.10** (Sixty One Thousand, One Hundred Fifty-Seven and 10/100 dollars) per year for the duration of the Agreement. The Department acknowledges that the foregoing sum is commensurate with labor supplied, salary, benefits and overtime for correctional officers assigned to the inmate work detail, including all state holidays, annual, sick leave and mandatory training days for correctional officers, periods of inclement weather or facility emergencies, such as inmate disturbances and medical quarantine, ***provided that the Department shall not be required to pay for any periods exceeding 15 days per fiscal year for any periods where a correctional officer cannot be provided for any reason except during periods of inclement weather when the Department has agreed there is no work for the inmate crew to perform. In the event the number of days exceeds 15 per fiscal year where a correctional officer cannot be provided for any reason except inclement weather, the Department shall not be required to pay for these additional days and the*** *HCCI* ***shall credit the Department with a pro rata share of the compensation agreed upon herein for any days exceeding 15 in which a correctional officer cannot be provided for the reasons set forth herein. This pro rata share shall be calculated as follows: Two Hundred Twenty Eight and 0/100 Dollars ($228.00) for each day exceeding 15 days per fiscal year where a correctional officer cannot be provided for any reason except inclement weather.*** The *HCCI* will provide the Agency with an explanation of any days in which the inmate work detail is not available on the *HCCI's* monthly invoice, which invoice is due and payable 30 days from receipt by the Department**, *and any reductions in the compensation to be paid by the Department shall be credited to the Department by the*** *HCCI* ***at the end of the fiscal year***.

5. Billing. Invoices for payment shall be submitted to the Department on a monthly basis. Each invoice shall include the following: a) printed on official letterhead b) unique invoice number c) date d) copy of the Daily Work Log. Withholding any of these items monthly may delay payment by the Department.

6. Term of Agreement. This Agreement shall be effective from the date hereof and shall continue in force and effect until ***June 30, 2027***. The parties may, by mutual agreement in writing, extend the effectiveness of this Agreement for additional time periods, provided, that either party may terminate this Agreement for convenience, by providing 60 days' notice to the other party in writing.

7. Notices. Any notice under this Agreement shall be deemed duly given if delivered by hand (against receipt) or if sent by registered or certified mail -- return receipt requested, to a party hereto at the address set forth below or to such other address as the parties may designate by notice from time to time in accordance with this Agreement.

If to the Department: Commissioner
Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street
Atlanta, GA 30308

If to the HCCI: Warden
Hall County Correctional Institute

If to the County: HALL County Manager
HALL County Commissioners

8. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties hereto and replaces, cancels and supersedes any prior agreements and understandings relating to the subject matter hereof; and all prior representations, agreements, understandings and undertakings between the parties hereto with respect to the subject matter hereof are merged herein.

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IN WITNESS WHEREOF, the parties have caused the authorized representatives of each to execute this Agreement on the day and year first above written.

HALL COUNTY CORRECTIONAL INNSTITUTE:

By: _____
Dennis Udzinski, Warden

Date Signed: _____

THE GEORGIA DEPARTMENT OF TRANSPORTATION:

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

Date Signed:_____

HALL COUNTY BOARD OF COMMISSIONERS:

By: _____
Commissioner/Chairman

Date Signed: _____

Witness: _____
County Clerk

Date Signed: _____

Attest: _____
Angela Whitworth, Treasurer

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 222/2026

SUBJECT: Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of $37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: DU

Recommendation:
Approve.

Purpose of Request:

Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of $37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.

History:

This grant through CJCC has been renewed for the last eight (8) years and is an important part of the REACT re-entry program.

CJCC handles any grant application for the County. The County just has the opportunity to accept the award for the RSAT Program from funds that are made available.

Facts and Issues:

The goal of the RSAT program is to break the cycle of drugs and violence by reducing the demand for, use, and trafficking of illegal drugs. RSAT enhances the capabilities of states and units of local governments to provide residential substance use disorder treatment for incarcerated individuals, and prepares individuals for their reintegration into the communities from which they came by incorporating reentry planning activities into treatment programs.

Options:

Funding Requested	$ 9,333.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:

Financial Supplement
FY26 CJCC RSAT Award Letter

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 222/2026

Funds Requested: $ 9,333.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	250-MULTIPLE GRANT FUND	3420-CORRECTIONAL INSTITUTE	331150-FEDERALâ€OPERATING INDIRECT	$-28,000.00
2026	250-MULTIPLE GRANT FUND	3420-CORRECTIONAL INSTITUTE	511100-SALARIES	$12,657.86
2026	250-MULTIPLE GRANT FUND	3420-CORRECTIONAL INSTITUTE	531100-GENERAL SUPPLIES AND MATERIALS	$2,500.34
2026	250-MULTIPLE GRANT FUND	3420-CORRECTIONAL INSTITUTE	521000-PROFESSIONAL SERVICES	$12,841.80
2026	100-GENERAL FUND	3420-CORRECTIONAL INSTITUTE	511100-SALARIES	$5,175.00
2026	100-GENERAL FUND	3420-CORRECTIONAL INSTITUTE	521000-PROFESSIONAL SERVICES	$4,158.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions:

Phone:

REFERENCE NO.: 17154

OFFICE OF THE GOVERNOR
CRIMINAL JUSTICE COORDINATING COUNCIL

State of Georgia

SUBGRANT AWARD

SUBGRANTEE: Hall County Board of Commissioners

IMPLEMENTING AGENCY: Hall County BOC

PROJECT NAME: Residential Substance Abuse

SUBGRANT NUMBER: R23-8-004

FEDERAL FUNDS: $ 28,000
MATCHING FUNDS: $ 9,333
TOTAL FUNDS: $ 37,333
GRANT PERIOD: 01/01/26-12/31/26

This Award is hereby made in the amount and for the period shown above for a grant under Public Law 90-251, Title I, Sec. 1901 (codified at 34 U.S.C. 10421); Department of Justice Appropriations Act, 2023 (Public Law 117-328; 136 Stat. 4459, 4537).

The award is made in accordance with the plan set forth in the application of the subgrantee and subject to any attached special conditions. The subgrantee also agreed through the executed copy of certified assurances to be subject to all applicable rules, regulations, and conditions of the above listed statutory authority. This subgrant shall become effective on the beginning date of the grant period, provided that within forty-five (45) days of the award execution date (below) the properly executed original of this "Subgrant Award" is returned to the Criminal Justice Coordinating Council.

AGENCY APPROVAL

Jay Neal

Jay Neal, Director
Criminal Justice Coordinating Council

Date Executed: 01/01/26

SUBGRANTEE APPROVAL

Signature of Authorized Official Date

Typed Name & Title of Authorized Official

58-6000836-003
Employer Tax Identification Number (EIN)

****

INTERNAL USE ONLY

TRANS CD	REFERENCE	ORDER	EFF DATE	TYPE	PAY DATE	INVOICE	CONTRACT #
102	17154	1	01/01/26	9		**	R23-8-004
OVERRIDE	ORGAN	CLASS	PROJECT			VENDOR CODE	
2	46	4	17115				

ITEM CODE	DESCRIPTION 25 CHARACTERS	EXPENSE ACCT	AMOUNT
1	Residential Substance Abuse	624.41	$ 28,000

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 204/2026

SUBJECT: Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is $189,312.93.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: ZB

Recommendation:
Approve

Purpose of Request:
Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is $189,312.93.

History:
The purchase of software and services for the re-hosting of Computer Aided Dispatch (CAD) 911 Services for Central Communications/911 with TriTech Software Systems of Lake Mary, FL. was approved on Agenda Item #429/2022.

Facts and Issues:

Options:

Funding Requested	$ 189,312.93
Are funds within current budget?	Yes
Source of Funds	E-911 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?	2026-04-27

Approvals:

submit	approve	Purchasing	Budget
ZB	ZB	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**

Finance	Attorney	Administration	Clerk
TS	JL	CR	JR

Attachments:

Financial Supplement
Central Square Quote

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 204/2026

Funds Requested: $ 189,312.93

Request Budgeted: Yes

Proposed Source of Funding:

E-911 Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	215-Eâ€911 FUND	3800-E911	523600-DUES, FEES, & SUBSCRIPTIONS	$189,312.93

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: ZB

Phone: 470-201-0795

CENTRALSQUARE

Invoice

Invoice No	Date	Page
461396-ZP	4/1/2026	1 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Hall County
P.O. Drawer 1435
Gainesville GA 30503
United States

Ship To
Hall County 911, GA
Hall County 911 Central Communications
Amanda Letson
P.O. Drawer 1435
Gainesville GA 30503
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12915	Hall County 911, GA		USD	6/30/2026

Invoice Sequence Number 1 of 1
Quote No. Q-253281
Order No. 00122215

	Description	Units	Rate	Extended
1	IQ CrimeView Advanced Reports Annual Subscription Fee - Annual Subscription Fee IQ CrimeView Advanced Reports Annual Subscription Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	9,125.41	9,125.41
2	Escrow Fee - Annual Subscription Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	950.00	950.00
3	Field Ops - Fire/EMS Annual Subscription Fee - Annual Subscription Fee Field Ops - Fire/EMS Maintenance: Start:7/1/2026, End: 6/30/2027	5	187.11	935.55
4	Enterprise CAD Caller Location Query Subscription Annual Subscri - Annual Subscription Fee Inform CAD Caller Location Query Subscription Annual Subscription Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,536.38	3,536.38
5	Enterprise Mobile Server Software Annual Maintenance Fee - Annual Maintenance Fee Enterprise Mobile Server Software (D - 251-500 Positions) Maintenance: Start:7/1/2026, End: 6/30/2027	1	25,533.05	25,533.05
6	Enterprise Mobile Mapping Annual Maintenance Fee - Annual Maintenance Fee Inform Mobile Mapping Software Maintenance: Start:7/1/2026, End: 6/30/2027	5	75.65	378.26
7	Enterprise Mobile Base Position Annual Maintenance Fee - Annual Maintenance Fee Inform Mobile Base Position Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	2	178.73	357.46
8	Enterprise Mobile Test or Training System Annual Maintenance Fee - Annual Maintenance Fee Inform Mobile Test or Training System Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,507.54	3,507.54

CENTRALSQUARE

Invoice

Invoice No	Date	Page
461396-ZP	4/1/2026	2 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Hall County
P.O. Drawer 1435
Gainesville GA 30503
United States

Ship To
Hall County 911, GA
Hall County 911 Central Communications
Amanda Letson
P.O. Drawer 1435
Gainesville GA 30503
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12915	Hall County 911, GA		USD	6/30/2026

Invoice Sequence Number 1 of 1
Quote No. Q-253281
Order No. 00122215

	Description	Units	Rate	Extended
9	Enterprise Mobile Base Position with CJIS/NCIC Forms Annual Main - Annual Maintenance Fee Inform Mobile Base Position with CJIS/NCIC Forms Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	2	844.02	1,688.04
10	Enterprise Mobile Mapping Test or Training Annual Maintenance Fe - Annual Maintenance Fee Inform Mobile Mapping Test or Training Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	79.44	79.44
11	Std Enterprise CAD to External System Incident Data Transfer Int - Annual Maintenance Fee Standard Inform CAD to External System Incident Data Transfer Interface Maintenance: Start:7/1/2026, End: 6/30/2027	4	5,106.60	20,426.42
12	Enterprise CAD API - Customer Annual Maintenance Fee - Annual Maintenance Fee Inform CAD API - Customer Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,702.20	1,702.20
13	Enterprise CAD Situational Awareness Manager (SAM) Annual Maintenance Fee - Annual Maintenance Fee Enterprise CAD Browser (A - 1-40 Concurrent Users) Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,404.41	3,404.41
14	Enterprise CAD Mapping Annual Maintenance Fee - Annual Maintenance Fee Enterprise CAD Mapping Maintenance: Start:7/1/2026, End: 6/30/2027	20	189.13	3,782.67
15	Enterprise CAD Position Annual Maintenance Fee - Annual Maintenance Fee Inform CAD Position Maintenance: Start:7/1/2026, End: 6/30/2027	20	3,404.40	68,088.10

CENTRALSQUARE

Invoice

Invoice No	Date	Page
461396-ZP	4/1/2026	3 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

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Hall County
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Customer No	Customer Name	Customer PO #	Currency	Due Date
12915	Hall County 911, GA		USD	6/30/2026

Invoice Sequence Number 1 of 1
Quote No. Q-253281
Order No. 00122215

	Description	Units	Rate	Extended
16	Enterprise CAD Server Software Annual Maintenance Fee - Annual Maintenance Fee Enterprise CAD Server Software (B - 6-20 Positions) Maintenance: Start:7/1/2026, End: 6/30/2027	1	10,213.20	10,213.20
17	Standard EMD Integration Annual Maintenance Fee - Annual Maintenance Fee Inform CAD Standard EMD Integration Maintenance: Start:7/1/2026, End: 6/30/2027	20	170.22	3,404.41
18	Enterprise CAD the Archive Server Software Annual Maintenance Fe - Annual Maintenance Fee Inform CAD the Archive Server Software Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	945.68	945.68
19	Enterprise CAD The GISLink Utility Position Annual Maintenance F - Annual Maintenance Fee Inform CAD The GISLink Utility Position Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	1,513.07	1,513.07
20	Standard Alpha Numeric Paging Interface Annual Maintenance F - Annual Maintenance Fee Inform CAD Standard Alpha Numeric Paging Interface Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,063.96	3,063.96
21	NCIC/State Message Switch Server Software - Enterprise RMS Annua - Annual Maintenance Fee NCIC/State Message Switch Software - Inform CAD/Inform Mobile Maintenance: Start:7/1/2026, End: 6/30/2027	1	17,022.03	17,022.03
22	NCIC/State Query Position for Enterprise CAD Annual Maintenance - Annual Maintenance Fee NCIC/State Query Position for Inform CAD Maintenance: Start:7/1/2026, End: 6/30/2027	20	170.22	3,404.41

CENTRALSQUARE

Invoice

Invoice No	Date	Page
461396-ZP	4/1/2026	4 of 4

Tritech Software Systems, a CentralSquare Company
1000 Business Center Drive
Lake Mary, FL 32746

Billing Inquiries: Accounts.Receivable@centralsquare.com

Bill To
Hall County
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Ship To
Hall County 911, GA
Hall County 911 Central Communications
Amanda Letson
P.O. Drawer 1435
Gainesville GA 30503
United States

Customer No	Customer Name	Customer PO #	Currency	Due Date
12915	Hall County 911, GA		USD	6/30/2026

Invoice Sequence Number 1 of 1
Quote No. Q-253281
Order No. 00122215

	Description	Units	Rate	Extended
23	Standard ANI/ALI Interface Annual Maintenance Fee - Annual Maintenance Fee Standard ANI/ALI Interface Maintenance: Start:7/1/2026, End: 6/30/2027	1	3,063.96	3,063.96
24	Enterprise CAD Mapping Test or Training Annual Maintenance Fee - Annual Maintenance Fee Inform CAD Mapping Test or Training Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	204.57	204.57
25	Enterprise CAD Test or Training System Annual Maintenance Fee - Annual Maintenance Fee Inform CAD Test or Training System Annual Maintenance Fee Maintenance: Start:7/1/2026, End: 6/30/2027	1	2,982.71	2,982.71

Please include invoice number(s) on your remittance advice.

ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	189,312.93
Tax	0.00
Invoice Total	189,312.93
Payments Applied	0.00
Balance Due	**USD 189,312.93**

HALL COUNTY
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AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 225/2026

SUBJECT: Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of $52,873.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of $52,873.00.

History:

Facts and Issues:
Both of the original pumps at the station have failed and the station is being kept operational by a borrowed pump from Monumental. If the borrowed pump fails, then we will have a spill which may lead to a Notice of Violation from the Georgia EPD. We urgently need to replace these two pumps as soon as possible.

Options:

Funding Requested	$ 52,873.00
Are funds within current budget?	No
Source of Funds	Water and Sewer Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes

Is there a deadline for this item?

Approvals:

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

Attachments:

Financial Supplement
Pump 1 Quote
Pump 2 Quote
Single Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 225/2026

Funds Requested: $ 52,873.00

Request Budgeted: No

Proposed Source of Funding:

Water and Sewer Fund

Budget Transfer Requested:

Yes

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	505-WATER AND SEWER FUND	4430-SPOUT SPRINGS RECLAMATIONPLANT	542500-OTHER EQUIPMENT	$42,300.00
2027	505-WATER AND SEWER FUND	4430-SPOUT SPRINGS RECLAMATIONPLANT	542500-OTHER EQUIPMENT	$10,573.00

Budget Transfer Items:

Fiscal Year	Fund	Division	Account	Amount
2026	505-WATER AND SEWER FUND	4430-SPOUT SPRINGS RECLAMATIONPLANT	399999 - PLANNED USE OF FUND BALANCE	$-52,873.00
2026	505-WATER AND SEWER FUND	4430-SPOUT SPRINGS RECLAMATIONPLANT	542500-OTHER EQUIPMENT	$52,873.00

Additional Information/Comments:

The use of fund balance will be required to make this purchase, and there is a potential for this to cross over into FY 2027.

Contact for Questions: JG

Phone:

MONUMENTAL
EQUIPMENT, INCORPORATED

420 Thunder Rd Rest Haven , GA 30518
PH 678-765-7001 FX 678-714-8684

ESTIMATE

DATE 4/17/2026
CUSTOMER PO 0
QUOTE # Gateway 3 HOMA
JOB # Gateway 3

CUSTOMER	Hall County		
JOB NAME:	Gateway Three lift station upgrade		
ADDRESS	0		
LOCATION:	0		
CONTACT	Jason Skarda	PHONE	770-531-6800
EMAIL	jskarda@hallcounty.org		
CONTACT	Timothy Bollinger	PHONE	-
EMAIL	tbollinger@hallcounty.org		
MODEL	HOMA OC4X2-190/23.1PC		
SN	0		

PRIMARY CAUSE OF FAILURE AND SCOPE OF WORK:

Replacement HOMA pump for existing loaner pump.

Stamp Tag	DESCRIPITION	EACH	PRICE
1	HOMA OC4x2-190/23.1PC	$21,437.00	$21,437.00
	TAX - Hall County tax exempt		$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
1	FREIGHT	$450.00	$450.00
	MACHINE WORK		$0.00
	MATERIALS, SOLVENTS, OIL or COOLANT (DEPENDS ON HP)		$0.00
	SHOP LABOR $ 90.00 HOUR		$0.00
	LEAD TECHNICIAN $ 105.00 HOUR		$0.00
1	FIELD SERVICE LABOR - $1840 Estimated, may be more or less		$1,840.00
1	ME CRANE $195.00		$195.00
	TRIP CHARGE $100.00		$0.00
	TRIP CHARGE ADDITION MILES $1.00 PER MILE		$0.00
	TOTAL ESTIMATE		$23,922.00

Please note, the above quote including "scope of work" includes the complete description of all work to be done. Any additional service work required to complete the job and not covered in the scope of work will be quoted and must be approved before completion.

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THIS ESTIMATE IS GOOD FOR 60 DAYS

MONUMENTAL
EQUIPMENT, INCORPORATED

420 Thunder Rd Rest Haven , GA 30518
PH 678-765-7001 FX 678-714-8684

ESTIMATE

DATE	4/17/2026
CUSTOMER PO	0
QUOTE #	Gateway 3 HOMA
JOB #	Gateway 3

CUSTOMER	Hall County		
JOB NAME:	Gateway Three lift station upgrade		
ADDRESS	0		
LOCATION:	0		
CONTACT	Jason Skarda	PHONE	770-531-6800
EMAIL	jskarda@hallcounty.org		
CONTACT	Timothy Bollinger	PHONE	-
EMAIL	tbollinger@hallcounty.org		
MODEL	HOMA OC4X2-190/23.1PC		
SN	0		

PRIMARY CAUSE OF FAILURE AND SCOPE OF WORK:

Upgrade station for the second 25 HP submersible pump motor. Replace one pump breaker from 30 AMP to 70 AMP; replace Starter/Overload (NEMA 2 52 Max AMP) & run new #8 AWG wire size from distribution block, through the new CB & Starter/Overload and out to the J-Box, above the wet well. Install new HOMA Chopper Pump. Verify proper rotation before dropping into the wet well. **RUN PUMP DOWN TESTS** to determine what flow the new larger 23 HP motor will provide.

Stamp Tag	DESCRIPITION	EACH	PRICE
1	Perform panel upgrades outlined above for one pump to accomdate 25 HP motor.	$2,069.00	$2,069.00
1	HOMA OC4x2-190/23.1PC	$21,437.00	$21,437.00
	TAX - Hall County tax exempt		$0.00
			$0.00
	If approved, we will perform the electrical upgrade and then install the pump when it arrives		$0.00
	Shipment is estimated at 5 weeks after release for production.		$0.00
			$0.00
	WE STILL NEED TO REPLACE THE FLYGT LOANER PUMP THAT WE USED TO TEST THE FLOW.		$0.00
			$0.00
			$0.00
			$0.00
			$0.00
1	FREIGHT - Estimated	$450.00	$450.00
	MACHINE WORK		$0.00
	MATERIALS, SOLVENTS, OIL or COOLANT **(DEPENDS ON HP)**		$0.00
4	SHOP LABOR $ 105.00 HOUR		$420.00
	LEAD TECHNICIAN $ 115.00 HOUR		$0.00
1	FIELD SERVICE LABOR - $4280 Estimated, may be more or less		$4,280.00
1	ME CRANE $195.00		$195.00
1	TRIP CHARGE $100.00		$100.00
	TRIP CHARGE ADDITION MILES $1.00 PER MILE		$0.00
	TOTAL ESTIMATE		$28,951.00

Please note, the above quote including "scope of work" includes the complete description of all work to be done. Any additional service work required to complete the job and not covered in the scope of work will be quoted and must be approved before completion.

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THIS ESTIMATE IS GOOD FOR 60 DAYS

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

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

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.
Letter from Original Equipment Manufacturer (required): **Attached**

Purchasing Use Only	
Buyer:	
Buyer E-Mail Address:	
Buyer Telephone:	
Contract #:	
Contract Name:	
If publicly solicited, number of protests:	
Outcome:	
Bid # (if competitively bid):	
Purchase Order #:	

HALL COUNTY
GEORGIA We have it all in Hall

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 226/2026

SUBJECT: Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of $56,742.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of $56,742.00.

History:

Facts and Issues:
Sourcewell was utilized to find comparable models and suppliers, but none were found to have this unit in stock and ready for delivery. Thompson Lift Truck is able to honor pricing consistent with Sourcewell contract #053024-HCE, which was competitively bid.

Options:

Funding Requested	$ 56,742.00
Are funds within current budget?	No
Source of Funds	Solid Waste Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

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

Attachments:
Financial Supplement
Thompson Lift Truck Quote
Single Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 226/2026

Funds Requested: $ 56,742.00

Request Budgeted: No

Proposed Source of Funding:

Solid Waste Fund

Budget Transfer Requested:

Yes

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	540-SOLID WASTE FUND	4550-RECYCLING	542100-MACHINERY	$56,742.00

Budget Transfer Items:

Fiscal Year	Fund	Division	Account	Amount
2026	540-SOLID WASTE FUND	4550-RECYCLING	521000-PROFESSIONAL SERVICES	$-56,742.00
2026	540-SOLID WASTE FUND	4550-RECYCLING	542100-MACHINERY	$56,742.00

Additional Information/Comments:

A budget transfer from Professional Services into Machinery will be required for this purchase, as funding for this was not part of the original approved FY 2026 CIP. The department was willing to forego some professional services funds to purchase this item in FY 2026 due to the need, and not have it be a part of their FY 2027 capital outlay. This item can be delivered prior to June 30, 2026.

Contact for Questions: BP

Phone: 770-535-8284

Thompson Lift Truck
A Division of Thompson Tractor Co., Inc.

HYUNDAI FORKLIFT

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

Hall County – Resource Recovery
1000 Chestnut Street
Gainesville, GA 3050
Attn: Mr. Bobby Purdum
770-519-6267

Offer# QTPW26-015R1
April 13, 2026

Thank you for the opportunity to propose a **Hyundai** Lift Truck for your material handling needs. Thompson Lift Truck company is pleased to offer the following for your consideration.

(1) New Hyundai Model 30L-9A 6,000 lb Capacity - IC Pneumatic Tire Forklift, LP Gas Powered - basic rated capacity @ 24" load center

Mast – Three Stage	185" Maximum Fork Height / 86" Overall Height Lowered / 39" Free
Tilt	6 Degrees Forward / 6 Degrees Back
Carriage	43.4" Wide – Class III
Attachment	Cascade Sideshift - Class III with 48" High Load Backrest
Pallet Forks	47.2" L x 3.9" W x 1.8" T – Standard Taper
Overhead Guard	**Fully Enclosed Cab** w/Heater, AC and Windshield Wipers
Hydraulic Hosing	Internal Hosing for 4 Function Valve Set Up
Hydraulic Control Valve	4th Spool Valve with Lever Control Set Up
Drive Tires	Solid Pneumatic – 8.15-15-14PR Treaded
Steer Tires	Solid Pneumatic – 6.50-10-12PR Treaded
LP Tank Bracket	Swingout Design w/33.5lb Horizontal Aluminum LP Tank

Standard Equipment
Hyundai L4KB 2.4L Engine – 59hp@2,300rpm
EPA / CARB Tier IV Final Compliant
Single Speed Automatic Powershift Transmission
Hydrostatic Power Steering w/Tilt Steering Column
Enclosed Wet Disk Brake System
Grammer Full Suspension Seat with Non-Cinching Orange Seat Belt &
Seat Belt Interlock
Two LED Adfustable Head Lights
Rear Combination Stop/Tail /Back-Up Lights and Turn Signals
(2) Panoramic Rear View Mirrors
Electric Back-Up Alarm
LED Amber Strobe Light
Front & Rear Blue Spot Lights
Rear Work Light
Hydraulic Accumulator
Rear View Camera
Tilt Steering Column
LCD Display Monitor w/Load Weight Indicator
Operator Presence Sensing System (OPPS)

Intake Air Pre-Cleaner
Electronic Speed Control
Under Cover Chassis
Steer Wheel Spinner Knob on Steer Hand Wheel
Non Slip Rubber Floor Mat
Maintenance Free Battery
Engine Hourmeter, Engine Coolant Temperature, Oil Pressure and Charging Guages

Total Investment for Above Described Equipment....$56,742.00

Terms:	Due Upon Receipt of Invoice
Taxes:	Tax Exempt
Freight:	F.O.B. Delivered to Gainesville, GA
Delivery:	30 Days or Less After Receipt of Order
Warranty:	**36 Months / 4,000 hours - Whichever Occurs First**

Hall County – Resource Recovery relies on dependable lift trucks and a dealer that can provide service and support around the clock, seven days a week. Taking great pride in selling a quality product line and providing prompt, reliable service is only part of our goal: to be the best overall solution and value for your material handling needs. We understand that you don't just need lift trucks. You want solutions to your material handling needs. You want to maximize productivity and minimize your total cost per hour. You want support to be there when you need it.

We greatly value all of our customer relationships and continually strive to exceed your expectations. When you have a problem, we have a solution. Whether it's a difficult repair, a hard-to-find part, or custom built machine or attachment, you can depend on **Thompson Lift Truck Company.**

We look forward to earning your business!

Sincerely,

THOMPSON LIFT TRUCK COMPANY

Pete Williams
Warehouse Products Specialist

Acceptance of Offer:

Hall County Board of Commissioners

By: _____

Title: _____ Date: _____

Pricing, lead times and interest rates are subject to change at any time. If credit is extended, the terms and conditions are subject to approval by the company. If the customer is not approved for credit, this contract shall be deemed cancelled and of no further force and effect.

TERMS AND CONDITIONS

1. EXECUTION OF OTHER DOCUMENTS. If the full amount of the purchase price is not paid in cash, when the equipment necessary to fill this order is available, Purchaser agrees on demand to execute and deliver to Seller such promissory notes, security agreements, financing statements, equipment leases, and other documents as Seller may require evidencing and securing the Total Time Pay Balance shown above. In the event Purchaser fails to execute and deliver such documents, the entire Net Balance Due Shall, at Seller's election, be immediately due and payable, together with interest as provided below from the date demand is made by Seller.
2. RISK OF LOSS; INSURANCE. The equipment shall at all times after delivery to Purchaser, Purchaser's agent, or a transportation company for delivery to Purchaser, whichever first occurs, be the sole responsibility of Purchaser, and all risk of loss or damage to the equipment or any part thereof from any cause whatsoever shall be borne by Purchaser, and shall not operate to extinguish or diminish the liability of Purchaser to Seller. Unless Purchaser pays Seller cash on or prior to delivery, Purchaser shall procure, and furnish to Seller, evidence of insurance showing the existence of valid and collectible insurance insuring the equipment against loss from fire, theft, collision and comprehensive coverage, and from such other insurable perils as Seller may require, in an amount not less than the Net Balance Due or Amount to be Financed shown above, with loss thereunder payable to Seller, as loss payee, as its interest may appear. If the equipment is leased by Purchaser, Purchaser shall also furnish evidence of liability insurance satisfactory to Seller in its sole discretion. Purchaser may furnish the required insurance through an existing policy or through an insurance agent selected by Purchaser. Seller may refuse to accept any insurance offered by Purchaser for reasonable cause. Any insurance offered through Seller or an affiliate of Seller is offered only as a convenience to Purchaser and is not required. If any insurance coverage is purchased through Seller, Seller is not the agent or broker for Purchases, and Seller or an affiliate of Seller may receive compensation on the sale of the insurance.
3. DISCLAIMER OF WARRANTIES AND LIMITATION OF LIABILITY. Purchaser understands and agrees that Seller is not the manufacturer of the equipment described in this
order. Seller makes no representation or warranty against latent or patent defects in material or workmanship, no warranty of capacity or performance, and no warranty that the equipment
will meet the requirements of any law, regulation, specification or contract term that provides for or requires specific machinery or apparatus or specific capacity or methods of operation.
New products are sold subject to the terms of the applicable manufacturer warranty. Purchaser hereby acknowledges receipt of any applicable manufacturer warranty or warranties identified on this order. Seller assumes no responsibility for such warranties. Seller will cooperate with Purchaser in seeking to obtain adjustment from the manufacturer for any breach of the manufacturer's warranty. Unless otherwise provided in a writing signed by Seller, any transportation, travel and other expenses will be for Purchaser's account. In no event will Seller have any obligation on account of any defect or defects in the equipment, or of any failure of the equipment to operate as warranted, or for any loss or damage to or caused by the equipment. With respect to equipment described herein as "used" or "other", Purchaser agrees that all such equipment is sold "AS IS" and with all faults or defects except as otherwise expressly provided in any express warranty specifically set forth hereon or contained in a separate writing signed by Seller. The forgoing provisions are in lieu of all other warranties, express or implied. Seller hereby disclaims, and Purchaser hereby waives, any warranty of MERCHANTABILITY or FITNESS FOR ANY PARTICULAR PURPOSE and any other warranty or obligation of Seller to Purchaser on account of any defect in or any failure or insufficiency of the equipment. In no event will Seller be liable for any especial or consequential damages sustained by Purchaser, even if Seller had reason to know of them. Purchaser expressly agrees that Seller and its officers, agents, affiliates and employees shall not be liable in tort -- whether on claims of negligence, wantonness, fraud, misrepresentation, suppression, strict liability, or other theory of tort liability -- for any action or failure to act in connection with the making of this order or negotiations leading up to it, or the repair or operation of the equipment. Purchaser agrees that it is the intent of the parties to absolve Seller, its officers, agents, affiliates, and employees, from all liability in tort, and that Purchaser's sole and exclusive remedy against Seller, its officers, agents, affiliates, and employees, shall be in contract under this order or under the express warranties, if any, made by Seller under this order or in a separate writing signed by Seller.
4. PRODUCT IMPROVEMENTS; REPAIRS OF DAMAGE. Purchaser acknowledges that the equipment delivered pursuant to this order may have been modified by Seller at the manufacturer's direction or request to update or improve the equipment after it left the manufacturer's plant and that Seller may have repainted or repaired damage to the equipment suffered in demonstration, transit or storage. Purchaser consents to such modifications, repairs, or repainting and waives any further notice or disclosure thereof.
5. SELLER'S RESERVATION OF TITLE. Seller hereby retains title to all equipment described herein until the Total Time Pay Balance shown hereon is paid in full or, in the case of
a cash sale paid by check or a sale on account, until Seller receives full payment of the Net Balance Due in collected funds. All payments under this order shall be made in United States dollars and immediately available funds. If Purchaser defaults on any payment, the unpaid balance of the Total Time Pay Balance shall be immediately due any payable, at Seller's election. If Seller does not receive collected funds or is not paid in full when due. Seller may repossess the equipment, sell it at public or private sale or accept it in satisfaction of the unpaid debt (at Seller's election), and exercise all rights and remedies of a secured party following default by its debtor. A copy of this order may be filed as a financing statement.
6. INTEREST AFTER DEFAULT. After default by Purchaser in the payment of any sum owed by Purchaser under this order, such sum shall accrue interest daily, payable on demand, at the per annum rate that is 2% in excess of the highest prime rate published in The Wall Street Journal on the date of default, such rate to increase or decrease in like amount each time the prime rate changes until such sum is paid in full.
7. COLLECTION COSTS. Purchaser agrees to pay all expenses, including reasonable attorney's fees, incurred by Seller in enforcing this order or collecting any sum owed by Purchaser hereunder following default by Purchaser.
8. ARBITRATION OF DISPUTES. This order is final and non-cancellable unless terms of cancellation are agreed to by Seller. Purchaser and Seller acknowledge and agree that the transaction between them involves " commerce" as that term is used in the Federal Arbitration Act, 9 U.S.C. Sec..1. Purchaser and Seller agree that all disputes, controversies or claims of any kind and character whatsoever arising out of or related to this order, the equipment, the transactions evidenced or contemplated by this order, any prior negotiations or dealings between them, or any maintenance or service performed by Seller on the equipment or on any other related or unrelated property before or after the date of this order, or arising out of or related to any relationship resulting from any of the foregoing, whether based in tort, contract, warranty, or statutory or strict liability, shall be submitted to binding arbitration held in Birmingham, Alabama in accordance with the Commercial Arbitration Rules of the American Arbitration Association. Judgment on the arbitrator's award may be entered by any court of competent jurisdiction. The arbitrator shall be well versed in the sale and financing of equipment of the type involved in the dispute and shall, at the election of either party, be an attorney at law who has been licensed to practice at least 10 years. The foregoing does not affect the right of either party to seek a judgment in court against the other on a contract claim for breach of an express covenant to pay money and for interest and costs of collection, or to exercise any right of offset or self-help repossession, or to seek a court order for possession of personal property, or to seek an injunction or other purely equitable remedy other than a stay of arbitration. The parties agree that the commencement of litigation by either of them pursuant to the preceding sentence or otherwise shall not operate as a waiver or estoppel of the right to arbitrate any counterclaim or other similar claim, and that upon the giving of a notice of arbitration of the counterclaim or similar claim by any party hereto, the litigation of the counterclaim shall be stayed and the counterclaim shall be submitted to binding arbitration hereunder. The parties hereby waive the right to trial by jury of all disputes, controversies and claims which they have hereby agreed to resolve by arbitration whether or not the dispute, claim or controversy is submitted to arbitration or is decided by a court.
9. NO ADDITIONAL OR DIFFERENT TERMS. If Purchaser has sent or hereafter sends Seller a purchase order, order acknowledgement, or other writing that states terms additional
to or different from those contained in this order, any acceptance of this order by Seller is expressly made conditional on Purchaser's acceptance of the terms and conditions of this order, and Seller hereby gives notification of its objection to any additional or different terms proposed by Purchaser.
10. Notice of Thompson Tractor Co., Inc. Customer Data and Telematics Data Privacy Statements
Customer Data: We collect information about specific machines or products (e.g., configuration or consumption of parts and services by serial number) or groups of machines or products and customer information that allows for identifying and contacting a customer such as name, address, phone number and email address.
Telematics Data: In the event this machine is equipped with telematics devices, data concerning this machine, its condition, and its operation may be collected and transmitted to manufacturer, its affiliates, and/or Thompson Tractor Co., Inc. Thompson Tractor Co., Inc. recognizes and respects customer privacy. The Thompson Tractor Co., Inc. Customer Data Privacy Statement and the Telematics Data Privacy Statement (the "Privacy Statement") describe the categories of information collected, the purposes of the processing of the information, and how the information is shared. The Privacy Statements are available online at www.thompsontractor.com.
ver: DFLLC3/14

Initial:_____

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

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

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

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

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 213/2026

SUBJECT: Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of $431,899.89.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of $431,899.89.

History:

Original contract approved and awarded by the BOC on 12/11/2025.

Change Order #2 approved by the BOC on 3/26/2026.

Facts and Issues:

Options:

Change Order #3 for Purchase Order #20260642 includes the following items:

1. Removal & installation of guardrail at the tie in of White Sluphur Rd. Phase I and Phase II = $13,940.00
2. Installation of HDPE underdrain pipe at existing wall (to remain in place) along White Sulphur Rd. = $2,744.00
3. Relocation of 2 inch sewer force main near QuikTrip entrance = $34,983.89
4. Additional erosion control items due to Use on Construction #4 plan revisions by Atlas (Engineer of Record) = $30,232.00
5. Owner Directed Contingency: dedicated, reserved budget line item to fund execpected costs, modifications and/or additions to the scope of work after construction begins. This line item shall be managed and controlled at the sole discretion of the County. Change Orders must be fully approved and executed by the County and the Contractor before utilizing these funds. = $350,000.00

Grand Total = $431,899.89

Change Order #3 is within the project budget.

Funding Requested	$ 431,899.89
Are funds within current budget?	Yes
Source of Funds	SPLOST VII & VIII
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-04-21

Approvals:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Change Order #3

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 213/2026

Funds Requested: $ 431,899.89

Request Budgeted: Yes

Proposed Source of Funding:

SPLOST VII & VIII

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	323-SPLOST VII	4971-ENGINEERING	541400-INFRASTRUCTURE	$81,899.89
2026	323-SPLOST VII	4971-ENGINEERING	541400-INFRASTRUCTURE	$177,611.00
2026	324-SPLOST VIII	4971-ENGINEERING	541400-INFRASTRUCTURE	$172,389.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JW

Phone: (770) 531-6800

HALL COUNTY
GEORGIA
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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
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CHANGE ORDER EXECUTION SIGNATURE REQUEST

Date: April 27, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Change Order:

Bid/Contract Number: 029-46

Bid/Contract Name: Construction of the Realignment of White Sulphur Road – Phase II

Department(s) Requesting Contract: Public Works

Award Recipient Name: Wilson Construction Management, LLC

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: N/A

☒ Price Increase Requested Increase: $431,899.89

☐ Project/Service Contract FY 2026 Estimated Amount:

☐ Product Contract Estimated Amount:

Comment:

Approve and execute Change Order #3 for IFB #029-46 Construction of the Realignment of White Sulphur Road – Phase II (PO #20260642) for Wilson Construction Management, LLC of Norcross, GA in the amount of $431,899.89. Change Order #3 for Purchase Order #20260642 includes 5 items: (1) Removal & installation of guardrail, (2) Installation of HDPE underdrain pipe, (3) Relocation of 2-inch sewer force main, (4) Additional erosion control items, and (5) Owner Directed Contingency.
The FY 2026 estimated amount has been reviewed by Budget.

Hall County Government
BOARD OF COMMISSIONERS

HALL COUNTY
GEORGIA
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

ASSISTANT DIRECTOR
Brent Cook, P.E., PTOE, RSP1

TRANSPORTATION PROGRAM MANAGER
Jordan Wallace, PWS, PMP

RE: White Sulphur Road Phase 2 Realignment
Change Order Package #3
Wilson Construction Management (PO 20260642)

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of the present contract and, therefore, additional compensation to cover the added material, labor and equipment required to perform the work as ordered is requested.

Owner Directed Contingency is a dedicated, reserved budget line item to fund unexpected costs, modifications and/or additions to the scope of work after construction begins. This line item shall be managed and controlled at the sole discretion of the County. Change Orders must be fully approved and executed by the County and the Contractor before utilizing these funds.

The additional change order items associated are as follows:

Line	Description	QTY	Unit	Price	Amount
C004-1	REMOVE ALL GUARDRAIL AND END TREATMENTS	186	LF	$29.00	$5,394.00
C004-2	INSTALL 31" GALVANIZED STEEL, W-BEAM GUARDRAIL, PER GDOT DETAIL 4380, ON 6' POSTS.	137.5	LF	$45.00	$6,187.50
C004-3	INSTALL GUARDRAIL TERMINAL TP12A, 31", TANGENT, ENERGY ABSORBING, PER GDOT DETAIL 4384. (50LF UNIT).	1	EA	$1,650.00	$1,650.00
C004-4	INSTALL GUARDRAIL ANCHORAGE, TP1, PER GDOT DETAIL 4383	1	EA	$708.50	$708.50
C005-1	INSTALL HDPE UNDERDRAIN FROM EXISITNG WALL TO CATCH BASINS A-22 and A-23	28	LF	$98.00	$2,744.00
C006-1	SEWER FORCE MAIN, 2 IN	295	LF	$73.73	$21,750.75
C006-2	STEEL CASING, 4 IN	135	LF	$98.02	$13,233.14
C007-1	TURF REINFORCING MATTING, TP 1	1,654	SY	$7.50	$12,405.00
C007-2	TURF REINFORCING MATTING, TP 3	290	SY	$9.50	$2,755.00
C007-3	EROSION CONTROL MATS, SLOPES	5,024	SY	$3.00	$15,072.00
				Subtotal = $81,899.89	
ODC	Owner Directed Contingency	-	-	-	$350,000.00
					Total = $431,899.89

In addition to the proposed estimate, Wilson Construction Management requests **11** calendar days to add to the final contract days for preparation and arrangement of materials from the supplier and to manage sub-contractor schedule.

Hall Co. Board of Commissioners

_____
Chairman, David Gibbs

_____
Date

Wilson Construction Management

3/27/2026

Jordan Wallace
Assistant County Engineer
678-622-0426

RE: P.I No. 18095.001 White Sulphur Road at SR 365 Widening and Intersection Improvement – Removal of 186 LF of Existing Guardrail

Ms. Wallace,

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of our present contract and we, therefore, request additional compensation for our efforts to cover the added material, labor and equipment required to perform the work as ordered. We assure you that we will do everything we can to minimize the costs required. The additional costs associated are as follows:

LINE	ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
C004	1	REMOVE ALL GUARDRAIL AND END TREATMENTS	186	LF	$29	$5,394
C004	2	INSTALL 31" GALVANIZED STEEL, W-BEAM GUARDRAIL, PER GDOT DETAIL 4380, ON 6' POSTS.	137.5	LF	$45	$6,187.50
C004	3	INSTALL GUARDRAIL TERMINAL TP12A, 31", TANGENT, ENERGY ABSORBING, PER GDOT DETAIL 4384. (50LF UNIT).	1	EA	$1,650	$1,650
C004	4	INSTALL GUARDRAIL ANCHORAGE, TP1, PER GDOT DETAIL 4383	1	EA	$708.50	$708.50
					TOTAL	**$13,940**

NOTES:

1. Contractor guarantees that all existing guardrail materials removed during the course of this work shall be reinstalled in the same condition as found prior to removal. Any materials damaged, lost, or rendered unusable during removal, handling, storage, or reinstallation due to Contractor's actions shall be repaired or replaced by Contractor at no additional cost to the County, using materials of equal or greater quality to the original.
2. The unit price for the removal is intended to compensate for all storage fees, mobilization, equipment and labor associated with the removal.
3. The submitted price is only valid for 14 days from the date of submission for acceptance. Price revision may be required after 14 days.

In addition to the proposed estimate, we request **5** calendar days to add to the final contract days for preparation and arrangement of materials from supplier and to manage sub-contractor schedule. If you agree with the proposed price and additional days requested, then please let us know so that we can perform the work in a timely manner. Further time extension may be needed depending on the availability of materials to complete the work.

Wilson Construction Management

Please know that we at Wilson Construction Management strive to deliver the best to our client with a strong suite of products, high quality customer services and unfailing quality assurance. We are always learning and innovating and will always take necessary steps to complete the project in a timely manner and within the budget.

If you have any questions or concerns regarding this submission, please reach out to me to discuss further.

Thanks,

Chase Neiswender

Digitally signed by Chase Neiswender
DN: E=US, E=cneiswender@mpwr-fragroup.com, O=Wilson Construction LLC, OU="Project Manager ", CN=Chase Neiswender
Date: 2026.03.27 16:31:11-04'00'

Wilson Construction Management

Wilson Construction Management

3/27/2026

Jordan Wallace
Assistant County Engineer
678-622-0426

RE: P.I No. 18095.001 White Sulphur Road at SR 365 Widening and Intersection Improvement – Removal of 186 LF of Existing Guardrail

Ms. Wallace,

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of our present contract and we, therefore, request additional compensation for our efforts to cover the added material, labor and equipment required to perform the work as ordered. We assure you that we will do everything we can to minimize the costs required. The additional costs associated are as follows:

LINE	ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
C005	1	INSTALL HDPE UNDERDRAIN FROM EXISITNG WALL TO CATCH BASINS A-22 and A-23	28	LF	$98	$2,744
					TOTAL	**$2,744**

NOTES:

1. *Suggested quantity may vary per actual field condition or from shown in the plan's summary sheet.
2. The pricing in this agreement accounts for all materials, labor, equipment and overhead. The pricing in this agreement assumes HDPE pipes to be installed from the existing retaining wall at the cemetery to drainage structures A-22 and A-23.
3. No aggregates or filter fabric is accounted for in this agreement.
4. The submitted price is only valid for 14 days from the date of submission for acceptance. Price revision may be required after 14 days.

In addition to the proposed estimate, we request 1 calendar days to add to the final contract days for preparation and arrangement of materials from supplier and to manage sub-contractor schedule. If you agree with the proposed price and additional days requested, then please let us know so that we can perform the work in a timely manner. Further time extension may be needed depending on the availability of materials to complete the work.

Please know that we at Wilson Construction Management strive to deliver the best to our client with a strong suite of products, high quality customer services and unfailing quality assurance. We are always learning and innovating and will always take necessary steps to complete the project in a timely manner and within the budget.

If you have any questions or concerns regarding this submission, please reach out to me to discuss further.

Thanks,

Chase Neiswender

Wilson Construction Management

Wilson Construction Management

4/2/2026

Jordan Wallace
Assistant County Engineer
678-622-0426

RE: P.I No. 18095.001 White Sulphur Road at SR 365 Widening and Intersection Improvement – Installation of 2" sewer force main and 4" steel casing

Ms. Wallace,

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of our present contract and we, therefore, request additional compensation for our efforts to cover the added material, labor and equipment required to perform the work as ordered. We assure you that we will do everything we can to minimize the costs required. The additional costs associated are as follows:

LINE	ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
C006	1	SEWER FORCE MAIN, 2 IN	295	LF	$73.73	$21,750.75
C006	2	STEEL CASING, 4 IN	135	LF	$98.02	$13,233.14
					TOTAL	**$34,983.89**

NOTES:

1. *Suggested quantity may vary per actual field condition or from shown in the plan's summary sheet.
2. The pricing in this agreement accounts for all materials, labor, equipment and overhead.
3. The submitted price is only valid for 14 days from the date of submission for acceptance. Price revision may be required after 14 days.

In addition to the proposed estimate, we request **5** calendar days to add to the final contract days for preparation and arrangement of materials from supplier and to manage sub-contractor schedule. If you agree with the proposed price and additional days requested, then please let us know so that we can perform the work in a timely manner. Further time extension may be needed depending on the availability of materials to complete the work.

Please know that we at Wilson Construction Management strive to deliver the best to our client with a strong suite of products, high quality customer services and unfailing quality assurance. We are always learning and innovating and will always take necessary steps to complete the project in a timely manner and within the budget.

If you have any questions or concerns regarding this submission, please reach out to me to discuss further.

Thanks,

Chase Neiswender

Digitally signed by Chase Neiswender
DN: C=US, E=cneiswender@mpwinfragroup.com, O=Wilson Construction LLC, OU="Project Manager ", CN=Chase Neiswender
Date: 2026.04.02 15:30:43-04'00'

Wilson Construction Management

Wilson Construction Management

4/2/2026

Jordan Wallace
Assistant County Engineer
678-622-0426

RE: P.I No. 18095.001 White Sulphur Road at SR 365 Widening and Intersection Improvement – Installation of additional erosion control items

Ms. Wallace,

Wilson Construction Management is required to submit pricing for additional work or missing bid items as needed. This change directive is for work not within the scope of our present contract and we, therefore, request additional compensation for our efforts to cover the added material, labor and equipment required to perform the work as ordered. We assure you that we will do everything we can to minimize the costs required. The additional costs associated are as follows:

LINE	ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
C007	1	TURF REINFORCING MATTING, TP 1	1,654	SY	$7.50	$12,405
C007	2	TURF REINFORCING MATTING, TP 3	290	SY	$9.50	$2,755
C007	3	EROSION CONTROL MATS, SLOPES	5,024	SY	$3.00	$15,072
					TOTAL	**$30,232**

NOTES:

1. *Suggested quantity may vary per actual field condition or from shown in the plan's summary sheet.
2. The pricing in this agreement accounts for all materials, labor, equipment and overhead.
3. The submitted price is only valid for 14 days from the date of submission for acceptance. Price revision may be required after 14 days.

In addition to the proposed estimate, we request **0** calendar days to add to the final contract days for preparation and arrangement of materials from supplier and to manage sub-contractor schedule. If you agree with the proposed price and additional days requested, then please let us know so that we can perform the work in a timely manner. Further time extension may be needed depending on the availability of materials to complete the work.

Please know that we at Wilson Construction Management strive to deliver the best to our client with a strong suite of products, high quality customer services and unfailing quality assurance. We are always learning and innovating and will always take necessary steps to complete the project in a timely manner and within the budget.

If you have any questions or concerns regarding this submission, please reach out to me to discuss further.

Thanks,

Chase Neiswender

Digitally signed by Chase Neiswender
DN: C=US, E=cneiswender@mpwinfragroup.com, O=Wilson Construction LLC, OU="Project Manager", CN=Chase Neiswender
Date: 2026.04.02 15:31:07-04'00'

Wilson Construction Management

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 249/2026

SUBJECT: Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of $82,100.00.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JG

Recommendation:
Approve.

Purpose of Request:
Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services to Public Works & Utilities from Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of $82,100.00.

History:

Facts and Issues:
GA EPD and Hall County discovered that the Allen Creek Landfill had not been officially closed by the GA EPD.

Burns and McDonnell has been working with GA EPD and Hall County to develop a corrective action plan to complete the official closure process.

This agenda item will allow Burns and McDonnell to provide oversight and the additional documentation required by the GA EPD to complete the official closure of Allen Creek Landfill.

Options:

Funding Requested $ 82,100.00

Are funds within current budget? Yes

Source of Funds Solid Waste Fund

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

Approvals:

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

Attachments:

Financial Supplement
Signature Request Cover Sheet
Proposal
Single Source Form

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 249/2026

Funds Requested: $ 82,100.00

Request Budgeted: Yes

Proposed Source of Funding:

Solid Waste Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	540-SOLID WASTE FUND	4530-LANDFILL	521000-PROFESSIONAL SERVICES	$82,100.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JS

Phone: 678-630-9449

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
Andrew Youngblood

Date: April 29, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract:

Bid/Contract Number: N/A

Bid/Contract Name: Allen Creek Corrective Action Plan Support Services

Department(s) Requesting Contract: Public Works

Award Recipient Name: Burns & McDonnell Engineering Company, Inc.

Contract Description:

☐ Annual Contract ☒ New ☐ Renewal

FY 2026 Projected Spend: $82,100.00

☐ Price Increase Requested Increase: N/A

☐ Project/Service Contract FY 2026 Estimated Amount:

☐ Product Contract Estimated Amount:

Comment:
Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of $82,100.00. The FY 2026 estimated amount has been reviewed against the approved FY 2026 budget by Finance.

BURNS McDONNELL

April 9, 2026

Mr. Jason Skarda
Assistant Director of Public Works
Hall County, Georgia
2875 Browns Bridge Road #3
Gainesville, Georgia 30504

Re: Proposal for Allen Creek – Corrective Action Plan Support

Dear Mr. Skarda:

Burns & McDonnell Engineering Company, Inc., (Burns & McDonnell), is pleased to provide this professional services proposal for your review and consideration. We appreciate the opportunity to showcase our experience and qualifications for this project.

PROJECT UNDERSTANDING

The Allen Creek Landfill (Allen Creek) is owned (and was operated) by the Hall County Government (County) and is located on approximately 422.4 acres owned by the County. Approximately 56 acres of the facility were permitted for municipal solid waste (MSW) disposal with approximately 4.7 acres permitted for inert waste disposal.

In November 1983, the County submitted the original Design and Operation Plans (D&O) which were prepared by Jordan, Jones, and Goulding, Inc. The Georgia Environmental Protection Division (EPD) issued the solid waste handling permit No. 069-008D(SL) (Permit) on April 16, 1984. The landfill was permitted for a net capacity of approximately 2.1 million cubic yards of airspace.

Allen Creek officially stopped accepting waste from the public in 1997 with the County continuing to place select waste in the facility for several years while they worked to close the facility. Final cover construction work took place from December 1999 through October 2000 and the County initiated closure certification coordination with the EPD. Records indicate the last correspondence between the EPD and Hall County concerning closure of the facility was in 2005 with a letter from EPD noting the remaining items required to achieve closure.

In February 2024, the EPD issued a notice of violation (NOV) to the County concerning the final closure of the landfill never receiving the final closure certificate in the early 2000's. Burns & McDonnell conducted an extensive review of historical documentation and created a corrective action plan (CAP) issued to the EPD in August 2024. As part of that that CAP, the County is required to conduct a field investigation to determine if the closure construction work which took place in 1999-2000 was in compliance with state requirements for unlined landfills and has been maintained in good working condition.

In April 2025, Burns & McDonnell submitted a minor permit modification to the EPD for Allen Creek to update the existing groundwater and methane monitoring plans to represent the existing conditions of the monitoring network. As of April 3, 2026, the EPD has not provided comments on that permit modification application. Additionally, Burns & McDonnell provided the original Allen Creek Closure and Post Closure plans closing out that item of the corrective action plan.

Lastly, Hall County removed trees and woody vegetation from the Allen Creek Landfill Facility stormwater ponds in the fall of 2025. Georgia EPD reviewed and approved the woody vegetation removal on January 18, 2026, closing out that item of the corrective action plan.

The below scope of services is to provide support to the County to close out the soil investigation and document the drain tile installation at the Allen Creek Landfill items from the corrective action plan as well as prepare a completion report for the closure of the corrective action plan.

SCOPE OF SERVICES

Task 1 – Corrective Action Plan Implementation Support

As a continuation of our services related to the NOV response and CAP implementation, Burns & McDonnell is proposing the following:

Final Cover Investigation

Burns & McDonnell will conduct a field investigation of the Allen Creek Landfill final cover. The investigation includes excavation of 32 test pits through the soil cover to expose the geosynthetic material, anticipated to be a geosynthetic clay liner on the cap and a geocomposite on the side slopes. The depth of soil cover will be measured at each of the test pits to record it is in accordance with the landfill's closure documents and permit. The test pits will be backfilled with the excavated soils at each location. No seeding or additional restoration is included in the scope of services.

The test pits will be hand-dug by Burns & McDonnell's subcontractor, Geo-Hydro Engineers (Geo-Hydro), Inc. It is anticipated that the excavation and sampling work will be completed in 24 hours. Field time is dependent on suitable site and subsurface conditions.

Geo-Hydro will conduct the following soil tests on the excavated material:

- 7 Particle Size Analysis
- 15 Moisture Content
- 7 Proctor
- 7 Permeability

Results will be incorporated into the final CAP report discussed below.

While conducting the test pit investigation, the County intends to install drain tiles at 200 foot spacings around the perimeter of the northern and southern landfill cells to help drain moisture within the capping material. The drain tiles are only intended for locations of the landfill that have experienced significant moisture within the perimeter ditches. Burns & McDonnell will observe the County install drain tiles around the perimeter of the landfill into the existing perimeter ditch. Geo-Hydro will record and photograph construction of the drain tiles for inclusion in the corrective action plan report. For purposes of this proposal, it is assumed that the drain tile installation work will take approximately two days (16 hours) to complete.

Final Corrective Action Plan Report

Burns & McDonnell will prepare a comprehensive report summarizing all work completed in fulfillment of the County's corrective action plan for the Landfill. The report will document completed activities, supporting data, and compliance with applicable regulatory requirements. We will submit the Report to the County for their review. Upon approval, Burns & McDonnell will submit the CAP report to the EPD.

Upon submission to the EPD, we will coordinate and host one meeting with Georgia EPD to review the report findings and respond to agency questions. The meeting will be conducted in support of a formal request for issuance of a closure certificate.

Task 2 – On-Call Engineering Services

Burns & McDonnell will assist Hall County with providing on-call professional services if requested. Burns & McDonnell has assumed 40 hours for this task to provide if/as needed. Work under this task will only proceed following written authorization by Hall County.

SCHEDULE

The following schedule is anticipated for this project assuming a contract execution date of April 17, 2026. Actual dates will depend on County review times or availability to conduct field work.

Field Investigation – Final Cover and Drain Tile	May through June 2026
Final Completion Report	June 2026 through Aug 2026
Meeting with EPD	Sept 2026
On-Call Engineering Services	On-Call

COMPENSATION

Total payment for the base Scope of Services described herein is not to exceed $82,100 based on time and materials per the attached "Schedule of Hourly Professional Service Billing Rates" (BMR26-4). This amount shall not be exceeded without prior written consent of the County. Burns & McDonnell will submit invoices to the County monthly for actual labor and expenses from the previous month.

ASSUMPTIONS, EXCLUSIONS AND CLARIFICATIONS

The above scope of work and compensation include the following assumptions, exclusions and clarifications:

- Hall County shall provide all available information pertinent to the scope of work in this project including, but not limited to, previous reports, surveys, environmental information or any other related data. All such information will be treated as accurate without independent verification.
- Scope of services does not include any modifications to the existing solid waste master plan.
- Geocomposite investigation work is assumed to take place concurrently with the County's drain tile installation effort. Installation of drain tiles as necessary is assumed to be completed by County equipment and operator.
- Allen Creek NOV response or field investigation does not include any repairs to existing final cover.
- Corrective Action Plan Completion Report includes one meeting with EPD to discuss outstanding items to receive closure certificate for Landfill.

We appreciate the opportunity to present this proposal. If it is acceptable, please sign and return one copy of the proposal and the attached Terms and Conditions for Professional Services for our file.

Sincerely,
Burns & McDonnell Engineering Company, Inc.

Matthew J. Evans, PE
Associate
Environmental Services

Luke Rodig
Operations Manager
Environmental Services

Enclosures: Attachment 1: Terms and Conditions for Professional Services
Attachment 2: Schedule of Hourly Professional Services Billing Rates

ACCEPTED:

Hall County, Georgia

By_____

Title_____

Date_____

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

4004 Summit Blvd NE \ Atlanta, GA 30319
O 770-587-4776 \ burnsmcd.com

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

BURNS McDONNELL

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Project: Allen Creek – Corrective Action Plan Support	**Date of Letter, Proposal, or Agreement:** April 6, 2026
Client: HALL COUNTY, GEORGIA	**Client Signature:**

1. SCOPE OF SERVICES

For the above-referenced Project, Burns & McDonnell Engineering Company, Inc. (BMcD) will perform the services set forth in the above referenced Letter, Proposal, or Agreement in accordance with these Terms and Conditions. BMcD has relied upon the information provided by Client in the preparation of the Proposal, and shall rely on the information provided by or through Client during the execution of this Project as complete and accurate without independent verification.

2. PAYMENTS TO BMCD

A. Compensation will be as stated in the above-referenced Letter, Proposal, or Agreement. Statements will be in BMcD's standard format and are payable upon receipt. Time is of the essence in payment of statements, and timely payment is a material part of the consideration of this Agreement. A late payment charge will be added to all amounts not paid within 30 days of statement date and shall be calculated at 1.5 percent per month from statement date. Client shall reimburse any costs incurred by BMcD in collecting any delinquent amount, including reasonable attorney's fees. If a portion of BMcD's statement is disputed, Client shall pay the undisputed portion by the due date. Client shall advise BMcD in writing of the basis for any disputed portion of any statement.

3. INSURANCE

A. During the course of performance of its services, BMcD will maintain Worker's Compensation insurance with limits as required by statute, Employer's Liability insurance with limits of $1,000,000, Commercial General Liability with limits of $1,000,000 per occurrence and $2,000,000 general aggregate, and Automobile Liability insurance with combined single limit of $1,000,000 per accident.

B. If the Project involves on-site construction, construction contractors shall be required to provide (or Client may provide) Owner's Protective Liability Insurance naming Client as a Named Insured and BMcD as an Additional Insured or to endorse Client and BMcD using ISO forms CG 20 10 0704 & CG 20 37 0704 endorsements or their equivalents as Additional Insureds on all construction contractor's liability insurance policies covering claims for personal injuries and property damage in at least the amounts required of BMcD in 3A above. Construction contractors shall be required to provide certificates evidencing such insurance to Client and BMcD. Contractor's compensation shall include the cost of such insurance including coverage for contractual and indemnification obligations herein.

C. Client and BMcD release each other and waive all rights of subrogation against each other and their officers, directors, agents, or employees for damage covered by property insurance and selfinsurance during and after the completion of BMcD's services. A provision similar to this shall be incorporated into all construction contracts entered into by Client, and all construction contractors shall be required to provide additional insured coverage and waivers of subrogation in favor of Client and BMcD for damage covered by any construction contractor's policies of insurance.

4. INDEMNIFICATION

A. To the extent allowed by law, Client will require all construction contractors to indemnify, defend, and hold harmless Client and BMcD from any and all loss where loss is caused or alleged to be caused in whole or in part by the construction contractors, their employees, agents, subcontractors or suppliers.

5. PROFESSIONAL RESPONSIBILITY– LIMITATION OF REMEDIES

A. BMcD will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional practices. If BMcD fails to meet the foregoing standard, BMcD will perform at its own cost, the professional services necessary to correct errors and omissions reported to BMcD in writing within one year from the completion of BMcD's services for the Project. No warranty, express or implied, is included in this Agreement or regarding any drawing, specification, or other work product or instrument of service.

B. In no event will BMcD be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of Client, and/or governmental fines or penalties.

C. To the extent permitted by applicable law, BMcD's aggregate liability for all damages connected with its services for the Project not excluded by the preceding subparagraph,whether or not covered by BMcD's insurance, will not exceed $1,000,000.

D. These mutually negotiated obligations and remedies stated in this Paragraph 5, Professional Responsibility – Limitation of Remedies, are the sole and exclusive obligations of BMcD and remedies of Client, whether liability of BMcD is based on contract, warranty, strict liability, tort (including negligence), indemnity, or otherwise.

6. PERIOD OF SERVICE AND SCHEDULE

The provisions of this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the services stated in the Proposal. BMcD's obligation to render services hereunder will extend for a period that may reasonably be required for the completion of said services. BMcD shall make reasonable efforts to comply with deliverable schedules (if any) and consistent with BMcD's professional responsibility.

7. COMPUTER PROGRAMS OR MODELS

Any use, development, modification, or integration by BMcD of computer models or programs does not constitute ownership or a license to Client to use or modify such computer models or programs.

8. ELECTRONIC MEDIA AND DATA TRANSMISSIONS

A. Any electronic media (computer disks, tapes, etc.) or data transmissions furnished (including Project Web Sites or CAD file transmissions) are for Client information and convenience only. Such media or transmissions are not to be considered part of BMcD's instruments of service. BMcD, at its option, may remove all indicia of its ownership and involvement from each electronic display.

B. BMcD shall not be liable for loss or damage directly or indirectly, arising out of Client's use of electronic media or data transmissions.

9. DOCUMENTS

A. All documents prepared by BMcD pursuant to this Agreement are instruments of service in respect of the Project specified herein. They are not intended or represented to be suitable for reuse by Client or others in extensions of the Project beyond that now contemplated or on any other Project. Any reuse, extension, or completion by Client or others without written verification, adaptation, and permission by BMcD for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to BMcD.

B. In the event that BMcD is to reuse, copy or adapt all or portions of reports, plans, or specifications prepared by others, Client represents that Client either possesses or will obtain permission and necessary rights in copyright, patents, or other proprietary rights and will be responsible for any infringement claims by others. Client warrants the completeness, accuracy, and efficacy of the information, data, and design provided by or through Client (including prepared for Client by others), for which BMcD shall rely on to perform and complete its services.

10. ESTIMATES, SCHEDULES, FORECASTS, AND PROJECTIONS

Estimates, schedules, forecasts, and projections prepared by BMcD relating to loads, interest rates and other financial analysis parameters, construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are opinions based on BMcD's experience, qualifications, and judgment as a professional. Since BMcD has no control over weather, cost and availability of labor, cost and availability of material and equipment, cost of fuel or other utilities, labor productivity, construction contractor's procedures and methods, unavoidable delays, construction contractor's methods of determining prices, economic conditions, government regulations and laws (including the interpretation thereof), competitive bidding or market conditions, and other factors affecting such estimates or projections, BMcD does not guarantee that actual rates, costs, quantities, performance, schedules, etc., will not vary significantly from estimates and projections prepared by BMcD.

11. POLLUTION

In view of the uncertainty involved in investigating and recommending solutions to environmental problems and the abnormal degree of risk of claims imposed upon BMcD in performing such services, notwithstanding the responsibility of BMcD set forth in Paragraph 5A to the maximum extent allowed by law, Client agrees to release, defend, indemnify and hold harmless BMcD and its officers, directors, employees, agents, consultants and subcontractors from all liability, claims, demands, damages, losses, and expenses including, but not limited to, claims of Client and other persons and organizations, reasonable fees and expenses of attorneys and consultants, and court costs, except where there has been a final adjudication that the damages were caused by BMcD's willful disregard of its obligations under this Agreement. Such indemnification includes claims arising out of, or in any way relating to, the actual, alleged, or threatened dispersal, escape, or release of, or failure to detect or contain, chemicals, wastes, liquids, gases, or any other material, irritant, contaminant, or pollutant.

Hazardous Substances: Any substances, chemicals, pollutants, explosive ordinances, or other materials, in whatever form or state, including, without limitation, product, waste, contaminant, smoke, vapors, soot, fumes, acids, alkalis, minerals, liquids, gases, or any other material, irritant, contaminant, or pollutant, that is known or suspected to adversely affect the health and safety of humans or of animal or plant organisms, or which are known or suspected to impair the environment in any way whatsoever including, without limitation, those substances defined, designated, or listed in the Clean Water Act (33 U.S.C. §1251 et seq.), Clean Air Act (42 U.S.C. §7401 et seq.), Emergency Planning & Community Right-to-Know Act (42 U.S.C. §11001 et seq.), Resource Conservation and Recovery Act ("RCRA") (42 U.S.C. §6901 et seq.), Toxic Substances Control Act (15 U.S.C. §2601 et seq.), Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") (42 U.S.C. §9601 et seq.), or as defined, designated, or listed under any other federal, state, or local law, regulation, or ordinance concerning hazardous substances, toxic or dangerous substances, chemicals, wastes, pollutants, contaminants, or explosive ordinances.

Company and Contractor acknowledge and understand that Company shall retain ownership of and title to any Hazardous Substances originating at, found on, brought to, removed from, or generated from the project site or operations on the premises. The parties agree that such Hazardous Substances, including substances designated as waste, were not caused by and are not the responsibility of Contractor; and that this Agreement, or any documents associated with this Agreement, do not attempt to nor do they actually transfer responsibility, liability, or ownership for Hazardous Substances to Contractor. Under no circumstances shall Contractor assume ownership of or legal liability for such Hazardous Substances under any law, rule, order, or regulation pertaining to Hazardous Substances, or assume the status of generator, transporter, storer, treater, or disposal facility, or arranger of transport, storage, or disposal, for Hazardous Substances. Company further acknowledges and agrees that the evaluation, management, and other decisions, conclusions, recommendations, or other actions involving Hazardous Substances that may be undertaken as part of Contractor's services, entail uncertainty and risk of injury or damage to property, including that to third-parties, which cannot be always avoided even with compliance of generally accepted Standard Industry Practice.

12. ON-SITE SERVICES

A. Project site visits by BMcD during investigation, observation, construction or equipment installation, or the furnishing of Project representatives shall not make BMcD responsible for construction means, methods, techniques, sequences, or procedures; for construction safety precautions or programs; or for any construction contractor(s') failure to perform its work in accordance with the contract documents.

B. Client shall disclose to BMcD the location and types of any known or suspected toxic, hazardous, or chemical materials or wastes existing on or near the premises upon which work is to be performed by BMcD's employees or subcontractors. If any hazardous wastes not identified by Client are discovered after a Project is undertaken, Client and BMcD agree that the scope of services, schedule, and compensation may be adjusted accordingly. Client agrees to release BMcD from all damages related to any pre-existing pollutant, contaminant, toxic, or hazardous substance at the site.

13. CHANGES

Client shall have the right to make changes within the general scope of BMcD's services, with an appropriate change in compensation and schedule, upon execution of a mutually acceptable amendment or change order signed by authorized representatives of Client and BMcD.

14. TERMINATION

Services may be terminated by Client or BMcD by seven (7) days' written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. If so terminated, Client shall pay BMcD all amounts due BMcD for all services properly rendered and expenses incurred to the date of receipt of notice of termination, plus reasonable costs incurred by BMcD in terminating the services. In addition, Client may terminate the services for Client's convenience upon payment of twenty percent of the yet unearned and unpaid estimated, lump sum, or not-to-exceed fee, as applicable.

15. DISPUTES, NEGOTIATIONS, MEDIATION

A. The parties shall participate in good faith negotiations to resolve any and all disputes. Unless otherwise agreed to, mediation shall be conducted under the rules of the American Arbitration Association and shall be held in Gainesville, Georgia.

B. The parties agree that any dispute between them, including any action against an officer, director or employee of a party, arising out of or related to this Agreement, whether in contract or tort, not resolved through direct negotiation and mediation, shall be resolved by litigation in the state or federal courts located in Hall County, Georgia, and each party expressly consents to jurisdiction therein. Any litigation to compel or enforce, or otherwise affect the mediation shall be in state or federal courts located in Hall County, Georgia, and each party expressly consents to jurisdiction therein.

C. Causes of action between the parties shall accrue, and applicable statutes of limitation shall commence to run the date BMcD's services are substantially complete.

16. WITNESS FEES

A. BMcD's employees shall not be retained as expert witnesses, except by separate written agreement.

B. Client agrees to pay BMcD pursuant to BMcD's then current schedule of hourly labor billing rates for time spent by any employee of BMcD responding to any subpoena by any party in any dispute as an occurrence witness or to assemble and produce documents resulting from BMcD's services under this Agreement..

17. CONTROLLING LAW

This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Georgia without regard to any conflicts of law provisions.

18. RIGHTS AND BENEFITS – NO ASSIGNMENT

BMcD's services will be performed solely for the benefit of Client and not for the benefit of any other persons or entities. Neither Client nor BMcD shall assign or transfer interest in this Agreement without the written consent of the other.

19. ENTIRE CONTRACT

These Terms and Conditions and the above-referenced Letter, Proposal, or Agreement contain the entire agreement between BMcD and Client relative to BMcD's services for the Project herein. All previous or contemporaneous agreements, representations, promises, and conditions relating to BMcD's services for the Project are superseded. Since terms contained in purchase orders do not generally apply to professional services, in the event Client issues to BMcD a purchase order, no preprinted terms thereon shall become part of this Agreement. Said purchase order documents, whether or not signed by BMcD, shall be considered only as an internal document of Client to facilitate administrative requirements of Client's operations.

20. SEVERABILITY

Any unenforceable provision herein shall be amended to the extent necessary to make it enforceable; if not possible, it shall be deleted and all other provisions shall remain in full force and affect.

21. REPORTING

A. BMcD will provide Client with a written report ("Report") if required as part of the scope of services. The Report will present such findings and conclusions respecting the Site as BMcD may reasonably make with the information gathered in accordance with this Agreement. The Report shall be based only upon BMcD 's observations made in the performance of the scope of services agreed upon in writing.

B. In preparing the Report, BMcD may review and interpret certain information provided by subconsultants and others, including government authorities, title companies, testing laboratories and other entities. BMcD will not independently evaluate the accuracy or completeness of such information, and shall not be responsible for any errors or omissions contained in such information.

C. BMcD 's Report is intended for the exclusive use of Client. There may be no further distribution of the Report, in whole or in part, or summaries or abstracts thereof, without the written consent of an officer of the BMcD. Any reuse, transmittal, or use of without written verification, approval, or adaptation by BMcD for the specific purpose intended is prohibited and will be at Client's sole risk and without liability or legal exposure to BMcD or to BMcD's subcontractors, and Client shall waive, release, and otherwise defend, indemnify, and hold harmless BMcD and BMcD's subcontractors from and against all claims, damages, losses, and expenses, including attorneys' fees arising out of or resulting therefrom, to the fullest extent permissible by law. Any such verification or adaptation will entitle BMcD to further compensation at rates to be agreed upon by Client and BMcD.

22. SITE INFORMATION

In addition to providing the information relating to the site listed in the Proposal, Client shall provide the following:

A. The location of utilities, underground tanks, and other structures and the routing thereof at the site;

B. A description of activities conducted at the site at any time by the Client or by any other person or entity; and

C. Identification, by name, quantity, location, and date, of any storage, release or handling of any substance Client either knows or suspects is hazardous.

23. CONTROL OF SITE

By providing services under this Agreement, BMcD does not assume control of or responsibility for the site or become the person in charge of the site or undertake responsibility for reporting to any federal, state or local public agency respecting conditions at the site that may present a potential danger to public health, safety or the environment. Further, nothing contained within this Agreement or the services to be rendered thereunder shall be construed or interpreted as requiring BMcD to assume the status of a generator, storer, transporter, treater, operator or disposal facility as those terms may appear within federal, state or local laws, statutes, ordinances, or regulations concerning the generation, transportation, treatment, storage and disposal of waste. Client assumes full responsibility for compliance with all federal, state or local laws, statutes, ordinances and regulations governing the handling, treatment, storage and disposal of such waste.

24. SITE ACCESS

Client shall obtain for BMcD access to the site and all buildings thereon at reasonable times throughout performance of this Agreement. BMcD will take reasonable precautions to minimize damage to the site from use of equipment, but unavoidable damage or alteration may occur. Client agrees to assume responsibility for such unavoidable damage or alteration.

25. CERTIFICATION

Certification by BMcD of test results or reports constitute a statement of the professional judgment of BMcD based on the facts and data known to BMcD. Certification or other "assurances" are not guarantees or warranties concerning current or future considerations or performance of the facilities surveyed, or that Client or others will be entitled to any innocent land owner or purchaser defenses which may be available under applicable environmental laws including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.

- END -

Schedule of Hourly Professional Service Billing Rates

Position Classification	Classification Level	Hourly Billing Rate
General Office *	5	$80.00
Technician *	6	$101.00
Assistant *	7	$120.00
	8	$166.00
	9	$193.00
Staff *	10	$220.00
	11	$238.00
Senior	12	$272.00
	13	$295.00
Associate	14	$304.00
	15	$306.00
	16	$308.00
	17	$313.00

NOTES:

1. Position classifications listed above refer to the firm's internal classification system for employee compensation. For example, "Associate", "Senior", etc., refer to such positions as "Associate Engineer", "Senior Architect", etc.

2. For any nonexempt personnel in positions marked with an asterisk (*), overtime will be billed at 1.5 times the hourly labor billing rates shown.

3. For outside expenses incurred by Burns & McDonnell, such as authorized travel and subsistence, and for services rendered by others such as subcontractors, the client shall pay the cost to Burns & McDonnell plus 10%.

4. Monthly invoices will be submitted for payment covering services and expenses during the preceding month. Invoices are due upon receipt. A late payment charge of 1.5% per month will be added to all amounts not paid within 30 days of the invoice date.

5. The services of contract/agency and/or any personnel of a Burns & McDonnell parent, subsidiary, affiliate, related, or associated entity shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Burns & McDonnell.

6. The rates shown above are effective for services through December 31, 2026, and are subject to revision thereafter. The composition or build-up of the rates shown above are not subject to audit, inspection, or review.

Form BMR26-4A

HALL COUNTY
GEORGIA

Sole Source/Brand and Single Source Justification

Request Submitted By

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

Request Details

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

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

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

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

Scope of Work

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

Justifying a Sole Source/Brand

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

Justifying a Single Source

Provide an explanation why the recommended vendor is being selected over other vendors that can provide the requested commodity, technology, and/or perform the services required.
Letter from Original Equipment Manufacturer (required): **Attached**

Purchasing Use Only	
Buyer:	
Buyer E-Mail Address:	
Buyer Telephone:	
Contract #:	
Contract Name:	
If publicly solicited, number of protests:	
Outcome:	
Bid # (if competitively bid):	
Purchase Order #:	

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 224/2026

SUBJECT: Approve the acceptance of $277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JG

Recommendation:
Approve

Purpose of Request:
Approve the acceptance of $277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
WS	JG	JM	TS

Attorney	Administration	Clerk

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Agreement
Final Plat Information

STATE OF GEORGIA,
COUNTY OF HALL

Bond No.: 800227469

GUARANTY PERFORMANCE/MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, **Anthony & Sandra Morris** (owner/principal, hereinafter referred to as "Principal"), and **Atlantic Specialty Insurance Company** (surety), a company entitled and licensed to do business as a surety in the State of Georgia and Hall County, (hereinafter referred to as "Surety"), are held and bound unto Hall County, Georgia in the sum of $277,639.00 * (hereinafter referred to as "bonded amount") for payment of which we bind ourselves, our heirs, executors, administrators and assigns.

WHEREAS, **Anthony & Sandra Morris** (principal) is owner of the Subdivision known as **Grant Harbor Estates** Subdivision, which subdivision is shown on a plat prepared by **Rochester & Associates, LLC**, Georgia Registered Surveyor Number 3044, and

WHEREAS, **Anthony & Sandra Morris** (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to approve the street system shown on the Final Plat of **Grant Harbor Estate** Subdivision for recording purposes, and

WHEREAS, **Anthony & Sandra Morris** (principal) wishes to induce the Board of Commissioners of Hall County, Georgia to accept the streets shown on the Final Plat of **Grant Harbor Estate** Subdivision for public maintenance (not applicable to private developments); **Anthony & Sandra Morris** (principal) and **Atlantic Specialty Insurance Company** (surety) agree in consideration of the foregoing,

NOW, THEREFORE BE IT RESOLVED, **Anthony & Sandra Morris** (principal) agrees that all construction of the street system of **Grant Harbor Estate** Subdivision will be completed and maintained for fifteen (15) months according to the terms and requirements as shown on the recorded Final Plat and of the Subdivision Regulations in force in Hall County, Georgia. **Anthony & Sandra Morris** (principal), and **Atlantic Specialty Insurance Company** (surety) agree to the following:

Sidewalks will be completed throughout entire subdivision as shown on recorded final plat within one (1) year of signing of said final plat. One inch of "F" mix asphalt may be placed anytime prior to final platting or up to one (1) year after final plat approval. In addition, Principal and Surety agree that if either the

sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, or traffic signs in **Grant Harbor Estate** Subdivision are improperly maintained or are found to be defective from faults in design, materials or workmanship as shown on the recorded Final Plat, or as set out in the Subdivision Regulations in force in Hall County, Georgia, then upon demand from Hall County, **Atlantic Specialty Insurance Company** (surety) shall pay the bond amount to Hall County.

Terms of Guaranty:

Anthony & Sandra Morris (principal) and **Atlantic Specialty Insurance Company** (surety) shall be bound by the provisions of this agreement until a properly authorized letter is received by **Atlantic Specialty Insurance Company** (surety) from Hall County authorizing release of **Anthony & Sandra Morris** (principal) and **Atlantic Specialty Insurance Company** (surety) from this Guaranty Agreement.

NOTWITHSTANDING the above provisions, this Guaranty Performance/Maintenance Agreement is hereby issued on **3/5/2026** (Date) and expires on **3/05/2028** (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.

IN WITNESS WHEREOF, the undersigned have hereunto signed their names and affixed their seals, this 9th day **April, 2026.**

- **Anthony & Sandra Morris**
  PRINCIPAL

  By: _____
  (Corporate Officer or other authorized representative)

  Principal's Address:
  22 Brentwood Drive
  Greenville, SC 29609

- **Atlantic Specialty Insurance Company**

SURETY

By: _____
Bonnie Robbins, Attorney In Fact

Surety's Address:
605 Highway 169 North, Suite 800
Plymouth, MN 55441

- Approved:
Hall County
By: _____
(Chairman)

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

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Audrianna Martinez, Barry R Page, Bonnie Robbins, Charles Boornazian, Damaris Martinez, Dawn M. Jones, Rose Vittiglio, Shawn Carlisi**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 9th day of April, 2026

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

Final Plat Information

Consider Acceptance of $277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates.

Subject Subdivision is located off Grant Ford Road

NAME OF SUBDIVISION:	Grant Harbor Estates
NAME OF OWNER/DEVELOPER:	Anthony & Sandra Morris
ADDRESS:	22 Brentwood Drive Greenville, SC 29609
TYPE OF MAINTENANCE BOND:	Guaranty Performance/Maintenance
DATE OF BOND:	April 9, 2026
AMOUNT OF BOND:	$277,639.00
FINANCIAL INSTITUTION: AND ADDRESS:	Atlantic Specialty Insurance Company 605 Highway 169 North, Suite 800 Plymouth, MN 55441
Account No.:	800227469

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
2	Grant Harbor Drive	50	1426	20	P.M.	----

NOTES:

NUMBER OF LOTS:	9
CURB & GUTTER:	24" Rolled Back
TOTAL ACRES OF S/D:	23.2 AC

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 246/2026

SUBJECT: Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: 1LSB

Recommendation:
Approve.

Purpose of Request:
Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	Yes
Source of Funds	N/A
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-14

Approvals:

Submit	Approve	Budget	Finance
SC	SC	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

IGA

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 246/2026

Funds Requested: $ 0.00

Request Budgeted: Yes

Proposed Source of Funding:

N/A

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	100-GENERAL FUND	3323-SHERIFFâ€PATROL	336002-INTERGOVERNMENTAL REIMBURSE	$-58,800.00
2027	100-GENERAL FUND	3323-SHERIFFâ€PATROL	336002-INTERGOVERNMENTAL REIMBURSE	$-323,400.00

Budget Transfer Items:

Additional Information/Comments:

This would be a revenue generating item for the County.

Contact for Questions:

Phone:

STATE OF GEORGIA :
:
COUNTY OF CHATHAM :

INTERGOVERNMENTAL AGREEMENT FOR LAW ENFORCEMENT AND SECURITY SERVICES BETWEEN GEORGIA PORTS AUTHORITY AND HALL COUNTY, GEORGIA

THIS AGREEMENT made and entered into this 30th day of March, 2026, by and between GEORGIA PORTS AUTHORITY, an instrumentality of the State of Georgia ("**GPA**"), and Hall County, Georgia, a political subdivision within the State of Georgia ("**County**").

WITNESSETH

WHEREAS, the Georgia Ports Authority is empowered to provide for a security force which includes POST-certified law enforcement officers who enforce all applicable laws on GPA property and provide security for GPA property and facilities;

WHEREAS, GPA owns and operates an inland port in Gainesville, Hall County, Georgia, referred to as the Gainesville Inland Port ("**GIP**");

WHEREAS, the Hall County Sheriff's Office ("**HSCO**") is a qualified law enforcement agency in Hall County, State of Georgia;

WHEREAS, the law enforcement officers of the HSCO are qualified to provide efficient, high quality law enforcement and security services in the event of emergencies both within and without the corporate limits of Hall County, Georgia, and are further qualified to protect and secure GPA property and facilities within Hall County;

WHEREAS, the assistance of HSCO to the police agency of GPA on the premises of GIP is desirable to assist with security of GPA facilities and property;

WHEREAS, there are provisions in the Official Code of Georgia Annotated OCGA 36-69-3 (2024) authorizing governmental entities to enter into cooperative agreements for law enforcement assistance; and

WHEREAS, it is in the best interest of the County and GPA to enter into a similar agreement;

NOW THEREFORE, in consideration of the premises the parties agree as follows:

SECTION 1. PURPOSE OF AGREEMENT

It is recognized that in certain situations the use of law enforcement officers to perform police duties outside of the territorial limits of the governmental entity where the officers are legally employed may be desirable and necessary in order to preserve and protect the health, safety and welfare of the public, such situations including the prevention or detection of violations of certain laws and the apprehension or arrest of any person who violates a criminal law of this State.

SECTION 2. AUTHORIZATION

Intergovernmental law enforcement services and assistance may be provided between GPA and Hall County when mutual aid and routine law enforcement work would best serve the interests of those parties.

SECTION 3. PARTIES

Hall County is a political subdivision of the State of Georgia, and the Georgia Ports Authority is a public corporation and instrumentality of the State of Georgia charged with the responsibility of operating a State System of Ports, maritime, inland, or otherwise, which includes providing security and enforcing laws, rules and regulations.

SECTION 4. POWER AND AUTHORITY

A. Hall County and the Georgia Ports Authority authorize and direct the Hall County Sheriff or the officer commanding in the Sheriff's absence to provide, at a minimum, one off-duty deputy sheriff or other POST-certified law enforcement officer in a marked police unit to provide security to and for GPA's facilities and property in Hall County, between the hours of 8 p.m. (2000) and 6 a.m. (0600) Monday through Friday, and weekends 8 p.m. (2000) Friday evening through 6 a.m. (0600) Monday morning. The judgment of the Sheriff, or officer commanding in his absence, of Hall County, as to the amount of personnel and equipment available, shall be final. In no event shall less than one law enforcement officer be provided by Hall County to be available at all times. GPA reserves the right to request modification of its security needs within Hall County and will inform Hall County, in writing, at least 7 days in advance of any change in hours, days, or weeks needed for the security services described herein.

B. Law enforcement officers performing police duties outside the terminal or jurisdictional limits of the party for which they regularly serve shall be under the direction and authority of one person designated by the head law enforcement officer of Hall County. That person shall in turn be under the direction and authority of the local commanding law enforcement officer of the party to which they are called to perform police or peace duties. They shall have all the powers, duties, rights, privileges, and immunities as if they were performing their duties in the territory which they are normally employed as required by Section 36-69-4 of the Official Code of Georgia Annotated, including the power of arrest.

SECTION 5. COMPENSATION TO COUNTY PROVIDING AID

GPA's sole responsibility for compensation to Hall County shall be to reimburse the County for services and assistance of one (1) off-duty law enforcement officer at the rate of $75.00

per hour. GPA shall have no responsibility for any other wage, benefit, or costs associated with employment of county law enforcement officers. Cooperative police services shall be rendered without charge during the normal conduct of law enforcement business or in case of an emergency.

SECTION 6. LIABILITY

Any injury, disability, or death incurred by any employee while rendering such aid shall be deemed to have arisen out of, and to have been sustained in the course of, employment with the County. If any employee, or anyone on his / her behalf, files a claim for workers' compensation benefits against GPA, for any injury claimed to have been sustained while furnishing aid, the County for whom the employee is regularly employed shall indemnify, defend, and hold harmless GPA to the extent permitted under Georgia law.

SECTION 7. APPLICABILITY OF PRIVILEGES, IMMUNITIES, EXEMPTIONS AND BENEFITS

All of the privileges and immunities from liability, exemption from laws, ordinances, and rules, and all pensions, insurance, relief, disability, workers' compensation, salary, death, and other benefits, which apply to the activity of law enforcement officers when performing their functions within the territorial limits of their respective political subdivisions shall apply to such officers to the same degree, manner and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Agreement.

SECTION 8. LIABILITY FOR ACTS OR OMMISSIONS OF RESPONDING AGENCY EMPLOYEES

Any party requesting police assistance shall not be liable for acts or omissions of the other party's employees who render assistance extraterritorially under the provisions if this Agreement.

SECTION 9. RULES AND REGULATIONS

The head law enforcement officers of the parties shall establish uniform rules and regulations for giving and receiving aid, which shall be subject to the approval of each party. A

copy of the rules and regulations shall be filed with the clerk of the County and the President & CEO of GPA. The rules and regulations may be revised and amended by the head law enforcement officers upon their unanimous agreement, subject to the approval of each party, and a copy of each revision or amendment shall be filed with the clerk of each party.

SECTION 10. EFFECTIVE DATE OF AGREEMENT

This Agreement shall be in full force and effect and legally binding on May 4, 2026, after it is signed and certified by the Hall County Commissioner and the Chief Administrative Officer of the Georgia Ports Authority, and consented to by the Hall County Sheriff.

SECTION 11. TERMINATION OF AGREEMENT

Notwithstanding anything herein to the contrary, this Agreement may be terminated by GPA or the County for any reason, or for no reason, at any time during the Term, upon thirty (30) days' prior written notice.

SECTION 12. NO THIRD-PARTY BENEFICIARY

This Agreement shall not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action under this Agreement for any cause whatsoever.

SECTION 13. CONSTRUCTION

This Agreement shall be deemed to have been executed in the State of Georgia and construed according to the laws of the State.

The provisions of this Agreement shall not be construed as creating a duty on the part of the law enforcement officers of either party to respond to a request from the other party. They shall further not be construed as creating a duty on the part of law enforcement officers rendering assistance extraterritorially to stay at the scene of a local emergency for any length of time. Such

responding officers may depart the scene of a local emergency at any time at the discretion of the officer in command of them at the scene of the local emergency.

SECTION 14. ENTIRE AGREEMENT

This Agreement terminates and supersedes all prior agreements between the parties hereto pertaining to the subject matter herein, whether orally or in writing, and constitutes the entire agreement between the parties hereto, subject only to modification by a subsequent writing of equal formality with this instrument executed by them and making reference to the same.

SECTION 15. SEPARABILITY

If any provision of this Agreement is contrary to any existing or future statute or judicial decision or any court, neither the validity nor the effectiveness of any of the other terms or provisions of this Agreement shall be affected thereby. This Agreement, however, is not deemed to supersede or impair contemporaneous or subsequent written agreements between the parties hereto referenced or contemplated herein.

SECTION 16. AUTHORITY

The parties covenant and warrant that each has the legal authority to enter into this Agreement.

[*Signatures follow on the next page*]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

HALL COUNTY, GEORGIA

By: _____
Chairman, Board of Commissioners

Attest: _____
Clerk of Commission/County

GEORGIA PORTS AUTHORITY

By: _____
Chief Operating Officer

Attest: _____
Manager, Properties and Contracts

Consented to by:

By: _____
Hall County Sheriff

APPROVED AS TO FORM

_____
Justin R. Lawhon,
County Attorney

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 88/2026

SUBJECT: Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $171,612.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: 1LBP

Recommendation:
Approve

Purpose of Request:
Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is $171,612.00.

History:
Dr. Zoller has been the Medical Director for the Jail since 1992 and is a vendor in good standing with the County.

Facts and Issues:

Options:

Funding Requested	$ 171,612.00
Are funds within current budget?	Yes
Source of Funds	General Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-03-12

Approvals:

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

Attachments:
Financial Supplement
Signature Request Sheet
Contract Amendment # 1
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 88/2026

Funds Requested: $ 171,612.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$171,612.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: MJS

Phone: 770-531-3934

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT RENEWAL 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
Andrew Youngblood

Date: April 7, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract Renewal:

Bid/Contract Number: N/A

Bid/Contract Name: Medical Services for Hall County Jail

Department(s) Requesting Contract: Sheriff's Office

Award Recipient Name: Dr. Linwood Zoller, MD

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2027 Projected Spend: $171,612.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$171,612.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for medical services at Hall County Jail to Dr. Linwood Zoller, MD of Gainesville, GA. The FY 2027 estimated amount has been reviewed against the projected FY 2027 budget by Finance.

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

STATE OF GEORGIA
COUNTY OF HALL

CONTRACT #Physician Agreement

Contract Amendment #1

for the provision of

Medical Services at Hall County Jail

This Amendment is by and between Hall County Georgia, of Gainesville, Georgia and Dr. Linwood Zoller, MD (herein "Parties") for medical services at the Hall County Jail as defined below and shall be effective as of the date this Amendment is fully executed by both parties.

WHEREAS the current Agreement term is in effect from July 1, 2026, through June 30, 2027.

WHEREAS the Parties desire to modify this Contract.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

As Reads

3. Additional Compensation. In addition to Base Compensation set forth in Paragraph 2 above, Independent Contractor shall charge a fee not to exceed Twenty Dollars and No/100 ($20.00) for each office visit or Thirty Dollars and No/100 ($30.00) for each time Independent Contractor attends a detainee in the emergency room of Northeast Georgia Medical Center ("Fees"). Charges for medical procedures including but not limited to: shots, sutures, and medical testing, shall be in addition to the Base Compensation and Fees, and shall not exceed the fair market value for similar services in Hall County, Georgia ("Procedure Charges"). Independent Contractor shall send the County an itemized monthly invoice for reflecting the Fees and Procedure Charges with a brief description of the work performed. In the event the County feels that any Procedure Charge is unreasonable, the County may withhold payment of such amount until the County and Independent Contractor reach agreement on the reasonable fair market value of the procedure performed. Disagreements subject to arbitration.

Is hereby modified to read

3. Additional Compensation. In addition to Base Compensation set forth in Paragraph 2 above, Independent Contractor shall charge a fee not to exceed Twenty Dollars and No/100 ($20.00) for each office visit or Thirty Dollars and No/100 ($30.00) for each time Independent Contractor attends a detainee in the emergency room of Northeast Georgia Medical Center ("Fees"). Charges for medical procedures including but not limited to: shots, sutures, and medical testing, shall be in addition to the Base Compensation and Fees, and shall not exceed the fair market value for similar services in Hall County, Georgia ("Procedure Charges"). Independent Contractor shall send the County an itemized monthly invoice for reflecting the Fees and Procedure Charges with a brief description of the work performed. In the event the County feels that any Procedure Charge is unreasonable, the County may withhold payment of such amount until the County and Independent Contractor reach agreement on the reasonable fair market value of the procedure performed. Disagreements subject to **non-binding** arbitration. [emphasis added]

SUCCESSORS AND ASSIGNS. This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the Parties hereto.

ENTIRE AGREEMENT. Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and conditions and shall constitute the legal, valid, binding and enforceable obligations to the Parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

IN WITNESS WHEREOF said Parties have hereunto affixed their signature and seal on the day, month, and year first above written.

LINWOOD ZOLLER, MD

By: Linwood Zoller MD

Date: 4/7/2026

HALL COUNTY, GEORGIA

By: _____

Print Name: _____

Title: _____

Date: _____

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

PHYSICIAN AGREEMENT

This Agreement made this 1st day of July, 2026 by and between **Hall County, Georgia,** a political subdivision of the State of Georgia ("County") and **Dr. Linwood Zoller, M.D.** ("Independent Contractor").

WHEREAS, the County operates the Hall County Jail and Detention Center (the "Detention Center"), and desires to services of a qualified physician to provide healthcare services to the inmates housed in the Detention Center from time to time; and

WHEREAS, Independent Contractor is a qualified, licensed physician capable of providing healthcare services; and

WHEREAS, Independent Contractor agrees to provide, 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. **Physician Services.** Independent Contractor agrees to act as the physician of the Hall County Jail and Detention Center. As such, Independent Contractor agrees to perform the following functions:
   - **a.** Independent Contractor shall visit the Detention Center four (4) days per week (such days to be mutually agreed upon by the County and Independent Contractor) for the purposes of providing medical services to the detainees at the Hall County Detention Center.
   - **b.** Independent Contractor shall be on call twenty-four (24) hours per day for the purpose of giving medical services in the handling of unforeseen medical emergencies which may arise at the Detention Center.
   - **c.** In the event a detainee requires medical attention which cannot be handled over the telephone or administered while Independent Contractor is visiting the Detention Center, Independent Contractor agrees to see detainee in Independent Contractor's office whenever reasonably possible in an effort to decrease the number of visits to the Emergency Room at Northeast Georgia Medical Center.
   - **d.** Independent Contractor shall direct the dispensing of medication and plan special diets for detainees when necessary.
   - **e.** Independent Contractor reserves the right to have a detainee sent to the Emergency Room at Northeast Georgia Medical Center when such is in the best interest of the detainee.
   - **f.** Independent Contractor shall abide by all rules of the Hall County Detention Center.

2. **Base Compensation.** The County shall pay to Independent Contractor annually a total of One Hundred Seventy one Thousand Six Hundred eleven and 53/100 Dollars ($171,611.53) (the "Base Compensation"), in compensation for or providing the Physician Services described in Paragraph 1 above. The Base Compensation shall be payable in twelve (12) monthly installments of Fourteen Thousand three hundred and 96/100 Dollars ($14,300.96). The first monthly installment shall be made on August 1, 2026 and payment shall be made on the first day of each month thereafter until termination of this Agreement. A late charge of 5% of the monthly installment amount may be charged by Independent Contractor should payment not be made by the 20th day of each month.

3. **Additional Compensation.** In addition to Base Compensation set forth in Paragraph 2 above, Independent Contractor shall charge a fee not to exceed Twenty Dollars and No/100 ($20.00) for each office visit or Thirty Dollars and No/100 ($30.00) for each time Independent Contractor attends a detainee in the emergency room of Northeast Georgia Medical Center ("Fees"). Charges for medical procedures including but not limited to: shots, sutures, and medical testing, shall be in addition to the Base Compensation and Fees, and shall not exceed the fair market value for similar services in Hall County, Georgia ("Procedure Charges"). Independent Contractor shall send the County an itemized monthly invoice for reflecting the Fees and Procedure Charges with a brief description of the work performed. In the event the County feels that any Procedure Charge is unreasonable, the County may withhold payment of such amount until the County and Independent Contractor reach agreement on the reasonable fair market value of the procedure performed. Disagreements subject to arbitration.

4. **Term.** This Agreement shall be in effect beginning on July 1, 2026, and shall terminate on June 30, 2027.

5. **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.

6. **Leave.** In the event Independent Contractor is unable to attend the Detention Center or be on call as required pursuant to Paragraph 1, as a result of illness, vacation, personal time, or for any other reason, Independent Contractor agrees to make arrangements for a qualified person to visit the Detention Center and remain on call during the absence. Independent Contractor shall give the County at least seven (7) days' notice of any intended absence whenever possible.

7. **Independent Contractor.** Independent Contractor shall be and is an independent contractor, and is not an employee 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 he 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 he has any authority, to bind the County in any contractual manner.

8. **Taxes.** Payroll taxes, including federal, state, and local taxes shall not be withheld or paid by the County on behalf of Independent Contractor. Independent Contractor shall be solely responsible to pay all taxes as mandated by law.

9. **No Joint Venture.** Nothing in this Agreement shall constitute or be construed as the creation of a partnership or joint venture.

10. Workers Compensation. The County shall not obtain workers' compensation insurance on behalf of Independent Contractor. Independent Contractor agrees to comply with the workers' compensation law concerning his business and his employees. Independent Contractor shall have sole responsibility for purchasing any and all liability insurance as required by law.

11. 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 his performance of 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.

11a. Insurance. The Independent Contractor shall obtain and maintain, as a minimum, the following insurance coverage during the entire term of this contract:

Worker's Compensation Insurance in the covered amount of $500,000.00 Per Bodily Injury;
General Liability Insurance in the covered amount of $1,000,000.00 Per Occurrence and $2,000,000.00 General Aggregate;
Professional Liability Insurance in the covered amount of $1,000,000.00 Per Occurrence and $3,000,000.00 General Aggregate;
Umbrella Liability Insurance in the covered amount of $1,000,000.00 Per Occurrence.

12. 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.

13. 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 Linwood Zoller, M.D., 4921 Rilla Road, Gainesville, Georgia 30506.

14. 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.

15. Choice of Law. This Agreement shall be construed under the laws of the State of Georgia.

16. 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:

Linwood Zoller MD

LINWOOD ZOLLER, M.D.

COUNTY:

HALL COUNTY, GEORGIA

By: _____
Chairman

Attest: _____
Secretary

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 86/2026

SUBJECT: Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is $2,278,000.00.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: 1LBP

Recommendation:
Approve

Purpose of Request:

Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is $2,278,000.00.

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:

Options:

Funding Requested	$ 2,278,000.00
Are funds within current budget?	Yes
Source of Funds	General Fund & 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:

Submit	Approve	Purchasing	Budget
SC	SC	AY	JM
Finance	**Attorney**	**Administration**	**Clerk**

Finance	Attorney	Administration	Clerk
TS	JL	CR	JR

Attachments:
Financial Supplement
Signature Request Cover Sheet
Contract

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 86/2026

Funds Requested: $ 2,278,000.00

Request Budgeted: Yes

Proposed Source of Funding:

General Fund & Opioid Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2027	100-GENERAL FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$2,000,000.00
2027	213 - LOCAL GOV'T SHARE OF OPIOID FUND	3326-SHERIFFâ€JAIL	521208-MEDICAL SERVICES	$278,000.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: MJS

Phone: 770-531-3934

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8270 | f: 770.531.6711

FINANCIAL SERVICES DIRECTOR
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR
Elizabeth White

PURCHASING MANAGER
Andrew Youngblood

Hall County Government

FINANCIAL SERVICES
PURCHASING DIVISION

CONTRACT RENEWAL SIGNATURE REQUEST

Date: April 29, 2026

To: David Gibbs, Chairman, BOC

From: Andrew Youngblood, Purchasing Manager

Your signature is requested to execute the attached Contract Renewal:

Bid/Contract Number: N/A

Bid/Contract Name: Correctional Nursing Services Agreement

Department(s) Requesting Contract: Sheriff's Office

Award Recipient Name: Correctional Nursing Services, LLC

Contract Description:

☒ Annual Contract ☐ New ☒ Renewal

FY 2026 Projected Spend: $2,250,000.00

☐ Price Increase Requested Increase Percentage: N/A

☒ Project/Service Contract FY 2027 Estimated Amount:$2,278,000.00

☐ Product Contract Estimated Amount:

Comment:

Approve the annual contract renewal for Hall County Sheriff's Office Nursing Services to Correctional Nursing Services, LLC of Gainesville, GA. The FY 2027 estimated amount has been reviewed against the projected FY 2027 budget by Finance.

NURSING SERVICES AGREEMENT

This Agreement made this 1st day of July, 2026 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, 2026, and shall terminate on June 30, 2027.

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.

COST SCHEDULE DESCRIPTION

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

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 Gallimore
Title: Proprietor

COUNTY:

HALL COUNTY, GEORGIA

By: _____
Chairman

Attest: _____
Secretary

APPROVED AS TO FORM

Nathaniel R. Anderson,
Senior Assistant County Attorney

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 229/2026

SUBJECT: Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

History:
Kim Jackson is the current appointment.

Facts and Issues:
Kim Jackson does not wish to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 231/2026

SUBJECT: Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

History:
The current appointment is Patrick O'Rouke.

Facts and Issues:
Patrick O'Rouke does not wish to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-05-14

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Other Business - Appointments for Consideration

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 242/2026

SUBJECT: Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR

Recommendation:
n/a

Purpose of Request:
Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

History:
Killian Edwards is the current appointment.

Facts and Issues:
Killian Edwards is not eligible to serve another term.

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-06-30

Approvals:

Approve	Clerk
JR	JR

Attachments:

AGENDA ITEM

Administration

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 298/2026

SUBJECT: Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Monday, June 8, 2026 Work Session and schedule a Work Session on Tuesday, June 9, 2026 at 3:00 p.m.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: JR-CC

Recommendation:
Approval

Purpose of Request:
Approve an amendment to the 2026 Meeting Schedule: Cancellation of the Monday, June 8, 2026 Work Session and schedule a Work Session on Tuesday, June 9, 2026 at 3:00 p.m.

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:

2026 Meeting Schedule - Proposed

HALL COUNTY BOARD OF COMMISSIONERS
2026 Commission Meeting Schedule
Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504

WORK SESSIONS	VOTING MEETINGS
Monday, January 5 at 3:00	Thursday, January 8 at 6:00
Tuesday, January 20 at 3:00	Thursday, January 22 at 6:00
Monday, February 9 at 3:00	Thursday, February 12 at 6:00
Monday, February 23 at 3:00	Thursday, February 26 at 6:00
Monday, March 9 at 3:00	Thursday, March 12 at 6:00
Monday, March 23 at 3:00	Thursday, March 26 at 6:00
Monday, April 6 at 3:00	Thursday, April 9 at 6:00
Monday, April 20 at 3:00	**Tuesday**, April 21 at 6:00
Monday, May 11 at 3:00	Thursday, May 14 at 6:00
Tuesday, May 26 at 3:00	Thursday, May 28 at 6:00
~~Monday, June 8 at 3:00~~ – Cancelled **Tuesday**, June 9 at 3:00	Thursday, June 11 at 6:00
Monday, June 22 at 3:00	Thursday, June 25 at 6:00
Monday, July 6 at 3:00	Thursday, July 9 at 6:00
Monday, July 20 at 3:00	Thursday, July 23 at 6:00
Monday, August 10 at 3:00	Thursday, August 13 at 6:00
Monday, August 24 at 3:00	Thursday, August 27 at 6:00
Tuesday, September 8 at 3:00	Thursday, September 10 at 6:00
Monday, September 21 at 3:00	Thursday, September 24 at 6:00
Monday, October 5 at 3:00	Thursday, October 8 at 6:00
Monday, October 19 at 3:00	Thursday, October 22 at 6:00
Monday, November 9 at 3:00	Thursday, November 12 at 6:00
Monday, December 7 at 3:00	Thursday, December 10 at 6:00

Work Session Meetings are scheduled for Mondays prior to the 2nd and 4th Thursdays of each month.
Voting Meetings are scheduled for the 2nd and 4th Thursdays of each month.

All Meetings are scheduled to be held at the Hall County Government Center (2875 Browns Bridge Road, Gainesville, GA) on the 2nd floor.

Any amendments to the schedule listed above will be noticed to the public as State law requires.

Please direct questions and/or concerns to:

Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

DRAFT

Proposed 5/14/2026

AGENDA ITEM

Other Business - County Attorney

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 289/2026

SUBJECT: Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of S.P. McKibbon Sr., LLLP, located at 0 Sasser Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15044 000040, following the applicant's withdrawal of the annexation application on or about May 6, 2026.

Meetings:

Work Session Date: 05/11/26

Voting Meeting Date: 05/14/26

Executive Summary:

Presenter: JL

Recommendation:
Approve

Purpose of Request:

Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of S.P. McKibbon Sr., LLLP, located at 0 Sasser Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 15044 000040, following the applicant's withdrawal of the annexation application on or about May 6, 2026.

History:
On April 6, 2026, the Hall County Board of Commissioners by unanimous vote approved a Resolution Objecting to the City of Flowery Branch's Annexation of the Property of JS.P. McKibbon Sr., LLLP, Known as Hall County Tax Parcel 15044 000040. On April 22, 2026, Hall County timely served notice of its objection to the City of Flowery Branch and the Department of Community Affairs. The applicant, Tellus Holdings, LLC, subsquently withdrew the annexation application on or about May 6, 2026, per its attorney, Ethan Underwood, which was confirmed by Flowery Branch's counsel.

Facts and Issues:
The Department of Community Affairs, by its adopted rules, requires that the Hall County Board of Commissioners vote to withdraw its annexation objection to the subject property for Hall County's request for an arbitration panel to be rendered moot in accordance with Ga. Comp. R. & Regs. R. 110-12-8-.03(9)(e).

Options:

Hall County, by a majority vote of its elected body, is permitted under the rules and regulations of the Department of Community Affairs to withdraw its annexation objection at any time for any reason during the arbitration process.

Funding Requested $ 0.00

Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2025-07-10

Approvals:

Submit	Attorney	Administration	Clerk
JL	JL	CR	JR

Attachments:

AGENDA ITEM

Development Services

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 223/2026

SUBJECT: Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: BS

Recommendation:
Staff recommends approval of the applicants request.

Purpose of Request:
Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

History:

Facts and Issues:

Options:

Please find enclosed a map of the area, land surveyor statement and a staff memo from Building Inspection outlining remaining requirements for issuance of the Certificate of Occupancy and Certificate of Completion.

As per Code Section 5.30.070 D. Applications for new alcoholic beverage licenses may be approved for locations currently under construction, or for locations where new construction will begin within 30 days of commission approval, providing said construction must be completed, certificates of occupancy issued, and the business license and alcoholic beverage license issued, in accordance with regulations contained in this Code, within 12 months of the date of approval by the Hall County Commission.

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
BS	KT	JL	CR
Clerk			
JR			

Attachments:
Board Memo
Map
Land Survey

Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUSINESS LICENSE DIVISION

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6815 | f: 770.531.4953

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUSINESS LICENSE DIRECTOR
Brandi Smith

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Kristie Turner, Development Services Director
Brandi Smith, Business License Director

Date: April 21, 2026

Subject: Approval of Malt Beverage & Wine Package License

Applicant: RaceTrac, Inc
Managing Agent - Rosina Ann Wilson

Location: 3505 Kubota Way, Gainesville, GA 30507

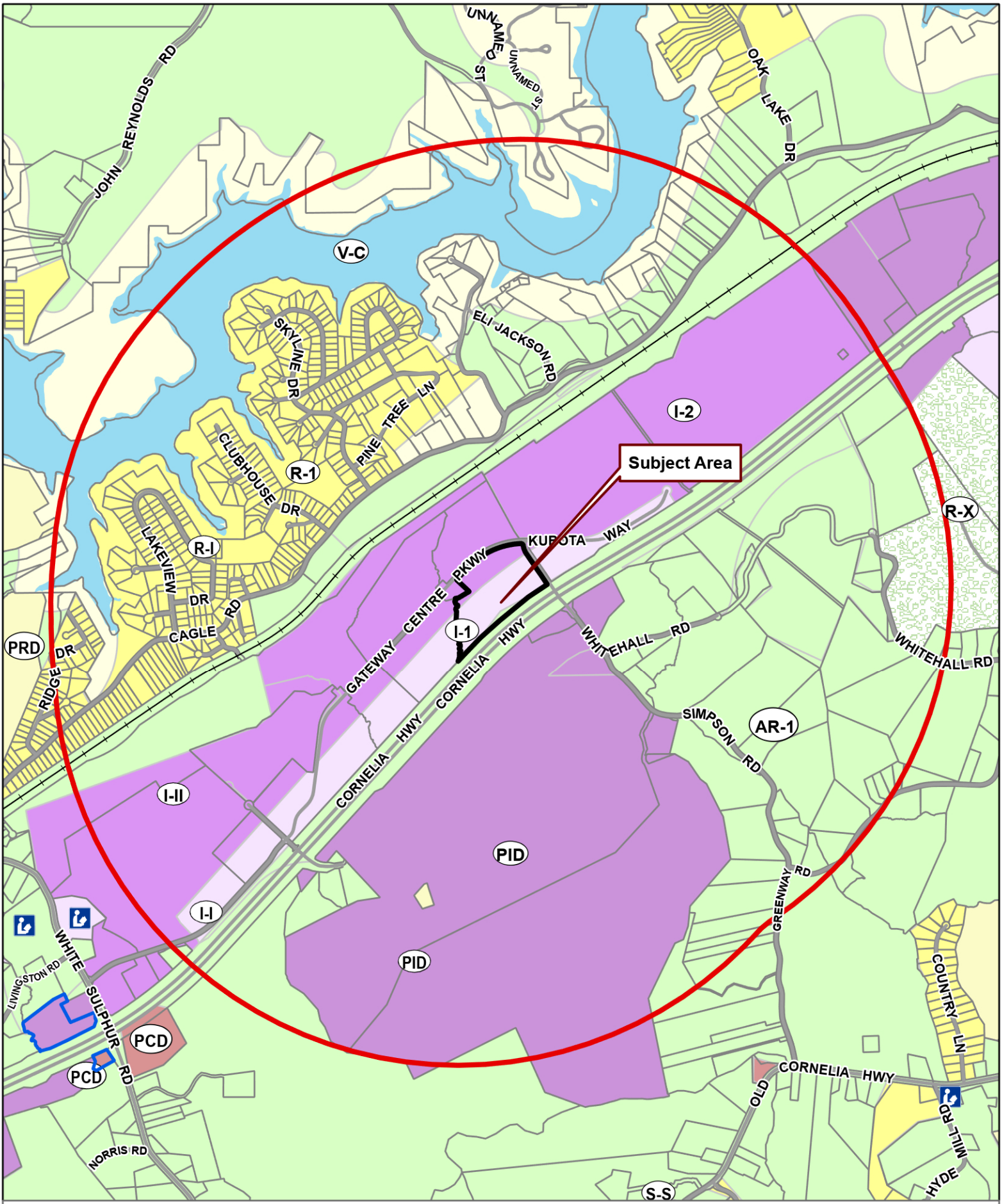
Commission District: Three

The request before you is to approve the Malt Beverage & Wine Package License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507.

Please find enclosed a map of the area, land surveyor statement and a staff memo from Building Inspection outlining remaining requirements for issuance of the Certificate of Occupancy and Certificate of Completion.

As per Code Section 5.30.070 D. Applications for new alcoholic beverage licenses may be approved for locations currently under construction, or for locations where new construction will begin within 30 days of commission approval, providing said construction must be completed, certificates of occupancy issued, and the business license and alcoholic beverage license issued, in accordance with regulations contained in this Code, within 12 months of the date of approval by the Hall County Commission.

Staff recommends **approval** of the applicants request.


Subject Area
V-C
I-2
R-X
R-1
R-I
PRD
I-1
I-II
I-I
PID
PID
PCD
PCD
AR-1
S-S
JOHN REYNOLDS RD
UNNAMED ST
OAK LAKE DR
ELI JACKSON RD
SKYLINE DR
PINE TREE LN
CLUBHOUSE DR
LAKEVIEW DR
CAGLE RD
RIDGE DR
KUBOTA WAY
GATEWAY CENTRE PKWY
CORNELIA HWY
WHITEHALL RD
SIMPSON RD
GREENWAY RD
COUNTRY LN
OLD CORNELIA HWY
MILL RD
HYDE
WHITE SULPHUR RD
LIVINGSTON RD
NORRIS RD
Subject Property: 3505 Kubota Way, Gainesville, GA 30507
0
1,000
2,000
4,000
Feet
Zoning Boundary
City Limits
Place of Worship
Active Alcohol Licenses
1 Mile Buffer
Subject Area
N
Date: 4/6/2026

HALL COUNTY
GEORGIA
We have it all in Hall

GEORGIA REGISTERED LAND SURVEYOR STATEMENT

I, Robert S. Cleveland, a Georgia Registered Land Surveyor

(# Georgia RLS# 2894) hereby certify I am familiar with the premises

Proposed Racetrac Site located at the corner of Kubota Way and Gateway Centre Pkw. – See Exhibit "A" attached

(business name and location)

For which RaceTrac Petroleum, Inc. application

(applicant's name)

has been made for the issuance of a license to sell malt beverages and wine at retail and that the nearest point to the main structure of this business is more than 300 feet from the nearest point of the main structure of any church, or more than 600 feet from the nearest point of the main structure of any school as measured in a straight line between the two structures. (The word *school* shall include kindergartens, primary and secondary schools, colleges and other educational institutions whether public or private.)

KELLY MOONEY
NOTARY
EXPIRES
GEORGIA
SEPTEMBER 18, 2029
PUBLIC
HALL COUNTY

This 1 day of April, 2026

Robert S. Cleveland

Signature and seal of surveyor

Business address:

DCCM Infrastructure, Inc.

425 Oak St NW, Gainesville, GA 30501

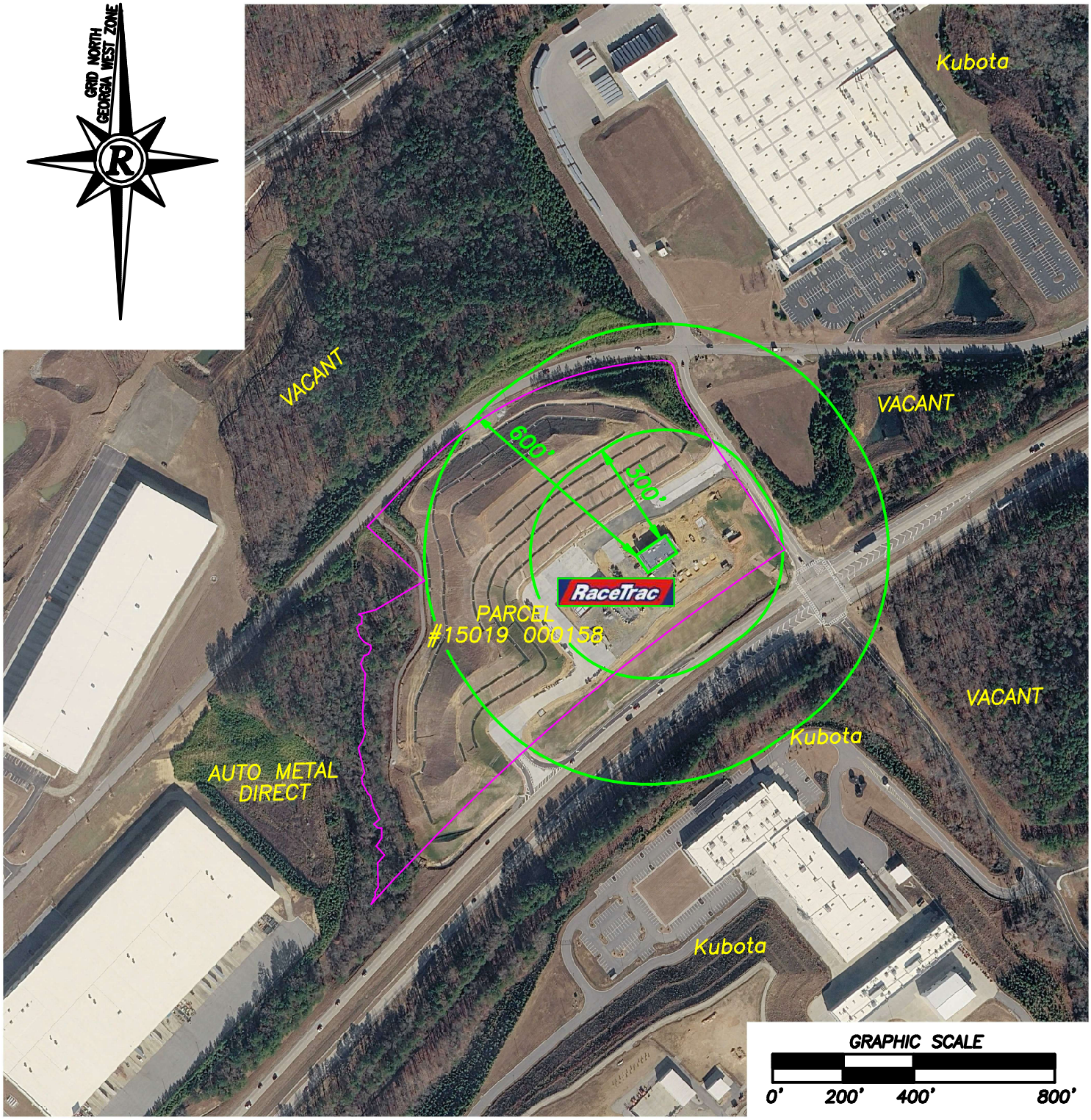
Sworn to and subscribed before me

This 1 day of April, 2026

Kelly Mooney

Signature, notary public

SEAL



SHEET	OF
1	1

DATE: 4/1/2026
SCALE: 1" = 400'
FILE# BEER
JOB# G209070.RTP
DRAWN BY RSC

"EXHIBIT A"
MAP SHOWING SITE FOR

RaceTrac

LOCATED IN
G.M.D. 409, 15TH DISTRICT
HALL COUNTY, GEORGIA

DCCM

425 Oak St NW, Gainesville, GA 30501
770.718.8888 p | www.rochester-assoc.com

AGENDA ITEM

Other Business - Planning and Development

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 258/2026

SUBJECT: Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: KA

Recommendation:
Conduct public hearing.

Purpose of Request:
Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

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:

Board Memo

Hall County Government
PLANNING AND ZONING

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie Ahmed

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Director of Planning & Zoning

Date: May 1, 2026

Subject: **Unified Development Code and Comprehensive Plan Amendments**

Hall County Planning and Zoning Staff has prepared several amendments to the Hall County Unified Development Code (UDC) which will be available for public review and input beginning May 15, 2026. Simultaneous to this effort, Staff is preparing an amendment to the Hall County Forward Comprehensive plan to ensure the plan aligns with the proposed UDC changes.

This public hearing is being held to comply with the initial public meeting requirement of the Department of Community Affairs (DCA) to inform the public of the upcoming amendments and opportunities for public engagement.

Further details of the amendments to both the UDC and Comprehensive Plan will be presented at the May 14th, 2026, Board of Commissioners meeting.

AGENDA ITEM

Other Business - Planning and Development

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 218/2026

SUBJECT: Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: LT

Recommendation:
Conduct public hearing.

Purpose of Request:
Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

History:

Facts and Issues:

Options:

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

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:
Resolution
Community Work Program
Capital Improvement Element

Hall County
Transmittal Resolution

WHEREAS, Hall County has prepared an annual update to a Capital Improvements Element and Community Work Program; and

WHEREAS, the annual update of the Capital Improvements Element and Community Work Program was prepared in accordance with the Development Impact Fee compliance requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public hearing was held on May 14, 2026.

BE IT THEREFORE RESOLVED, that the Chairman and Board of Commissioners of Hall County does hereby submit the annual update of the Capital Improvements Element and Community Work Plan covering the eight-year period from 2024-2032 to the Georgia Mountains Regional Commission for review, as per the requirements of the Georgia Planning Act.

Adopted this _____ day of _____, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
David Gibbs
Chairman Hall County Board of Commissioners

ATTEST:

_____
Jennifer Rivera
Commission Clerk
Hall County Board of Commissioners

APPROVED AS TO FORM:

_____
Justin R. Lawhon
County Attorney

Hall County 2024-2032 Community Work Program (CWP)					
Action Item	**Timeframe**	**Estimated Cost**	**Responsible Party**	**Funding Source**	**Notes**
Work with the Georgia Mountain Regional Commission (GMRC) and its participating counties to tackle regional issues with growth management	2025-2032	Staff Time	Planning & Development; GMRC	General Fund	Ongoing. Hall County Planning has partnered with GMRC to do a comprehensive plan update and ensure regional issues are considered in this plan.
Track the construction of new developments to ensure that growth is happening as projected and to update level of service projections.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing. Hall County GIS has developed a dashboard to track approved rezonings, issued land disturbance permits, and issued building permits. This continues to be monitored and utilized in appropriate updates such as the level of service.
Establish regular communication with Hall County Schools to share data on new construction and population estimates so that educational facilities can be updated or added to accommodate projected enrollment.	2025-2032	Staff Time	Planning & Development; Hall County Schools	General Fund	Ongoing. The school system was added to our tentative packet group where they are notified of upcoming rezoning applications that may impact the school system.
Prepare a Unified Development Code to update, consolidate, and streamline land use and development regulations and to support the goals of the Comprehensive Plan	2025	$25,000	Planning & Development	General Fund	Completed. The UDC will continue to be refined as we evaluate its effectiveness for Hall County goals.
Evaluate the effectiveness of the County's tree protection standards and identify potential amendments, as necessary	2025-2027	Staff Time	Planning & Development	General Fund	Ongoing. Hall County will continue to evaluate this code section and suggest updates where appropriate.
Evaluate the effectiveness of the County's Conservation Subdivision Design Option and identify potential amendments, as necessary	2025-2027	Staff Time	Planning & Development; Consultant	General Fund	Part of UDC scope - Ongoing. Hall County will continue to evaluate this code section and suggest updates where appropriate.
Evaluate zoning buffer standards to ensure they are sufficient where commercial or industrial uses abut residential properties and identify potential amendments, as necessary	2025-2027	Staff Time	Planning & Development; Consultant	General Fund	Part of UDC scope - Ongoing. Hall County will continue to evaluate this code section and suggest updates where appropriate.
Review use and outdoor storage/display standards in the Gateway Corridor Overaly District to identify apporpriate locations and screening requirements	2025	Staff Time	Planning & Development; Consultant	General Fund	Part of UDC scope - Complete.
Assess compatibility of municipalities' corridor standards/design guidelines with the County's; identify any requirements that could enhance the quality of development in the county.	2025-2027	Staff Time	Planning & Development; Consultant	General Fund	Part of UDC scope. Ongoing. Hall County will continue to evaluate this code section and suggest updates where appropriate.
Review existing regulations for impediments to special housing needs and oppoortunities such as senior housing, accessory dwelling units, and affordable housing	2025-2027	Staff Time	Planning & Development; Consultant	General Fund	Ongoing. Hall County will continue to evaluate this and suggest updates where appropriate.
Amend regulations to reinforce infrastructure requirements for single-family development (based on commonly applied conditions of zoning)	2025-2027	Staff Time	Planning & Development	General Fund	Part of UDC scope. Further evaluation continues to occur while Hall County is in a residential suspension with a completion date of August 2026.
Update Gateway Corridor Overlay District standards to help blend existing and new development in rural areas, particularly along US-129/Cleveland Highway and SR 365/Cornelia Highway	2025-2027	Staff Time	Planning & Development	General Fund	Ongoing. Hall County will continue to evaluate this code section and suggest updates where appropriate. Anticipated completion date of 2027.
Implement the recommendations from the neighborhood-level planning effort with the Morningside Heights, Black and Cooley Drive, and Gaines Mill Road Communities	2026-2027	Staff Time	Board of Commissioners, County Staff, Citizens of Gainesville and Hall County	General Fund	Ongoing. Hall County will consider these recommendations for implementation through its ongoing effort to make major UDC updates through 2027.

Maintain residential or agricultural use as the primary use(s) along roadways that do not have a "corridor" designation on the Future Development Map	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing. This continues to be a consideration in all Hall County UDC and Comp Plan updates
Develop design guidelines that reflect the Quality Development Strategies shown in the plan that inform standards for landscaping, connectivity, site design, amenities, etc.	2026-2027	$50,000	Planning & Development; Consultant	General Fund	Ongoing. Hall County will continue to evaluate these standards and propose amendments to the UDC for implementation purposes.
Create a small area study for the Inland Port area	2025-2027	$200,000	Planning & Development, Consultant	General Fund	Not started. This initiative will be prioritized as part of the upcoming Hall County Comprehensive Plan update.
Conduct a small area plan for the Sardis Connector that could be used as a basis for the development of a zoning overlay to guide future land use decisions as the corridor develops.	2026-2027	$50,000	Planning & Development, Consultant	General Fund	Not started. This initiative will be prioritized as part of the upcoming Hall County Comprehensive Plan update.
Housing					
Coordinate and discuss affordable/workforce housing-related needs and initiaitves with the cities, Habitat for Humanity, and other public or private stakeholders	2025-2032	Staff Time	Board of Commissioners, Joint Municipal Association, Habitat for Humanity, County Administration, Planning & Development	General Fund	Ongoing. Hall County will continue to evaluate these opportunities and propose amendments to the UDC where appropriate.
Establish a joint program with the City of Gainesville to address housing attainability through the Georgia Initiative for Community Housing (GICH) program	2025-2026	Staff Time	Planning & Development	General Fund	Complete. The County is directly involved with the GICH program.
Continue to review existing regulations that create barriers for special housing needs and opportunities such as senior housing, accessory dwelling units, and affordable housing.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing. Hall County will continue to evaluate these existing regulations and propose amendments to the UDC where appropriate.
Conduct an affordability study that examines the existing house inventory, housing market, and housing needs in Hall County to develop policy that reflect the needs and priorities of all members of the community.	2025	$100,000	Planning & Development, Consultant	General Fund	Complete. This was conducted as part of the 2024 comprehensive plan update.
Establish affordability incentives for new development as part of the affordability study.	2025	$100,000, Staff Time	Planning & Development, Consultant	General Fund	Complete. This was conducted as part of the 2024 comprehensive plan update.
Continue to identify properties suitable for federal Community Home Investment Program (CHIP) and Neighborhood Stabilization Program (NSP) grants to assist with home repairs/rehabilitation and to provide affordable housing opportunities.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing. Hall County will continue to identify grant opportunities and apply as eligibility criteria are met.
Create an affordable housing task force with developers, banks, and housing advocates.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing. A housing task force is established and is continues to review existing regulations that create barriers for special housing needs and opportunities such as senior housing, accessory dwelling units, and affordable housing.
Infrastructure Maintenance & Expansion					
Sardis Road Connector – SR 60/Thompson Bridge Road to Sardis Road/Chestatee Road	2025-2028	~~32000000~~ **$85,619,201**	**GDOT**/GHMPO	HB 170; SPLOST	GH-016; PI 003626 **Currently under construction – estimated open to traffic date is 2027/2028.** **SPLOST (complete): $27,647,764** **HB 170: $57,971,437**

Widening of SR 11/US 129 from Lakeview Street to south of Nopone Road (Phase I)	2025-2029	~~39000000~~ **$86,386,207**	**GDOT**/GHMPO	HB 170; ~~SPLOST~~	GH-020A; PI 122060 **Construction set for FY 2026. Estimated open to traffic date 2028.** **No Hall County local funding expected.**
Widening of SR 211/Old Winder Highway From SR 53/Winder Highway To SR 347/Friendship Road	2027-2029	~~35000000~~ **$147,698,585**	**GDOT**/GHMPO	HB 170; ~~SPLOST~~	GH-025; PI 007233 **Construction set for FY 2029, estimated open to traffic date of 2031.** **No Hall County local funding expected.**
Widening of SR 60/Candler Rd.– From south of I-985 to SR 124	2027-2031	~~$65,000,000~~	**GDOT**/GHMPO	GDOT	GH-111**A & GH111B** **Construction currently in unfunded long range of GHMPO MTP (2055+)** **No Hall County local funding expected.**
East-West Corridor Study / (Northern Bypass Study)	2028-2029	$110,000	GHMPO	Parks & Leisure Fund / **Public Works**	Potential study on hold until Sardis Connector is complete, per Hall County Admin.
Widening of I-985 From I-85/Gwinnett to SR 53/Mundy Mill Road	Unknown	~~38000000~~ **$169,504,413**	~~Federal, State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **TBD**	~~Contingent on passage of TSPLOST~~ **GH-120; PI 0014130** **Construction currently in unfunded long range of GHMPO MTP (2055+)** **No Hall County local funding expected.**
Widening of US 129/Cleveland Highway - Lakeview Street to S of Nopone Road, Phase I	Unknown	~~$76,000,000~~	~~Federal , State~~	~~TSPLOST~~ **TBD**	~~Contingent on passage of TSPLOST~~ **Repeat project – delete**
Widening of US 129/Cleveland Highway - Brittany Court to S of Lakeview Street, Phase II	2028-2030	$36,000,000	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-020B; PI 0016862** **Construction currently scheduled for 2030, with open to traffic date of 2032.** **No Hall County local funding expected.**
Widening of US 129/Cleveland Highway - Limstone Parkway to N of Brittany Court, Phase III	2028-2030	~~28000000~~ **$48,468,238**	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-020C; PI 0016863** **Construction currently scheduled for 2030, with open to traffic date of 2032.** **No Hall County local funding expected.**
SR 365/Cornelia Highway At Howard Road - New Interchange	2025-2027	~~100000000~~ **$27,927,892**	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-133; PI 0016074** **Under construction. Expected open to traffic date is 2027/2028.** **No Hall County local funding required.**
Widening of SR 369/Browns Bridge Road From SR 53/McEver Road To Forsyth County Line	Unknown	~~47000000~~ **$61,280,557**	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-018; PI 0013626** **Construction scheduled for 2034. Expected open to traffic date is 2036.** **No Hall County local funding expected.**
Widening of SR 11/US 129/Cleveland Highway From North of CR 65/Nopone To SR 284/Clarks Bridge Road	Unknown	~~35000000~~ **$52,495,154**	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-035; PI 0014129** **Construction scheduled for 2040. Expected open to traffic date is 2042.** **No Hall County local funding expected.**
Widening of SR 60/Thompson Bridge Rd From SR 136/Price Rd to CR 158/Yellow Creek Rd in Murrayville	2027-2029	~~67000000~~ **$138,652,259**	~~State~~ **GDOT/ GHMPO**	~~TSPLOST~~ **HB 170**	~~Contingent on passage of TSPLOST~~ **GH-038; PI 132610** **Construction scheduled for 2030. Expected open to traffic date is 2032.** **No Hall County local funding expected.**
White Sulphur Rad Realignment (New Roadway)	2029	$5,800,000	Hall County	~~TSPLOST~~ **SPLOST, EDA, GDOT**	Complete
Widening of Spout Springs Road Phase II From Union Circle to South of Thompson Mill Road	2032	$51,400,000	Hall County	~~TSPLOST~~ **SPLOST, GDOT**	Pursuing state/federal funding for constructio
Widening of McEver Road from SR 347/Lanier Islands Parkway TO CS 537/Gainesville Street/Jim Crow	2029	$5,700,000	Hall County	~~TSPLOST~~ **SPLOST, GDOT**	TSPLOST did not pass therefore this project remains unfunded

Widening of Cagle Road improvements	2029	$4,000,000	Hall County	~~TSPLOST~~ **SPLOST, GDOT**	Complete
Resurfacing of Access Road to Laurel Park (Old Cleveland to End)	Unknown	$2,500,000	Hall County	TSPLOST	TSPLOST did not pass therefore this project remains unfunded
Intersection improvements at Sloan Mill Road/Schubert Road roundabout	Unknown	$2,500,000	Hall County	TSPLOST	TSPLOST did not pass therefore this project remains unfunded
Intersection improvements at Little Five Points (Belton/Skits Mtn/Lula)	Unknown	$2,500,000	Hall County	TSPLOST	TSPLOST did not pass therefore this project remains unfunded
Intersection improvements at Mount Vernon/Rilla Road Intersection Improvement	Unknown	$3,000,000	Hall County	TSPLOST	TSPLOST did not pass therefore this project remains unfunded
Intersection improvements at Mount Vernon/Jim Hood intersection improvements	Unknown	$2,500,000	Hall County	TSPLOST	TSPLOST did not pass therefore this project remains unfunded
Intersection improvements at McEver Road and Lights Ferry intersection	Unknown	$2,500,000	Hall County	~~TSPLOST~~ **SPLOST**	Under construction
Railroad crossing improvements at West Ridge Road near Short Street	Unknown	$1,870,000	Hall County	~~TSPLOST~~ **SPLOST**	TSPLOST did not pass therefore this project remains unfunded
Ed Cobb wooden bridge replacement	Unknown	$5,000,000	Hall County	~~TSPLOST~~ **SPLOST**	TSPLOST did not pass therefore this project remains unfunded
County-wide roadway pipe replacemernt	2027-2029	$10,000,000	Hall County	~~TSPLOST~~ **SPLOST**	TSPLOST did not pass therefore this project remains unfunded
Resurfacing of access Road to Laurel Park (Old Cleveland to End)	Unknown	$1,500,000	Hall County	~~TSPLOST~~ **SPLOST**	TSPLOST did not pass therefore this project remains unfunded
County-wide resurfacing program	2025-2032	$12,000,000	Hall County	~~TSPLOST~~ **SPLOST**	TSPLOST did not pass therefore this project remains unfunded
Review regulations for any impediments to low impact development (LID) or green infrastructure approaches to stormwater management	2025-2026	Staff Time	Engineering	General Fund	Complete – GA Stormwater Manual and Hall County regulations allow for both LIP and green infrastructure.
Construct and operate a new regional material recycling facility (MRF)	2025-2027	TBD	Engineering, Public Works & Utilities	Landfill, SPLOST	Ongoing – In Solid Waste Mater Plan and HC CIP (FY 28-30).
Continue to seek innovative approaches to landfill operations to extend its life	2025-2032	TBD	Engineering, Public Works & Utilities	Landfill	Ongoing – Major modification to Landfill Permit ongoing for increased elevation and removal of terracing. Also, acquired equipment for improved compaction.
Continue to implement and update the *Sewer Master Plan and Rate Study.*	2025-2032	Staff Time	Engineering, Public Works & Utilities	Water & Sewer Fund	Sewer Maste Plan updated ongoing.
Study the feasibility of future sewer extensions in strategic areas SR 60/Athens Highway to support commercial and industrial growth along the corridor going into both Gainesville and Jackson County.	2026-2027	TBD	Engineering, Public Works & Utilities, Consultant	General Fund	Ongoing – Partially addressed by Pond Fork Phase 1 project which will be completed end of 2026. Improvements in this area is also being contemplated by Sewer Master Plan Update.
Use data from corridor development study for SR 365/Cornelia Highway to determine infrastructure capacity for the Inland Port	2025-2026	TBD	GHMPO	GDOT	Ongoing – Hall County completed White Sulphur Rd. Phase 1 improvements, Phase 2 ongoing. GHMPO will also be performing a Freight Study in FY 28.
Use the future land use map along with development data to guide future planning for sewer infrastructure projects.	2025-2032	Staff Time	Engineering, Public Works & Utilities	General Fund	Ongoing – Sewer Master Plan Update ongoing, will use latest Comprehensive Master Plan to guide future improvements.

Continue intergovernmental coordination with Hall County City and Town governments on issues related to transportation, water, and sewer.	2025-2032	Staff Time	Engineering, Public Works & Utilities	General Fund	Transportation – GHMPO continually coordinates (ongoing).
Adopt the Department of Community Affairs' Broadband Model Ordinance to apply for a Broadband Ready Community Designation.	2025-2032	Staff Time	Engineering, Public Works & Utilities	General Fund	Not Started – HC to continue evaluating.
Update Impact Fee Program and Amend Capital Improvements Element (CIE)	2025-2032	TBD	Planning & Development, Finance	Impact Fees	Ongoing – Recommended Impact Fees developed and will be presented to BOC for approval in 2026.
Parks & Recreation					
Work with Hall County Schools to identify opportunities for shared use between the County and Schools and build new facilities most in need by the schools.	2025-2032	Staff Time	Parks & Leisure; Hall County Schools	General Fund, Grants	Ongoing
Prioritize East Hall and the Chestnut Mountain/Candler areas for new park land.	2025-2032	Staff Time	Parks & Leisure	General Fund, Grants	Ongoing. For Chestnut Mountain/Candler areas, no funding for land acquisition has been identified.
Acquire additional land to expand Cool Springs Park, North Hall Park, and East Hall Park.	2025-2032	TBD	Parks & Leisure	TBD	Ongoig: Cool Springs – additional land not currently needed as significant portions of this property are undeveloped. North Hall Park – expansion of this park has not been considered. Further research needed. East Hall Park – acquisition of parcel(s) to connect East Hall Park to Cedar Creek Reservoir mentioned as a strategic goal in Parks Facilities Master Plan, but has not yet been pursued. Cedar Creek Reservoir is leased from City of Gainesville, with management rights set to revert to city in 2031. Administration has led conversations to extend lease, but nothing has been finalized, to my knowledge.
Acquire an additional 1,000 acres of park land to build 30+ new parks.	2025-2032	TBD	Parks & Leisure	TBD	Off track but ongoing efforts: Between new, re-opened and currently planned parks (since 2019): • total additional acreage = 628. • Total additional parks: 11 • Potential to add up to 12 additional USACE locations with total acreage of 425. These properties are currently under assessment to determine recommended long-term plan • If all 12 are absorbed by county, we will exceed the recommended acreage but be short of stated goal by seven parks.
Create incentives to fund new park facilities through private redevelopment.	2025-2032	TBD	Parks & Leisure, Private Developers	TBD	Ongoing: • Created “Friends of Hall County Parks” fund with North Georgia Community Foundation. Pathway for charitable, tax-deductible giving • Evaluating other opportunities • Tax Allocation Districts a potential tool used by other municipalities; further research/education needed
Construct new park at South Springs with new sports fields and senior center	2025-2029	TBD	Parks & Leisure	General Fund	Ongoing: •Park land identified •Master Plan complete •Funding for senior center and adjacent amenities (trails, pickleball courts) has been identified. •Sports fields included in master plan, but funding not yet identified
Conduct a 10-year update to the Parks & Facilities Master Plan.	2028	$200,000	Parks & Leisure, Consultant	General Fund	On track: Scheduled to occur 2028-2029
Greenspace					
Update the tree ordinance	2025-2027	Staff Time	Planning & Development, Consultant	General Fund	Ongoing. Scheduled for 2027 UDC edits.

Evaluate and promote options for the permanent conservation of land	2025-2032	Staff Time	County Administration; Parks & Leisure; Vision 2030 Greenspace Committee	General Fund	Ongoing. In process of setting up metrics for evaluation.
Create a new full-time County staff position and division to promote and implement greenspace recommendations and to liaise with Vision 2023 Greenspace Committee.	2025-2032	TBD	County Administration; Vision 2030 Greenspace Committee	General Fund	Ongoing. Requested as part of 2027 fiscal year budget, to recruit a staff under Planning and Zoning Department.
Strengthen partnerships with the Vision 2030 Greenspace Committee, the Chattahoochee Riverkeepers, and Lake Lanier community groups.	2025-2032	Staff Time	County Administration; Vision 2030 Greenspace Committee	General Fund	Ongoing. Actively engaged as part of Greenspace working group.
Collaborate with the newly formed North Georgia Land Trust to acquire new land for greenspace preservation and expand green infrastructure.	2025-2032	Staff Time	County Administration; Vision 2030 Greenspace Committee	General Fund	Ongoing. Actively engaged as part of Greenspace working group.
Create a process that identifies land for permanent protection based upon its recreational, ecological, environmental, aesthetic, cultural, historic, or agricultural value. Identify land using this process and begin implementation measures that assure protection of the land identified	2025-2032	Staff Time	County Administration; Parks & Leisure, Vision 2030 Greenspace Committee, North Georgia Land Trust	General Fund	Ongoing. In process of setting up metrics for evaluation.
Create a dedicated Greenspace Acquisition Fund using SPLOST funding and other funding tools.	2025-2032	Staff Time	Parks & Leisure	SPLOST, General Fund, Developers	No started.
Create a nature preserve at Glade Farm.	2028-2031	TBD	Parks & Leisure, Consultant	General Fund, Grants	Not started.
Resource Conservation					
Implement the recurring items in the Metropolitan North Georgia Water Planning District's Water Resource Management Plan	2025-2032	Staff Time	Engineering	General Fund	Ongoing. Engineering Dept. prepares an audit every 5 years as well as an annual report to EPD.
Coordinate with the Georgia Environmental Protection Division on its Total Maximum Daily Load (TMDL) Implementation Plan for Lake Lanier to address pollutants.	2025-2032	Staff Time	Engineering	Water & Sewer Fund	Ongoing. Engineering maintains its NPDES permit with EPD requiring an annual report and renewal of a Stormwater Management Plan every 5 years. Local ordinances in place (septic tanks, stormwater) that address local water quality.
Promote public awareness of annual community and lake clean-up events	2025-2032	Staff Time	Board of Commissioners, Lake Lanier Association, Keep Hall Beautiful	General Fund	On track. Additional groups include Elachee Nature Science Center, Chattahoochee Riverkeeper, and Vision 2030 Greenspace Committee. Concensus it to leverage their collective stength, networks and expertise for greater impact.
Leverage SPLOST funds to address shoreline erosion on Lake Lanier	2025-2032	Staff Time	Board of Commissioners, Lake Lanier Association, DNR, USACE, Private donors	General Fund, SPLOST	Not started.
Partner with and promote local recycling initiatives and events	2025-2032	Staff Time	Board of Commissioners, Hall County Schools, Keep Hall Beautiful	General Fund	Ongoing. Parner wtih Keep Hall Beautiful, Georgia Recycling Coalition, Hall County Schools
Partner with Gainesville on pollution prevention activities and public outreach	2025-2032	Staff Time	Board of Commissioners, City of Gainesville	General Fund	Not started.
Identify eligible projects for federal Sec. 319(h) Non-Point Source Implementation Grants to address pollutants in impaired waters.	2025-2032	Staff Time	Engineering, USDA National Resources Conservation Office	General Fund	Not started.

Leverage greenspace, conservation easements, zoning, and buffers as instruments to provide watershed protection to Lake Lanier and its tributaries.	2025-2032	Staff Time	County Administration	General Fund	Ongoing through site development standards.
Partner with a University of Georgia Cooperative Extension Office to promote sustainable agricultural practices.	2025-2032	Staff Time	County Administration, University of Georgia	General Fund	Ongoing. UGA actively works with local farmers and landscape maintnant companies to encourage sustanable practics. Opportunity to support UGA in grant applications to assist farmers and ranchers with capital improvements that would reduce run-off.
Multi-Modal Transportation					
Prioritize sidewalk and street lighting needs based on frequency of use.	2025-2032	Staff Time	GHMPO and County Staff	General Fund	Ongoing – discussion needs to be had with GHMPO about the possibility of doing more sidewalk inventory across the County and try to get pedestrian counters installed to document frequency of use.
Coordinate with City and Town efforts to build and connect multi-modal infrastructure.	2025-2032	Staff Time	GHMPO, County and City Staff	General Fund	Ongoing – collaboration between jurisdictions continues to expand the Highlands to Islands trail network, which is the spine of bicycle/pedestrian infrastructure in Hall County.
Incentivize mixed-use developers to include trails and trail connections, where appropriate, in their plans.	2025-2032	Staff Time	Hall County	General Fund	Ongoing – no specific incentives have been made, but should be discussed at the Planning level regarding new developments near the Highlands to Islands Trail system.
Encourage developers to construct trail systems within a half-mile of mixed-use projects.	2025-2032	Staff Time	Hall County	General Fund	Ongoing – no specific incentives have been made, but should be discussed at the Planning level regarding new developments near the Highlands to Islands Trail system.
Encourage connections to activity centers within the Cities and Towns.	2025-2032	Staff Time	Hall County	General Fund	Ongoing
Examine how County and City/Town parks can be connected through new trails.	2025-2032	Staff Time	Hall County	General Fund	Complete – the GHMPO Bicycle/Pedestrian Plan was completed in 2025 and provided the community with a roadmap to connectivity across jurisdictions.
Continue building the Highlands to Islands Trail Network	2025-2032	$14,000,000	GHMPO, County and City Staff	General Fund, TSPLOST	Developer contribution as part of zoning or development conditions of approval where possible
Implement projects from the 2014 Bicycle and Pedestrian Plan	2025-2032	TBD	Engineering	General Fund, SPLOST	Ongoing – GHMPO adopted a new Bicycle/Pedestrian Plan in 2025, which replaced the 2014 plan. This plan includes various trail and sidewalk connectivity projects to be implemented over the coming decades.
Implement projects from the 2019 South Hall Trail Study	2025-2032	TBD	Engineering	General Fund, SPLOST	Ongoing – the Tumbling Creek Trail is complete. Other projects are underway, such as the downtown Flowery Branch trails (Phases I & II). The new Trail Study (UNG to McEver Road) is scheduled to be adopted in May and will replace the recommendations made in the South Hall Trail Study.
Adopt a complete streets policy.	2025-2032	TBD	Hall County	General Fund	Not started – GHMPO staff will work with Hall County Public Works to mirror the Complete Streets Policy that was adopted by GHMPO and other local jurisdictions.
Implement an ADA plan that identifies existing ADA barriers on sidewalks and crossings to allow for updates to be made on an ongoing basis.	2026-2029	TBD	Hall County	General Fund	Not started
Saftey & Security					
Establish benchmarks to assist in setting measurable and attainable goals for decreasing the level of crime in Hall County.	2025-2032	Staff Time	Public Safety, Sheriff's Office	General Fund	Ongoing - FBI crime data explorer data as of August 2025 shows overall crime data for the Hall County Sheriff's Office is down 13.5 % from 2023 to 2024.We had less calls for service in FY 2025 compared to 2024. Priority calls for service had a faster response time in 2025 than 2024.
Continue to monitor crime statistics and make them easily accessible to the public.	2025-2032	Staff Time	Public Safety, Sheriff's Office	General Fund	Ongoing - The most universally recognized crime statistics source is the FBI crime Data Explorer. This is readily available online to anyone who desires to view it.

Ensure that new developments are accessible for emergency vehicles.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing - Our fleet managers remain actively involved with companies which produce and develop law enforcement vehicles and equipment. They attend the annual fleet expo to keep informed of the best and safest products. We strive to secure annual funding to keep our fleet modern and safe.
Track the construction of new developments to ensure that police and fire services can serve the growing population at the ideal level of service.	2025-2032	Staff Time	Planning & Development	General Fund	Ongoing - The Sheriff's Office constantly reviews the latest developments in law enforcement techniques. We attend annual conferences on methodology, technology and equipment as it relates to the newest law enforcement techniques and products.
Create a plan for long-term capital investments to fund new public safety facilities.	2025-2027	Staff Time	Public Safety, Sheriff's Office	General Fund	Ongoing - We continuously work in cooperation with County Administration to prioritize projects (e.g., new training center, renovations, technology upgrades) and develop a phased timeline. We strive to identify diverse funding sources such as local taxes, bonds, state and federal grants, and public-private partnerships.
Establish a Citizens Advisory Committee on public safety.	2025-2032	Staff Time	Public Safety, Sheriff's Office	General Fund	Ongoing - Members of our agency participated in approximately 90 community / special events in 2025. This included larger events, such as ADVANCE Camp and the Sheriff's Citizens Academy, as well as smaller focused events.
Assess the ability to form a Neighborhood Watch program, with the assistance of the Sheriff's Office Public Information and Community Services Unit.	2025-2032	Staff Time	Public Safety, Sheriff's Office	General Fund	Ongoing - The Sheriff's Office has had a neighborhood watch program for over 30 years. We currently have 69 registered Neighborhood Watch Programs (NWP) in Hall County and continue to develop the program.
Research the requirements needed to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) Program to potentially reduce flood insurance premium rates	2025-2032	Staff Time	Engineering	General Fund	Not started.
Fire Station #17	2024	$3,385,846	Fire	Impact Fees, SPLOST	Completed. Fire Station 17 was opened in May 2024 and built with SPLOST VII and SPLOST VIII funds, as well as Impact Fees and Capital Projects. It is located at 5719 Holiday Road in Buford.
Fire Station #18	2025-2030	$3,385,846	Fire	Impact Fees, SPLOST	postponed. This station is proposed to be on the 365 corridor.
Fire Apparatus for Station #18	2025-2030	$1,133,269	Fire	Impact Fees, SPLOST	postponed. This station is proposed to be on the 365 corridor.
Economic Development					
Prepare and update county-wide Economic Development Plan	2025-2032	Staff Time	Greater Hall Chamber of Commerce	General Fund	On track. GHCC prepares the annual county-wide Economic Development Report.
Collaborate with the City of Gainesville on a Tax Allocation District for Atlanta Highway from exit 17 on I-985 to Browns Bridge Road	2025-2027	$10,000	County Administration, City of Gainesville	General Fund	Ongoing - This area is partially located within the Westside TAD but only extends from Browns Bridge Road to the intersection of Atlanta Hwy and Hilltop St.
Collaborate with the City of Gainesville on a Tax Allocation District for Athens Highway from Martin Luther King, Jr. Blvd to Gaines Mill Road	2025-2027	$10,000	County Administration, City of Gainesville	General Fund	Ongoing - A TAD or Opportunity Zone never approved by DCA but was identified as Subarea 1 within the Urban Redevelopment Plan.
Continue to work with the Greater Hall Chamber of Commerce in support of their economic development initiatives	2025-2032	Staff Time	Board of Commissioners, County Administration, Greater Hall Chamber of Commerce	General Fund	Ongoing. County representative participate in multiple committees at GHCC.
Coordinate with the Lake Lanier Convention and Visitors Bureau to promote agritourism in the county	2025-2032	Staff Time	Board of Commissioners, County Administration	General Fund	Ongoing. Hall County Convention & Visitor's Bureau
Coordinate with the Georgia Department of Community Affairs (DCA) to seek Less Developed Census Tract designation for the Chicopee Mill area along Atlanta Highway	2025-2027	Staff Time	Board of Commissioners, Greater Hall Chamber of Commerce	General Fund	Complete. The entirety of Chicopee Mill Road along Atlanta Highway within Gainesville and Hall County, is within Hall County's census tract 13.04. Hall County's census tract 13.04 is a Less Developed Census Tract for 2025 and 2026.

Prepare a Historic Preservation Plan	2025-2032	$40,000	Planning & Development, Greater Hall Chamber of Commerce	General Fund	Not started.
Promote the Healan's-Head's Mill Visitor and Heritage Center upon its completion	2025-2032	Staff Time	Greater Hall Chamber of Commerce, Convention and Visitors Bureau, County Administration	General Fund	Not started.
Conduct a corridor development study for SR 365/Cornelia Highway to determine optimal industrial capacity, the best industries to locate along them, the impacts to infrastructure, and propose alternative locations for new industry.	2025-2026	**GDOT**	~~Planning & Development~~ **GDOT**	~~General Fund~~ **GDOT**	Completed by GDOT
Create a placemaking strategy that integrates public art into economic development projects	2025-2032	Staff Time	Greater Hall Chamber of Commerce, Planning & Development	General Fund, Grants	Not started.

HALL COUNTY	Annual Impact Fee Financial Report - 2024/2025								Draft as of 4.23.2026
Public Facility	**Libraries**	**Fire Protection**	**Sheriff's Patrol**		**Public Safety Facility**	**Parks/Recreation**	**Admin**	**CIE Prep**	**TOTAL**
Impact Fee Balance June 30, 2024**	$ 1,621,100.96	$ 107,822.51	$ 160,718.50		$ 418,367.02	$ 4,720,518.76	$ 299,157.35	$ (3,116.82)	$ 7,324,568.28
Impact Fees Collected (July 1, 2024 through June 30, 2025)	435,537.09	87,422.92	24,002.82		106,466.57	1,069,896.64	41,217.41	1,449.02	1,765,992.47
Interest Earned*	-	-	-		-	-	-	-	-
(Impact Fee Refunds)	-	-	-		-	-	-	-	-
(Project Expenditures)	(325,000.00)	-	-		-	(844,167.63)	-	-	(1,169,167.63)
Impact Fee Fund Balance June 30, 2025	$ 1,731,638.05	$ 195,245.43	$ 184,721.32		$ 524,833.59	$ 4,946,247.77	$ 340,374.76	$ (1,667.80)	$ 7,921,393.12
Impact Fees Available	$ 1,731,638.05	$ 195,245.43	$ 184,721.32		$ 524,833.59	$ 4,946,247.77	$ 340,374.76	$ (1,667.80)	$ 7,921,393.12
Impact Fees Obligated	$ -	$ -	$ -		$ -	$ 134,753.70	$ -	$ -	$ 134,753.70

This annual report covers the last completed fiscal year - July 1, 2024 to June 30, 2025. The Hall County Impact Fee Program began April 10, 2003.

There was no interest earned in FY 2025. However, impact fee funds are housed in an interest bearing account. The interest for this account is minimal for the County as a whole.

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility: **Libraries**

Service Areas: **County-wide**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fee Funds Available **	Project Status
North Hall Branch Library	2011	2014	2,897,152.00	18.062%	SPLOST	523,275.00	-	Complete
Collection Materials	2012	2013	180,586.00	55.375%	General Fund, State of GA	100,000.00	-	Complete
Collection Materials	2013	2014	305,420.00	32.742%	General Fund, State of GA	100,000.00	-	Complete
Collection Materials	2014	2015	428,611.00	23.331%	General Fund, State of GA	100,000.00	-	Complete
Collection Materials	2015	2016	100,000.00	100.000%		100,000.00	-	Complete
Collection Materials	2016	2017	100,000.00	100.000%		100,000.00	-	Complete
Collection Materials	2017	2018	130,000.00	100.000%		130,000.00		Complete
Collection Materials	2018	2019	135,000.00	100.000%		135,000.00	-	Complete
Collection Materials	2019	2020	100,000.00	100.000%		100,000.00	-	Complete
Collection Materials	2020	2021	100,000.00	100.000%		150,000.00	-	Complete
Collection Materials	2021	2022	190,000.00	100.000%		190,000.00	-	Complete
Collection Materials	2022	2023	200,000.00	100.000%		200,000.00	-	Complete
Collection Materials	2023	2024	225,000.00	100.000%		225,000.00	-	Complete
Collection Materials	2024	2025	325,000.00	100.000%		325,000.00	-	Complete
Collection Materials	2025	2026	325,000.00	100.000%		-	325,000.00	In Process
Collection Materials	2026	2027	360,000.00	100.000%		-	360,000.00	In Process
Expansion of Gainesville Library	2018	2021	5,350,000.00	21.691%	SPLOST, State of GA Grant	1,160,460.59	-	Complete
Estimated Future Year Collection Materials	2027	2029	646,638.05	100.000%		-	596,638.05	In Process
New East Hall Library	2025	2027	5,453,307.00	8.252%	SPLOST, State of GA Grant	-	450,000.00	Design Complete / Construction to Complete 2026 / 2027
Total of Costs, Expenditures & Impact Fees Encumbered			**$ 17,551,714.05**			**$ 3,638,735.59**	**$ 1,731,638.05**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceed the percentage impact fee eligible from the adopted Capital Improvement Plan.

** Denotes the amount of impact fee funds available as of 6-30-2025

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility:	**Fire Protection**
Service Areas:	**County-wide except the City of Gainesville**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fee Funds Available **	Impact Fees Obligated***	Project Status
Fire Station #16	2012	2014	$ 1,408,338.00	12.725%	SPLOST	$ 179,216.50	$ -	$ -	Complete
Fire Station #17	2020	2024	6,705,795.00	0.000%	SPLOST	550,000.00	-	-	Complete
Fire Apparatus #17	2020	2022	1,133,269.00	0.000%	SPLOST	-	-		Complete
Future Fire Training Center	2027	2029	20,000,000.00	0.976%	Capital Projects Fund - Fire Services / SPLOST	-	195,245.43		In Planning Phase
			-			-	-		
Total of Costs, Expenditures & Impact Fees Encumbered			**$ 29,247,402.00**			**$ 729,216.50**	**$ 195,245.43**	**$ -**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceed the percentage impact fee eligible from the adopted Capital Improvement Plan.

** Impact Fee Funds Available as of 6-30-2025

***This is the balance of encumbrances to date in FY2025 for Fire Projects funded with impact fees.

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility:	**Public Safety Facility**
Service Areas:	**County-wide**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fees Funds Available **	Project Status
Expansion of Visitation Room^	2014	2017	$ 407,402.00	100.000%		$ 407,401.97	$ -	Complete
Expansion of Jail Parking	2018	2018	83,737.50	100.000%		83,737.50	-	Complete
Expansion of Sheriff's Headquarters	2021	2022	1,113,741.00	26.936%	Capital Projects Fund	300,000.00	-	Complete
Construction of new Sheriff Training Facility	2024	2028	17,500,000.00	2.999%	SPLOST / Capital Projects Fund	-	524,833.59	Design Complete
Unidentified Projects	TBD	TBD	-			-	-	To be Determined
Total of Costs, Expenditures & Impact Fees Encumbered			**$ 19,104,880.50**			**$ 791,139.47**	**$ 524,833.59**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceed the percentage impact fee eligible from the adopted Capital Improvement Plan.

** Impact Fee Funds Available as of 6-30-2025

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility:	**Parks & Recreation**
Service Areas:	**County-wide except the City of Gainesville**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fee Funds Available **	Impact Fees Obligated***	Project Status
Albert Banks Park (Field of Dreams	2013	2014	400,000.00	56.788%	Grant, General Fund	227,151.02	-	-	Complete
Cherokee Bluffs Park	2015	2021	3,212,958.00	86.438%	SPLOST	2,777,217.13	-	-	Complete
Purchase of Future Greenspace for Healan's Mill Greenway	2018	2018	669,533.02	50.712%	Grant, General Fund	339,533.02	-	-	Complete
Tadmore Park Renovation	2021	2023	1,824,421.51	19.693%	SPLOST	359,290.94	-	-	Complete
Alberta Banks Renovation	2022	2024	1,033,330.00	54.116%	SPLOST	559,192.25	-	-	Complete
Laurel Park Restoration	2022	2027	2,130,250.00	37.262%	SPLOST / Capital Projects	443,776.20	350,000.00	-	In process
AG Center Renovation	2022	2026	1,699,000.00	31.101%	SPLOST / Capital Projects	526,311.40	-	2,093.60	In process
Healan's Mill Park Construction	2022	2028	4,000,000.00	25.789%	N/A	332,240.66	646,216.00	53,117.00	In Design Phase
New Sidewalk - Butler Park	2025	2026	641,873.00	100.000%	N/A	562,329.90	-	79,543.10	In Process
Future South Hall Park / Senior Center	2025	2027	40,000,000.00	9.875%	SPLOST / Capital Projects	-	3,950,031.77	-	Planning Phase
Unidentified Projects	TBD	TBD	-				-	-	Not Started
Total of Costs, Expenditures & Impact Fees Encumbered			**$ 55,611,365.53**			**$ 6,127,042.52**	**$ 4,946,247.77**	**$ 134,753.70**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceed the percentage impact fee eligible from the adopted Capital Improvement Plan.

** Impact Fee Funds Available as of 6-30-2025

***This is the balance of encumbrances to date in FY2026 for Parks Projects funded with impact fees.

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility:	**Sheriff's Patrol**
Service Areas:	**County-wide**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fee Funds Available **	Project Status
South Hall Precinct	2014	2015	$ 979,000.00	21.9%	SPLOST	$ 168,626.24	$ -	Complete
Construction of New North Hall Precinct	2028	2030	4,500,000.00	4.1%	Capital / SPLOST	-	184,721.32	Not Started Yet; Planning Phase
Unidentified Projects			-			-	-	To be Determined
			-			-	-	
Total of Costs, Expenditures & Impact Fees Encumbered			**$ 5,479,000.00**			**$ 168,626.24**	**$ 184,721.32**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceedthe percentage impact fee eligible from the adopted Capital Improvement Plan.

** Impact Fee Funds Available as of 6-30-2025

HALL COUNTY **Capital Improvements Project Update 2015-2025***

Public Facility:	**Administration**
Service Areas:	**County-wide**

Project Description	Project Start Date	Project End Date	Cost of Project*	Percentage of Funding from Impact Fees	Other Funding Sources	Impact Fee Expenditures	Impact Fee Funds Available **	Project Status
						$ -	$ -	
Unidentified Projects			-			-	340,374.76	To be Determined
			-			-	-	
Total of Costs, Expenditures & Impact Fees Encumbered			**$ -**			**$ -**	**$ 340,374.76**	

* For Completed Projects, actual amounts expended are shown instead of the originally estimated costs, while assuring that the Percentage of Funding from Impact Fees does not exceedthe percentage impact fee eligible from the adopted Capital Improvement Plan.

** Impact Fee Funds Available as of 6-30-2025

AGENDA ITEM

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

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 211/2026

SUBJECT: **5176 Oliver Road | Rezone |** from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G **| Proposed use: Uses permitted in AR-1 |** Commission District 1 **| America's Home Place, applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL** of the applicant's request as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

Purpose of Request:

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: Uses permitted in AR-1** | Commission District 1 | **America's Home Place, 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	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... America's Home Place

Request ..... **Rezone** | from Agricultural Residential 1 (AR-1) & Planned Commercial Farm District (PCFD) to Agricultural Residential 1 (AR-1)

Proposed Use ..... Uses permitted in AR-1

Size ..... 8.33± acres

Zoning ..... **Current:** Agricultural Residential 1 (AR-1) & Planned Commercial Farm District (PCFD) | **Proposed:** Agricultural Residential 1 (AR-1)

Location ..... **5176 Oliver Road |** Tax Parcel 15038 000019G

Commission District ..... One

Commission Date ..... May 14, 2026

Staff Recommendation ..... **Approval,** as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

Record Number(s) HZON26-0011

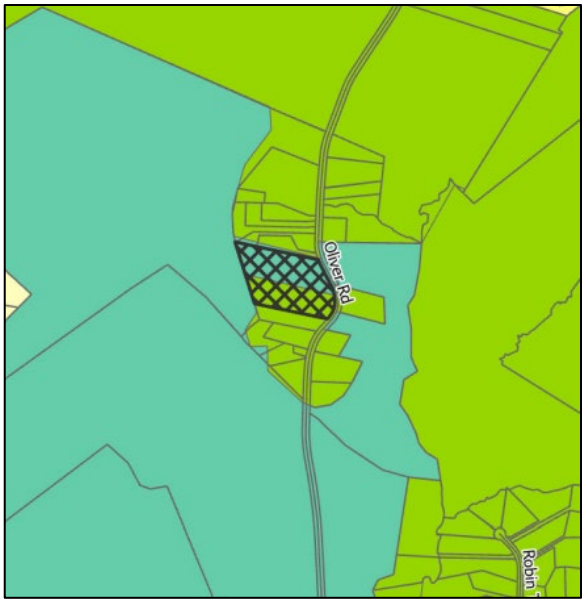
Staff recommends APPROVAL of the applicant's request.

Summary Analysis

The applicant is requesting to rezone a 8.33± acre tract from Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential 1 (AR-1) to allow uses permitted in the AR-1 zoning district.

According to the Hall County Tax Assessor records, the property is currently developed with a 1,484 square foot single-family residence constructed in 1983 and three accessory structures.

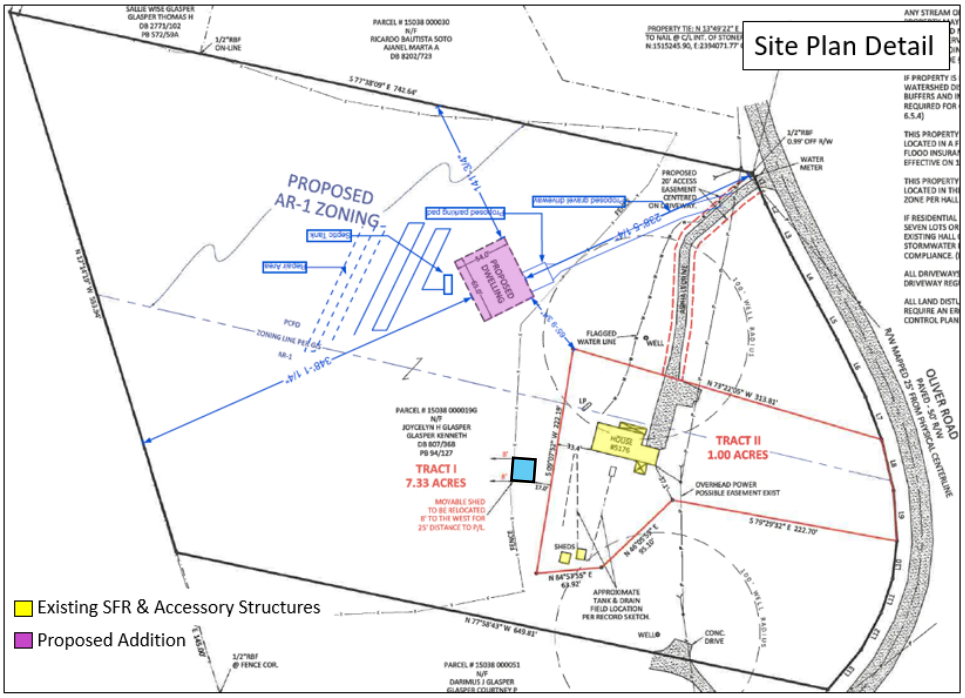
The surrounding properties are zoned and developed as outlined below:



- North: Agricultural Residential 1 (AR-1): Single-family residences
- South: Agricultural Residential 1 (AR-1): Single-family residence
- East: Agricultural Residential 1 (AR-1): Single-family residence
  Planned Commercial Farm District (PCFD): Agriculture
- West: Planned Commercial Farm District (PCFD): Agriculture

Per the narrative, the applicant is requesting to rezone the property from its split zoning of Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential 1 (AR-1) to establish a single zoning classification for the property and to allow uses permitted in the AR-1 zoning district, including a 2-lot subdivision.

The site plan depicts a 2-lot subdivision. Tract 1 consists of 7.33 acres and includes a proposed single-family residence (shown in purple) and one existing accessory structure (shown in blue). Tract 2 consists of 1 acre and contains the existing single-family residence and two existing accessory structures (shown in yellow). Per the Unified Development Code (UDC) Table 3.2.1, a minimum lot size of 1 acre is permitted in an AR-1 zoning district when served by public water.



Comprehensive Plan Land Use Designation

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan future land use designation of "Rural Agricultural" within the Chestnut Mountain/Candler Character Area. 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 rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore the property has limited economic use as currently zoned. The rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**

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 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 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; however, the PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore, the rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with a single-family residence constructed in 1983 and three accessory structures 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; **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 change in zoning would align the subject property with the zoning of adjacent parcels.**

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 AR-1 zoning is the complimentary zoning district to PCFD and is compatible with both the surrounding area and Future Land Use Map.**

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

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 April 8, 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 April 6, 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 April 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
No concerns with traffic impacts for this application.

Utilities:
No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property.

Hall County Fire Marshal
In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

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

HALL COUNTY
GEORGIA
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

America's Home Place
2144 Hilton Drive
Gainesville, GA 30501

Phone 770.536.9847

Email Address Rmilligan@americashomeplace.com

Property Owner (Name & Mailing Address)

Jocelyn Glasper
5176 Oliver Road
Flowery Branch GA 30542

Phone [redacted]

Email Address [redacted]

Proposed Use New Construction Home build - need to cut out property + need common zone to do so.

Contact Person (Name & Mailing Address)

Raegan Grizzle,
2144 Hilton Drive
Gainesville, GA 30501

Phone 770-536-9847

Email Address Rmilligan@americashomeplace.com

Status of Applicant

- ϒ Owner
- ϒ Option to Purchase
- ϒ Area Resident
- ϒ Other

Requested Action

Existing Zoning: SPLIT AR1 / RCFD

Rezone to: AR-1

Fee:$

Receipt #:

Check #:

Tax Parcel Number 15038 000019G

Acreage 8.33

Location Address 5176 Oliver Road Flowery Branch, GA 30542

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

Print: Raegan Grizzle Date: 3/12/26

Sign: Raegan Grizzle Date: 3/12/26

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: _____

Hall County Planning and Zoning
2875 Browns Bridge Road, Gainesville GA 30504

Re: Hall County Rezoning - 5176 OLIVER ROAD

To Whom it May Concern:

Please be advised that Raegan Grizzle is authorized to act as an agent of America's Home Place for the purpose of rezoning the property at 5176 Oliver Road, Flowery Branch, GA 30542.

The authorization granted to Ms. Grizzle extends to all necessary actions related to the referenced rezoning application, including but not limited to attending meetings, submitting required documentation, and responding to inquiries on behalf of America's Home Place.

Sincerely,

Keith Brown
V.P. of Construction
America's Home Place

CHRISTINE SINGLETON NOTARY PUBLIC EXPIRES GEORGIA Oct. 1, 2027 HALL COUNTY

Personally appeared before me this 3rd day of April, 2026.

Christine Singleton
Notary Public

My commission expires Oct. 1, 2027

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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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Jocelyn Glasper

Address 5176 Oliver Road
Flowery Branch, GA 30542

Phone Number

Name of applicant(s) America's Home Place

Address 2144 Hilton Drive
Gainesville, GA 30501

Phone Number 770-536-9847

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) Jocelyn Glasper

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.

Christine Singleton
Notary Public

CHRISTINE SINGLETON NOTARY EXPIRES GEORGIA Oct. 1, 2027 PUBLIC HALL COUNTY

3/20/24
Date

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

HALL COUNTY
GEORGIA
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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: Raegan Grizzle **Date:** 3/30/26

Applicant's/Owner's Name(Printed): Raegan Grizzle America's Home Place

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

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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: Joycelyn Hailey Glasper **Date:** 2/11/26

Applicant's/Owner's Name (Printed): Joycelyn Hailey Glasper

To : Hall County Planning and Zoning Department

From : Joycelyn H. Glasper

Re: Parcel # 15038 000019G Rezoning

To whom it may concern,

The current zone for this parcel is PCFD AR1 and would like to have it rezoned to AR1. There is a current house that was built in 1983 on proposed track 2. The purpose of rezoning is to have one zone classification and to also subdivide the property in hopes to leave to relatives. Please see the attached proposed house site plan along with other documents, as we look forward to hearing from you.

Sincerely,

Jacob Renshaw

Americas Home Place
2144 Hilton Dr
Gainesville, Ga 30501

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

P.D.C. DATE 3/10/26

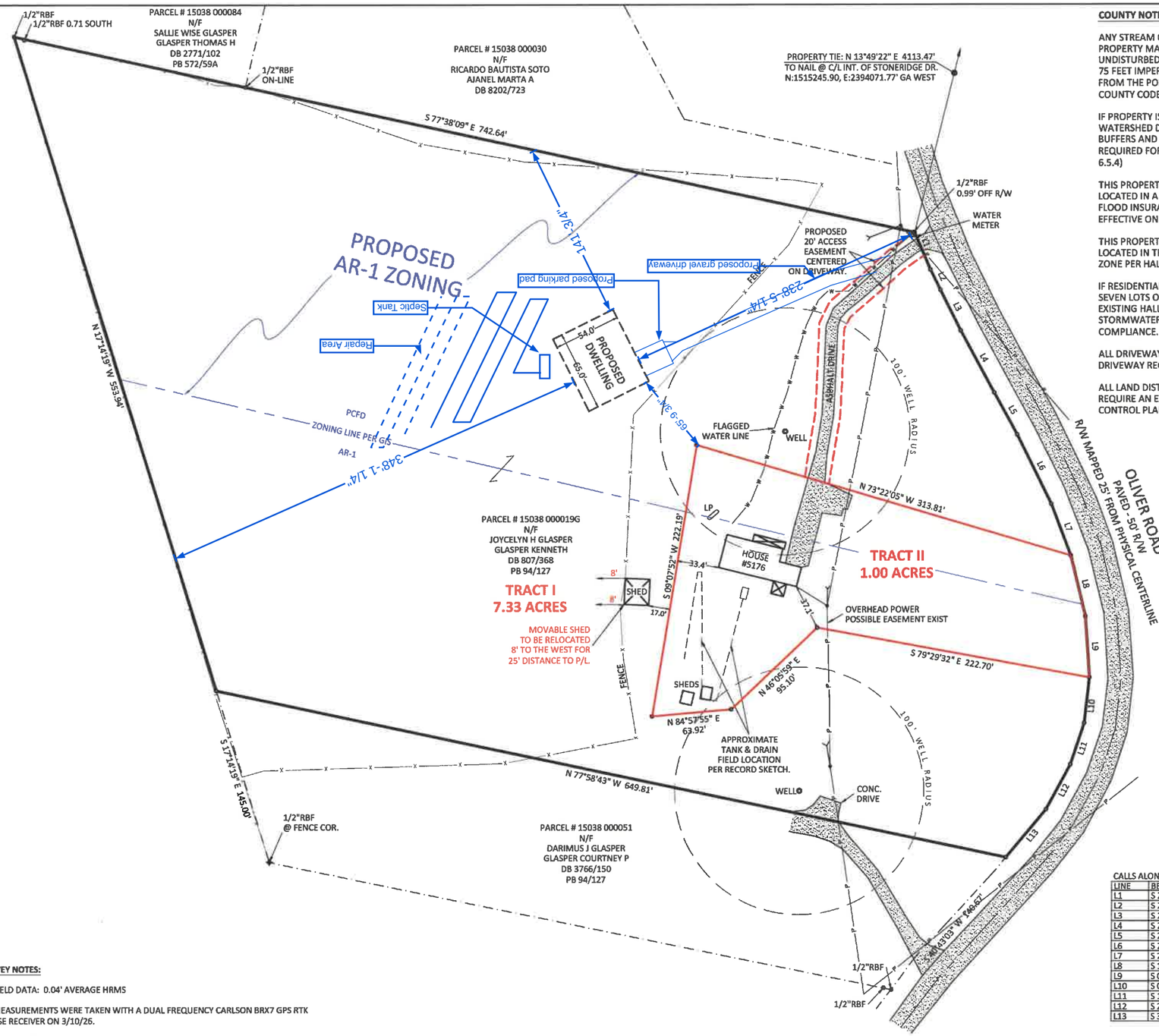
PATRICK D. CANADAY, GA RLS #3039
CLARKCANADAY, LLC
C.O.A NO. LSF 00175
EMAIL: CLARKCANADAY2@GMAIL.COM

TEXT LEGEND

OTPF = OPEN TOP FOUND
CTPF = CRIMPED TOP FOUND
RBF = REBAR FOUND
CMF = CONCRETE MONUMENT
AIF = ANGLE IRON FOUND
IPS = IRON PIN SET (1/2" REBAR)
R/W = RIGHT OF WAY
B/L = BUILDING LINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
D.E. = DRAINAGE EASEMENT
N.T.S. = NOT TO SCALE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
C/L = CENTER LINE
TBM = BENCHMARK
FFE = FINISH FLOOR ELEVATION
EL = ELEVATION
P.O.L. = POINT ON LINE

SYMBOL LEGEND

= LIGHT POLE
= SEWER LATERAL
= WATER METER
= POWER BOX
= CABLE TV BOX
= TELEPHONE CO. BOX
= FIRE HYDRANT
= WATER VALVE
-P- = OVERHEAD POWER LINE
-X- = FENCE LINE
-FO- = U.G. COMMUNICATION LINE
-G- = GAS LINE
-W- = WATER LINE
-T- = TELEPHONE LINES/CABLE/FO
-E- = UNDERGROUND POWER
-S- = SANITARY SEWER
= SET 1/2" REBAR
= STORM PIPE
= STREET OR TRAFFIC SIGN
(R) = RECORD CALL



COUNTY NOTES:

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION (HALL COUNTY CODE § 10.4.7).

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.5.4)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0313G, EFFECTIVE ON 12/1/2022.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 10.5.7)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.

CALLS ALONG RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 22°56'13" E	32.71'
L2	S 26°08'45" E	18.15'
L3	S 26°08'45" E	36.76'
L4	S 28°15'59" E	57.04'
L5	S 28°37'54" E	38.64'
L6	S 25°55'41" E	62.52'
L7	S 20°42'18" E	44.64'
L8	S 13°25'10" E	50.48'
L9	S 04°02'02" E	49.64'
L10	S 06°24'37" W	37.05'
L11	S 18°14'46" W	35.29'
L12	S 28°00'04" W	41.01'
L13	S 39°39'01" W	50.22'

SURVEY NOTES:

1.) FIELD DATA: 0.04' AVERAGE HRMS

2.) MEASUREMENTS WERE TAKEN WITH A DUAL FREQUENCY CARLSON BRX7 GPS RTK & BASE RECEIVER ON 3/10/26.

3.) PLAT PRECISION: 1'/168,472'.

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/BASE METHODS USING THE LIECA SMARTNET NETWORK.

Drawn By:	PDC
Plat Date:	3/10/26
Field Date:	3/10/26
Scale:	1" = 60'
Project No.:	5176OLIVERRD

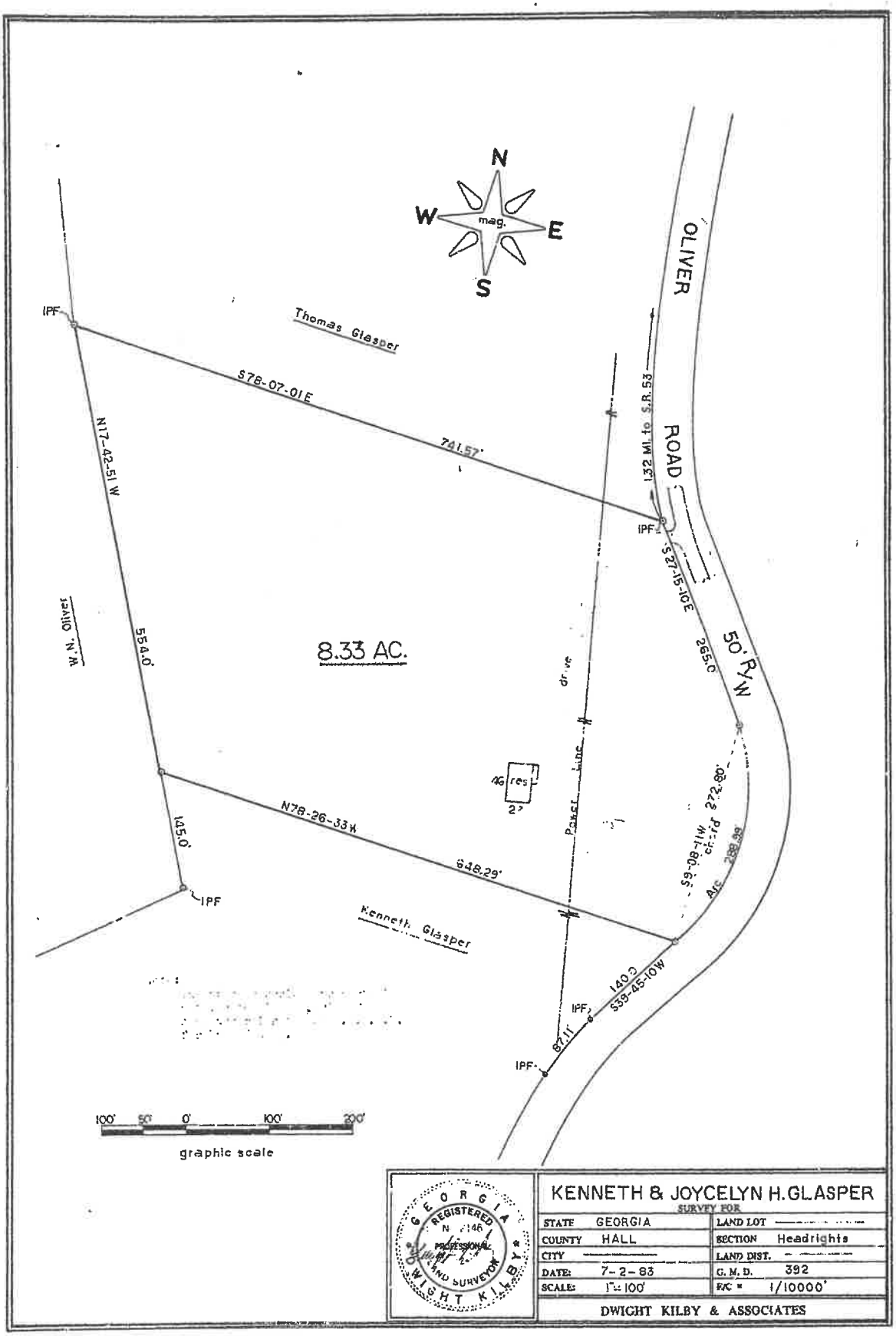
CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 Holly Springs Road
Gillsville, Georgia 30543
Phone: 678.630.2039
Email: clarkcanaday2@gmail.com

N
GRID NORTH
0 GA-WEST 60
GRAPHIC SCALE - FEET

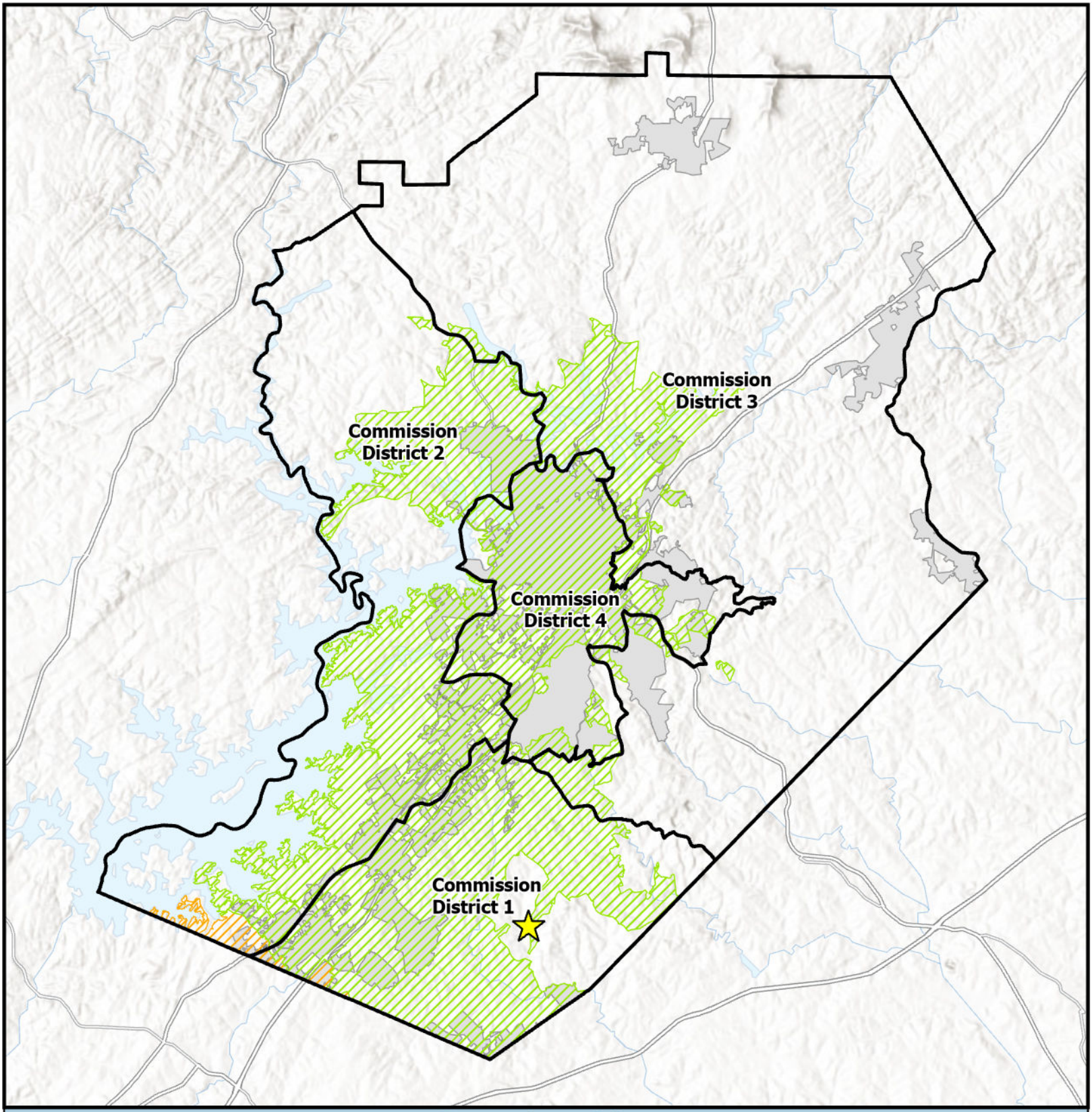
MINOR SUBDIVIDE PLAT FOR:

JOYCELYN H. GLASPER

G.M.D. 392
HALL COUNTY, GEORGIA



Recorded August 15, 1983 A Brady Waton, Clerk



Overview Map

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

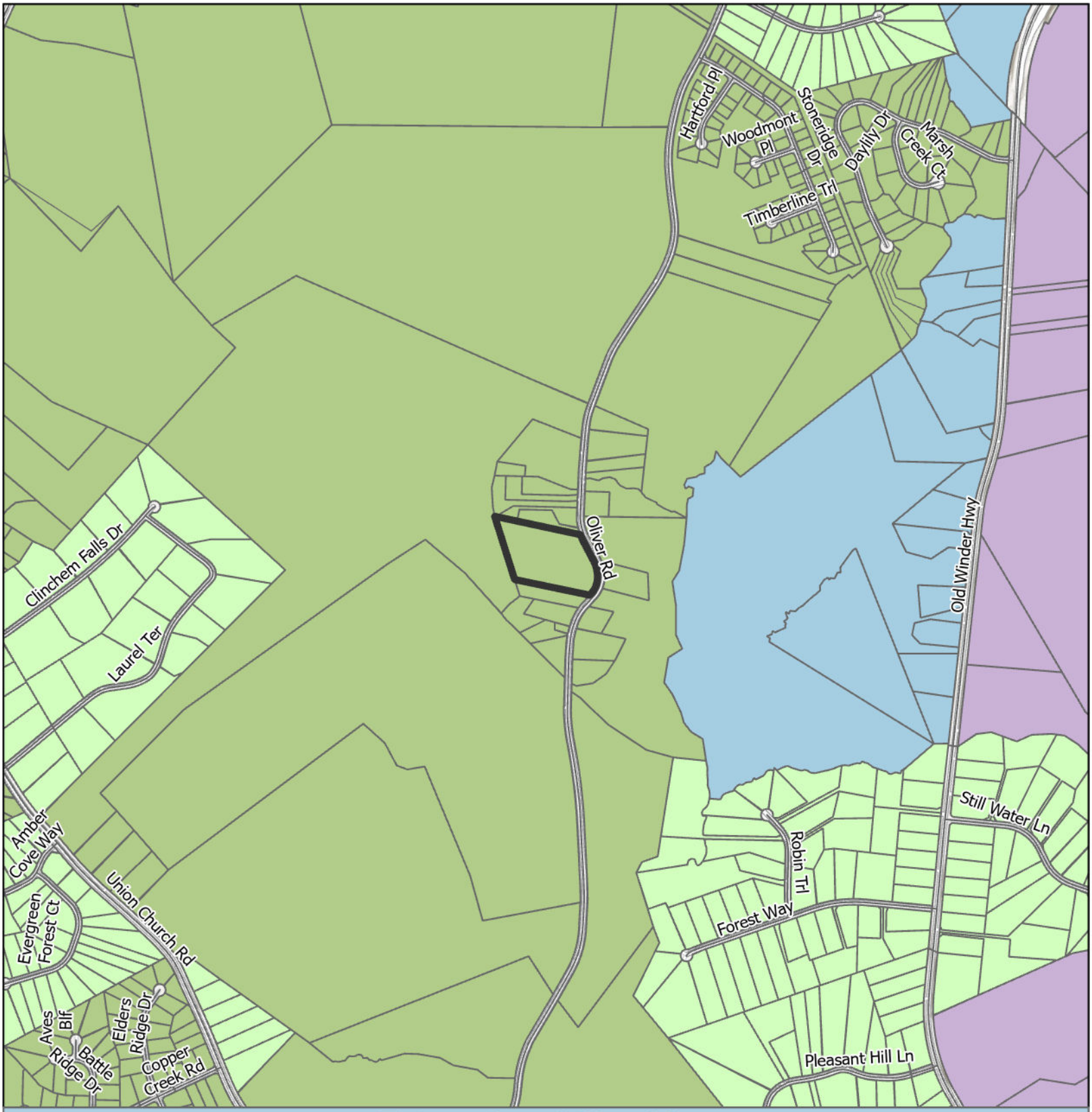
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: America's Home Place
Tax Parcel #: 15038 000019G
Location: 5176 Oliver Road
Commission District: 1

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

Date Prepared: 4/8/2026



Future Land Use Map

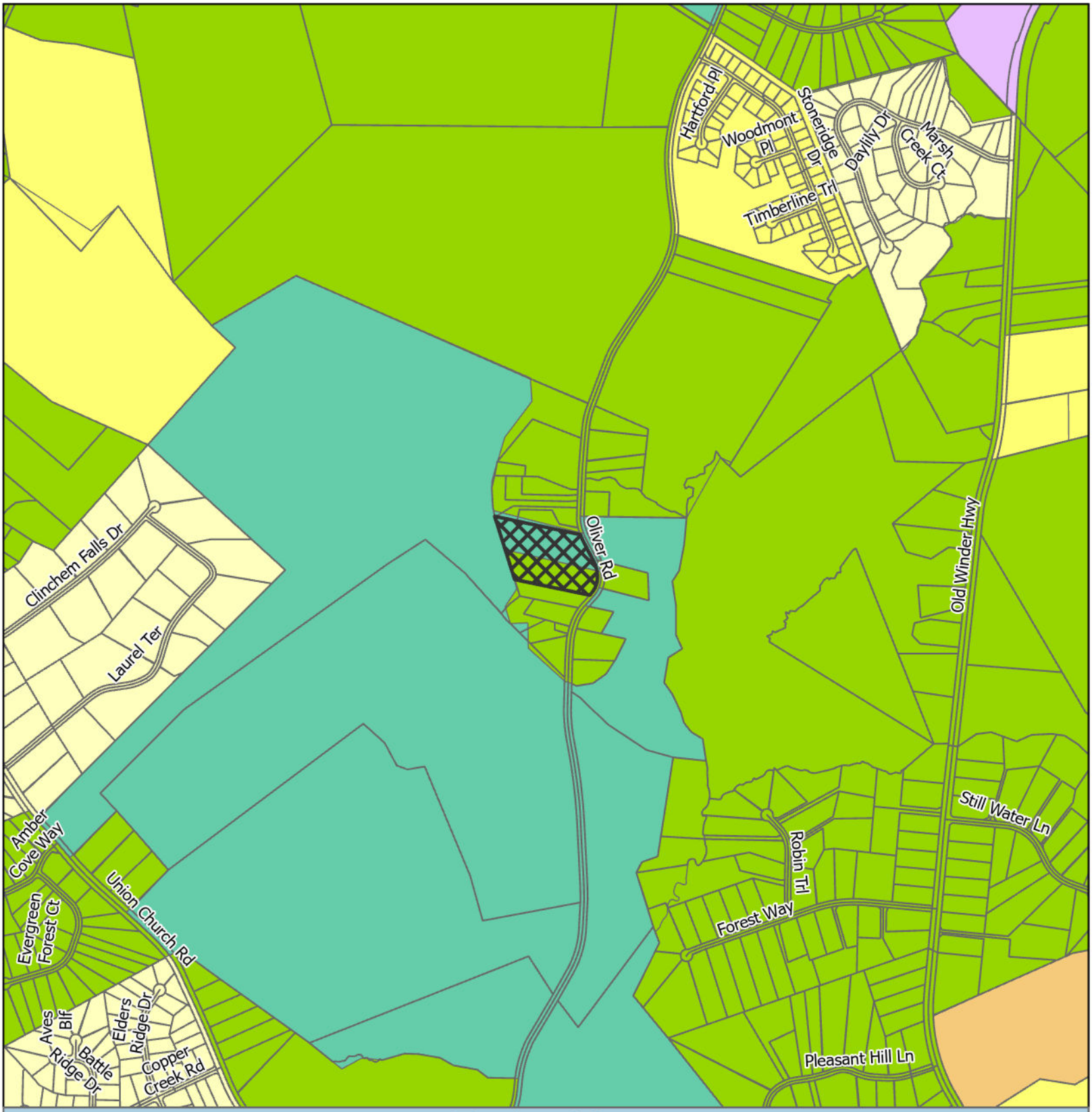
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Regional Activity Center
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: America's Home Place
Tax Parcel #: 15038 000019G
Location: 5176 Oliver Road
Commission District: 1

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



Zoning Map

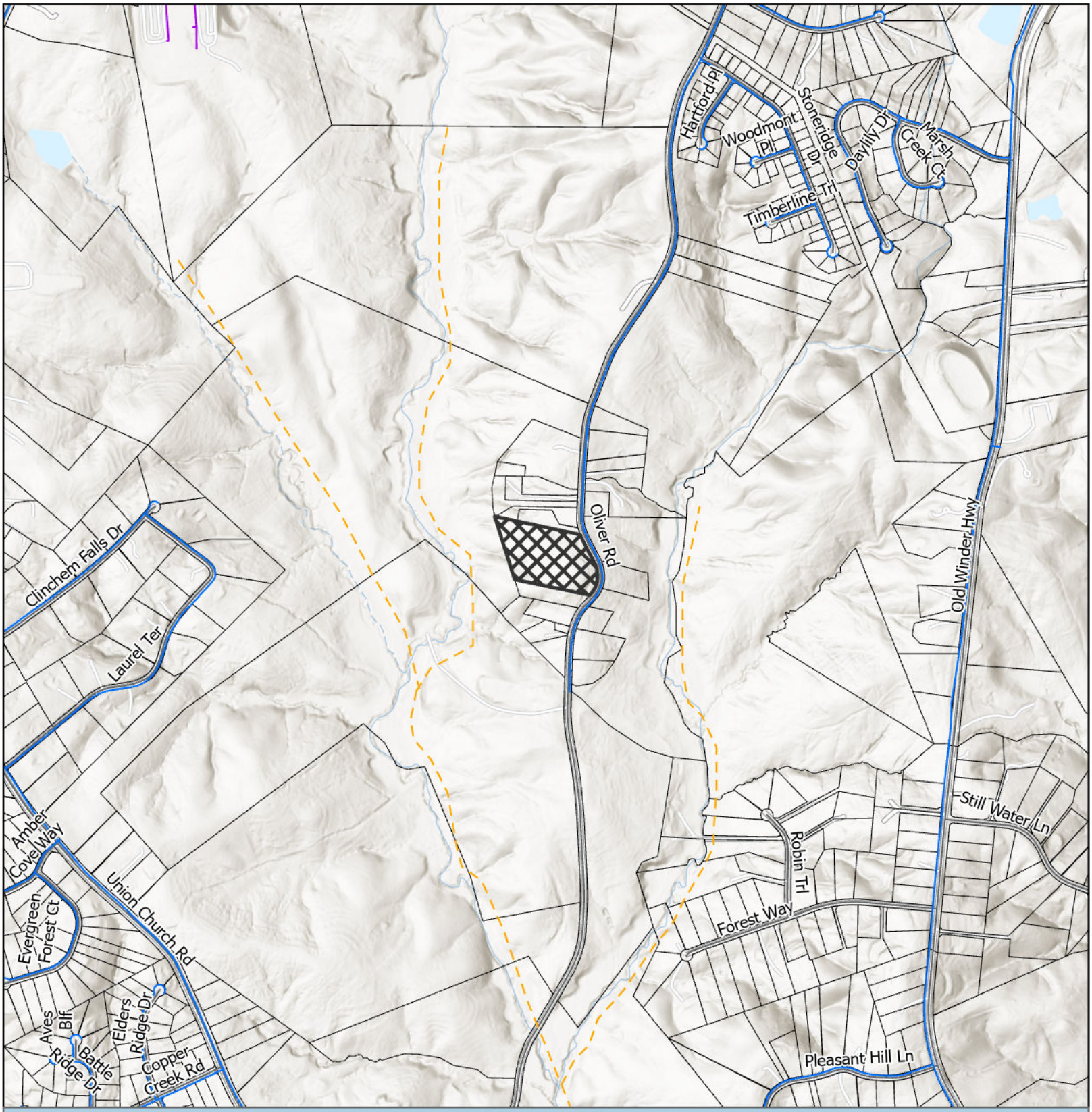
Subject Area
City Limits

Zoning
AR-1
I-1
PCFD
PRD
R-1
R-MF

Applicant: America's Home Place
Tax Parcel #: 15038 000019G
Location: 5176 Oliver Road
Commission District 1

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



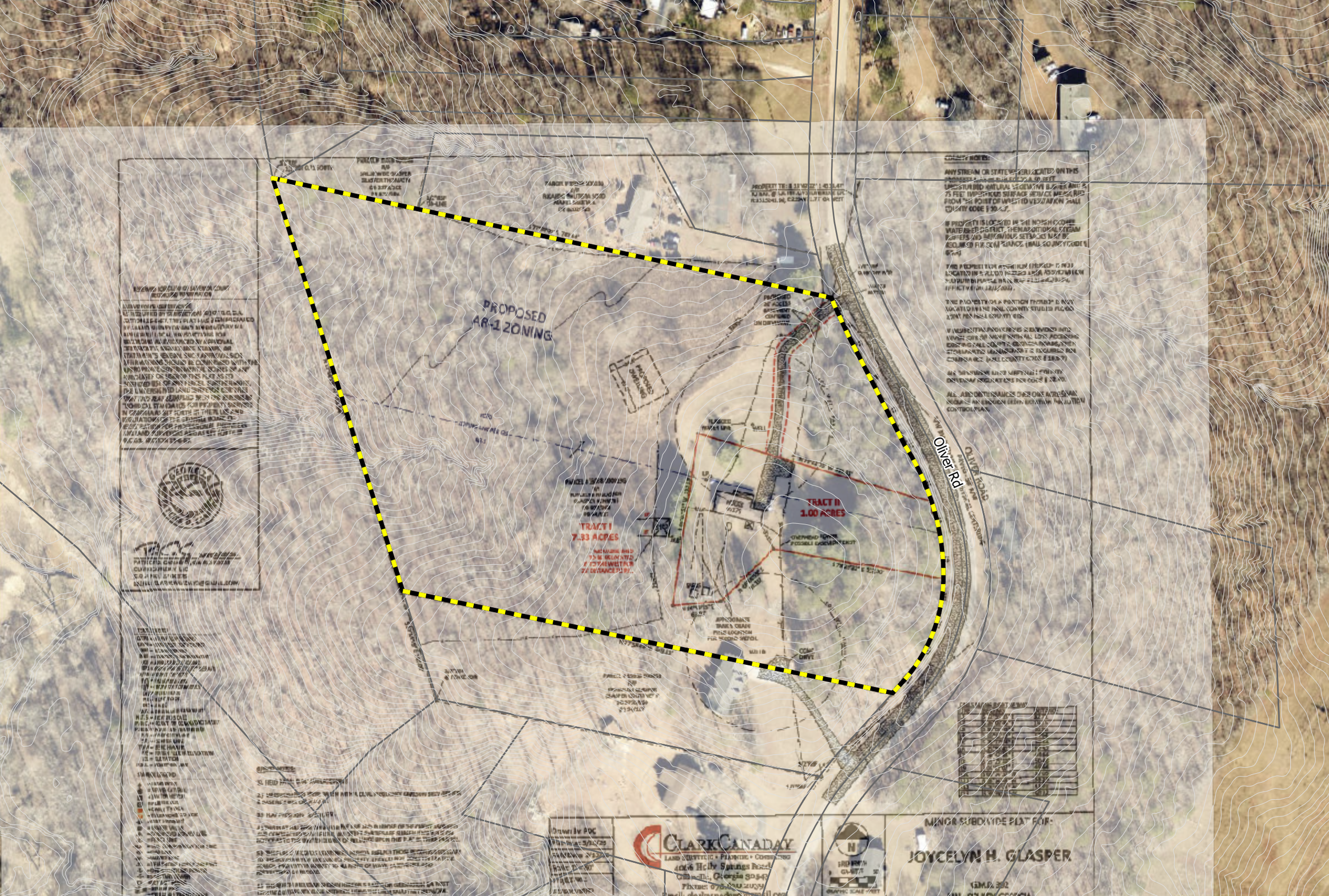
Utilities Map

- Private of Other System
- Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

Applicant: America's Home Place
Tax Parcel #: 15038 000019G
Location: 5176 Oliver Road
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026


PROPOSED
AR-1 ZONING
Oliver Rd
TRACT II
1.00 ACRES
TRACT I
7.33 ACRES
JOYCELYN H. GLASPER

WARRANTY DEED

368

GEORGIA, County of Hall

This INDENTURE, Made this 12th day of August in the Year of Our Lord One Thousand Nine Hundred and Eighty-three between

KENNETH GLASPER

of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and

JOYCELYN H. GLASPER

of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

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

An undivided one-half interest in and to all that tract or parcel of land lying and being in GMD 392 of Hall County, Georgia, consisting of 8.33 acres, and being more particularly shown according to a survey for Kenneth and Joycelyn H. Glasper by Dwight Kilby, Registered Surveyor, dated July 2, 1983, and recorded in Plat Book 92, page 23 Hall County, Georgia, Plat Records. Reference to said plat and the record thereof is hereby made for a complete description of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons whomsoever.

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

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

Signed, sealed and delivered in presence of:

Unofficial Witness

Kenneth Glasper (SEAL)

Notary Public
NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES 9-7-84

(SEAL)

Clerk's Office Hall Superior Court
Filed for record at 11:25 o'clock A. M.,
August 15 19 83
Recorded in Deed Book 807 Page 368
August 16 19 83
H. Grady Watson Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date August 15, 1983
H. GRADY WATSON
Clerk of Superior Court
By Marguerite Va. Yonce

PJ.T.S.M.H.

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 3:50 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, 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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**
Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

No comment

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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Raegan Grizzle (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** 4/20/26 (Date) **for** Joycelyn Glasper (Name application filed as).

Signature Raegan Grizzle (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: AMERICA'S HOME PLACE
REQUEST: REZONE FROM AR-1 & PCFD TO AR-1 FOR A 2-LOT SUBDIVISION
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
04-2024


ZONING NOTICE


ZONING NOTICE

AGENDA ITEM

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

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 212/2026

SUBJECT: **3722 Coker Road | Rezone |** from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 **| Proposed use: Uses permitted in AR-1 |** Commission District 3 **| Joey Gilbert, applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL** of the applicant's request, as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

Purpose of Request:

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **Joey Gilbert, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Joey Gilbert

Request ..... **Rezone** | from Planned Commercial Farm District (PCFD) & Agricultural Residential 1 (AR-1) to Agricultural Residential 1 (AR-1)

Proposed Use ..... Uses permitted in AR-1

Size ..... 27.72± acres

Zoning ..... **Current:** Planned Commercial Farm District (PCFD) & Agricultural Residential 1 (AR-1)| **Proposed:** Agricultural Residential 1 (AR-1)

Location ..... **3722 Coker Road** | Tax parcel 15015 000011

Commission District ..... Three

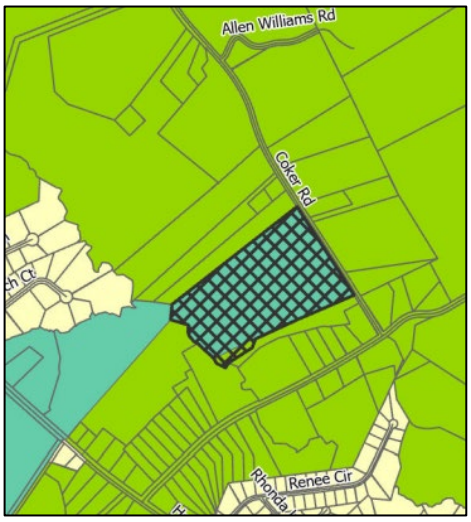
Planning Commission Date ..... May 14, 2026

Staff Recommendation ..... **Approval,** as the proposed zoning is consistent with the "Rural Agricultural" future land use classification within the Comprehensive Plan.

Record Number..... HZON26-0012

Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>



The applicant is requesting to rezone a 27.72± acre tract from Planned Commercial Farm District (PCFD) and Agricultural Residential 1 (AR-1) to Agricultural Residential 1 (AR-1) to allow uses permitted in the AR-1 zoning district.

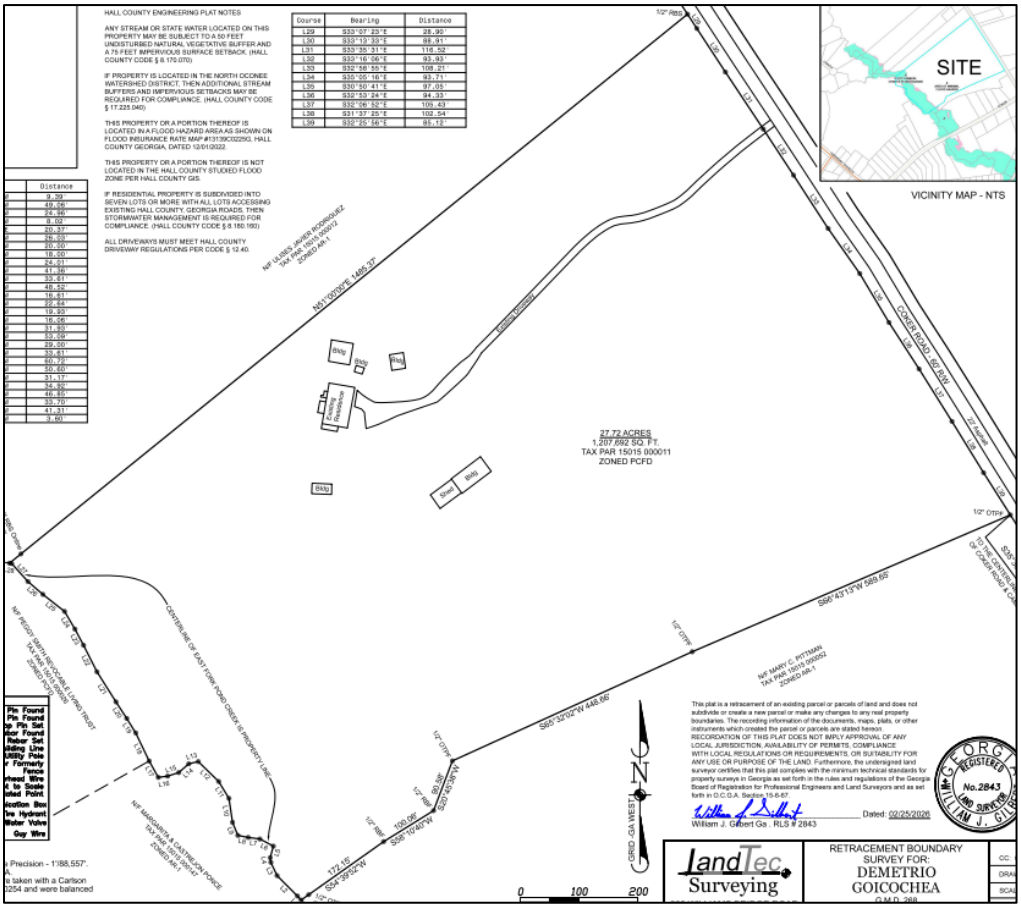
Surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Commercial Farm District (PCFD) and developed with single-family residences and/or agricultural uses.

According to the Hall County Tax Assessor records, the property is currently developed with a 1,200 square foot single-family residence constructed in 1964 and six accessory structures. East

Fork Pond Creek runs along the western property boundary, and the rear of the property is affected by County Studied and FEMA Flood Zones.

Per the narrative, the applicant is requesting to rezone the property from PCFD and AR-1 to AR-1 to allow uses permitted in the AR-1 district, including a potential future minor subdivision (six (6) or fewer lots as defined by the Hall County UDC). The final lot configuration has not yet been determined; therefore, the property owner seeks to secure the rezoning at this time to enable subdivision once the layout is finalized.

The site plan shows the location of the existing residence and 6 accessory structures.



Water service is provided by the City of Gainesville and sanitary sewer services is provided by on-site septic system.

Based on the future land use plan, staff finds the requested rezoning *<u>is consistent</u>* with the Hall County Comprehensive Plan and the future land use designation of Rural Agricultural within the East Hall Character Area. 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.

<u>Zoning Analysis</u>

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

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties**.

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore the property has limited economic use as currently zoned. The rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**

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; however, the PCFD is a legacy zoning district that no longer has standards regulated by the Hall County UDC; therefore, the rezoning from PCFD to AR-1 will allow Hall County to apply standards for agricultural and residential uses on the property in line with surround AR-1 zoned parcels.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with a single-family residence constructed in 1964 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; **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 change in zoning would align the subject property with the zoning of adjacent parcels.**

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 AR-1 zoning is the complimentary zoning district to PCFD and is compatible with both the surrounding area and Future Land Use Map.**

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 April 8, 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 April 6, 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 April 15, 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.
As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.

Traffic:
No concerns with traffic impacts for this application.

Utilities:

No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property.

Hall County Fire Marshal

In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated

1. If all proposed lots share a common access drive or street the road width will have to meet the minimum road width of 20' as required by the International Fire Code Section 503.2.1.
2. If the common access drive or street is a dead-end greater than 150' in length an approved area for turning around the fire apparatus shall be provided as required by the International Fire Code Section 503.2.5.

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)

JOEY GILBERT
205 WILLIAMS BRIDGE ROAD
TOCCOA, GA 30577
Phone [redacted]
Email Address JGILBERT@LANDTECCO.COM

Property Owner (Name & Mailing Address)

DEMETRIO P. GOICOCHEA
3722 COKER ROAD
GAINESVILLE, GA 30507
Phone 770-536-4932
Email Address LOSPOCHOAUTOSALES@GMAIL.COM

Proposed Use RESIDENTIAL

Contact Person (Name & Mailing Address)

JOEY GILBERT
205 WILLIAMS BRIDGE ROAD
TOCCOA, GA 30577
Phone [redacted]
Email Address JGILBERT@LANDTECCO.COM

Status of Applicant

Y Owner
Y Option to Purchase
Y Area Resident
Y Other

Requested Action

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

Tax Parcel Number 15015 000011
Acreage 30.0
Location Address 3722 COKER ROAD

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

Print: JOEY GILBERT Date: 3/22/2026
Sign: Date: 3/22/2026

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

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

HALL COUNTY
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) DEMETRIO GOICOCHEA

Address 3722 COKER ROAD
GAINESVILLE, GA 30507

Phone Number 770-536-4932

Name of applicant(s) JOEY GILBERT

Address 205 WILLIAMS BRIDGE ROAD
TOCCOA, GA 30577

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)

DEMETRIO GOICOCHEA

Personally appeared before me
Demetrio Goicochea

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

Notary Public

STATE OF GEORGIA
ANA MICHELLE ARELLANO
Notary Public, Georgia
Hall County
My Commission Expires
August 08, 2026

2/6/2026
Date

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

HALL COUNTY
GEORGIA
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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: DEMETRIO GOICOCHEA **Date:** 2/6/26

Applicant's/Owner's Name(Printed): Demetrio Goicochea

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

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**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:** 4/2/2026

Applicant's/Owner's Name (Printed): Joey Gilbert

3722 COKER ROAD NARRATIVE

Date: 03/27/2026

The current property owner desires to rezone his property from PCFD to AR-1 for the purpose of doing a minor subdivide in the future to provide property for a new personal house along with family members along with the possibility of additional Lots without exceeding the maximum number of Lots allowed on a Minor Plat. The property is serviced by public water through the city of Gainesville and would have private onsite septic systems.

HALL COUNTY ENGINEERING PLAT NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0225G, HALL COUNTY GEORGIA, DATED 12/01/2022.

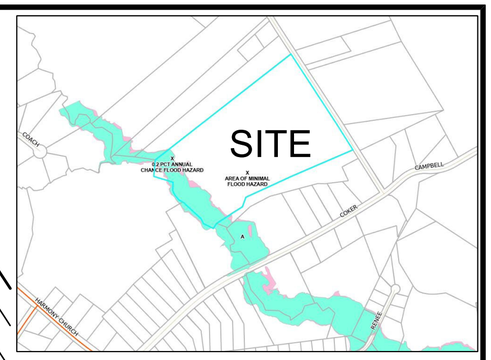
THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40.

Course	Bearing	Distance
L1	N42°36'17"W	9.39'
L2	N44°54'50"W	49.06'
L3	N25°08'02"W	24.96'
L4	N07°36'26"W	8.02'
L5	N15°16'19"E	20.37'
L6	N62°07'18"W	26.03'
L7	N82°32'45"W	20.00'
L8	N78°49'38"W	18.00'
L9	N22°16'08"W	24.01'
L10	N08°25'46"W	41.36'
L11	N31°22'37"W	33.61'
L12	N45°39'38"W	48.52'
L13	S76°37'32"W	16.61'
L14	S48°50'19"W	22.64'
L15	S72°12'05"W	19.93'
L16	S82°13'12"W	16.06'
L17	N29°00'19"W	31.93'
L18	N25°34'22"W	53.09'
L19	N31°47'58"W	29.00'
L20	N33°05'49"W	33.61'
L21	N32°17'53"W	60.72'
L22	N26°46'56"W	50.60'
L23	N28°04'58"W	31.17'
L24	N30°22'37"W	34.92'
L25	N51°52'24"W	46.85'
L26	N49°18'14"W	33.70'
L27	N42°04'21"W	41.31'
L28	N80°35'42"W	3.60'

Course	Bearing	Distance
L29	S33°07'23"E	28.90'
L30	S33°13'33"E	88.91'
L31	S33°35'31"E	116.52'
L32	S33°16'06"E	93.93'
L33	S32°58'55"E	108.21'
L34	S35°05'16"E	93.71'
L35	S30°50'41"E	97.05'
L36	S32°53'24"E	94.33'
L37	S32°06'52"E	105.43'
L38	S31°37'25"E	102.54'
L39	S32°25'56"E	85.12'



VICINITY MAP - NTS

1/2" RBS

N/F ULISES JAVIER RODRIGUEZ
TAX PAR 15015 000012
ZONED AR-1

N51°00'00"E 1485.37'

Existing Driveway

Bldg
Bldg
Bldg
Existing Residence
Bldg
Shed

27.72 ACRES
1,207,692 SQ. FT.
TAX PAR 15015 000011
ZONED PCFD

COKER ROAD - 60' R/W

22' Asphalt

1/2" OTPF

TO THE CENTERLINE INTERSECTION OF COKER ROAD & CAMPBELL ROAD.

S35°30'53"E 482.86'

S66°43'13"W 589.65'

1/2" OTPF

N/F MARY C. PITTMAN
TAX PAR 15015 000052
ZONED AR-1

S65°32'02"W 448.66'

1/2" OTPF

S20°45'38"W 90.58'

1/2" RBF

S56°10'40"W 100.06'

1/2" RBF

S54°39'52"W 172.15'

1/2" OTPF Online
O/S 15.8'

1/2" RBS Online
O/S 25.0'

N/F PEGGY SMITH REVOCABLE LIVING TRUST
TAX PAR 15015 000026
ZONED PCFD

CENTERLINE OF EAST FORK POND CREEK IS PROPERTY LINE

N/F MARGARITA & CASTREJON PONCE
TAX PAR 15015 000147
ZONED AR-1

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—·—·—	Overhead Wire
——v——	Not to Scale
●	Calculated Point
⊠	Communication Box
FH	Fire Hydrant
W	Water Valve
GW	Guy Wire

NOTES:
1.) Field Data: Closure Precision - 1'/88,557'. Angular Error = 03"/STA.
2.) Measurements were taken with a Carlson BRX7 GPS on04/07/20254 and were balanced using Least Square.
3.) Bearings are based on Grid North.
4.) Plat Precision - 1'/940,646'.

GRID -GA WEST

0 100 200

SCALE: 1"= 100'

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William J. Gilbert Dated: 02/25/2026

William J. Gilbert Ga . RLS # 2843

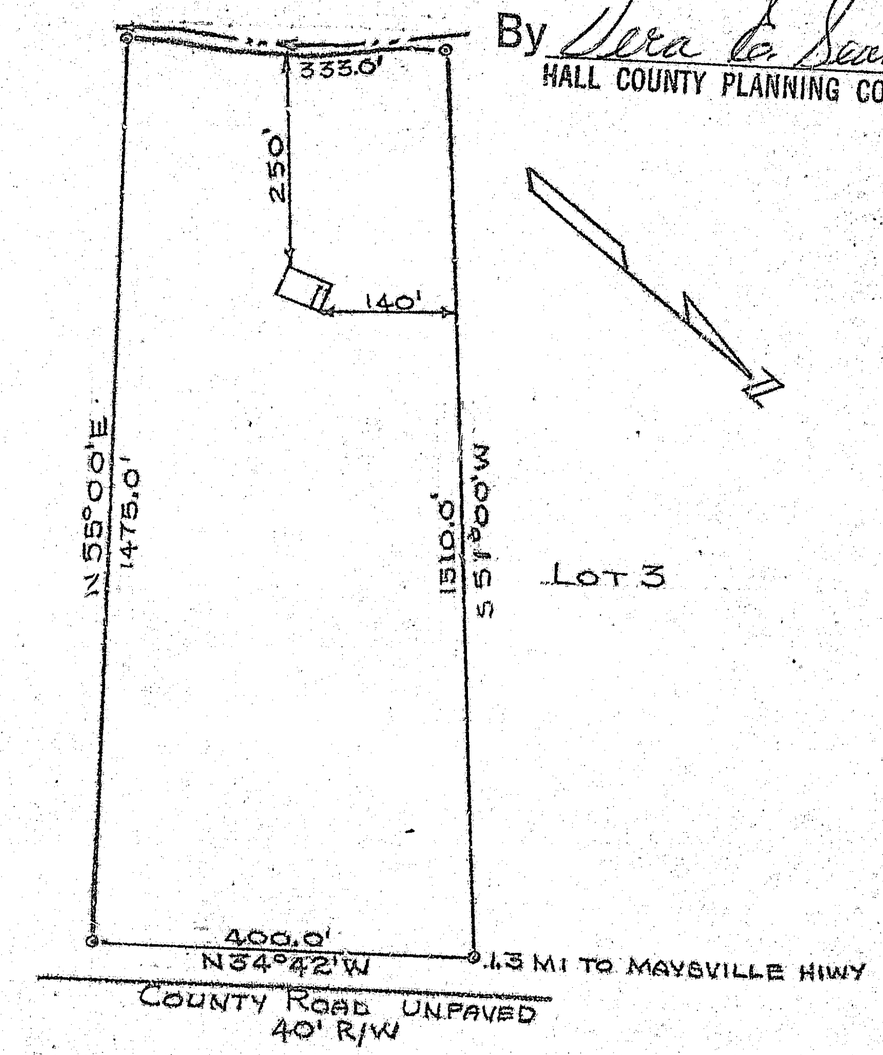
GEORGIA REGISTERED No. 2843 LAND SURVEYOR WILLIAM J. GILBERT

LandTec Surveying
205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

RETRACEMENT BOUNDARY SURVEY FOR:
DEMETRIO GOICOCHEA
G.M.D. 268
HALL COUNTY, GEORGIA
02/25/2026

CC:	CB
DRAWN BY:	WJG
SCALE:	1" = 100'
PROJECT NO. -	25-064
SHEET NO.	1 OF 1

RECORDING PERMIT
By Vera L. Sears 10/11/65
HALL COUNTY PLANNING COMMISSION



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW James Flanders

HOUSE LOCATED- SEPT 28 1965

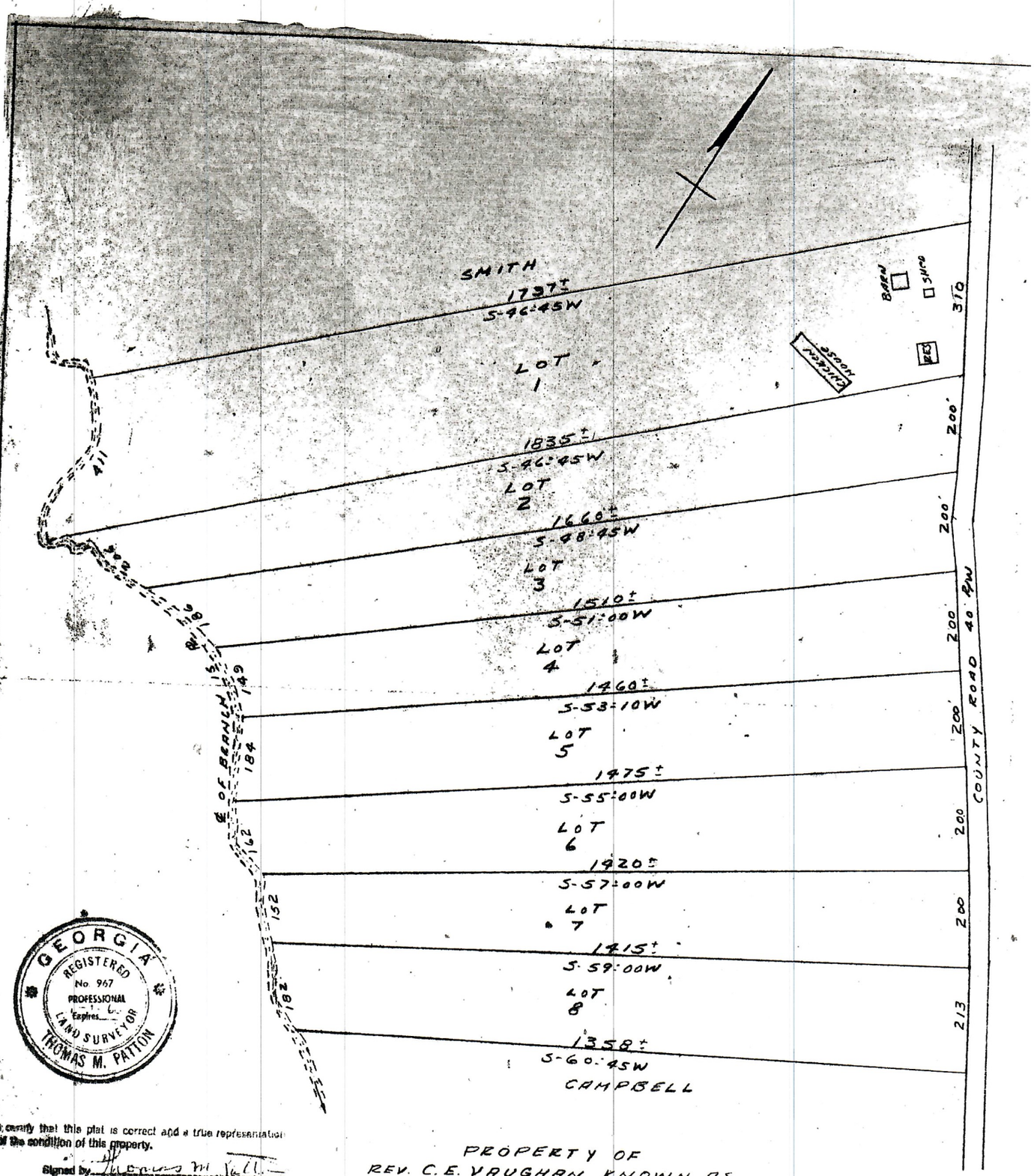
SURVEY FOR
MONTE F TROUT & MARTHA BAKER TROUT
TADMORE DISTRICT HALL COUNTY GEORGIA
LOTS 4 & 5 OF THE C.E. VAUGHAN PROPERTY
SCALE 1"=200' MARCH 17 1965

JAMES E. FLANDERS, REG. ENGINEER & SURVEYOR
ATHENS, GEORGIA PHONE 548-1640

SEAL GEORGIA REGISTERED No. 1320 PROFESSIONAL 12-31-65 LAND SURVEYOR JAMES EDWARD FLANDERS

Recorded October 11, 1965

H Grady Watson
Clerk



GEORGIA
REGISTERED
No. 967
PROFESSIONAL
Expires
LAND SURVEYOR
THOMAS M. PATTON

I certify that this plat is correct and a true representation of the condition of this property.

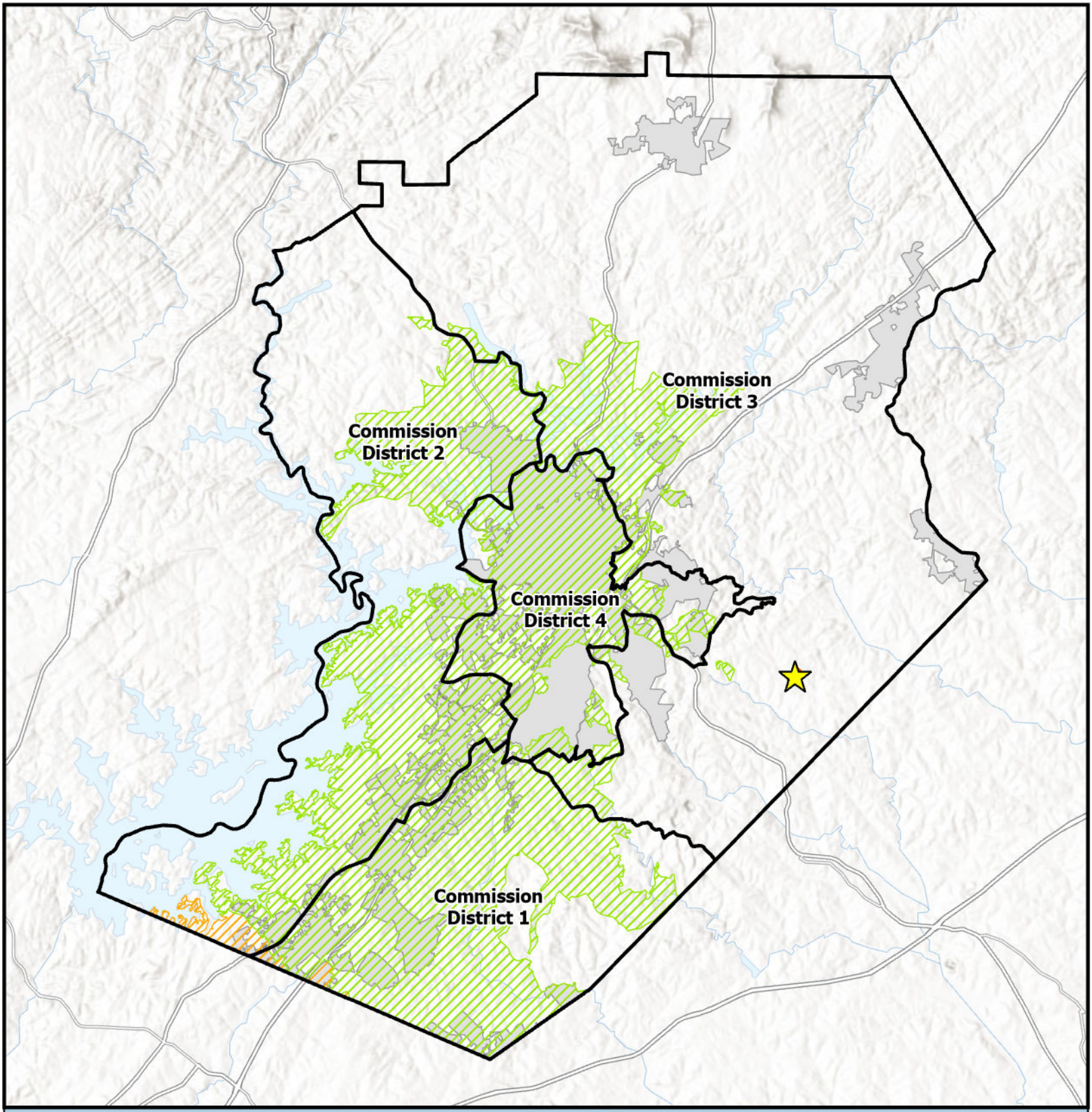
Signed by Thomas M. Patton

PROPERTY OF
REV. C. E. VAUGHAN KNOWN AS
THE JAMES NEWMAN FARM
LOCATED IN TADMORE DISTRICT
HALL COUNTY GEORGIA.
THIS PLAT TO SUPERSEDE
PLAT MADE BY PATTON-PATTON
DATED JUNE 1959
SCALE 1" 200

DATE 11 1959

Recorded November 24- 1959

H. Grady Watson
Clerk



Overview Map

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

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Joey Gilbert
Tax Parcel #: 15015 000011
Location: 3722 Coker Road
Commission District: 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



Future Land Use Map

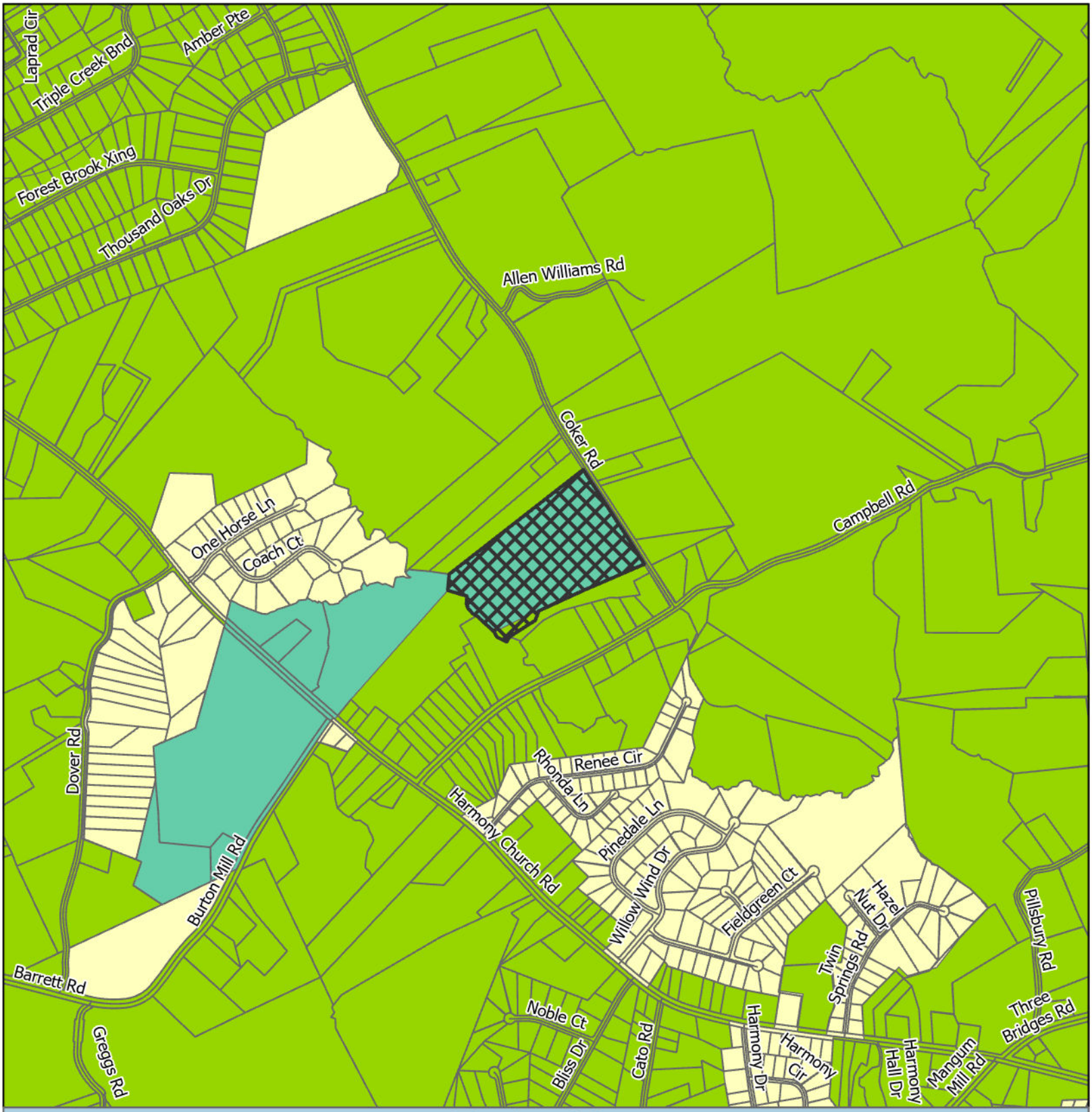
Subject Area
City Limits

Future Land Use Zones
- Greenspace - Conservation
- Rural Agriculture
- Rural Neighborhood
- Suburban Neighborhood, Low-Density

Applicant: Joey Gilbert
Tax Parcel #: 15015 000011
Location: 3722 Coker Road
Commission District: 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



Zoning Map

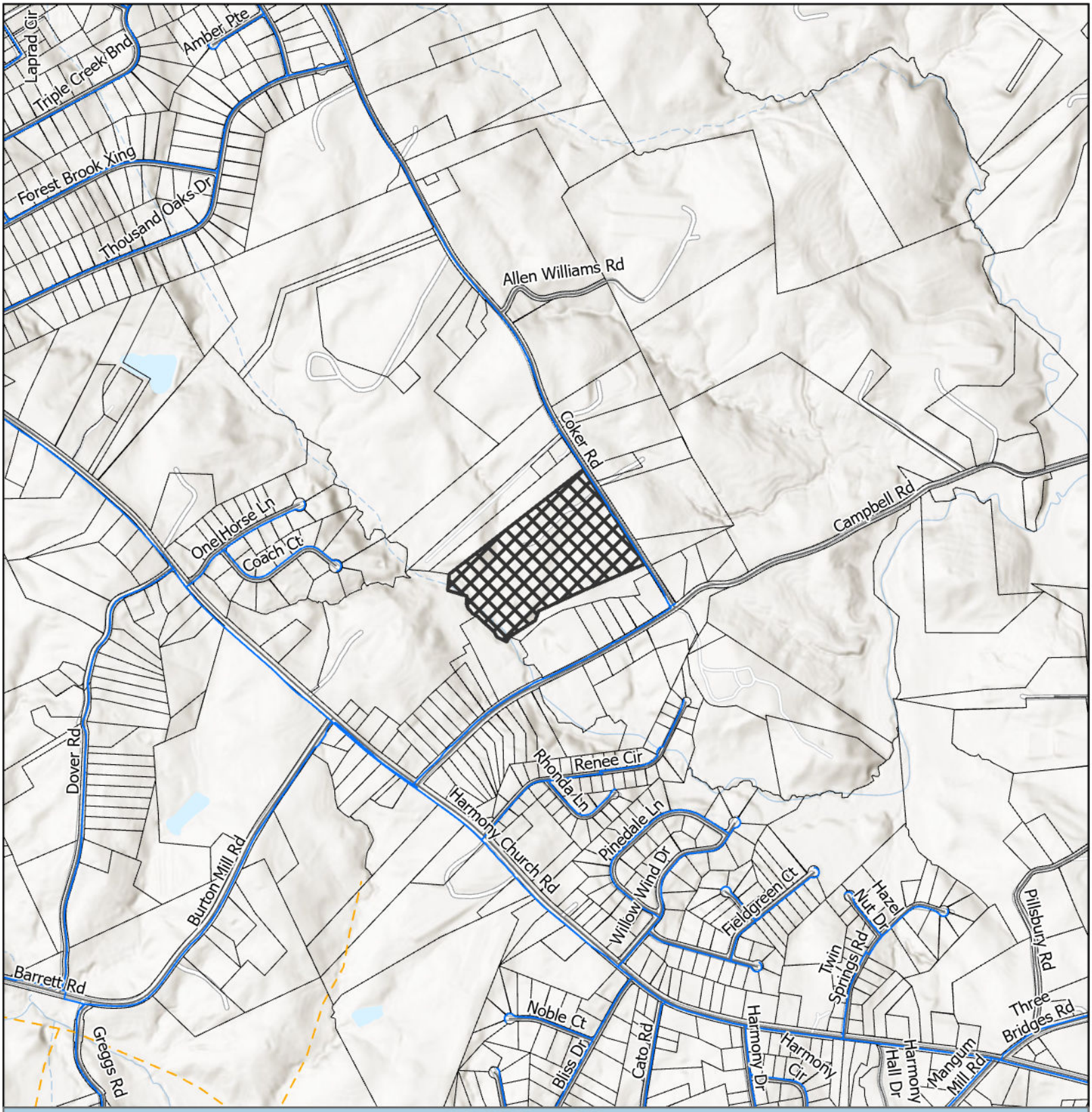
Subject Area
City Limits

Zoning
- AR-1
- PCFD
- R-1

Applicant: Joey Gilbert
Tax Parcel #: 15015 000011
Location: 3722 Coker Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Utilities Map

- Waterline
- County Proposed Sewerline
- Subject Area
- City Limits

Applicant: Joey Gilbert
Tax Parcel #: 15015 000011
Location: 3722 Coker Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Site Plan & Aerial Map

Subject Area

Applicant: Joey Gilbert
Tax Parcel #: 15015 000011
Location: 3722 Coker Road
Commission District 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/10/2026

eFiled and eRecorded
DATE: 09/01/2023
TIME: 11:19 AM
DEED BOOK: 9362
PAGE: 174 - 176
FILING FEES: $25.00
TRANSFER TAX: $670.00
PARTICIPANT ID: 6073054394
PT61: 069-2023-006064
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

after recording, return to:
JENIFIR DIMO
WALKER, BALL & DIMO, LLC
340 JESSE JEWELL PKWY, STE 650
GAINESVILLE, GA 30501

LIMITED WARRANTY DEED
(Survivorship)

THIS INDENTURE is made this **1st** day of **September, 2023**, between

MARJORIE T. FERGUSON and MATT F. TROUT
(hereinafter referred to as "Grantor")

and

DEMETRIO GOICOCHEA PACHECO and SELEYNE GOICOCHEA
(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered in the presence of

Unofficial Witness

Notary Public

JENIFIR DIMO NOTARY PUBLIC HALL COUNTY, GA

GRANTOR:

Marjorie T. Ferguson (SEAL)
MARJORIE T. FERGUSON

(SEAL)
MATT F. TROUT

2300467

EXHIBIT A

Description of Property

All that tract or parcel of land together with all improvements thereon lying and being in Tadmore District, Hall County, Georgia, being known as Lots 4 and 5 of the C.E. Vaughan Property as shown and delineated according to a plat of survey for Monte F. Trout and Martha Baker Trout by James Edward Flanders, Georgia Registered Engineer and Surveyor, dated March 17, 1965, recorded in Plat Book 34, Page 164, Hall County, Georgia Plat Records, which plat is hereby incorporated by reference and made a part of this description.

Together with all that tract or parcel of land lying and being in Tadmore District of Hall County, Georgia and being all of Lots 6, 7 and 8 of the C.E. Vaughan Property according to a plat made by Thomas M. Patton, GRLS, dated June 1959 and recorded in Plat Book 23, page 140, Hall County, Georgia Plat Records, which plat is hereby incorporated by reference and made a part of this description.

This property collectively is known as **3722 Coker Road and Tax Parcel 15-015-000-011** according to the 2022 system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

3722 COKER ROAD LEGAL DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TADMORE (G.M.D. 268) OF HALL COUNTY, GEORGIA BEING MORE PARTICULARLY DECSRIBED AS FOLLOWS:

Beginning at a point where the centerline of Coker Road intersects with the centerline of Campbell road;

Thence N35°30'53"E a distance of 482.86’ to a point being The Point of Beginning;

thence S66°43'13"W a distance of 589.65' to a point;

thence S65°32'02"W a distance of 448.66' to a point;

thence S20°45'38"W a distance of 90.58' to a point;

thence S58°10'11"W a distance of 100.04' to a point;

thence S54°40'10"W a distance of 172.17' to a point;

thence N42°36'17"W a distance of 9.39' to a point;

thence N44°54'50"W a distance of 49.06' to a point;

thence N25°08'02"W a distance of 24.96' to a point;

thence N07°36'26"W a distance of 8.02' to a point;

thence N15°16'19"E a distance of 20.37' to a point;

thence N62°07'18"W a distance of 26.03' to a point;

thence N82°32'45"W a distance of 20.00' to a point;

thence N78°49'38"W a distance of 18.00' to a point;

thence N22°16'08"W a distance of 24.01' to a point;

thence N08°25'46"W a distance of 41.36' to a point;

thence N31°22'37"W a distance of 33.61' to a point;

thence N45°39'38"W a distance of 48.52' to a point;

thence S76°37'32"W a distance of 16.61' to a point;

thence S48°50'19"W a distance of 22.64' to a point;

thence S72°12'05"W a distance of 19.93' to a point;

thence S82°13'12"W a distance of 16.06' to a point;

thence N29°00'19"W a distance of 31.93' to a point;

thence N25°34'22"W a distance of 53.09' to a point;

thence N31°47'58"W a distance of 29.00' to a point;

thence N33°05'49"W a distance of 33.61' to a point;

thence N32°17'53"W a distance of 60.72' to a point;

thence N26°46'56"W a distance of 50.60' to a point;

thence N28°04'58"W a distance of 31.17' to a point;

thence N30°22'37"W a distance of 34.92' to a point;

thence N51°52'24"W a distance of 46.85' to a point;

thence N49°18'14"W a distance of 33.70' to a point;

thence N42°04'21"W a distance of 41.31' to a point;

thence N80°35'42"W a distance of 3.59' to a point;

thence N51°00'00"E a distance of 1485.37' to a point;

thence S33°07'23"E a distance of 28.90' to a point;

thence S33°13'33"E a distance of 88.91' to a point;

thence S33°35'31"E a distance of 116.52' to a point;

thence S33°16'06"E a distance of 93.93' to a point;

thence S32°58'55"E a distance of 108.21' to a point;

thence S35°05'16"E a distance of 93.71' to a point;

thence S30°50'41"E a distance of 97.05' to a point;

thence S32°53'24"E a distance of 94.33' to a point;

thence S32°06'52"E a distance of 105.43' to a point;

thence S31°37'25"E a distance of 102.54' to a point;

thence S32°25'56"E a distance of 85.12';

which is the Point of Beginning,

having an area of 1,207,692 square feet, 27.72 Acres

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 4:06 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting.

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Hall County Fire Marshal's Office Comments:

1. If all proposed lots share a common access drive or street the road width will have to meet the minimum road width of 20' as required by the International Fire Code Section 503.2.1
2. If the common access drive or street is a dead-end greater than 150' in length an approved area for turning around the fire apparatus shall be provided as required by the International Fire Code Section 503.2.5

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**
Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

No comment

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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Joey Gilbert **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 04/21/2026 **for** Joey Gilbert **.**

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: JOEY GILBERT
REQUEST: REZONE FROM PCFD TO AR-1 FOR PERMITTED USES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.
APPLICANT: JOEY GILBERT
REQUEST: REZONE FROM PSFD TO AR-1 FOR
PERMITTED USES
Date: MAY 19 2026
Time: 6:00 P.M.
Date: N/A
Time: N/A
FOR MORE INFORMATION CALL: (770) 531-6809



AGENDA ITEM

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

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 210/2026

SUBJECT: **860 Gainesville Highway | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Richard J. Garner, applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: LT

Recommendation:

Staff recommends **APPROVAL** of the applicant's request, as the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

Purpose of Request:

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 **| Proposed use: Uses permitted in I-1 |** Commission District 1 **| Richard J. Garner, 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
LT	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Board Memo
Application
Narrative
Site Plan
Plat
Maps
Deed
Noise Study Report
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign
Letter - from Hulsey, Oliver & Mahar, LLP

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Richard J. Garner

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

Proposed Use ..... Uses permitted in Light Industrial (I-1)

Size ..... 5.47± acres

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

Location ..... **860 Gainesville Highway |** Tax Parcel 07298 000019

Commission District ..... One

Commission Date ..... May 14, 2026

Staff Recommendation ..... **Approval, as** the proposed zoning is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan

Record Number..... HZON26-0008

Staff recommends <u>APPROVAL</u> of the applicant's request.

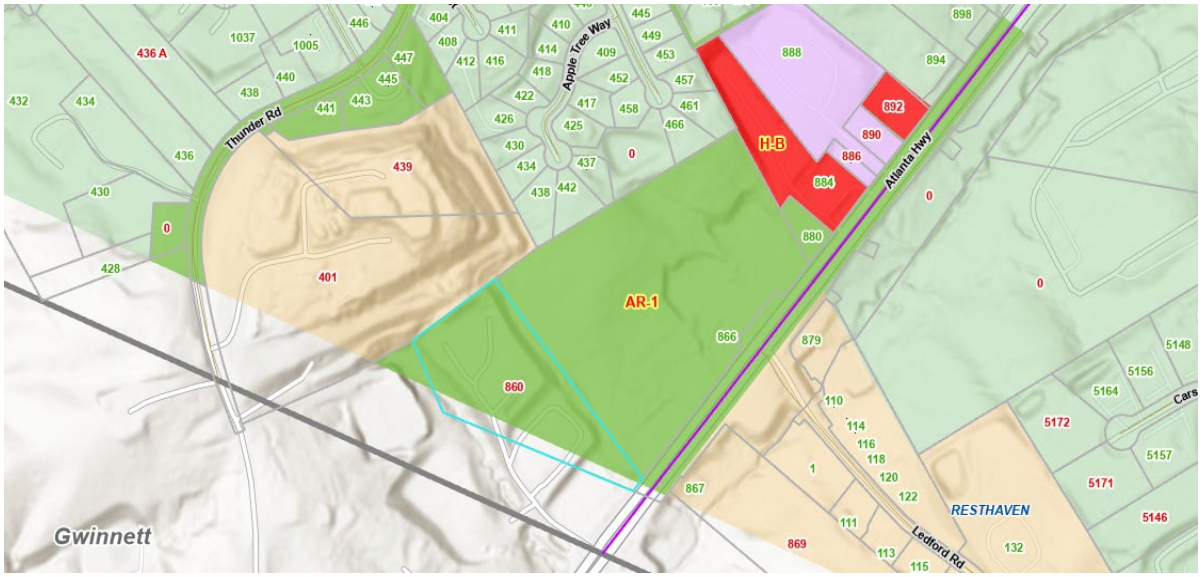
<u>Summary Analysis</u>

The applicant is requesting to rezone a 5.47<u>+</u> acre portion of a tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) to recognize the historical light industrial use of the property.

Currently, the site is developed with a 20,000 square-foot warehouse building, 9,375 square-foot warehouse building, and a 25'x75' partially enclosed pole building, all constructed in 2007 according to the Hall County Tax Assessor records. The property also includes designated outdoor storage areas. The surrounding properties are zoned and developed as outlined below:

North: City of Resthaven, C-2 (General Business): Inert landfill
East: AR-1: two auto businesses (proposed rezoning to I-1, 5/21/26 BOC meeting)
South: City of Buford: Light Industrial (M-1), General Business (C-2)

West: Gwinnett County/City of Resthaven C-2 (General Business): the remaining 7.154± acres of the subject property

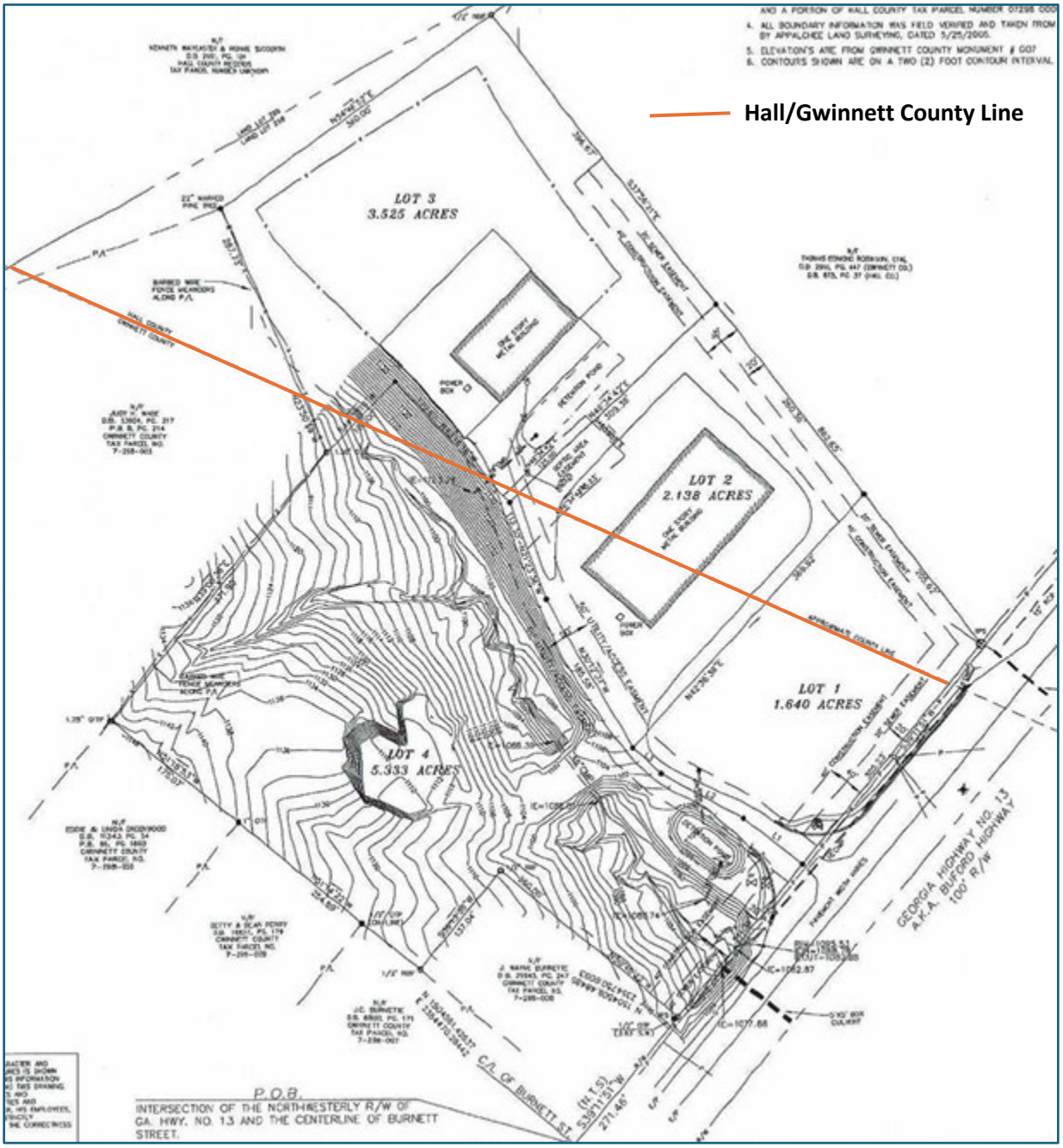


The subject parcel was subdivided from the property to the northeast in 2007 and totals 12.636± acres. Approximately 5.472± acres lie within Hall County and 7.164± acres within Gwinnett County/City of Resthaven. The existing buildings were constructed in 2007, with the largest building spanning the county line. According to the property owner, building permits and business licenses for the various businesses that have operated on the site were issued by the City of Resthaven. No permits or licenses are on record with Hall County due to longstanding uncertainty regarding whether this property was located within the City of Resthaven or unincorporated Hall County. With the jurisdictional boundary now confirmed to be within unincorporated Hall County, the property owner seeks to bring the long-established industrial use of the property into compliance by requesting to rezone from Agricultural Residential (AR-1) to Light Industrial (I-1) to allow uses permitted in the I-1 zoning district.

Per the submitted site plan, the existing buildings comply with the setback requirements of the Light Industrial (I-1) zoning district. As the property abuts commercially zoned property to the north (City of Resthaven, C-2 (General Business), a transitional buffer is not required. The property to the northeast is zoned Agricultural 1 (AR-1) and therefore would require a 50-foot transitional buffer. This property has also historically been used for commercial purposes and is currently under consideration for rezoning to Light Industrial (I-1), with the case scheduled for consideration at the May 28, 2026, Board of Commissioners meeting. Therefore, a transitional buffer would not be applicable along that common property line if this were to be approved.

Access to the property is provided by a single driveway within the Gwinnett County portion of the property. Water service is provided by the City of Buford and sanitary sewer services are provided by on-site septic.

This property is located within the Gateway Corridor Overlay District (GCOD). However, the GCOD standards do not apply to the subject property as it was developed prior to the adoption of the Gateway Corridor Overlay District. Any future development or redevelopment will be required to comply with Gateway Corridor Overlay District (GCOD) standards.



Per the submitted narrative, the following is a list of current and previous business operations on the property:

- Lanier Automotive LLC dba Lanier RV Storage
  - 2007 – Present
  - Towing, Inside/Outside Storage
  - Operating hours 24/7
- Atlanta Landscape Group
  - 2014-2023
  - Landscape business with outside storage

    - Operating hours M-F, 6 am to 5 pm
- Central Irrigation
    - 2010-2013
    - Inside/outside storage of irrigation materials
- Statewide Wrecker Service, Inc
    - 2007-2023
    - Towing, Outside Storage
    - Operating hours 24/7
- Lanier Marine Service
    - 2011-Present
    - Service and indoor/outdoor storage of marine equipment
    - Operating Hours M-F, 8 am-5 pm
- Generations Metal Recycling
    - July 2025 – present
    - See separate Narrative from Generations Metal Recycling dated April 3, 2026, for detailed description of this business along with a Noise Study by ArtUSA Noise Control Products dated February 18, 2026.

To support the transition of this property into Hall County jurisdiction and to ensure compliance with safety and legal standards, the currently operating businesses have been issued Temporary Certificates of Occupancy and Temporary Business Licenses pending the outcome of this rezoning application.

The property owner is requesting this rezoning to allow uses permitted in the light industrial zoning district. The Unified Development Code defines Light Industrial (Section 7.6.4) as “a facility conducting light industrial operations which do not result in adverse effects beyond the boundary of the property.” Within this district, “waste related services” are a permitted use, including “scrap metal processor” (Section 7.6.9.A.7).

The most recent business to occupy the site is Generations Metal Recycling, a scrap metal processing operation. Generations Metal Recycling previously operated at 886 Gainesville Highway under a City of Resthaven business license from approximately 2023 to June 2025. Per the narrative from Generations Metal Recycling dated April 3, 2026.

Per the submitted statement from Generations Metal Recycling, they believed the property was designated as industrial property in Rest Haven. The current tenants entered into a lease agreement under the belief that the property was zoned for industrial use within the jurisdiction of Rest Haven. Subsequent issues related to jurisdiction, zoning, and noise revealed that the property is actually located within Hall County jurisdiction.

Since then, the County has received noise complaints from several residents within the Sweet Apple Place Subdivision. Due to the long-standing jurisdictional misunderstanding, staff has worked with the property owner and business owner to bring this rezoning application forward and address both the historical use of the property and the current operations of this business. Generations Metal Recycling has submitted a written narrative describing its operations, along with a Noise Study Report dated February 18, 2026. Staff, including representatives from the Marshal’s Office, Building Inspections, and Planning, visited the site to observe the operation firsthand. The company has begun implementing noise-mitigation measures as outlined in its narrative.

While "scrap metal processor" is identified as a permitted use within the Light Industrial (I-1) zoning district, the definition of Light Industrial specifies that such operations must not create adverse effects beyond the boundaries of the property. Given the noise complaints associated with the current operation, this rezoning request necessarily includes an evaluation of the scrap metal processing operation to ensure it aligns with the intent of the district and meets applicable performance expectations. Hall County has not adopted specific noise standards; therefore, acceptable noise levels should be evaluated in relation to recognized industry benchmarks. The Noise Study submitted with this application will assist in determining whether the existing operation meets those standards.

Per the narrative provided by Generations Metal Recycling, the facility operates as a metal commodities processing company. It is not a scrap or junk yard, nor is it open to the public for drop-in sales. The business acquires materials in bulk from secondary scrap metal dealers and from electrical contractors. Specialized equipment, including a Blue Shark Hammermill, is used to separate aluminum, steel, and copper from the materials received. Once separated, these commodities are sold to manufacturers that melt and repurpose them into new consumer products. The business owner has identified several noise-reduction measures implemented prior to the Noise Study, and notes that additional measures have been put in place since the study was completed, with further mitigation steps planned should the rezoning be approved and their scrap metal processing operation determined to be in alignment with the intent of the district and meets applicable performance expectations. They have also reduced their operational hours while this rezoning request is under consideration.

According to the submitted Noise Study Report, typical acceptable noise levels for residential areas adjacent to industrial uses in jurisdictions with established noise ordinances are approximately 55 dBA between 7 p.m. and 7 a.m., and 65 dBA between 7 a.m. and 7 p.m. While the overall noise levels at nearby residences fell within these thresholds, the low-frequency noise levels were elevated and seem to be having an impact on the nearby residential neighborhood.

Based on the future land use plan, staff finds the rezoning request is *consistent* with the Comprehensive Plan's future land use classification of Business Nodes & Corridors. The intent of this future land use designation is for new development along major road corridors and intersections to consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. Site design should use the quality development principals to the fullest extent possible.

Zoning Analysis – Rezone

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

a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Light Industrial (I-1) zoning district and existing use is consistent with the use, development, and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that light industrial uses would adversely affect adjacent or nearby property. Light industrial uses of the site have been established for almost 20 years.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The subject property is currently developed. The applicant is planning to use the property as it currently exists and is not proposing any additional improvements.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; ; **The proposed rezoning is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service as the light industrial uses have been established for almost 20 years.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning is consistent with the Comprehensive Plan and the Business Nodes & Corridors future land use designation.**

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

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

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Denying the rezoning would provide no meaningful public benefit, as the light industrial use has operated safely and compatibly for almost 20 years. However, it would impose a hardship on the property owner by leaving the long-established business in a legal non-conforming status, limiting routine maintenance and operational certainty. Rezoning removes this hardship without negatively affecting the public.**

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1). The site is currently developed with three commercial buildings constructed in 2007 as reflected in the county tax records. The property owner believed the property was within the City of Resthaven and zoned properly.**

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; **While three businesses have operated on the site for between 15 and 19 years, staff is aware of the recent establishment of a scrap metal processing operation that has generated noise complaints. Although this use is permitted by right, its current operations do not appear to align with the intent of the district or meet applicable performance expectations unless additional noise-mitigation measures are implemented.**

k. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed Light Industrial (I-1) zoning would not create an isolated district, as commercial and light industrial zoning in neighboring jurisdictions borders the property to the north, west, and**

south. In addition, the property to the east has submitted a rezoning request to I-1, scheduled for consideration at the May 28, 2026, Board of Commissioners meeting.

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

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

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

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

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

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

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 April 8, 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/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation
In an email dated April 6, 2026, Christopher Hash, P.E., GDOT D1 Traffic Operations Supervisor, stated, "On-system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum dated April 15, 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:
No concerns with traffic impacts for this application.

Utilities:

No comment. Property is located in Buford service district.

Hall County Fire Marshal
In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Business License
In an email dated April 6, 2026, Brandi Smith, Business License Director, stated, “All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.”

Hall County Building

In an email dated April 13, 2026, Mandy Bolton, Permit Specialist, stated, “Pending Zoning action, Building Inspections has issued a 90-day Temporary Certificate of Occupancy for 4 businesses.”

Hall County Government
PLANNING AND ZONING

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie Ahmed

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Director of Planning & Zoning

Date: May 4, 2026

Subject: **Generation Metal Recycling - 860 Gainesville Hwy, Buford, GA 30518**

Mr. Chairman and Commissioners,

As detailed in the published staff report for 860 Gainesville Highway, a rezoning request to rezone from AR-1 to I-1, the most recent use of this property has been Generations Metal Recycling, a scrap metal processing operation. The business previously operated at 886 Gainesville Highway under a City of Resthaven business license from approximately 2023 through June 2025.

Since that time, the County has received **multiple noise complaints** from residents of the Sweet Apple Place subdivision. Due to longstanding jurisdictional misunderstandings, staff has worked with the property owner and business operator to bring forward this rezoning request to clarify the historical use of the site and address the current operations.

During our review of the Hall County Unified Development Code, **staff identified an internal inconsistency**. Scrap metal processing is permitted within the Light Industrial (I-1) district without an indoor-operation requirement, while light manufacturing—also permitted in I-1—must be conducted indoors to mitigate noise and other impacts. Given the documented noise issues affecting nearby residences, it is reasonable for the Board to consider imposing conditions on this operation or determining that scrap metal processing should not continue at this location.

The intent of the Light Industrial district is to allow uses that do not create adverse impacts beyond the property boundaries. Although this operation is currently permitted under I-1, the number of complaints clearly indicates adverse off-site impacts. Until staff can address this

inconsistency through a future UDC update, additional noise-mitigation measures should be included as conditions of approval.

The following conditions are recommended by Staff should the Board choose to approve the rezoning request and further allow for Scrap Metal Processing operations at this site:

1. All scrap metal processing activities shall be conducted entirely indoors and shall not be audible beyond the property line.

2. Any scrap metal processing use on the property shall be reviewed by the Board of Commissioners after six months of operation to evaluate compliance with all conditions and determine whether additional requirements are necessary.

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

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ZONING APPLICATION

Applicant (Name & Mailing Address)

Richard J. Garner
3636 Carter Road
Buford, GA 30518
Phone [redacted]
Email Address [redacted]

Property Owner (Name & Mailing Address)

Richard J. Garner
3636 Carter Road
Buford, GA 30518
Phone [redacted]
Email Address [redacted]

Proposed Use Uses permitted in Light Industrial (I-1)

Contact Person (Name & Mailing Address)

Richard "Joel" Garner
3636 Carter Road
Buford, GA 30518
Phone [redacted]
Email Address [redacted]

Status of Applicant

- ϒ Owner
- ϒ Option to Purchase
- ϒ Area Resident
- ϒ Other

Requested Action

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

Tax Parcel Number 07-298-000-019
Acreage 5.02
Location Address

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

Print Richard J. Garner Date: 03/11/2026
Sign: Richard J. Garner Date: 3.11.2026

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

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:
Tentative Planning Commission Date: Tentative County Commission Date:
County Commission District:

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
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f: 770-531-3902

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**_____ I have not X_____

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

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature:  **Date:** 3/12/2026

Applicant's/Owner's Name (Printed): Richard J Garner

NARRATIVE

860 Gainesville Hwy

Tax Parcel #07-298-000-019

Owner/Applicant: Richard J. Garner

Updated March 25, 2026

This is a request to rezone the subject property from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) to formally recognize and align the zoning with the long-standing commercial and light industrial operations that have existing on the site for nearly two decades.

I purchased this property on July 19, 2005. In 2007, I constructed two commercial buildings under City of Resthaven building permits, as it was my understanding at the time that the property fell within their jurisdiction. These structures include:

- 20,000 square foot (100'x200') warehouse building.
- 9,375 square foot warehouse building
- 25'x75' partially enclosed pole building

The following is a list of current and previous Business operations on the property:

- **Lanier Automotive LLC dba Lanier RV Storage**
  - **2007 – Present**
  - Towing, Inside/Outside Storage
  - Operating hours 24/7
- **Atlanta Landscape Group**
  - 2014-2023
  - Landscape business with outside storage
  - Operating hours M-F, 6 am to 5 pm
- **Central Irrigation**
  - Dates Approx. 2010-2013
  - Inside/outside storage of irrigation materials
- **Statewide Wrecker Service, Inc**
  - 2007-2023
  - Towing, Outside Storage
  - Operating hours 24/7
- **Lanier Marine Service**

    - **2011-Present**
    - Service and indoor/outdoor storage of marine equipment
    - Operating Hours M-F, 8 am-5 pm
- **Generations Metal Recycling**
    - **July 2025 – present**
    - See separate Narrative from Generations Metal Recycling dated March 12, 2026, for detailed description of this business along with a Noise Study by ArtUSA Noise Control Products dated February 18, 2026.
    - Operating hours M-F 8 am – 5 pm

Current Zoning

- According to Hall County, AR-1
- According to City of Rest Haven, C2

Business License/Construction Permits

- All business licenses have been issued by the City of Rest Haven with the exception of Generations Metal Recycling who operated with a Resthaven business license from their previous location at 886 Gainesville Highway.
- All buildings were independently inspected at the time of construction per City of Rest Haven instructions.

Property Utilities

- Georgia Power
- City of Buford—water and gas
- Septic

To: Hall County Planning and Zoning, Hall County Commissioners

From: Generations Metal Recycling

Date: April 3, 2026

Re: Rezoning of 860 Gainesville Hwy to Light Industrial

This narrative is to explain the business leasing the property and operating at 860 Gainesville Hwy. Property owner Joel Garner is submitting for rezoning from ARI to Industrial.

We, Generations Metal Recycling, are a family owned and operated metal commodities processing company. We are not a scrap or junk yard, nor are we open to the public for drop in sales. We do not buy scrap vehicles. We purchase material in bulk from secondary scrap metal dealers and from electrical contractors. We are a commodities processing facility; we use specialized equipment to separate the commodities (aluminum, steel and copper) of the products we purchase. Once we separate the commodities, we sell them to companies to melt and produce new consumer products.

Per the 2024 Official Code of Georgia regarding Professions and Businesses, OCGA 43-43-1 Definitions: a “scrap metal processor” means any person, firm, or corporation which is engaged in the business of buying scrap vehicles, automotive parts, or other metallic waste by weight to process such material into scrap metal for remelting purposes; which utilizes machinery and equipment for processing ferrous and nonferrous metallic scrap into prepared grades, and whose principal product is metallic scrap.”

Per Section 7.6 of Hall County’s Unified Development Code, our type of business, scrap metal processors, is specifically named and categorized under 7.6.9 (A7) as a Waste Related Service.

Per the Hall County Unified Development Code’s Allowed Use Table, 7.2.1, on the 6th printed page, Waste Related services can operate in I-1 and I-2, other than 4 specified exceptions of waste related services, which do not include scrap metal processors.

Joel Garner has operated a wrecker service on this property for decades. We leased this property under the impression that it was industrial use property in Rest Haven. All of us entered into this agreement in good faith and with honest, good intentions. The debacle that ensued of jurisdiction, zoning and noise was completely unforeseen. Through a complicated process, Joel, and we, realize that it is Hall County jurisdiction, and therefore request rezoning. The area is a multi-use area, but there are many industrial properties, including multiple industrial parks and complexes. The portion of the property we lease is contiguous to a power substation, owned by the Municipal Electric Authority of Georgia, a power easement, a closed inert landfill on the back/eastern boundary, and an undeveloped property also currently under application or to be applied for rezoning to Hall County Industrial Usage.

As part of this rezoning, we are requesting to be able to operate the business we have invested significant time and capital establishing on this location. We lease the warehouse that is

farthest from the road on this property. The property is basically divided into three sections, from the road frontage use of a storage/parking lot, the middle use of a warehouse leased to other tenants, and the back warehouse, our location. Our warehouse cannot be seen from the road. Nor can the entire rear/backyard of the property. The drive to access this leased property leads to a fenced access gate, including privacy screening, on the southern corner of the warehouse. This gate can be seen from the road only if one is truly scrutinizing the area, as it is beyond the first two uses on the lot. Beyond the gate there is a concrete wall that extends from the southeastern corner of the warehouse. Our operation does include an outdoor machine. This machine is loaded with product which is processed and fed via conveyor to the rest of the processing line inside the warehouse. The machine is not visible from the road. We are committed to making sure the sound of the machine is acceptably abated. There is a dust collection system on the rear side of the warehouse as well.

We understand that the primary issue and concern with this property has been the noise. We have stated from the beginning that we are committed to sound abatement, as well as being good neighbors and stewards of the community. Through our attorney, we contracted Artusa Industries, a service provider of acoustic solutions, a manufacturer of noise control products, and a provider of noise surveying and consultation.. The owner, Frank Artusa, conducted a noise study, included with our rezoning application and has consulted with us extensively. Here are a few important points regarding the noise.

1. In December, we installed industry standard 2 lb mass loaded vinyl sound curtains. These surround the machine entirely, with the exception of the openings for the infeed and 2 conveyers. These curtains significantly reduced the overall sound. The dba, which is the standard sound measurement for noise ordinances, is below standards. However, the persistent noise is a low frequency noise.
2. While waiting for the sound curtains to be manufactured, we also placed a 12’ high concrete barrier of bin blocks in various areas surrounding the machine.
3. The noise study identified the specific frequency levels of the persistent noise. We have consulted with Mr. Artusa extensively regarding various ways to abate this low frequency sound. He has steadfastly confirmed, even since first visiting the site, that there are definitely ways to abate this frequency.
4. One strategy we are implementing after consultation with Mr. Artusa is the rearrangement of the concrete bin block barrier. It is now directly beside the machine. We are also creating a 12’ long “tunnel” at the infeed area with the bin blocks and, at the time of this submittal, this part is almost complete.
5. We are also, at the time of this submittal, working on placing an additional layer of the sound curtains around the machine. Placing two layers of these materials with an air gap in between is proven to help significantly with low frequency sound. Our hope is by the time of the hearing on this matter, this additional barrier will be in place and, with this and the concrete barrier, the low frequency noise will be abated.
6. We remain steadfast in our commitment to sound abatement. There are multiple additional steps to take to abate the noise, and we would work with Mr. Artusa and Mr. Garner, as well as Hall County, if the low frequency sound persists.

While we have gone through this process to determine jurisdiction and zoning for this location, we have intentionally run this machine with awareness and consideration of the neighbors. In an effort to be mindful of neighbors, until further sound abatement plans can be confirmed to be acceptable and achieve compliance, we are restraining our operation of the outdoor machine to 10-4, primarily actually running between 11 and 3, not on weekends or holidays. Again, this is our approach to be considerate of neighbors in this interim period. It is not a long term solution that will allow our business to succeed. Once rezoned, our business hours for outdoor operations, including operation of the machine as well as truck deliveries, would be Monday through Friday from 8am to 5pm.

We would appeal that the solution should not include a building around the machine. The Hall County Unified Development Code does not state that it must be inside for light industrial zoning. A building around the machine might actually complicate the sound abatement process, as the building will not control the sound adequately, and could actually exacerbate the problem.

As this leased property is the farthest from the road, and due to the usage of the surrounding properties, we would petition that the GCOD standards should not be applicable to this portion of the 860 Gainesville Hwy property.

Of further interest to Hall County, our business is instrumental in the national interest and relevance to the critical minerals. Our raw copper helps fuel the $8.5B annual copper manufacturing industry in Georgia with local material instead of from China, the Democratic Republic of Conga, or Chilean copper. Our main products, copper and aluminum, are both deemed critical to national security by the United States Geological Survey and the Department of Interior. Our business is on the radar of the recycled materials industry nationally and internationally, as a pioneer of this particular process. The primary product we process on the outdoor machine is currently commonly exported, and frequently sent to countries who use child labor to sort and process this material. Our goal is to help create a circular economy and keep copper domestic in the American manufacturing process.

Not only is our business located in Hall county, we are residents of Hall County. We have spent many decades in this county, and hope to grow our business here. Our long term goal is to expand our operation and relocate near the future inland port in Hall County. This is an opportunity for Hall County to be on the forefront of the metal recycling industry, impacting the national and global future of this industry as well as the impact this can have for our nation’s security, save natural resources, and support a healthier environment for generations to come.

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CRF	CRIMP TOP PIPE
BM	BENCH MARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
P	PROPERTY LINE
C	CENTERLINE
BL	BUILDING LINE
R/W	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
C&G	CURB & GUTTER
BOC	BACK OF CURB
TOC	TOP OF CURB
GMD	GEORGIA MILITIA DISTRICT
PB/PG	PLAT BOOK / PAGE
DB/PG	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPOB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
EOP	EDGE OF PAVEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
LP	LIGHT POLE
PP	POWER POLE OR UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI/GI	DROP INLET/GRATE INLET
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
241.2	EXISTING GROUND ELEVATION
241.2	PROPOSED GROUND ELEVATION
910	EXISTING CONTOUR ELEVATION
910	PROPOSED CONTOUR ELEVATION
OHP	OVERHEAD POWER
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
SD	STORM SEWER PIPE
W	WATER LINE / PIPE
	FENCE LINE
	CREEK / STREAM / STREAM CENTERLINE
	DITCH / DRAIN CENTERLINE
	FLOOD HAZARD ZONE LIMITS
	TREE
LA	LIMITED ACCESS
STA	STATION
N/F	NOW OR FORMERLY
BM	BENCH MARK
	CONTROL POINT

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. ALL MATTERS OF RECORD THAT MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, PER HALL COUNTY PANEL NUMBER 13139C 0300E, DATED 3-21-2000, AND GWINNETT COUNTY PANEL NUMBER 130327 0001B, DATED 6-1-1981.
3. SUBJECT TRACT CONSISTS OF GWINNETT COUNTY TAX PARCEL NUMBER 7-298-027 AND A PORTION OF HALL COUNTY TAX PARCEL NUMBER 07298 000009.
4. ALL BOUNDARY INFORMATION WAS FIELD VERIFIED AND TAKEN FROM A SURVEY FOR RICHARD J. GARNER BY APPALCHEE LAND SURVEYING, DATED 5/25/2005.
5. ELEVATION'S ARE FROM GWINNETT COUNTY MONUMENT # GO7
6. CONTOURS SHOWN ARE ON A TWO (2) FOOT CONTOUR INTERVAL

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.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

ACREAGE CHART

LOT 1 = 1.140 ACRES GWINNETT CO.
LOT 1 = 0.500 ACRES HALL CO.
TOTAL LOT 1= 1.640 ACRES
LOT 2 = 0.758 ACRES GWINNETT CO.
LOT 2 = 1.380 ACRES HALL CO.
TOTAL LOT 2= 2.138 ACRES
LOT 3 = 0.032 ACRES GWINNETT CO.
LOT 3 = 3.493 ACRES HALL CO.
TOTAL LOT 3= 3.525 ACRES
TRACT 4 = 5.234 ACRES GWINNETT CO.
LOT 4 = 0.099 ACRES HALL CO.
TOTAL LOT 4 = 5.333 ACRES
OVERALL TOTAL= 12.636 ACRES

A TOPCON GTS-223 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 32,197 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 156,166 FEET AND CONTAINS 12.636 ACRES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.19	N52°28'39"W
L2	100.42	N60°49'17"W
L3	42.46	N48°40'01"W

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.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Land Development Surveyors, Inc.
1918 Tribble Crest Drive
Lawrenceville, GA 30045
(770) 682-8206
(770) 682-1440 Fax
LDSURVEY@BELLSOUTH.NET

REGISTERED LAND SURVEYOR NO. 2846 EXP. 12-31-08 GEORGIA

RICHARD J. GARNER

LOCATED IN LAND LOT 67 OF THE 6th DISTRICT, CITY OF RESTHAVEN OF GWINNETT COUNTY, GEORGIA
SCALE 1"=60'

LOT SURVEY FOR:

SHEET TITLE

FIELD	DRAWN	CHECKED
LS	SF	LJJ

DATE	NO	DESCRIPTION
2/28/08	1	ADD TOPO TO LOT 4

12/20/07 DATE

05146 JOB NUMBER

1

LEGEND

OL	ON LINE
NL	NAIL FOUND
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
BM	BENCHMARK
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
DH	DRILL HOLE
LLL	LAND LOT LINE
LL	LAND LOT
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MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

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P.O.B.
INTERSECTION OF THE NORTHWESTERLY R/W OF GA. HWY. NO. 13 AND THE CENTERLINE OF BURNETT STREET.

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RICHARD J. GARNER

LOCATED IN LAND LOT 67 OF THE 6th DISTRICT, CITY OF RESTHAVEN OF GWINNETT COUNTY, GEORGIA SCALE 1"=60'

LOT SURVEY FOR:

SHEET TITLE

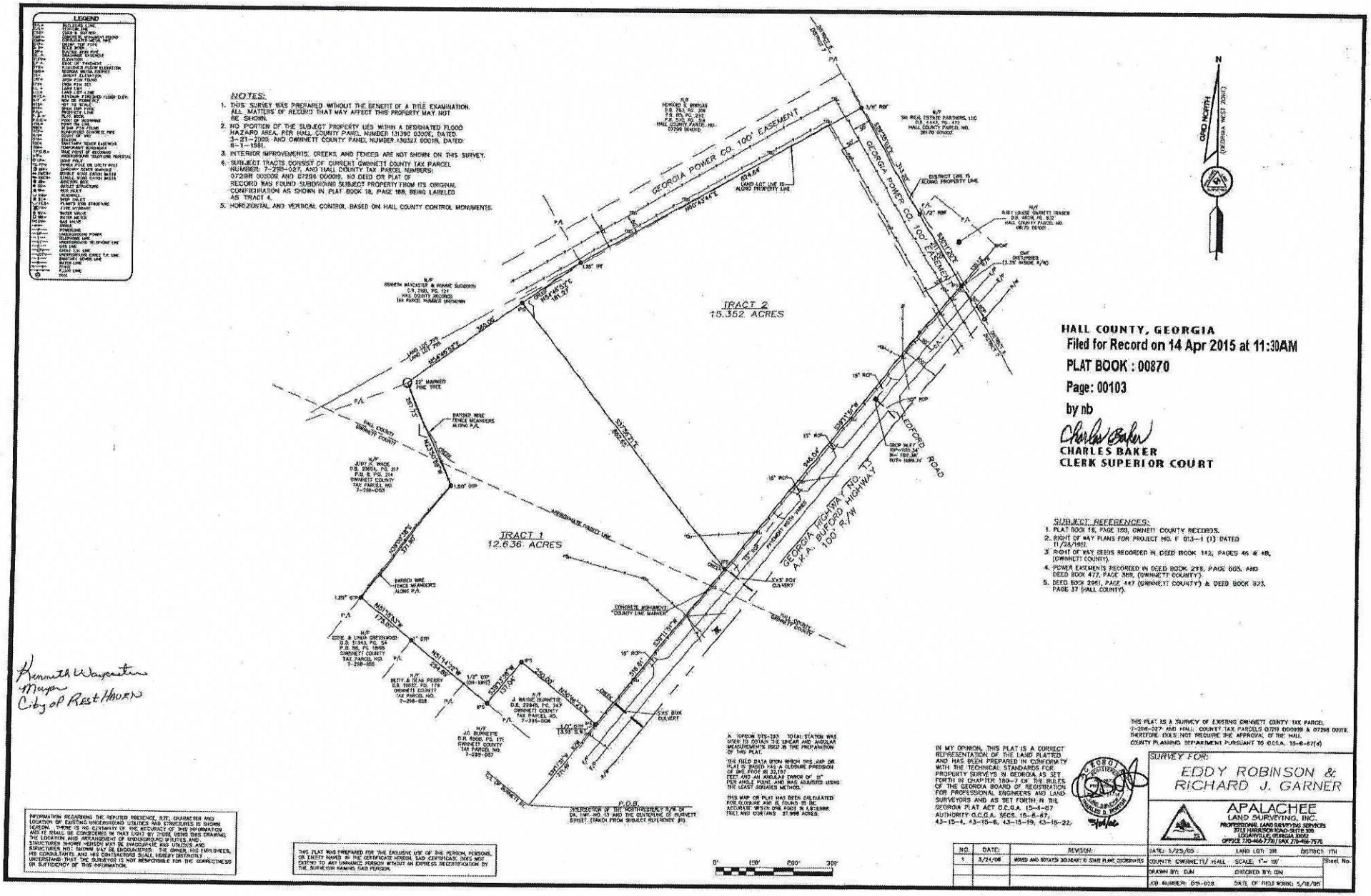
FIELD	DRAWN	CHECKED
LS	SF	LJJ

NO	DESCRIPTION	DATE
1	ADD TOPO TO LOT 4	2/28/08

12/20/07 DATE

05146 JOB NUMBER

1



Kenneth Waquespack
Mayor
City of Rest Haven

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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.

A TOPCON GTS-233 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

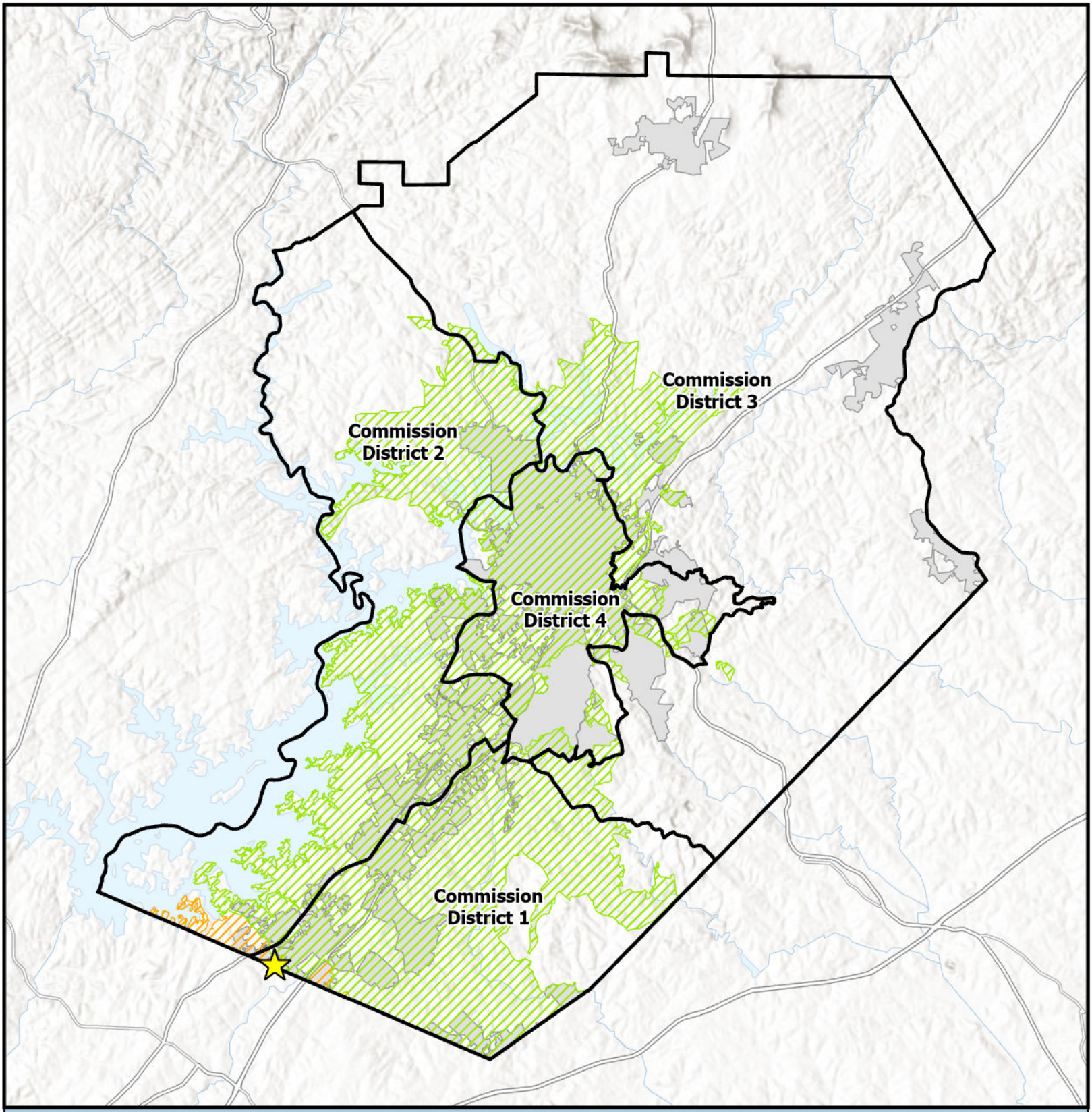
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,197 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST-SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE: WITHIN ONE FOOT IN 1,833,988 FEET AND CONTAINS 27.988 ACRES.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THIS PLAT IS A SURVEY OF EXISTING GWINNETT COUNTY TAX PARCEL 7-298-027 AND HALL COUNTY TAX PARCELS 07298 000009 & 07298 000019. THEREFORE, DOES NOT REQUIRE THE APPROVAL OF THE HALL COUNTY PLANNING DEPARTMENT PURSUANT TO O.C.G.A. 15-6-67(d)

NO.	DATE:	REVISION:	DATE: 5/25/05	LAND LOT: 298	DISTRICT: 7TH
1	3/24/06	MOVED AND ROTATED BOUNDARY TO STATE PLANE COORDINATES	COUNTY: GWINNETT/ HALL	SCALE: 1" = 100'	Sheet No.
			DRAWN BY: DJH	CHECKED BY: DJH	
			JOB NUMBER: 05-028	DATE OF FIELD WORK: 5/18/05	



Overview Map

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

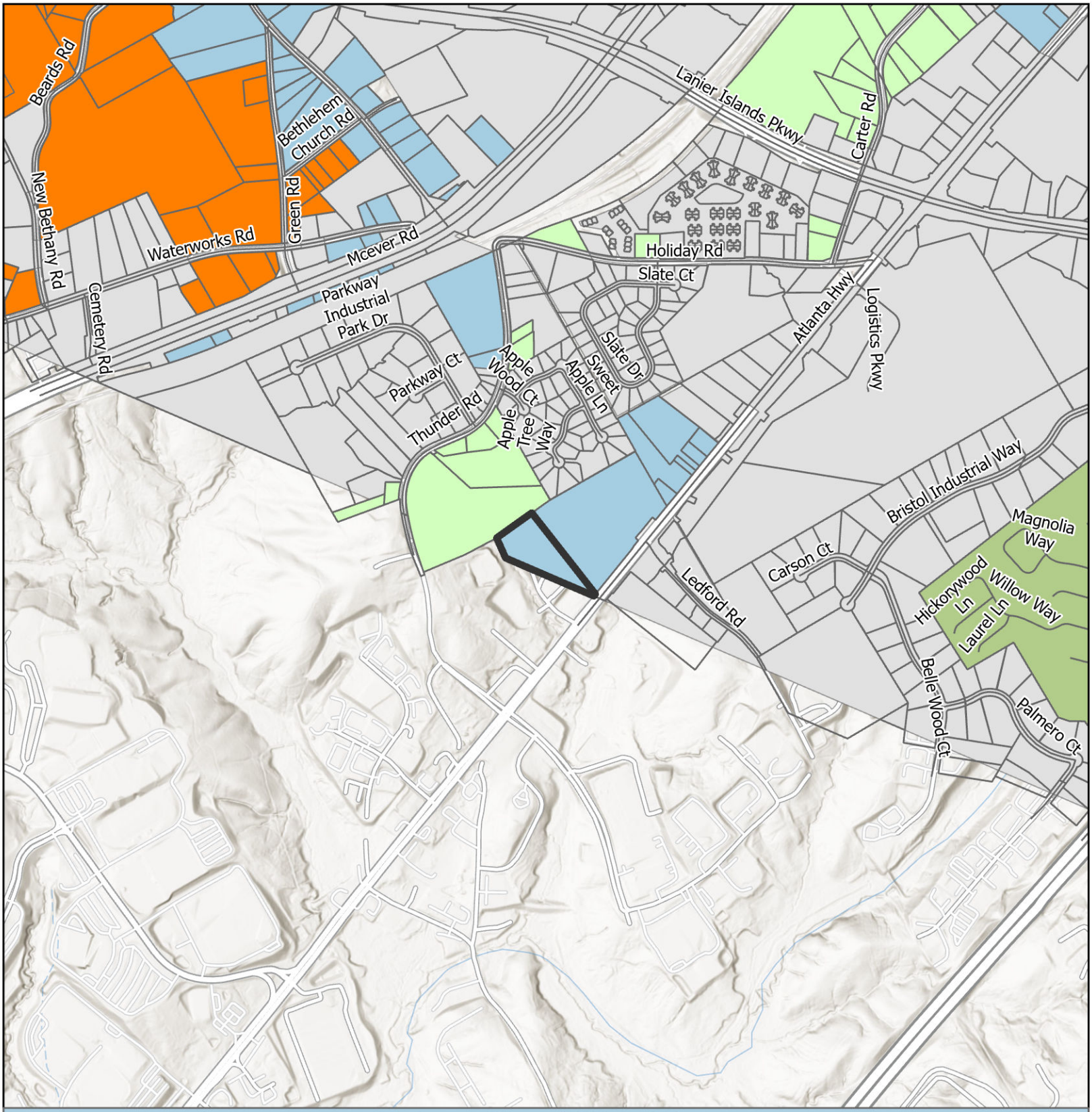
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Future Land Use Map

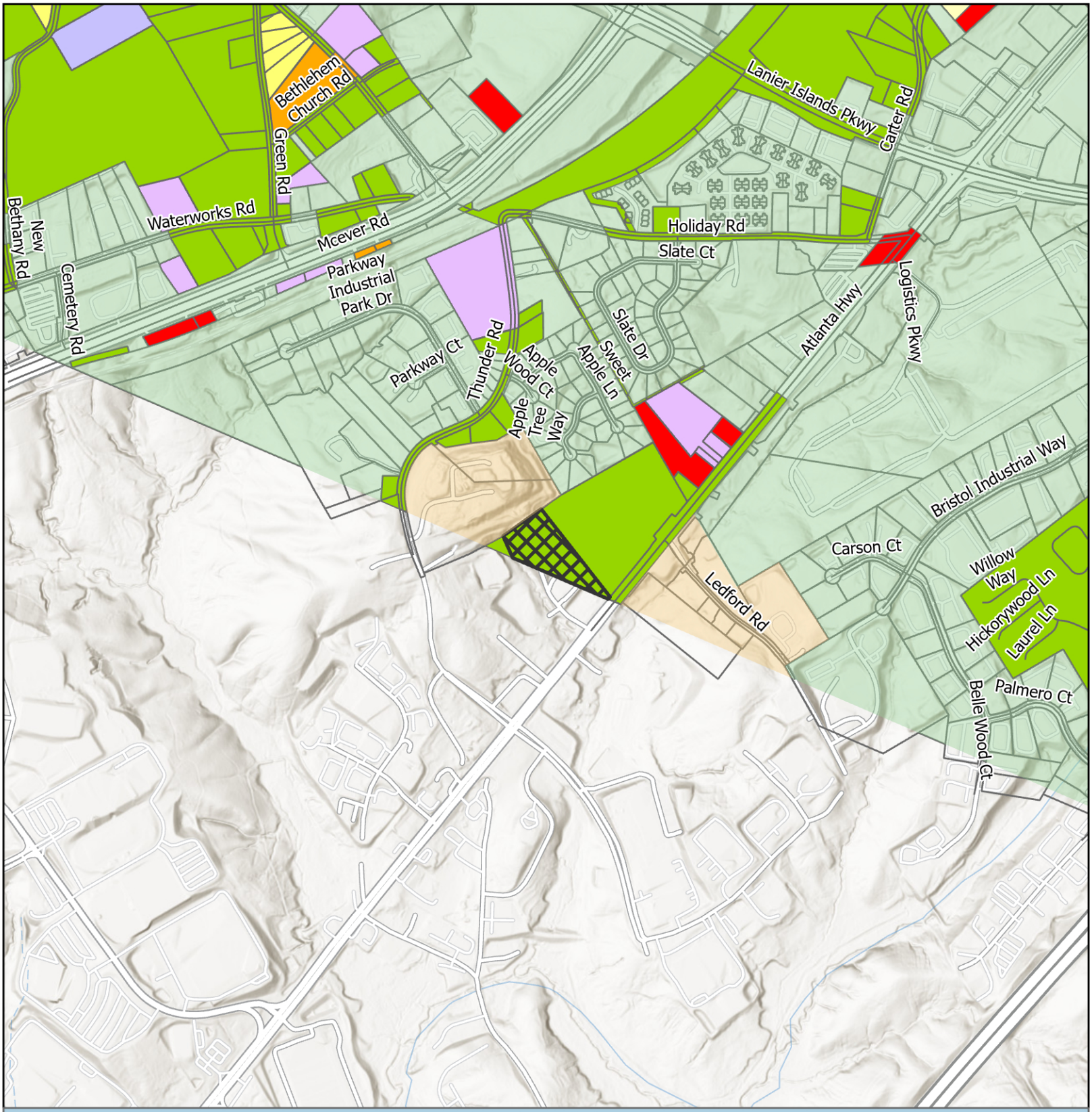
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/21/2026



Zoning Map

Subject Area

Zoning

- AR-1
- H-B
- I-1
- PCD
- PID
- PRD
- R-1

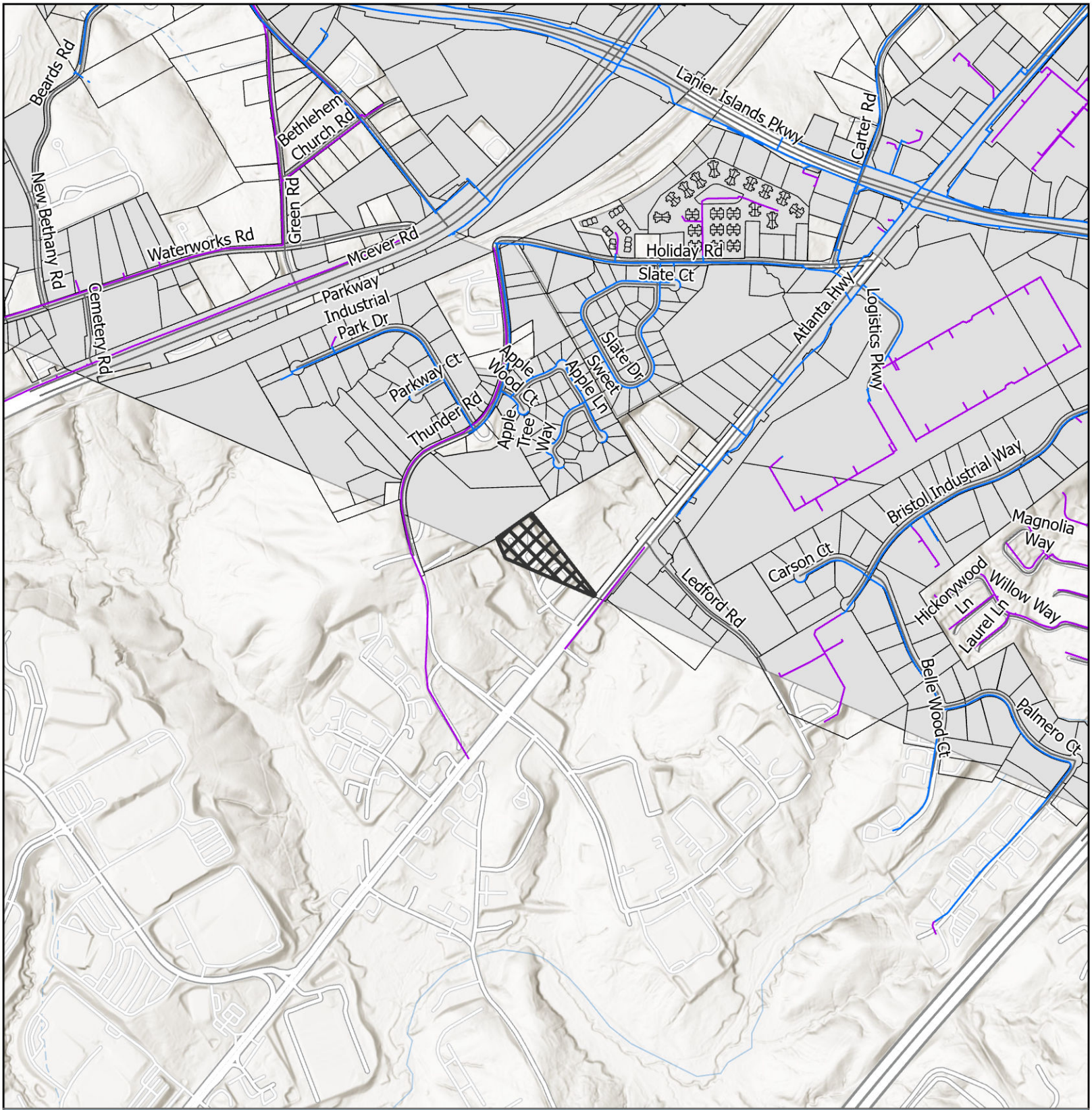
City Limits

- BUFORD
- RESTHAVEN

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/22/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- Subject Area
- City Limits

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/21/2026



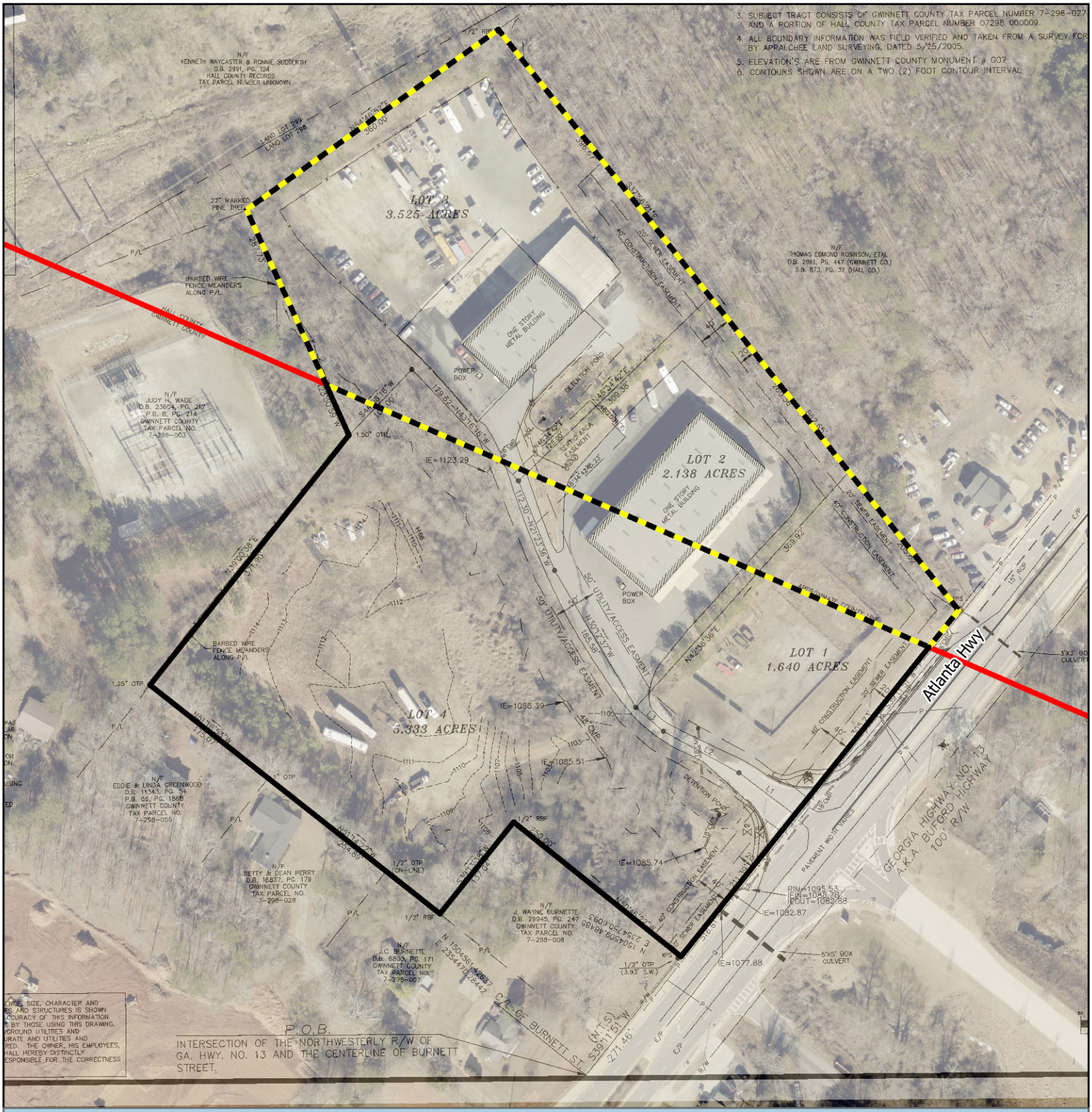
Site Plan & Aerial Map

Subject Area

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/21/2026



Site Plan & Aerial Map

Subject Area
Property Boundary
Approximate County Line

Applicant: Richard J. Garner
Tax Parcel #: 07298 000019
Location: 860 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/27/2026

05598
00072

BK45987PG0272

000072

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

005924

06 JAN 10 PM 2:08

TOM LAWLER, CLERK

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5598
PAGE (S) 72-74 THIS 16
DAY OF Jan 2006 AT 11:45AM
DWIGHT S. WOOD, CLERK BY DH

PT-61 # 067-2006-001813
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
$ 1,010.90
TOM LAWLER CLERK OF
SUPERIOR COURT

Return Recorded Document to:
Smith & Johnson, LLC
Attorneys at Law
P.O. Box 606
Buford, GA 30515

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: **05B-3996**

This Indenture made this **19th** day of **July, 2005** between **THOMAS EDMOND ROBINSON, III, ROBERT ADAM HUGHES, JOSEPH PATRICK HUGHES, JAMES TIMOTHY ROBINSON, JR. APRIL ROBINSON N/K/A APRIL ROBINSON QUEEN, AND AMANDA ROBINSON N/K/A AMANDA ROBINSON SMITH,** of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **RICHARD J. GARNER** , as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT "A".

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

P. NICHOLAS JOHNS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
SEPTEMBER 15, 2009

Thomas Edmond Robinson, III
BY Thomas Edmond Robinson, III (Seal) AIF
THOMAS EDMOND ROBINSON, III

(Seal)
ROBERT ADAM HUGHES

(Seal)
JOSEPH PATRICK HUGHES

(Seal)
JAMES TIMOTHY ROBINSON, JR.

by [illegible] Jr. AIF
APRIL ROBINSON N/K/A APRIL ROBINSON QUEEN

by [illegible] AIF
AMANDA ROBINSON N/K/A AMANDA ROBINSON SMITH

HALL COUNTY, Georgia
Real Estate Transfer Tax

0005193

Paid $ 0
Date 2-16-06
DWIGHT S. WOOD
Clerk Superior Court
By DH

069 2006 001409

12

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 298, 7th District of Gwinnett and Hall County, Georgia, consisting of 12.636 acres and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection of the centerline of Burnett Street and the northwestern side of the right-of-way of Georgia Highway No. 13 (a/k/a Buford Highway)(100' right-of-way), running thence along said right-of-way North 41 degrees, 11 minutes 44 seconds East 271.46 feet to an iron pin set and the TRUE POINT OF BEGINNING. Running thence North 48 degrees 46 minutes 30 seconds West 250.00 feet to an iron pin set; running thence South 41 degrees 13 minutes 30 seconds West 137.04 feet to an iron pin set; running thence North 49 degrees 14 minutes 30 seconds West 254.89 feet to a 1" open top pipe; running thence North 49 degrees 19 minutes 00 seconds West 175.07 feet to a 1.25" open top pipe; running thence North 41 degrees 00 minutes 31 seconds East 371.90 feet to a 1.50" open top pipe; running thence North 21 degrees 51 minutes 6 seconds West 287.73 feet to 22" marked pine tree, running thence North 56 degrees 46 minutes 44 seconds East 360.00 feet to an iron pin set; running thence South 35 degrees 56 minutes 28 seconds East 862.65 feet to iron pin set on the northwestern right-of-way of Georgia Highway No. 13 (a/k/a Buford Highway)(100' right-of-way),running thence along said right-of-way South 41 degrees 11 minutes 44 seconds West 516.61 feet to an iron pin set and the TRUE POINT OF BEGINNING.

Said tract of land consists of 12.636 acres, and is shown as Tract 1 on that certain Survey for Eddy Robinson & Richard J. Garner, dated May 25, 2005, by Charles D. Norton, Georgia Registered Land Surveyor No. 2872.

BK45987PG0271

000074

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

06 JAN 10 PM 2:00

TOM LAWLER, CLERK

SUPERIOR COURT OF GWINNETT COUNTY
STATE OF GEORGIA

STATE OF GEORGIA
COUNTY OF GWINNETT

RE: LAND LOT 298, 7TH DISTRICT, GWINNETT COUNTY & HALL COUNTY, 12.636 ACRES

AFFIDAVIT

1.

The undersigned hereby states that the property listed above is 50% in Gwinnett County and 50% in Hall County. $505.45 is to be paid to Gwinnett county and $505.45 is to be paid to Hall county. (CJJ)
This 19th day of July, 2005.

P. Nicholas Johnson, Attorney At Law

~~Sworn~~ to this 19th day of July, 2005.

Notary Public

CHERYL JARRARD
COMM. EXP.
NOTARY
PUBLIC
07/18/2008
WHITE COUNTY, GEORGIA

0005192

10

ArtUSA
noise control products

NOISE STUDY REPORT NUMBER 11134-R1

Company: Generation Metal Recycling	Date: February 18, 2026
Attention: Mr. Jason Dean	Phone: (770) 532.6312
Pages:1 Of 3	

Dear Mr. Dean,

On February 06, 2026, around 11am, I visited the Generations Metal Recycling Facility located at 860 Gainesville Hwy, Bufford, GA. and recorded sound levels (dBA) and 1/3 Octave Band at twenty-four (24) different locations. The goal of this report is to record the noise levels in these locations with the Blue Shark Hammermill not running and with the Blue Shark Hammermill running to determine what noise energy, if any, impacted these locations.

Noise levels recorded with handheld Larson Davis Sound-Expert 821 Class 1 Sound Level Meter and Larson Davis ½" Preamplifier calibrator for 821 Class 1 Sound Level Meter. Air temperature was 58F, Humidity 54% and wind speed 9 MPH.

Shown in table 1 below are the noise levels recorder in dBA and the peak noise level frequency identified. I have also provided you with a brief explanation of the sound levels along with a possible solution to lower noise exposure to the surrounding properties.

Table 1

Location Number: See drawing 11134-0 attached to this report for location number layout.	**PEAK FREQUENCIES (Hz)**	**dBA**	**Blue Shark Hammermill ON / OFF**
#1: Hammermill load area	500, 1K	44	OFF
#2: Hammermill load area	16,31.5,125	92	ON
#3: Hammermill end conveyor	500, 1K	44	OFF
#4: Hammermill end conveyor	16,31.5,125	91	ON
#5: Scale area / concrete blocks between Hammermill and Scale	500, 1K	44	OFF
#6: Scale area / concrete blocks between Hammermill and Scale	16,31.5,125	66	ON
#7: Control panel end	500, 1K	44	OFF
#8: Control panel end	16,31.5,125	93	ON

Table 1 Continue

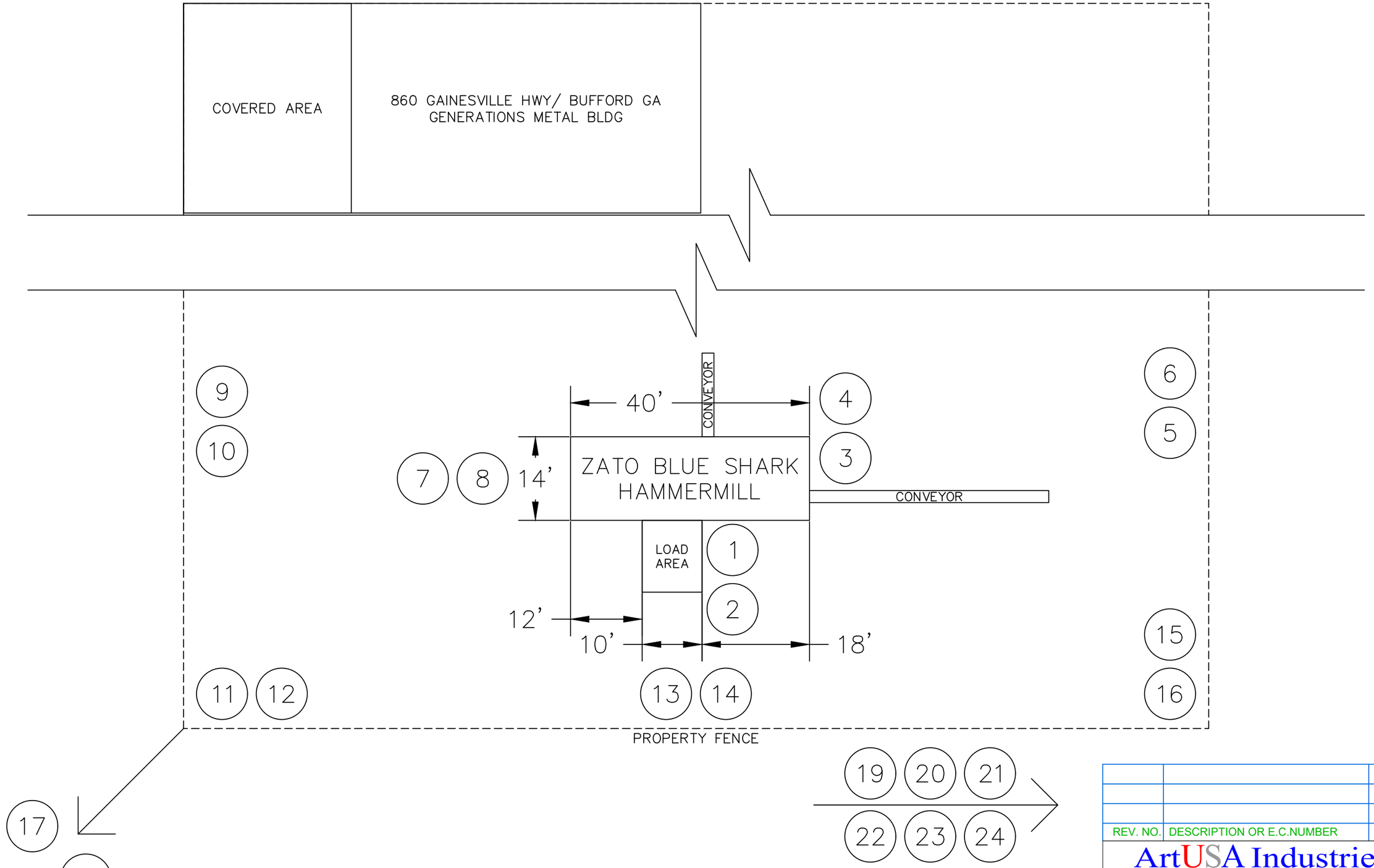
Location Number: See drawing 11134-0 attached to this report for location number layout.	PEAK FREQUENCIES (Hz)	dBA	Blue Shark Hammermill ON / OFF
#9: Property fence NW corner	500, 1K	51	OFF
#10: Property fence NW corner	16,31.5,125	66	ON
#11: Property fence SW corner	500, 1K	46	OFF
#12: Property fence SW corner	16,31.5,125	71	ON
#13: Property fence East side	500, 1K	44	OFF
#14: Property fence East side	16,31.5,125	68	ON
#15: Property fence SE corner	500, 1K	47	OFF
#16: Property fence SE corner	16,31.5,125	70	ON
#17: 438 Apple Tree Way street	500, 1K	45	OFF
#18: 438 Apple Tree Way street	16,31.5,125	51	ON
#19: Thunder Rd GA power drive	500, 1K	48	OFF
#20: Thunder Rd GA power drive	16,31.5,125	58	ON
#21: 415 Thunder Rd	500, 1K	47	OFF
#22: 415 Thunder Rd	16,31.5,125	57	ON
#23: 421 Thunder Rd	500, 1K	48	OFF
#24: 421 Thunder Rd	16,31.5,125	58	ON

Explanation Of Noise Levels:

- Ambient noise levels with Blue Shark Hammermill off were around 46 dBA around the Generations Metal Recycling property line fence.
- Ambient noise levels with Blue Shark Hammermill off were around 45 dBA around the residential properties
- Noise levels with Blue Shark Hammermill on were around 70 dBA around the Generations Metal Recycling property line fence.
- Noise levels with Blue Shark Hammermill on were around 51 dBA around the residential properties.
- The 16Hz, 31.5Hz and 125Hz frequencies continued to peak at residential properties while 500Hz and above frequencies flatlined and contributed no noise impact to the residential properties.
- Noise levels from the Blue Shark Hammermill are most dominant in the 16Hz through 125Hz frequencies and these are the same frequencies that show up in the residential areas located approximately 600+ feet from Generations Metal Recycling property line fence. The 31.5Hz frequency is 98 dB at the Hammermill and 76 dB at residential area location 18.
- Standard acceptable noise levels for residential areas that border industrial properties seen around the country in areas that have specified noise ordinances is 55 dBA from 7pm – 7am and 65 dBA from 7am-7pm.

GENERATIONS METAL

11134–0



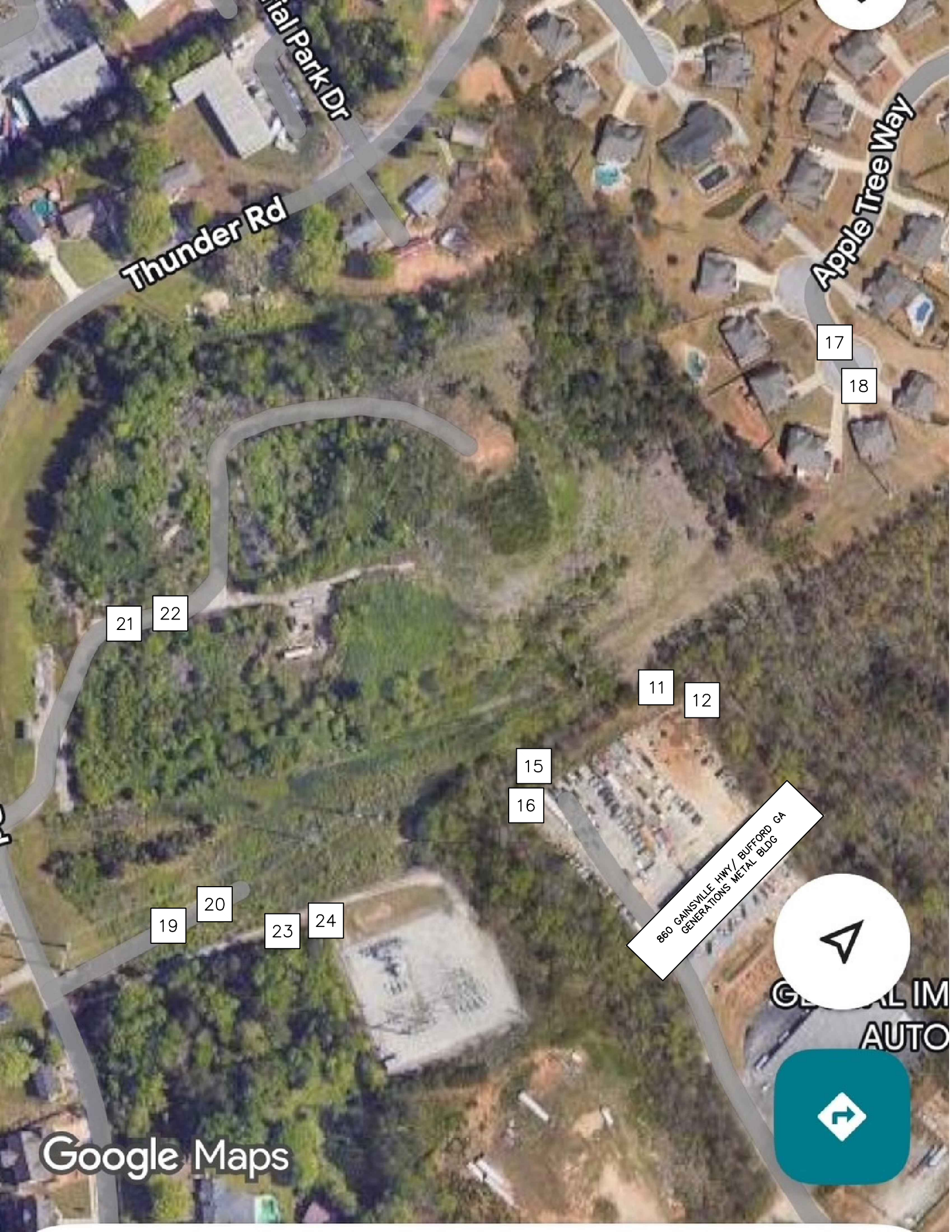
REV. NO.	DESCRIPTION OR E.C.NUMBER	DATE	BY

ArtUSA Industries, Inc.

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The Name to Know for Noise Control

DATE	TITLE		
2/18/26	SOUND STUDY		
SCALE: NONE	DR.BY: JTB	CUSTOMER: GENERATIONS METAL	SIZE: B
DWG.NO.: 11134-0	REV.: 0	SHT.: 1 OF 2	


Thunder Rd
Apple Tree Way
17
18
21
22
11
12
15
16
860 GAINSVILLE HWY/ BUFFORD GA
GENERATIONS METAL BLDG
19
20
23
24
Google Maps

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 3:48 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**
Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

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No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

No comment

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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Richard Joel Garner (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** 4/18/2026 (Date) **for** Richard J. Garner (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: RICHARD J. GARNER
REQUEST: REZONE FROM AR-1 TO I-1 FOR USES PERMITTED IN LIGHT INDUSTRIAL
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


WRONG
WAY
ZONING NOTICE
REZONE FROM AG-1 TO I-1 FOR
USES PERMITTED IN LIGHT INDUSTRIAL
Date: N.A
Time: N.A


Gwinnett
COUNTY
EDWIN
DUNCAN
ZONING NOTICE

HULSEY, OLIVER & MAHAR, LLP

EST. 1914

ATTORNEYS AT LAW

R. DAVID SYFAN
THOMAS L. FITZGERALD
THOMAS D. CALKINS
ABBOTT S. HAYES, JR.
PAUL B. SMART
JASON A. DEAN
T. WESLEY ROBINSON
JESSICA M. LUND
VANESSA E. SYKES
MONICA B. HATFIELD
AMANDA L. WARD
EMMA S. COURTNEY
CAROLINE M. CAPPS

E.D. KENYON
(1890-1981)
SAMUEL L. OLIVER
(1942-2011)

JULIUS M. HULSEY
(RETIRED)
JAMES E. MAHAR, JR.
(RETIRED)

May 13, 2026

Via Email: ltaylor@hallcounty.org
Lynn Taylor
Planning & Zoning Administrator
Hall County Planning & Zoning
2875 Browns Bridge Road, Gainesville, GA 30503

RE: Generations Metal Recycling, LLC
Tax Parcel 07298 000019
860 Gainesville Highway
Application to Rezone

Dear Hall County Planning and Zoning:

My firm and I represent Generations Metal Recycling, LLC ("GMR"). GMR is the current tenant on property owned by County Line Properties, LLC / Richard Garner located at 860 Gainesville Hwy, Buford, GA (the "Property"). Mr. Garner has applied for the rezoning of the Property from AR-1 to I-1. GMR supports the rezoning application submitted by Mr. Garner.

As you are aware, GMR has been operating a scrap metal recycling processing operation at the Property since approximately September 2025. We understand that there have been complaints from residential property owners near the Property regarding noise emanating from GMR's operations. We are also in receipt of a Notice of Violation dated April 24, 2026 from your office related to noise. The purpose of this letter is to provide information to your office regarding GMR's intentions with respect to operations at the Property and the anticipated termination of those operations.

GMR has recently entered into a contract for the purchase of Hall County Parcels 15031A000002 and 15031A000001 that are zoned appropriately for GMR's business operations. I will take this opportunity to make a zoning verification request on behalf of GMR with respect to those Parcels.

In light of the impending purchase of those Parcels, GMR anticipates ceasing operations at the Property and transitioning to its new location. The timeline for that to occur will be a period of up to six months, given the need to close the real estate transaction at the end of July, followed by site upgrades and the installation of machinery and equipment.

While the transition is occurring, it is imperative that GMR continue to operate in order to satisfy contractual, financial, and other business requirements. GMR remains cognizant of its neighbors and their comfort, and will continue to limit operations in order to minimize any impacts during this period. Thus, GMR intends to operate its outdoor machine for no more than three hours per day, and only on Monday through Friday. GMR will continue any indoor operations without restriction. GMR will need to have its business license extended at that location after its temporary license expires in July.

GMR has endeavored to comply with all legal requirements since beginning operations at the Property, and has taken many steps to reduce any impacts on the community. We appreciate Hall County's understanding and support while GMR winds down operations at the Property and relocates to the new site. Please let me know if there is any additional information that we can provide to the County on this matter.

Sincerely,

Jason A. Dean

Cc: Generations Metal Recycling, LLC

AGENDA ITEM

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

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 209/2026

SUBJECT: **3613 White Sulphur Road | Amend Conditions of Zoning |** on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 **| Proposed use: Personal services |** Commission District 3 **| Reynolds-Hemmer Properties LP, applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: VP

Recommendation:

Approval, with conditions, as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated March 12, 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 October 24, 2024, shall apply, attached as Exhibit A.
3. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Purpose of Request:

3613 White Sulphur Road | Amend Conditions of Zoning | on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services |** Commission District 3 | **Reynolds-Hemmer Properties LP, 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	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Floor Plans
Deed
2024 Historic Board of Commissioners Letter
Environmental Health Comment
GDOT comment
GHMPO Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Reynolds-Hemmer Properties LP

Request ..... **Special Use** | amend conditions of zoning

Proposed Use ..... Personal services

Size ..... 10.0± acres

Zoning ..... Planned Commercial Development (PCD)

Location ..... **3613 White Sulphur Road** | Tax Parcel 15019 000151

Commission District ..... Three

Commission Date ..... May 14, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the "Business Nodes & Corridors" future land use classification within the Comprehensive Plan.

Record Number..... HZCU26-0012

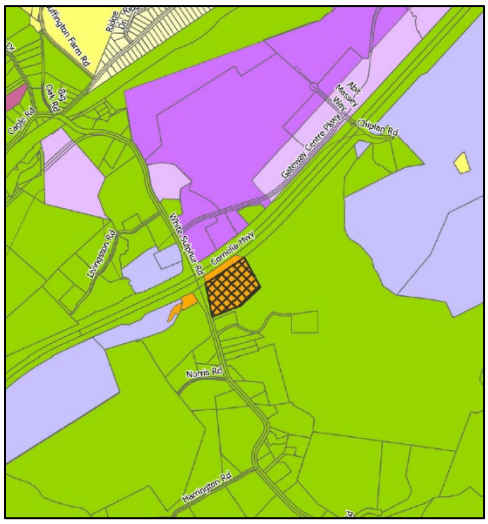
Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated April 17, 2026, and as described in the project narrative dated March 12, 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 October 24, 2024, shall apply, attached as Exhibit A.
3. All conditions of zoning shall be made part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting a Special Use to amend conditions of zoning to allow for personal services, specifically a hair salon, on a 10.0± acre tract zoned Planned Commercial Development (PCD).

Currently, the site is developed with a 1,048 square foot structure, established in 1950, that was converted from a residence to a commercial building in 2023 (HCADD23-0036), a 1,052 square foot single-family residence, established in 1850, and two accessory structures, established in 1960, per Tax Assessor records.



The surrounding properties are zoned and developed as outlined below:

North: Heavy Industrial (I-2): Organic produce warehouse (ZON2022-00089); Truck and trailer storage (HZCU25-0004)
East: Agricultural Residential 1 (AR-1): Single-family residence
South: Agricultural Residential 1 (AR-1): Single-family residences
West: Agricultural Residential 1 (AR-1): Vacant; Planned Commercial Development (PCD): Convenience store with fuel sales

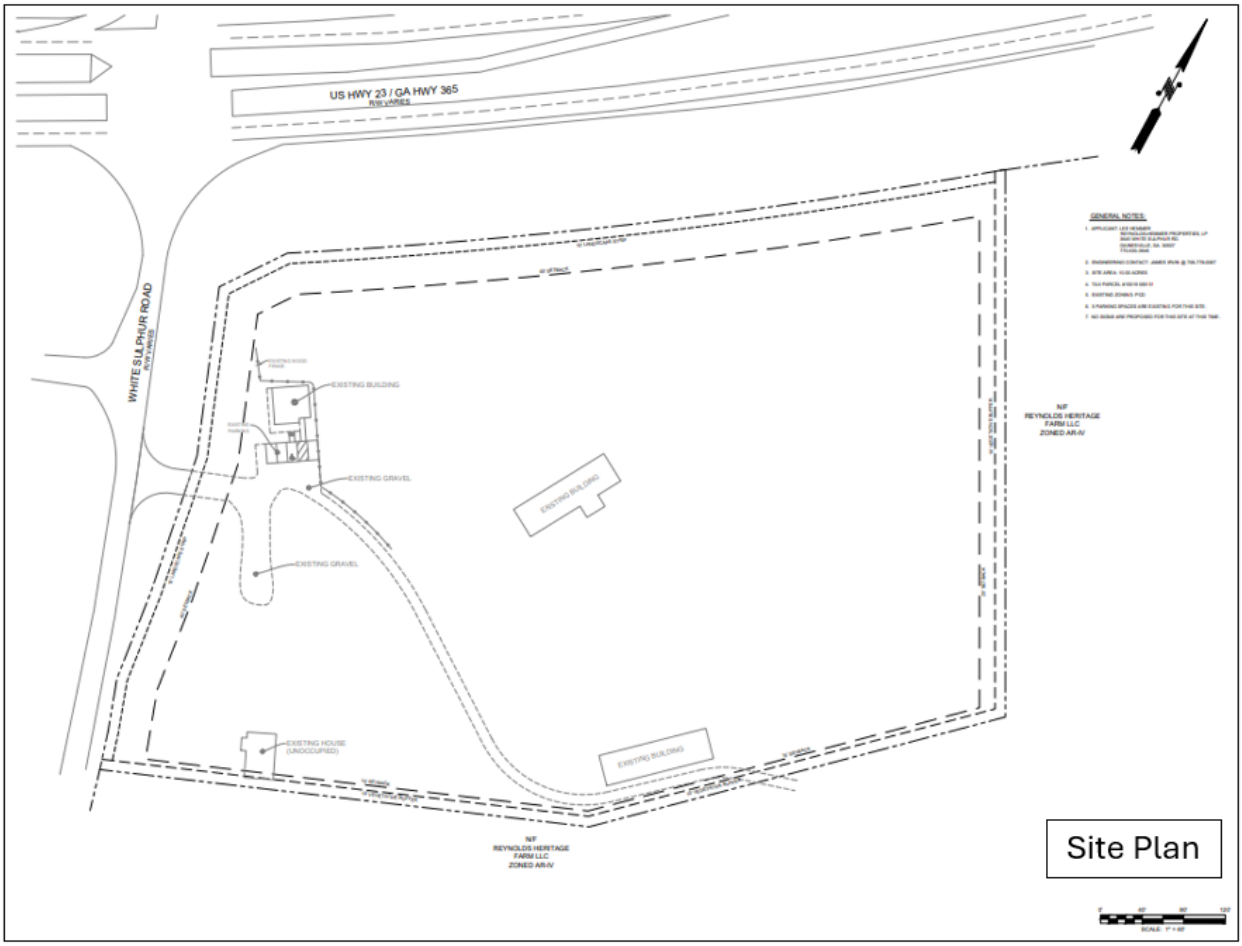
The property was rezoned from Agricultural Residential (AR-IV), now AR-1 to Planned Commercial Development (PCD) on October 24, 2024, (HZON24-0025) to allow an agricultural market within an existing structure subject to the following conditions:

1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative received August 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The frontage strip landscape design shall utilize the existing mature vegetation and may be supplemented with additional landscaping to conform with Gateway Corridors Overlay District standards. Final review of the landscape plans shall be subject to the approval of the Director of Planning and Zoning or their designee.
3. The existing mature landscaping shall be maintained within the 25-foot transitional buffers along the east and south property lines. The development and any site improvements shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. It shall be the developer's responsibility to determine if a land disturbance permit is required for any future site work.
4. Access to the property shall be from White Sulphur Road only. No access shall be permitted from Cornelia Highway (SR365). The developer shall be responsible for all costs associated with improvements necessary for access to the development.
5. 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 Official Code

of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. 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."
8. All exterior renovations shall be approved by the Planning Director.

Per the submitted narrative, the applicant is requesting to amend the conditions of zoning to allow a hair salon, within the land use category of "personal services" per the Hall County UDC, within the existing 1,048 square foot building that was previously approved for an agricultural market, known as "Butch's at White Sulfur Farms" (HBUS-001656). The hair salon will utilize the existing infrastructure and operate within what is considered "normal business hours".



Zoning Analysis

When considering a zoning amendment, 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 hair salon is a suitable use in view of the use, development and zoning of adjacent and nearby properties.**

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed hair salon would adversely affect the use or usability of adjacent or nearby property.**

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, however, an amendment to conditions of zoning is required to allow the proposed use.**

d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the proposed request is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The request does not impact the designated future land use of the area.**

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

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

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

i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **Per Tax Assessor records, the subject property is currently developed with a 1,048 square foot commercial building, formerly a single-**

family residence established in 1850, a 1,052 square foot single-family residence and two accessory structures, established in 1960.

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

k. Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

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

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request is not out of scale with the needs of the immediate neighborhood or the county as a whole.**

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the request to amend the approved use requires approval by the Board of Commissioners.**

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

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

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

11.2.6.E - Submission requirements

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

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

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

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

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

    d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated April 8, 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/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 April 6, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off - System, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works."

Gainesville-Hall Metropolitan Planning Organization
In an email dated April 6, 2026, Joseph Boyd, MPO Director, stated, "This parcel is along State Route 365, which is scheduled to be widened to six lanes in the MPO's Metropolitan Transportation Plan (GH-150, PI 0020731). Pre-engineering work is underway, with right-of-way scheduled for 2029 and

construction in 2035. Applicant should contract GDOT District 1 to discuss any possible right-of-way impacts."

Hall County Public Works and Utilities
In a memorandum dated April 15, 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:**
> No concerns with traffic impacts for this use described in the application.
>
> **Utilities**:
> No comment. Property is in Gainesville sewer district.

Hall County Fire Marshal
In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Business License
In an email dated April 6, 2026, Brandi Smith, Business License Director, stated, "Will need to apply for a business license."

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

HALL COUNTY
Where it all comes Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Reynolds Hemmer Properties LP
3945 Reynolds Rd.
Gainesville GA 30507

Phone 770 530 3646
Email Address Lee@candler.com

Property Owner (Name & Mailing Address)
Reynolds Hemmer Properties LP
3613 White Sulphur Rd.
Gainesville GA 30507

Phone 770 530 3646
Email Address Lee@candler.com

Proposed Use Hair Salon

Contact Person (Name & Mailing Address)
Lee Hemmer
3945 Reynolds Rd.
Gainesville GA 30507

Phone 770 530 3646
Email Address Lee@candler.com

Status of Applicant
- [x] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Requested Action
Type of Request: ~~SU~~ ☐ CUP
Fee:$ 450
Receipt #:
Check #:

Zoning: PCD
Acreage 10

Tax Parcel Number 15019 000151
Location Address 3613 White Sulphur Rd.

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

Print Lee Hemmer Date: 3-12-26
Sign Date: 3-12-26

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:

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: 02/11/2025 09:50:07

BUSINESS INFORMATION	
BUSINESS NAME	: REYNOLDS-HEMMER PROPERTIES, LP
CONTROL NUMBER	: K944622
BUSINESS TYPE	: Domestic Limited Partnership
ANNUAL REGISTRATION PERIOD	: 2025

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 3645 White Sulphur Road, Gainesville, GA, 30507-7617, USA
REGISTERED AGENT NAME	: Whitney S. Brown
REGISTERED OFFICE ADDRESS	: 200 Main Street, Suite 600, Hunt Tower, Gainesville, GA, 30501, USA
REGISTERED OFFICE COUNTY	: Hall

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 3645 White Sulphur Road, Gainesville, GA, 30507-7617, USA
REGISTERED AGENT NAME	: Lee Hemmer
REGISTERED OFFICE ADDRESS	: 3945 Reynolds Road, Gainesville, GA, 30507, USA
REGISTERED OFFICE COUNTY	: Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: Lee Hemmer
AUTHORIZER TITLE	: General Partner

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

HALL COUNTY

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Reynolds Hemmer Properties LP

Address 3645 White Sulphur Rd.
Gainesville GA 30507

Phone Number 770 530 3646

Name of applicant(s) SAME

Address _____

_____

Phone Number _____

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
Lee Hemmer

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

Rachel Vaughn
Notary Public

3-12-26
Date

RACHEL VAUGHN NOTARY PUBLIC COMMISSION EXPIRES Feb. 20, 2027 HALL COUNTY, GA

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
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HALL COUNTY

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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

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

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

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

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

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

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

I have**____ I have not ✓

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

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3-12-26

Applicant's/Owner's Name (Printed): Lee Hemmer

CANDLER
REAL ESTATE

135 Maple Street, NW
Gainesville, Georgia 30501
Telephone: 770-988-6383
candler.com

March 12, 2026

Regarding Hall County Tax Parcel 15019 000151

Request for approved use in existing PCD zoning for a hair salon.

Current zoning is PCD. No change requested. Currently in Hall Gateway Overlay District.

Requested use is a hair salon (relocation of existing salon in area). Operating hours are normal business hours.

No change in proposed development. Salon will use existing building and infrastructure, signage, lighting, utilities.

Area covered by the application: Approximately 0.65 acre. Total parcel is 10 acres, but the area in question is less than 0.65 acre.

Existing building was a gift store. Currently remodeled and to code as shown on site plan.

Paved parking shown on site plan is existing with handicap access and to code.

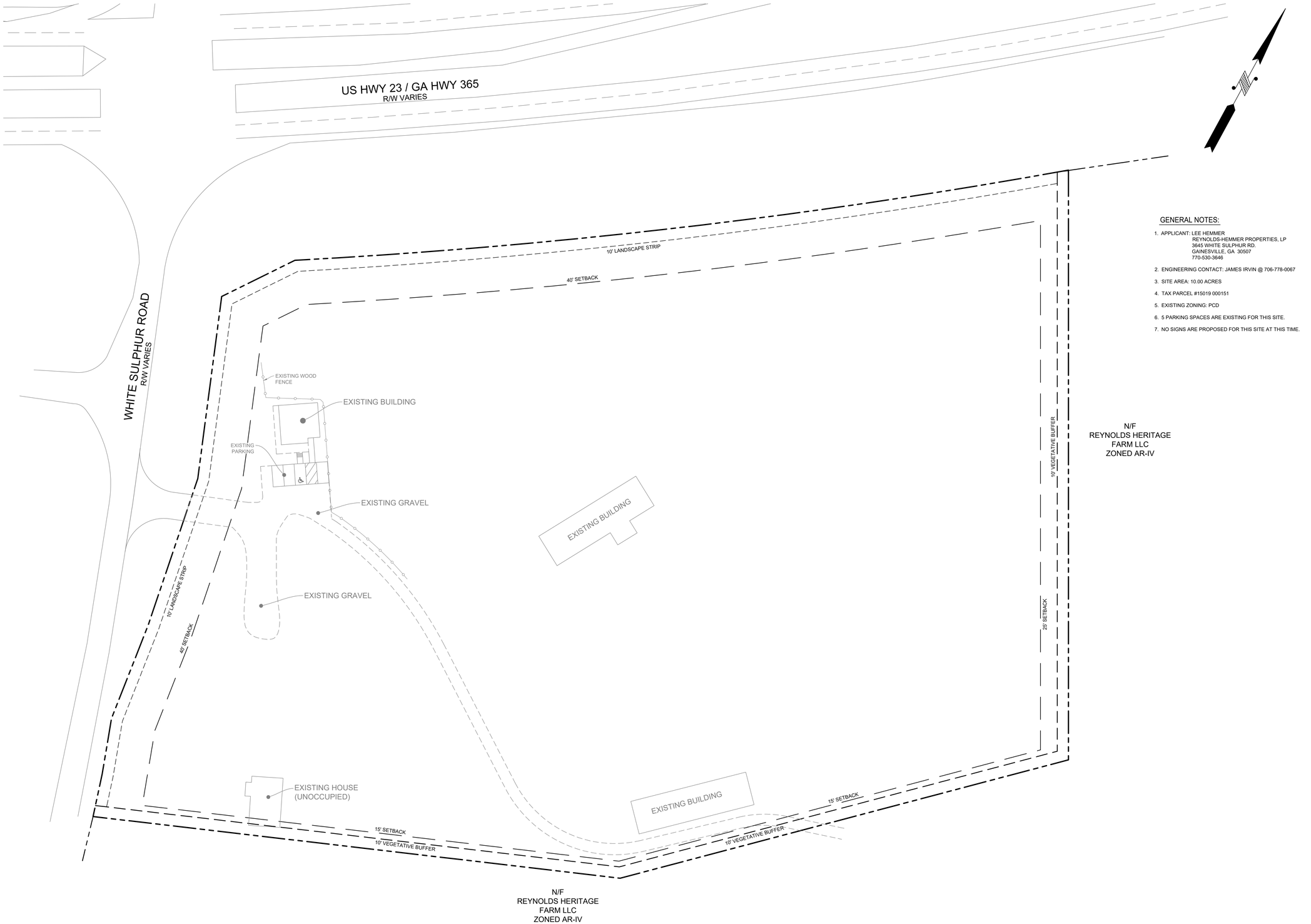
No improvements or expansion required for proposed use.

No new proposed signage. Existing signage can be updated.

Municipal water currently serves the building. Septic system in place that can accommodate expected use.

No plans for protecting abutting properties. Owner / applicant owns abutting properties. Other owners are GDOT and Hall County ROW.

See included survey, existing site plan, and building plans.



GENERAL NOTES:

1. APPLICANT: LEE HEMMER
   REYNOLDS-HEMMER PROPERTIES, LP
   3645 WHITE SULPHUR RD.
   GAINESVILLE, GA 30507
   770-530-3646
2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
3. SITE AREA: 10.00 ACRES
4. TAX PARCEL #15019 000151
5. EXISTING ZONING: PCD
6. 5 PARKING SPACES ARE EXISTING FOR THIS SITE.
7. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.

foothills land design
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/ DEVELOPER:
REYNOLDS-HEMMER PROPERTIES, LP
3645 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

CONDITIONAL LISE PLAN
BUTCH'S AT WHITE SULPHUR FARMS
GMD 403
HALL COUNTY, GA

REVISIONS:

NO.	DESCRIPTION	DATE

GEORGIA REGISTERED No. 25938 PROFESSIONAL ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: APRIL 17, 2026

SCALE: 1" = 40'

SHEET:
C1
JOB #24128

"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"

FIELD SURVEY ERROR OF CLOSURE 1:21496
ANGULAR ERROR PER ANGLE POINT 00°00'05"
INSTRUMENT USED TOPCON GPT 2005
ADJUSTED BY LEAST SQUARES
PLAT ERROR OF CLOSURE 1:413462

NOTES:

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

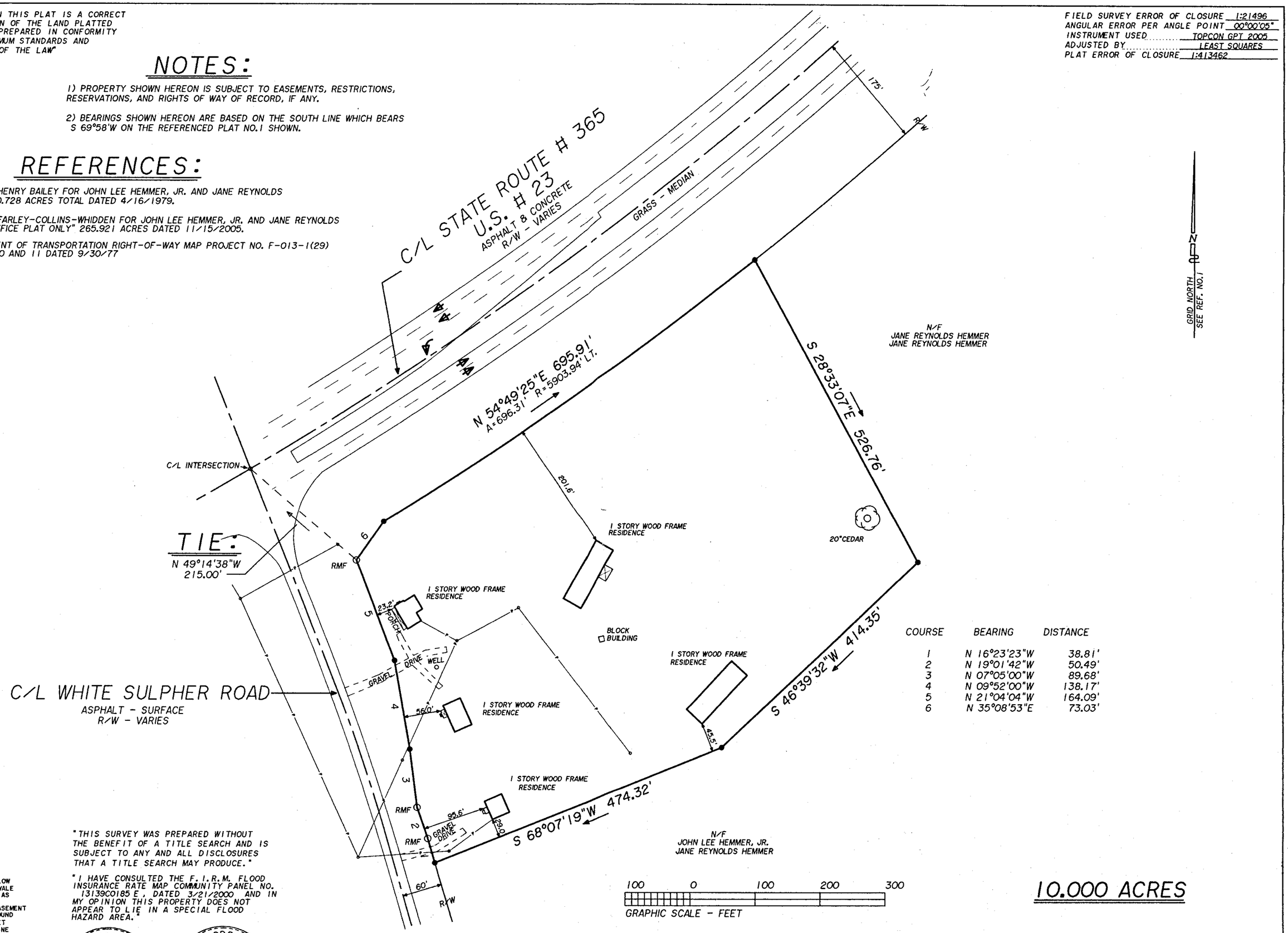
2) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE WHICH BEARS S 69°58'W ON THE REFERENCED PLAT NO.1 SHOWN.

REFERENCES:

1) PLAT BY HENRY BAILEY FOR JOHN LEE HEMMER, JR. AND JANE REYNOLDS HEMMER 370.728 ACRES TOTAL DATED 4/16/1979.

2) PLAT BY FARLEY-COLLINS-WHIDDEN FOR JOHN LEE HEMMER, JR. AND JANE REYNOLDS HEMMER "OFFICE PLAT ONLY" 265.921 ACRES DATED 11/15/2005.

3) DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NO. F-013-1(29) SHEET NO. 10 AND 11 DATED 9/30/77



COURSE	BEARING	DISTANCE
1	N 16°23'23"W	38.81'
2	N 19°01'42"W	50.49'
3	N 07°05'00"W	89.68'
4	N 09°52'00"W	138.17'
5	N 21°04'04"W	164.09'
6	N 35°08'53"E	73.03'

100 0 100 200 300
GRAPHIC SCALE - FEET

10.000 ACRES

LEGEND:
A = ARC
R = RADIUS
CONC = CONCRETE
→ = DRAINAGE FLOW
→ = DRAINAGE SWALE
AKA = ALSO KNOWN AS
C/L = CENTERLINE
DE = DRAINAGE EASEMENT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
-S- = SANITARY SEWER
S/B = SETBACK
-X- = FENCE
-G- = GAS
-P- = POWER
-T- = TELEPHONE
-W- = WATER
CTF = CRIMPTOP PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
-100- = CONTOUR ELEVATION
100.00 = ELEVATION AT "X"
⊠ = POWER BOX
RMF = RIGHT OF WAY MONUMENT FOUND

"THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE."

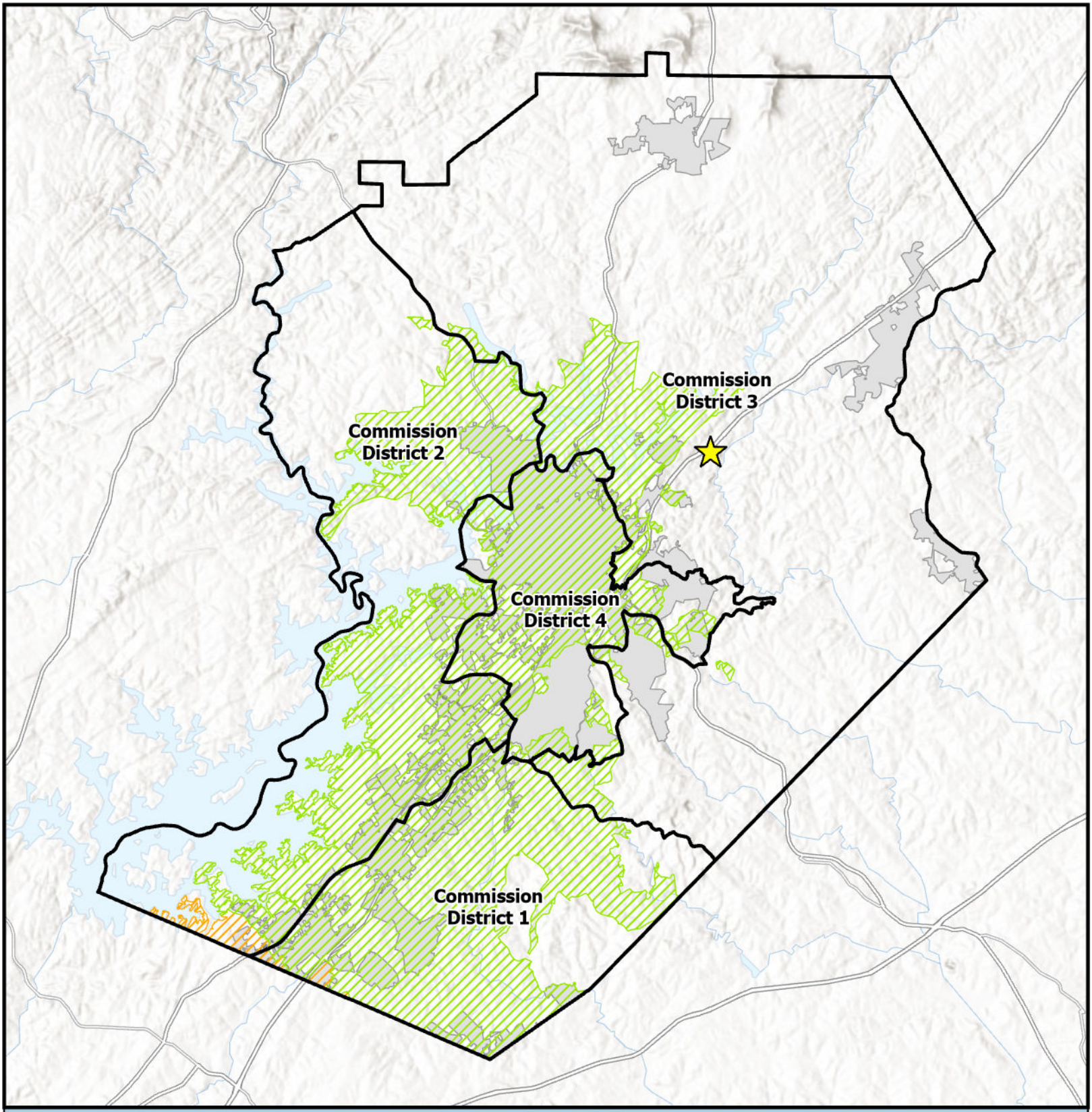
"I HAVE CONSULTED THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13139C0185 E, DATED 3/21/2000 AND IN MY OPINION THIS PROPERTY DOES NOT APPEAR TO LIE IN A SPECIAL FLOOD HAZARD AREA."

GEORGIA REGISTERED NO. 1435 LAND SURVEYOR WILLIAM H. COLLINS

GEORGIA REGISTERED NO. 2632 LAND SURVEYOR WILLIAM E. WHIDDEN

TP.

PREPARED BY:	DATE:	SURVEY FOR:
FARLEY-COLLINS-WHIDDEN P.O. BOX 731 (770)532-1001 800 SPRING STREET GAINESVILLE, GA. 30503	11/15/2005 JOB # C1732 SCALE: 1" = 200'	JOHN LEE HEMMER, JR. JANE REYNOLDS HEMMER LOCATION: GLADE (GM 403) DISTRICT HALL COUNTY, GEORGIA



Overview Map

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

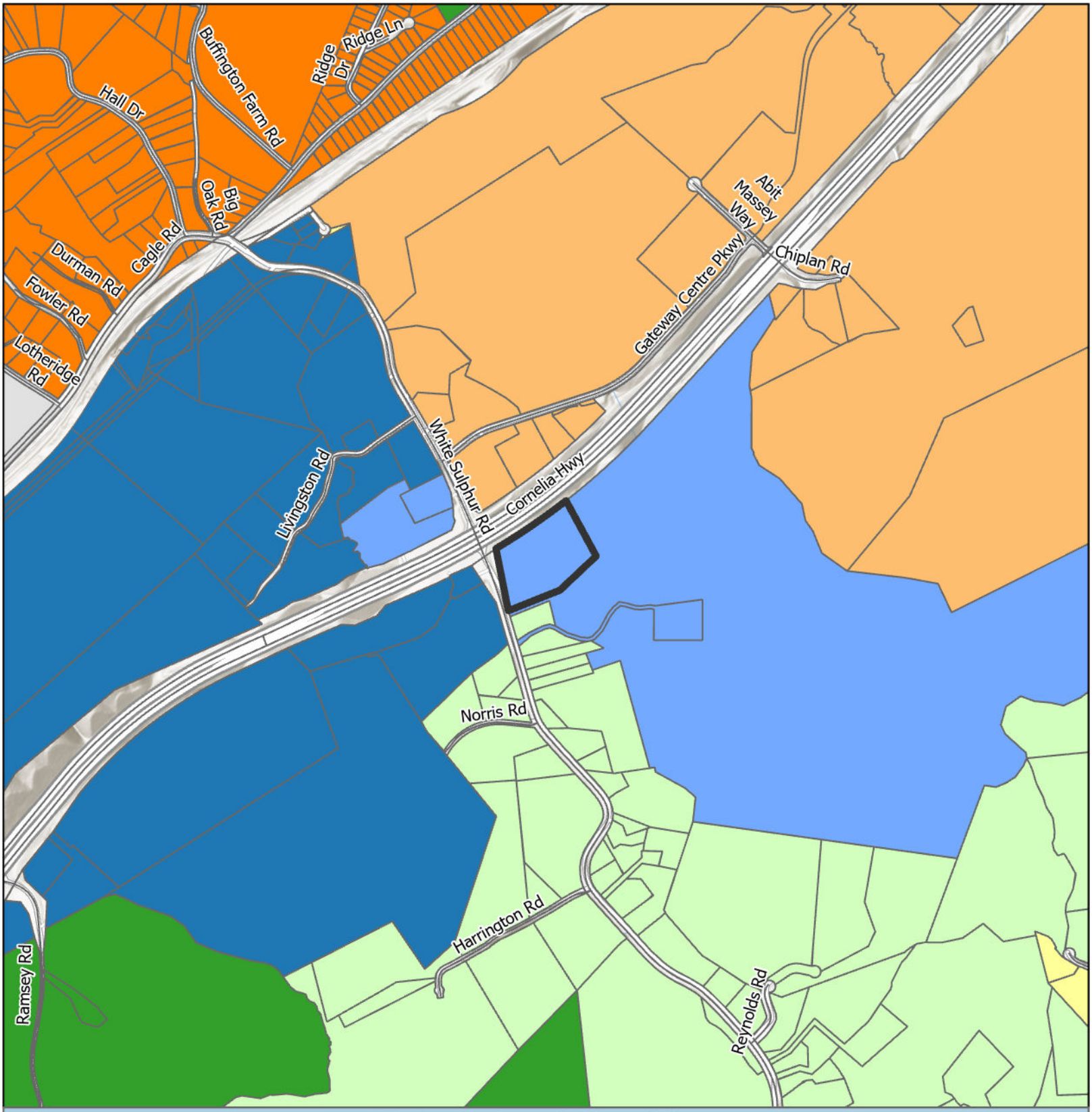
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Reynolds Hemmer Properties LP
Tax Parcel #: 15019 000151
Location: 3613 White Sulphur Road
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Future Land Use Map

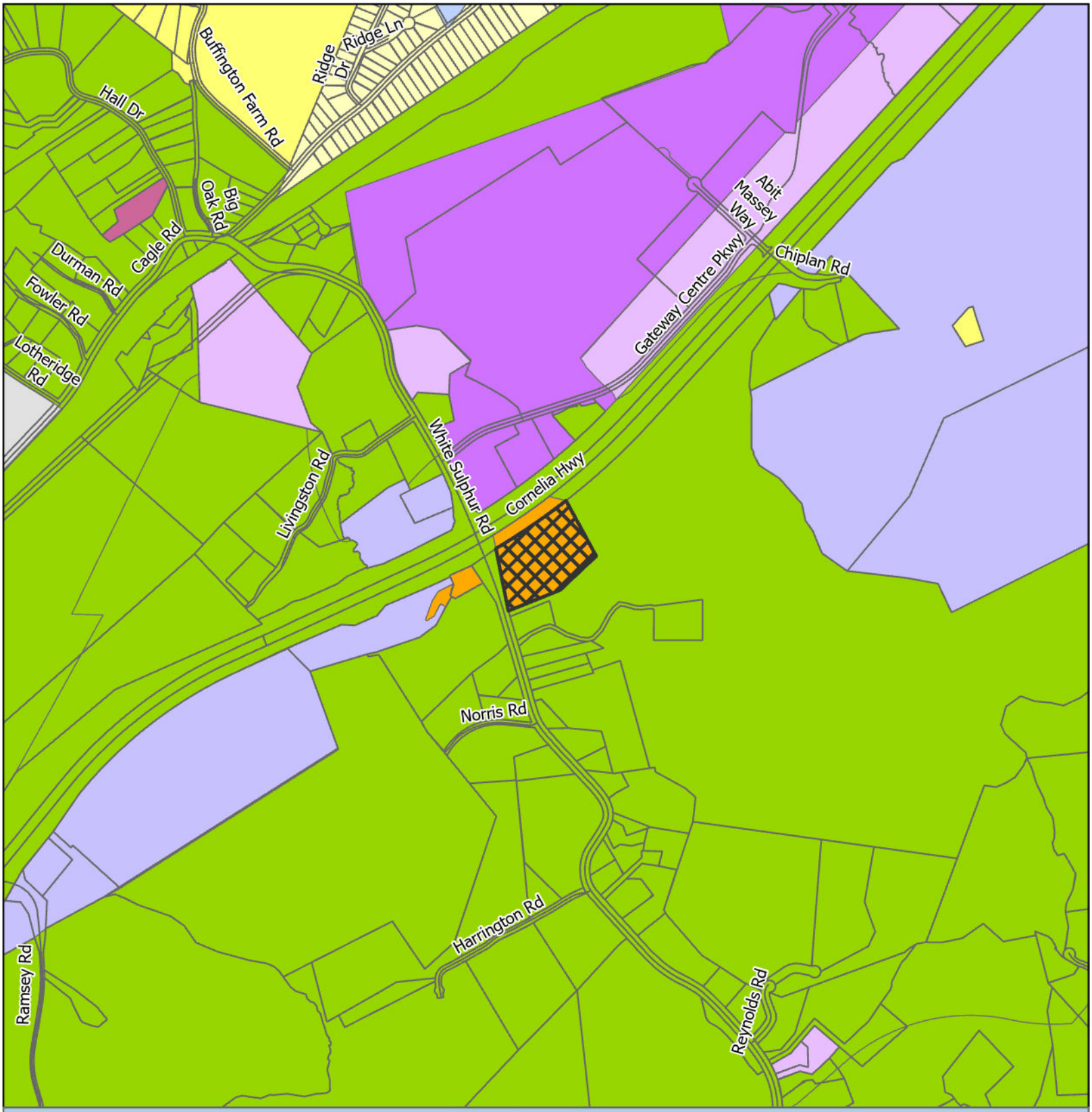
Subject Area
City Limits

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

Applicant: Reynolds Hemmer Properties LP
Tax Parcel #: 15019 000151
Location: 3613 White Sulphur Road
Commission District: 3

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

Date Prepared: 4/8/2026



Zoning Map

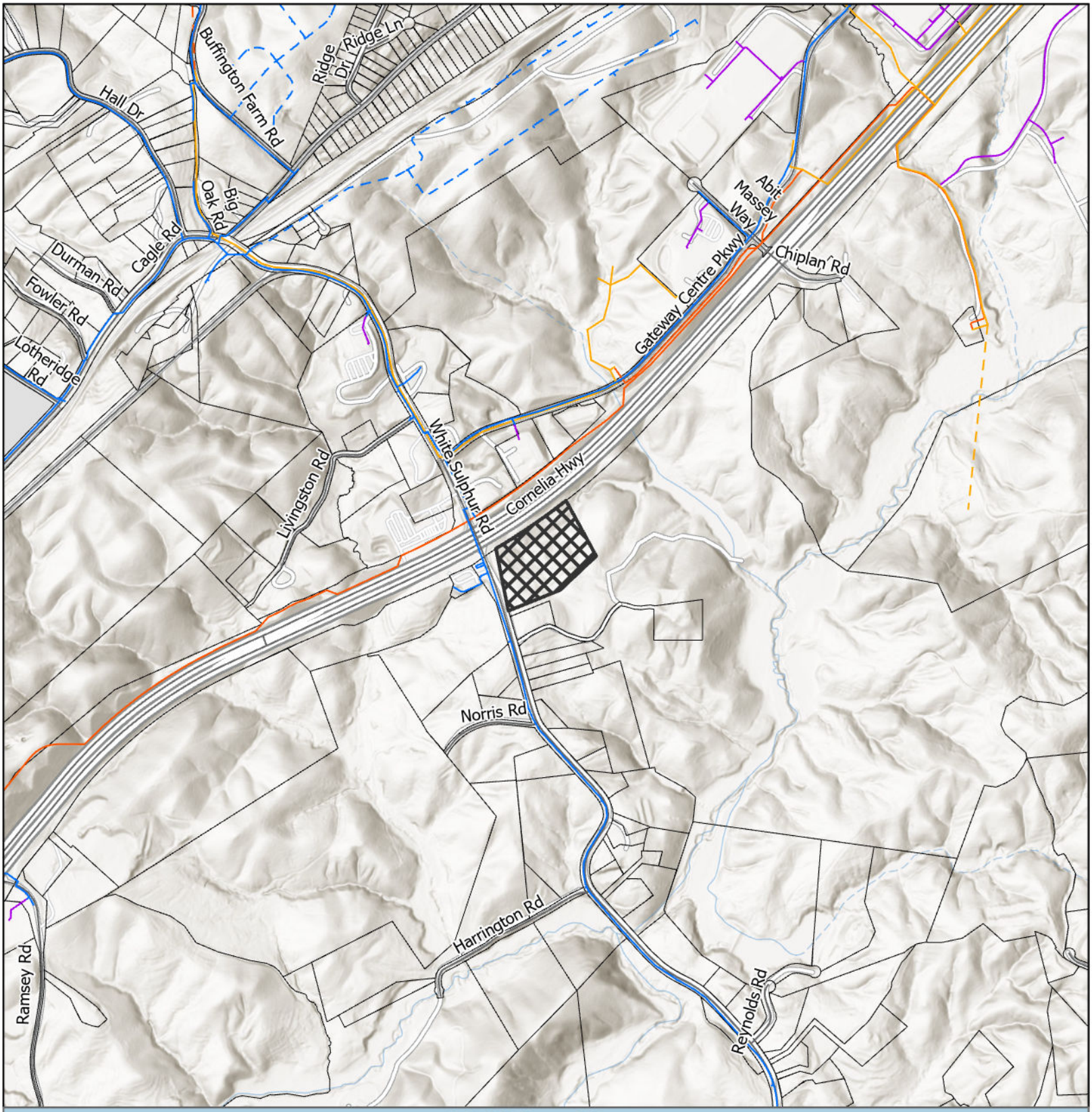
Subject Area
City Limits

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

Applicant: Reynolds Hemmer Properties LP
Tax Parcel #: 15019 000151
Location: 3613 White Sulphur Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Utilities Map

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

Applicant: Reynolds Hemmer Properties LP
Tax Parcel #: 15019 000151
Location: 3613 White Sulphur Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Site Plan & Aerial Map

Subject Area

Applicant: Reynolds Hemmer Properties LP
Tax Parcel #: 15019 000151
Location: 3613 White Sulphur Road
Commission District 3

HALL COUNTY
GEORGIA
We have it *all* in Hall

Date Prepared: 4/10/2026

WHITE SULPHUR FARM MARKET

3621 WHITE SULPHUR RD
GAINESVILLE, GA 30507

CODE INFORMATION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
INTERNATIONAL BUILDING CODE (IBC) 2018
INTERNATIONAL RESIDENTIAL CODE – FOR ONE AND TWO FAMILY DWELLINGS
INTERNATIONAL FIRE CODE (IFC) 2018
INTERNATIONAL PLUMBING CODE (IPC) 2018
INTERNATIONAL MECHANICAL CODE (IMC) 2018
LIFE SAFETY CODE 2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015
NATIONAL ELECTRIC CODE (NEC) 2020
*WITH GEORGIA AMENDMENTS

BUILDING INFORMATION

CONSTRUCTION AREA: 3,639 S.F.
SPRINKLERED: NO
FIRE ALARM: NO

DRAWING INDEX

COVER SHEET

A0.0 COVER SHEET

ARCHITECTURAL

A1.0 FLOOR PLAN
A2.0 ADA DETAILS

ENGINEERING

M1.0 MECHANICAL PLAN
P1.0 PLUMBING PLAN
E1.0 ELECTRICAL PLAN
E2.0 ELECTRICAL NOTES

PROJECT DIRECTORY

PROJECT ADDRESS:

WHITE SULPHUR FARM MARKET
3621 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA
30507

BUSINESS OWNER

LEE HEMMER
3945 REYNOLDS RD
GAINESVILLE, GEORGIA
30507

CONTRACTOR

GEORGE E. MERCURY, LLC
GREG LOYD
301 GREEN ST
SUITE 100
GAINESVILLE, GA
30501
678.283.5898

GEORGE E MERCURY, LLC

2205 OLD HAMILTON PL
SUITE 400
GAINESVILLE, GA
30501
FAX: 770.534.1795
CELL: 678.283.5898

PROJECT

WHITE SULPHUR FARM MARKET
3621 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

PROJECT OWNER
LEE HEMMER
3945 REYNOLDS RD
GAINESVILLE, GA
30507

RELEASED FOR CONSTRUCTION: 04/28/2023
PRELIMINARY NOT FOR CONSTRUCTION: 00/00/00

ISSUED

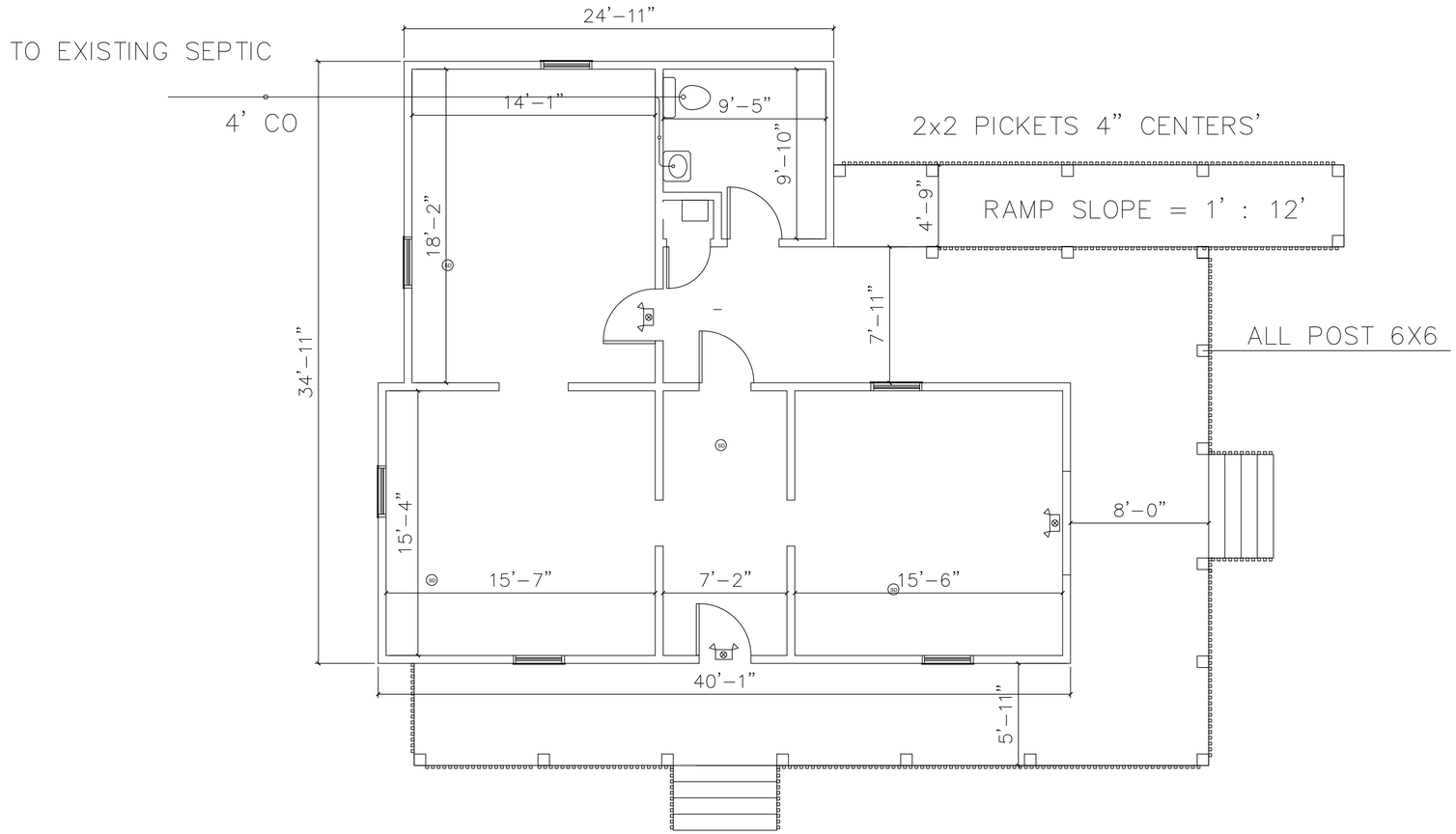
MARK	DATE	DESCRIPTION
	04/28/23	ISSUED FOR REVIEW
	06/20/23	REVISION 1

HCA 25-9-5 Reviewing the plans/specs for Compliance does not relieve the owner, design professionals, contractors or their representatives responsibility to comply with the state and national codes and standards in the latest permit issuance. Our review is not a check of every item and does not prevent this obligation. You are responsible during construction. Any inspections by the appropriate agencies shall be approved to avoid voiding of the permit.

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SHEET
COVER SHEET
A0.0

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG



FLOOR PLAN
SCALE: 1/4" = 1'-0"

GEORGE E MERCURY, LLC

2205 OLD HAMILTON PL
SUITE 400
GAINESVILLE, GA
30501
FAX: 770.534.1795
CELL: 678.283.5898

PROJECT

WHITE SULPHUR FARM MARKET

3621 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

HCAD reviewing the plans/specs for C.C.O. compliance does not relieve owner, design professionals, contractors or their representatives responsibility to comply with all applicable state and national codes and standards in effect at the time of permit issuance. Our review is not a check of every item and does not prevent this department from requiring corrections during construction. Any changes/alterations to approved plans shall be approved to avoid voiding of the permit.

PROJECT OWNER
LEE HEMMER

3945 REYNOLDS RD
GAINESVILLE, GA
30507

■RELEASED FOR CONSTRUCTION: 04/28/2023
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SHEET

FLOOR PLAN

A1.0

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG

MECHANICAL NOTES

1. ALL MECHANICAL INSTALLATION TO MEET STATE AND LOCAL CODES AND TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS, AND SHALL BE EXXECUTED IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER.
2. ALL DUCT WORK SHALL BE GALVANIZED STEEL, WRAPPED WITH FOIL FACED FIBERGLASS INSULATION, OR CLASS 1 U.L. DUCT BOARD. BRANCH DUCTS MAY HAVE A MAXIMUM OF 6' OF FLEX DUCT.
3. DUCT SIZES ARE DIAGRAMATIC FOR REQUIRED AIR FLOW AND MAY BE CHANGED TO MEET SPACE REQUIREMENTS AS LONG AS AIR FLOW IS MAINTAINED.
4. AIR DISTRIBUTION SHALL BE AS PER PLANS OR EQUIVALENT.
5. PROVIDE VIBRATION ISOLATORS OR FLEXIBLE CONNECTIONS AT FURNACE CONNECTIONS.
6. PROVIDE TURNING VANES OR RADIUS ELS AT ALL TURNS IN DUCT.
7. PROVIDE ACCESSORY DRAIN PAN FOR ANY UNIT LOCATED ABOVE FINISHED AREA.
8. FIELD INSPECT FOR DUCT AND EQUIPMENT LOCATIONS PRIOR TO FABRICATION TO INSURE STRUCTURAL MEMBERS DO NOT INTERFERE WITH PLACEMENT.
9. ALL CONTROL WIRING MUST MEET STATE AND LOCAL CODES FOR LOW VOLTAGE WIRING.
10. THERMOSTATS SHALL BE PROGRAMABLE AUTOMATIC DIGITAL TYPE.
11. ANY UNITS WITH RETURN AIR GRILLS IN AREAS OF EXIT WAYS SHALL HAVE SMOKE DETECTORS WITH AUTOMATIC UNIT SHUTDOWN LOCATED IN RETURN AIR DUCT. WITH EASE.
12. A COMPLETE SET OF WORKING INSTRUCTIONS AND MANUALS, AND ALL GUARANTEES AND
13. FILTER RACKS SHALL BE LOCATED IN A MANNER TO FACILLITATE THE CHANGING OF FILTERS WARRANTEES SHALL BE PROVIDED FOR OWNER.
14. ALL PERMITS AND FEES SHALL BE PAID BY MECHANICAL CONTRACTOR, AND ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. PROVIDE COMBUSTION AIR AND FRESH AIR MAKE-UP AS REQUIRED.

OUTDOOR HEAT PUMP UNIT

PTAC — PACKAGE TERMINAL THRU-WALL HEAT PUMP UNIT

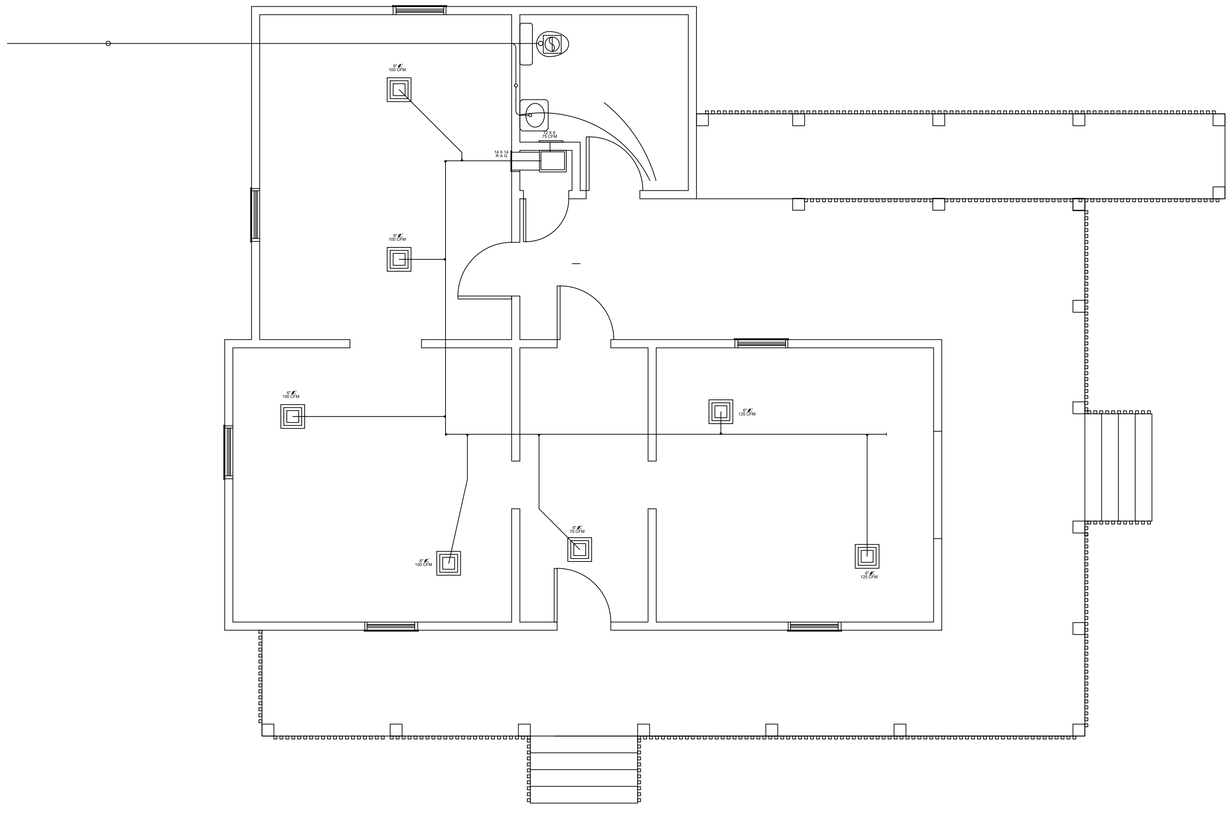
SPIN-IN TAKE-OFF WITH AIR SCOOP AND VOLUMN DAMPER

2' X 2' LAY-IN RETURN AIR FILTER GRILL. WHITE ALUMINUM

2' X 2' LAY-IN, 4-WAY THROW WHITE ALUMINUM SUPPLY AIR GRILL WITH VOLUMN DAMPER

CEILING MOUNTED EXHAUST FAN DUCTED TO OUTSIDE

HP-1	5TON, 15 SEER HEAT PUMP , 240 V., 1Ø
BC-1	2000 CFM BLOWER COIL/10kW STRIP HEAT, 240V 1Ø
EF-1	75 CFM EXHAUST FAN
TF	200 CFM TRANSFER FAN
T	PROGRAMABLE DIGITAL THERMOSTAT
SDS	SMOKE DETECTOR SHUTDOWN
PTAC-1 THRU 9	12,000 BTU HT PUMP/3kW STRIP HEAT, 240v. 1Ø



MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

GEORGE E MERCURY, LLC
2205 OLD HAMILTON PL
SUITE 400
GAINESVILLE, GA 30501
FAX: 770.534.1795
CELL: 678.283.5898

PROJECT

WHITE SULPHUR FARM MARKET

3621 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

HCAD reviews the plans/specs for Code compliance only, not relative to the owner, design professionals, contractors or their representatives responsibility to comply with state and national codes and standards in all respects at the time of permit issuance. Our review is not a check of every item and does not prevent this department from requiring corrections during construction. Any changes after approval to avoid voiding of the permit.

PROJECT OWNER
LEE HEMMER

3945 REYNOLDS RD
GAINESVILLE, GA
30507

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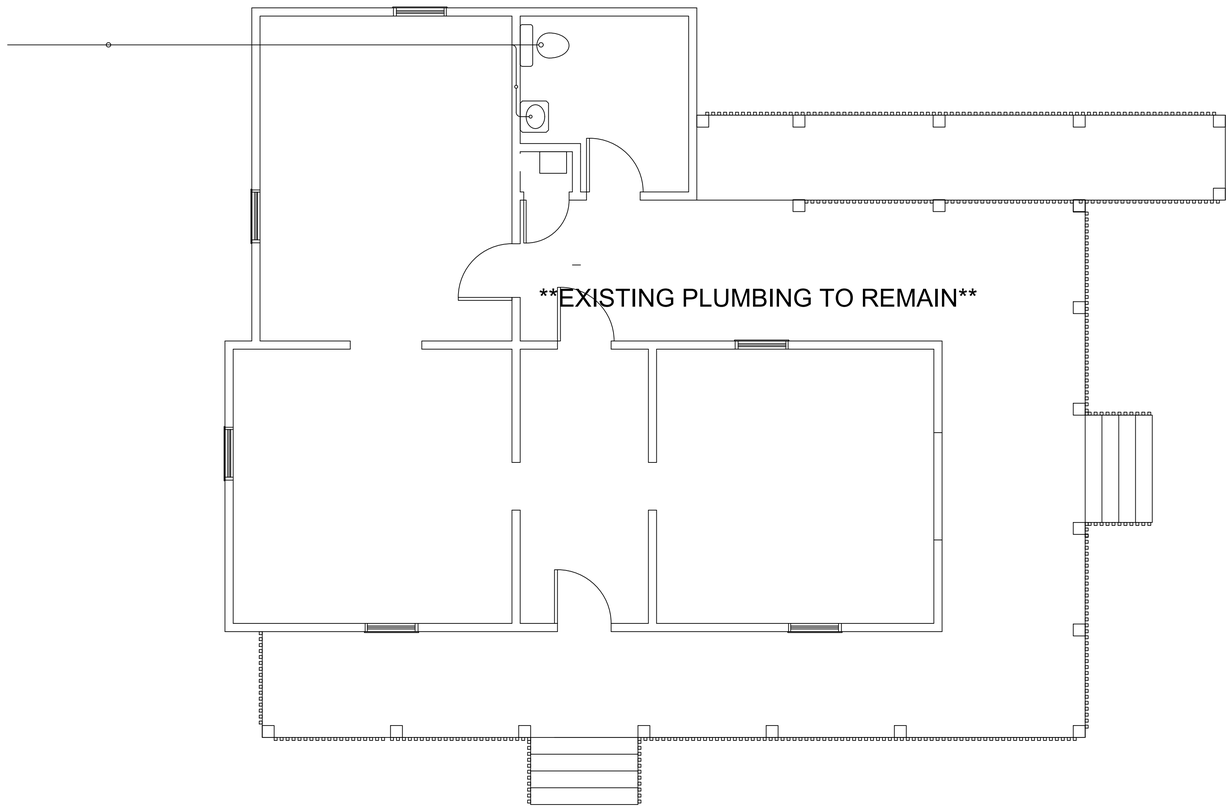
ISSUED

MARK	DATE	DESCRIPTION
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SHEET
MECHANICAL PLAN
M1.0

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG



PLUMBING PLAN
SCALE: 1/4" = 1'-0"

GEORGE E MERCURY, LLC

2205 OLD HAMILTON PL
SUITE 400
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PROJECT

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SHEET

PLUMBING PLAN

P1.0

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HALL COUNTY

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG

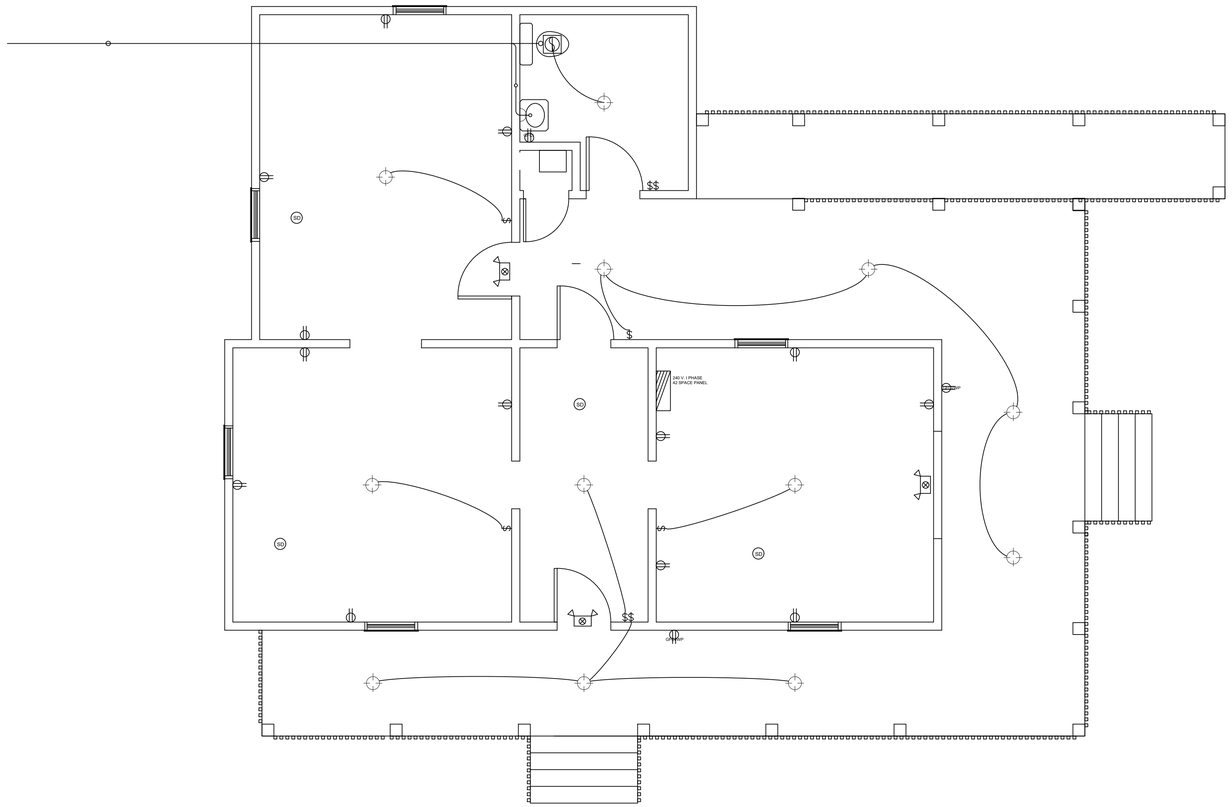
ELECTRICAL NOTES

1. ALL WIRING TO CONFORM TO NEC AND ALL LOCAL CODES.
2. ALL EQUIPMENT TO BE PROPERLY GROUNDED.
3. NO MORE THAN (6) DUPLEX OUTLETS PER 20 AMP CIRCUIT.

   NO MORE THAN 16 AMPS PER 20 AMP LIGHTING CIRCUIT.
4. ALL COMPUTER OUTLETS TO BE OF THE "ISOLATED GROUND" TYPE AND PROPERLY GROUNDED.
5. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL PERMITS AND FEES ASSOCIATED WITH THE COMPLETE ELECTRICAL SYSTEM.
6. ELECTRICAL CONTRACTOR IS TO CHECK WITH UTILITY COMPANY FOR THE AVAILABLE FAULT CURRENT AND SIZE BREAKERS ACCORDINGLY.
7. NO WIRING SMALLER THAN #12 THW UNLESS NOTED ON PLAN.
8. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECTS AT ALL H.V.A.C. EQUIPMENT PER THE N.E.C.
9. ELECTRICAL CONTRACTOR TO VERIFY TYPE CEILING BEFORE ORDERING LIGHT FIXTURES.
10. ALL WIRING TO BE IN E.M.T. OR MC CABLE, UNLESS OTHERWISE APPROVED.
11. ALL CIRCUITS SWITCHED AS SHOWN ON PLAN.
12. ALL WORK TO BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER.
13. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
14. ALL NEUTRALS AND GROUNDS ARE TO BE SEPARATED IN SUBPANELS PER N.E.C.
15. CONDUIT UNDER AND IN SLAB SHALL BE SCH. 40 PVC.
16. ALL CONDUCTORS TO BE COPPER.
17. ALL PANEL BOARDS TO HAVE COPPER BUSES.
18. ELECTRICAL CONTRACTOR TO LABLE ALL PANEL BOARD DIRECTORIES.

POWER LEGEND

- $ FLUSH (2) WAY TOGGLE SWITCH
- DUPLEX RECEPTACLE
- GFIC GFIC PROTECTED RECEPTACLE
- EMER TWINHEAD EMERGENCY- EXIT LIGHT / BATTERY/BACKUP
- EMER TWINHEAD EMERGENCY LIGHT W/ BATTERY/BACKUP
- BATHROOM EXHAUST FAN
- MH METAL HALIDE WALL PACK
- 200 AMP SINGLE PHASE PANEL
- 2 X 4 LAY-IN FLUORESCENT LIGHT
- 4' FLUORESCENT STRIP LIGHT
- METER LOCATION
- EQUIPMENT DISCONNECT
- KEYLESS CEILING FIXTURE
- CAN TYPE CEILING FIXTURE
- WALL MNT LIGHT
- PD PHONE/DATA
- SD SMOKE DETECTOR



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GEORGE E MERCURY, LLC

2205 OLD HAMILTON PL
SUITE 400
GAINESVILLE, GA
30501
FAX: 770.534.1795
CELL: 678.283.5898

PROJECT

WHITE SULPHUR FARM MARKET

3621 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

PROJECT OWNER

LEE HEMMER

3945 REYNOLDS RD
GAINESVILLE GA
30507

RELEASED FOR CONSTRUCTION: 04/28/2023
PRELIMINARY NOT FOR CONSTRUCTION: 00/00/00

ISSUED

MARK	DATE	DESCRIPTION
	04/28/23	ISSUED FOR REVIEW
	06/20/23	REVISION 1

HCAD reviewing the plans/specs for C.O. compliance only, not responsible for their representation of every item and does not prevent state and national codes and ordinances in effect at the time of permit issuance. Our review is not a check of every item and responsible for all omissions and errors. Approved plans shall be approved to avoid voiding of the permit.

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SHEET

ELECTRICAL PLAN

E1.0

HALL COUNTY

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG

ELECTRICAL NOTES

1. ALL WIRING TO CONFORM TO NEC AND ALL LOCAL CODES.
2. ALL EQUIPMENT TO BE PROPERLY GROUNDED.
3. NO MORE THAN (6) DUPLEX OUTLETS PER 20 AMP CIRCUIT.

   NO MORE THAN 16 AMPS PER 20 AMP LIGHTING CIRCUIT.
4. ALL COMPUTER OUTLETS TO BE OF THE "ISOLATED GROUND" TYPE AND PROPERLY GROUNDED.
5. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL PERMITS AND FEES ASSOCIATED WITH THE COMPLETE ELECTRICAL SYSTEM.
6. ELECTRICAL CONTRACTOR IS TO CHECK WITH UTILITY COMPANY FOR THE AVAILABLE FAULT CURRENT AND SIZE BREAKERS ACCORDINGLY.
7. NO WIRING SMALLER THAN #12 THW UNLESS NOTED ON PLAN.
8. ELECTRICAL CONTRACTOR TO PROVIDE DISCONNECTS AT ALL H.V.A.C. EQUIPMENT PER THE N.E.C.
9. ELECTRICAL CONTRACTOR TO VERIFY TYPE CEILING BEFORE ORDERING LIGHT FIXTURES.
10. ALL WIRING TO BE IN E.M.T. OR MC CABLE, UNLESS OTHERWISE APPROVED.
11. ALL CIRCUITS SWITCHED AS SHOWN ON PLAN.
12. ALL WORK TO BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER.
13. THE BRANCH CIRCUIT FEEDING THE UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
14. ALL NEUTRALS AND GROUNDS ARE TO BE SEPARATED IN SUBPANELS PER N.E.C.
15. CONDUIT UNDER AND IN SLAB SHALL BE SCH. 40 PVC.
16. ALL CONDUCTORS TO BE COPPER.
17. ALL PANEL BOARDS TO HAVE COPPER BUSES.
18. ELECTRICAL CONTRACTOR TO LABLE ALL PANEL BOARD DIRECTORIES.

POWER LEGEND

- $ — FLUSH (2) WAY TOGGLE SWITCH
- DUPLEX RECEPTACLE
- GFIC — GFIC PROTECTED RECEPTACLE
- EMER — TWINHEAD EMERGENCY- EXIT LIGHT / BATTERY/BACKUP
- EMER — TWINHEAD EMERGENCY LIGHT W/ BATTERY/BACKUP
- BATHROOM EXHAUST FAN
- MH — METAL HALIDE WALL PACK
- 200 AMP SINGLE PHASE PANEL
- 2 X 4 LAY-IN FLUORESCENT LIGHT
- 4' FLUORESCENT STRIP LIGHT
- METER LOCATION
- EQUIPMENT DISCONNECT
- KEYLESS CEILING FIXTURE
- CAN TYPE CEILING FIXTURE
- WALL MNT LIGHT
- PD — PHONE/DATA
- SD — SMOKE DETECTOR

PANELBOARD "A" SCHEDULE

MNTG: SURFACE--NQOB PANEL — ISC SYM: 10,000

MAIN: 200 AMP M.L.O. — VOLTAGE: 120/240 — SINGLE PHASE — WIRE: 3/G

CKT #	TRIP / POLE	DESCRIPTION	DESCRIPTION	TRIP / POLE	CKT #
1	20 / 1	LIGHTING	LIGHTING	20 / 1	2
2	20 / 1	LIGHTING	LIGHTING	20 / 1	4
5	20 / 1	LIGHTING	LIGHTING	20 / 1	6
7	20 / 1	LIGHTING	WATER	20 / 1	8
9	20 / 1	LIGHTING	HEATER	30 / 2	10
11	20 / 1	RECEPTACLES	RECEPTACLES		12
13	20 / 1	RECEPTACLES	RECEPTACLES	20 / 1	14
15	20 / 1	RECEPTACLES	RECEPTACLES	20 / 1	16
17	20 / 1	RECEPTACLES	RECEPTACLES	20 / 1	18
19	30 / 2	HEAT	HP BLOWER	30 / 2	20
21		PUMP	COIL / 5kW HEAT		22
23		OPEN	OPEN		24
25					26
27					28
29					30
31					32
33					34
35					36
37					38
39					40
41					42

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CELL: 678.283.5898

PROJECT

WHITE SULPHUR FARM MARKET

3621 WHITE SULPHUR ROAD
GAINESVILLE, GA 30507

HCAD reviews the plans/specs for C.C. compliance only and does not replace the owner, design professionals, contractors or their representatives responsibility to comply with all applicable state and national codes and standards in effect at the time of permit issuance. Our review is not a check of every item and does not prevent this department from requiring corrections during construction. Any changes shall be approved to avoid voiding of the permit.

PROJECT OWNER

LEE HEMMER

3945 REYNOLDS RD
GAINESVILLE, GA
30507

■ RELEASED FOR CONSTRUCTION: 04/28/2023
□ PRELIMINARY NOT FOR CONSTRUCTION: 00/00/00

ISSUED

MARK	DATE	DESCRIPTION
	04/28/23	ISSUED FOR REVIEW
	06/20/23	REVISION 1

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SHEET

ELECTRICAL PLAN

E2.0

HALL COUNTY

WHITE SULPHUR RD FARM MARKET 6.29.23.DWG

03771
0650

000650

031748

Georgia, Hall County, Clerk Superior Court
Filed in office, this 20 day of Nov
20 00 at 4:50P m. Recorded in
Book 3771 Page(s) 650-656
this 21 day of Nov, 20 00
DWIGHT S. WOOD, CLERK, by: DH
chg

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid $ 0
Date 11-20-2000
DWIGHT S. WOOD
Clerk Superior Court
By

RETURN to:
Smith, Gilliam , Williams & Miles
P. O. Box 1098
Gainesville, Ga. 30503

QUIT CLAIM DEED

==========

STATE OF GEORGIA, **COUNTY OF HALL**

THIS INDENTURE, made this 18th day of October, 2000 between

JOHN LEE HEMMER, JR. AND JANE REYNOLDS HEMMER,

of the County of **HALL**, State of **GEORGIA**, (hereinafter referred to as "Grantor")

and **REYNOLDS-HEMMER PROPERTIES, L.P.** ,

of the County of **HALL**, State of **GEORGIA**, (hereinafter referred to as "Grantee").

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

W I T N E S S E T H:

GRANTOR, for and in consideration of contribution for Partnership and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM unto Grantee the following described property:

See Exhibit "A"

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

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered
this 18th day of October,
2000 in the presence of:

Unofficial Witness

Notary Public

LEE ANN JAMES
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMM. EXPIRES 2/4/2004

(SEAL)
JOHN LEE HEMMER, JR.

(SEAL)
JANE REYNOLDS HEMMER

This is the property conveyed by Mrs. Minnie Reynolds, as Administatrix of the Estate of Minor G. Reynolds, to Garland Reynolds dated, February 6, 1945, and recorded at Deed Book 98, page 325.

TRACT FIVE (5):
All that tract or parcel of land lying and being in the County of Hall and State of Georgia, described as follows:

BEGINNING at a black oak corner at Adam and Hulsey corner and running Adams line to the road; thence, the road this line to a rock; thence a northwest course a rock corner on the old road at Head's, Hulsey and Phagan's corner; thence, a southwest course to the beginning corner, containing fifty (50) acres, more or less.

This is the property conveyed by W.G. Davidson and J. D. Davidson to Garland Reynolds by Warranty Deed dated March 18, 1950 and recorded at Deed Book 124, page 352.

TRACT SIX (6)
All that tract or parcel of property lying and being in Glade Militia District of Hall County, Georgia, containing 58.1 acres of land beginning at a stake corner on the White Sulphur Station Road and running thence North 30 East 535 feet to corner oak; thence South 78 East 431 feet to a stake corner; thence East 131 feet to a stake corner; thence South 78 East 500 feet to a stake corner; thence North 51 East 800 feet to a stake at the branch; thence South 45 East along branch 320 feet to the Oconee River; thence along said Oconee River and the land line of Garland Reynolds south 550 feet to a stake corner; thence South 24 West 775 feet to an iron pin corner at Garland Reynolds' lands; thence North 64 West 100 feet to stake corner; thence South 30 West 500 feet to stake corner; thence North 80 West 546 feet along R. J. Ramsey land line to stake corner at White Sulphur Hotel Road; thence North 19 West 750 feet along said White Sulphur Station Road to a stake; thence North 14 West 400 feet along said White Sulphur Station Road to beginning corner, as shown by plat of same made by S. C. Moon, Surveyor, and attached to the dower return made to Mrs. Minnie Reynolds.

This is the same property conveyed by Warranty Deed from M. G. Reynolds a/k/a M. Garland Reynolds, Sr. to John Lee Hemmer, Jr. and Jane Reynolds Hemmer, his wife, dated January 20, 1978, recorded in Deed Book 649, pagers 571-575, Hall County, Georgia Deed Records.

All of these six (6) tracts are contiguous and form one (1) large tract of 374.25 acres, more or less.

LESS AND EXCEPT. 3.879 acres in Glade G.M.D. 403, Hall County, Georgia as shown on a plat of survey entitled, "Survey for John L. Hemmer and Jane Reynolds Hemmer dated April 11, 1986, prepared by Henry Bailey, Georgia Registered Land Surveyor and recorded in Plat Book 110, page 190, Hall County, Georgia Deed Records.

PROPERTY 5
All that lot, tract or parcel of land lying, situate and being in the City of Gainesville, Hall County, Georgia, and being 3.62 acres and being bounded on the northeast by High Street, on the northwest by Seaboard Railway, on the southeast by Myrtle Street and on the southwest by Pine Street, and being shown on the City of Gainesville Tax Map 17, Block 2, Parcels 2-6, and all improvements located thereon.

PROPERTY 6
All that tract or parcel of land lying and being in City of Gainesville, Hall County, Georgia, and being shown and delineated on plat of survey prepared for Nabil Muhanna, et. al. by Henry Grady Jarrard, Georgia Registered Surveyor, dated July

Type: DEED Book: 07275 Page: 00051

Hemmer, Jr. and Jane Reynolds Hemmer to a ½" iron pin set; thence running S 62° 02'30" W 446.94 feet along the property line now or formerly John Lee Hemmer, Jr. and Jane Reynolds Hemmer to an iron pin set on the right-of-way of Reynolds Road and the TRUE POINT OF BEGINNING

LESS AND EXCEPT
All of that tract or parcel of land, lying and being in Glade District, which is the GMD 403, Hall County, Georgia being 10.00 acres as shown on a plat of survey for "Jane Reynolds Hemmer and John Lee Hemmer, Jr." prepared by William E. Whidden, Georgia Registered Land Surveyor No 2632, dated November 6, 2007 and more fully described as follows:

BEGINNING at a ¾" iron pin found on the eastern right-of-way of White Sulphur Road, said iron pin having a tie to the centerline intersection of Norris Road and White Sulphur Road of S 08°29'06" E 193.24 feet; thence running along the eastern right-of-way of White Sulphur Road N 15°59'52" W 88.83 feet to a ¾" iron pin found; thence running N 70°56'52" E 490.81 feet along the property now or formerly White Sulphur Properties, Inc. to a ¾" iron pin found, thence running N 71°21'00" E 296.96 feet along the property now or formerly Jane Reynolds Hemmer and John Lee Hemmer, Jr. to a ½" iron pin set; thence running S 15°20'59" E 933.97 feet along the property now or formerly Jane Reynolds Hemmer and John Lee Hemmer to a ½" iron pin set; thence running S 82°06'31" W 309.64 feet to a rock found along the property of now or formerly Chadwick K. Wingo; thence running N 13°35'25" W 365.00 feet along the property line of now or formerly Johnny Davis and the property line now or formerly Dixie Ramsey to a ½" iron pin set; thence running N 84°20'05" W 289.51 feet along the property line of now or formerly Dixie Ramsey to a ¾" iron pin found; thence running N 44°01'26" W 331.99 feet to a ¾" iron pin found along the property now or formerly Reynolds-Hemmer Properties, L.P., thence running S 71°02'51" W 60.00 feet to a ¾" iron pin found on the eastern right-of-way of White Sulphur Road the TRUE POINT OF BEGINNING.

LESS AND EXCEPT
All property located north of Hwy 365 and all property conveyed for the right-of-way for Hwy 365

LESS AND EXCEPT

All that tract of parcel of land lying and being in the Glade District, G M. 403, Hall County, Georgia, and being 10.00 acres shown on the survey for John Lee Hemmer, Jr. and Jane Reynolds Hemmer prepared by Farley-Collins-Whidden, Surveyors, dated November 15, 2005, and more fully described according to said survey as follows:

BEGINNING at a right of way monument found on the southeastern right of way of State Route #365/U.S. #23 (R/W varies) where it meets the northeastern right of way of White Sulphur Road (R/W varies), said point being located South 49-14-38 East 215.00 feet from the centerline intersection of State Route #365/U.S #23 and White Sulphur Road; from said beginning point running along State Route #365/U S. #23 North 35-08-53 East 73.03 feet to a point; thence North 54-49-25 East a chord distance of 695.91 feet (an arc distance of 696.31' with a radius of 5903 94 lt.); thence leaving the right of way and running South 28-33-07 East 526.76 to a point; thence running South 46-39-32 West 414.35 feet to a point; thence running South 68-07-19 West 474.32 feet to a point on the eastern right of way of White Sulphur Road, thence along the right of way the following courses and distances: North 16-23-23 West 38.81 feet, North 19-01-42 West 50.49 feet; North 07-05-00 West 89.68 feet; North 09-52-00 West 138.17 feet; and North 21-04-04 West 164.09 feet to the right of way monument at the point of beginning.

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

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN
Richard P. Higgins

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

COUNTY ADMINISTRATOR
Zachary T. Propes

ASSISTANT
COUNTY ADMINISTRATOR
Katie Crumley

ASSISTANT
COUNTY ADMINISTRATOR
Casey Ramsey

COUNTY CLERK
Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

October 25, 2024

Reynolds-Hemmer Properties, LP
Attn: Lee Hemmer
3645 White Sulphur Road
Gainesville, GA 30507

RE: Rezone Application

Dear Lee Hemmer:

Please be advised that in its Voting Meeting on October 24, 2024, the Hall County Board of Commissioners voted to approve the following application with conditions.

3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | **Proposed Use: Agricultural market |** Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant**

Conditions:

1. The property shall be developed in accordance with the site plan dated July 18, 2024, and as described in the project narrative received August 1, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The frontage strip landscape design shall utilize the existing mature vegetation and may be supplemented with additional landscaping to conform with Gateway Corridors Overlay District standards. Final review of the landscape plans shall be subject to the approval of the Director of Planning and Zoning or their designee.
3. The existing mature landscaping shall be maintained within the 25-foot transitional buffers along the east and south property lines. The development and any site improvements shall be compliant with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. It shall be the developer's responsibility to determine if a land disturbance permit is required for any future site work.
4. Access to the property shall be from White Sulphur Road only. No access shall be permitted from Cornelia Highway (SR365). The developer shall be responsible for all costs associated with improvements necessary for access to the development.

5. 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 Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
7. 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."
8. All exterior renovations shall be approved by the Planning Director.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Hall County Commission Clerk

cc: Beth Garmon, Planning & Zoning Director

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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

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Outlook

RE: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

Outlook

RE: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Joseph Boyd (GHMPO) <jboyd@hallcounty.org>
Date Mon 4/6/2026 12:46 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Hey Kaitlyn, see the following comment from GHMPO:

- **3613 White Sulphur, Reynolds Hemmer Properties** – This parcel is along State Route 365, which is scheduled to be widened to six lanes in the MPO's Metropolitan Transportation Plan (GH-150, PI 0020731). Pre-engineering work is underway, with right-of-way scheduled for 2029 and construction in 2035. Applicant should contact GDOT District 1 to discuss any possible right-of-way impacts.

Joseph Boyd, AICP
MPO Director
Gainesville-Hall Metropolitan Planning Organization
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 297-5541 | www.ghmpo.org

GAINESVILLE-HALL
Metropolitan Planning Organization

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Friday, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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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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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 3:26 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, 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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

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Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

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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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

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Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

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No comment

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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Lee Hemmer (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** 4/18/2026 (Date) **for** Reynolds Hemmer Properties LP (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: REYNOLDS HEMMER PROPERTIES
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR PERSONAL SERVICES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: REYNOLDS HEMMER PROPERTIES
REQUEST: SPECIAL USE TO AMEND CONDITIONS OF ZONING FOR PERSONAL SERVICES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 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 (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 208/2026

SUBJECT: **5716 Ned Young Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 **| Proposed Use: Accessory structure |** Commission District 3 **| Emily & John Grist, applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

Executive Summary:

Presenter: VP

Recommendation:

Staff recommends **Approval**, as hardship exists pursuant to the criteria of 11.1.1.D.11.

Purpose of Request:

5716 Ned Young Road | Variance to Section 3.2 | to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 **| Proposed Use: Accessory structure |** Commission District 3 **| Emily & John Grist, 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	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Statement of Hardship
Site Plan
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Emily & John Grist

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... Accessory structure

Size ..... 1.50± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5716 Ned Young Road** | Tax Parcel 11081 000016

Commission District ..... Three

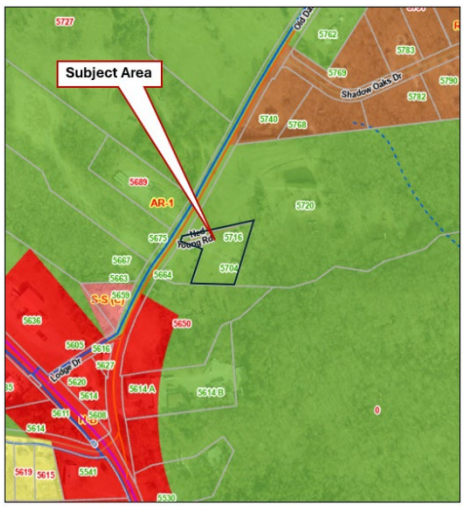
Commission Date ..... May 14, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0014

Staff recommends <u>APPROVAL</u> of the applicant's request.

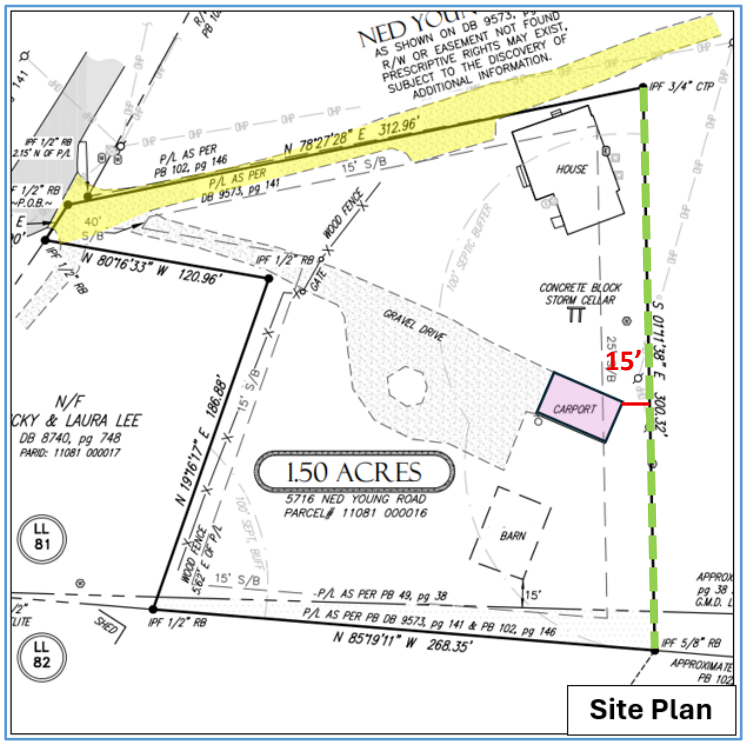
<u>Summary Analysis</u>



The applicant is requesting to reduce the rear yard setback from 25 feet to 15 feet to bring an existing accessory structure into compliance on a tract measuring 1.50± acres zoned Agricultural Residential 1 (AR-1).

The property is developed with a 1,764-square-foot single-family residence, constructed in 1920, and a 960-square foot carport. County records and GIS imagery indicate that a smaller carport was replaced by the current larger carport in 2017 without a building permit. On December 26, 2025, and again on March 24, 2026, a permit was denied for a new accessory building due to the unpermitted and encroaching carport. According to the Statement of Hardship, the applicant purchased the property with the existing carport, shown in purple in the site plan below, already in place, and in 2025 the current owners added utilities to the structure.

The residence is physically oriented toward Ned Young Road (highlighted in yellow); however, this access drive is not recognized as a public right-of-way. As a result, the property's official front yard is along Old Dahlonega Highway, and the property line running parallel to Old Dahlonega Highway (shown in dashed green) is classified as the rear property line, which carries a required 25-foot setback. The property owners reasonably interpreted the home's physical orientation toward Ned Young Road to indicate the location of the rear yard and corresponding setback, contributing to the hardship described.



One (1) **variance,** related to the rear yard setback requirement will be required if the site plan, as presented, is approved.

- Rear yard setback requirement of 25 feet from the property line as found in Section 3.2 for the Agricultural Residential 1 (AR-1) zoning district.
    - A rear yard setback from 25 feet to 15 feet from the property line is proposed for the existing accessory structure.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **Although it appears that there are other locations on the property that the carport could be relocated to that would meet the requirements of this UDC, GIS imagery shows that the carport has been on the property in this location since at least 2017. This long-standing placement, combined with the orientation**

of the residence and overall configuration of the lot, suggests that there are extraordinary and exceptional conditions pertaining to the property that have influenced the structure's location.

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Yes. An unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property as GIS imagery shows that the carport has been in place since at least 2017.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are conditions peculiar to the property involved and is not common to other properties in the neighborhood. The subject property's access is Ned Young Road; however, Ned Young Road is not recognized as right-of-way and therefore, the road frontage is along Old Dahlonega Highway. The property line that is parallel to Old Dahlonega Highway is the established rear property line.**

4. Such conditions are not the result of any actions of the property owner**; The size and location of the carport are not the result of any actions of the property owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC.**

Development Support and Constraints

Hall County Environmental Health
In an email dated April 8, 2026, Emily McGahee stated "Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025."

Georgia Department of Transportation
In an email dated April 6, 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 April 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
No concerns with traffic impacts for this application.

Utilities:
No comment. This property is on septic.

Hall County Fire Marshal
In an email dated April 3, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Building Inspection
In a memorandum dated April 22, 2026, Kristie Turner, Director of Development Services, stated, “Building Inspections requires retroactive permit for carport.”

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)

EMILY + JOHN GRIST
5716 NED YOUNG RD
MURRAYVILLE, GA 30564

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

SAME

Phone SAME

Email Address SAME

Location of Property MURRAYVILLE, GA HALL COUNTY

Present Zoning _____ Existing Structures Metal Carport

Type of Appeal:

- ✓ Setback Variance
- _____ Road Frontage Variance
- _____ Sign Variance
- _____ Hardship Mobile Home
- _____ GCOD Variance
- _____ Other: _____

- ___ Front Yard — From ___ ft. to ___ ft.
- ___ Right Side Yard — From ___ ft. to ___ ft.
- ___ Left Side Yard — From ___ ft. to ___ ft.
- ✓ Rear Yard — From 25 ft. to 15 ft.
- ___ Road Frontage — From ___ ft. to ___ ft.
- ___ Sign Area — From ___ ft. to ___ ft.
- ___ Sign Height — From ___ ft. to ___ ft.
- ___ Doctor's Letter
- ___ Terms Agreement

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

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print Emily Grist Date 3/25/26

Sign [signature] Date 3/25/26

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

HALL COUNTY
GEORGIA
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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: Emily Grist **Date:** 3/25/24

Applicant's/Owner's Name (Printed): Emily Grist

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

HALL COUNTY
GEORGIA
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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).

We purchased this property with the current metal carport existing where it currently sits. The area was graded and set perfectly to accomodate flat parking area. It sets on higher grand to allow proper drainage on both sides

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

After purchase, we cleaned up the carport because a neighbors tree had fallen on it. At that point we permitted and paid $3500 to restore power and $12,000 to put water at the metal carport.

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.

No neighbors use this area. It is wooded, and not in a neighborhood and only accessible by foot for the neighbors

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

This is how we purchased the property. We bought it with intentions to immediately put our equipment under the metal carport and for storage. Moving it in any direction is not possible due to terrain & surrounding existing utilities.

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 only bordering property is by one neighbor, whose house is on the other side of his 40 acres. The area by my metal carport is wooded + sloped, + I am the only one that mows/maintains the area.

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

Applicant [signature] **Date** 3/25/26

DRAFT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THE PURPOSE OF THIS PLAT IS TO SUPERSEDE PB 888, pg 357 & PB 888, pg 361. SETBACKS REVISED TO REFLECT CORRECT SIDES, PER HALL COUNTY PLANNING & ZONING STAFF.

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 422,168 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, OR RESTRICTIONS ONE MAY FIND.

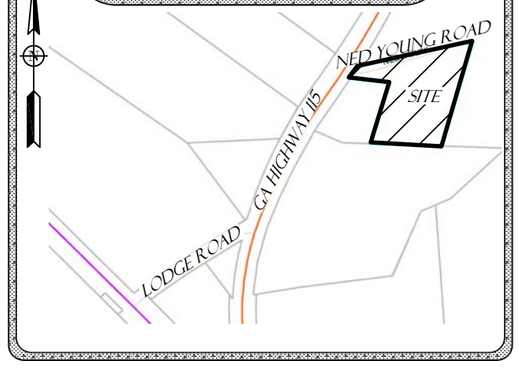
TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 9573, pg 141

PROPERTY OWNERS AS OF SURVEY DATE:
JOHN & EMILY GRIST

PARCEL NUMBER: 11081 000016

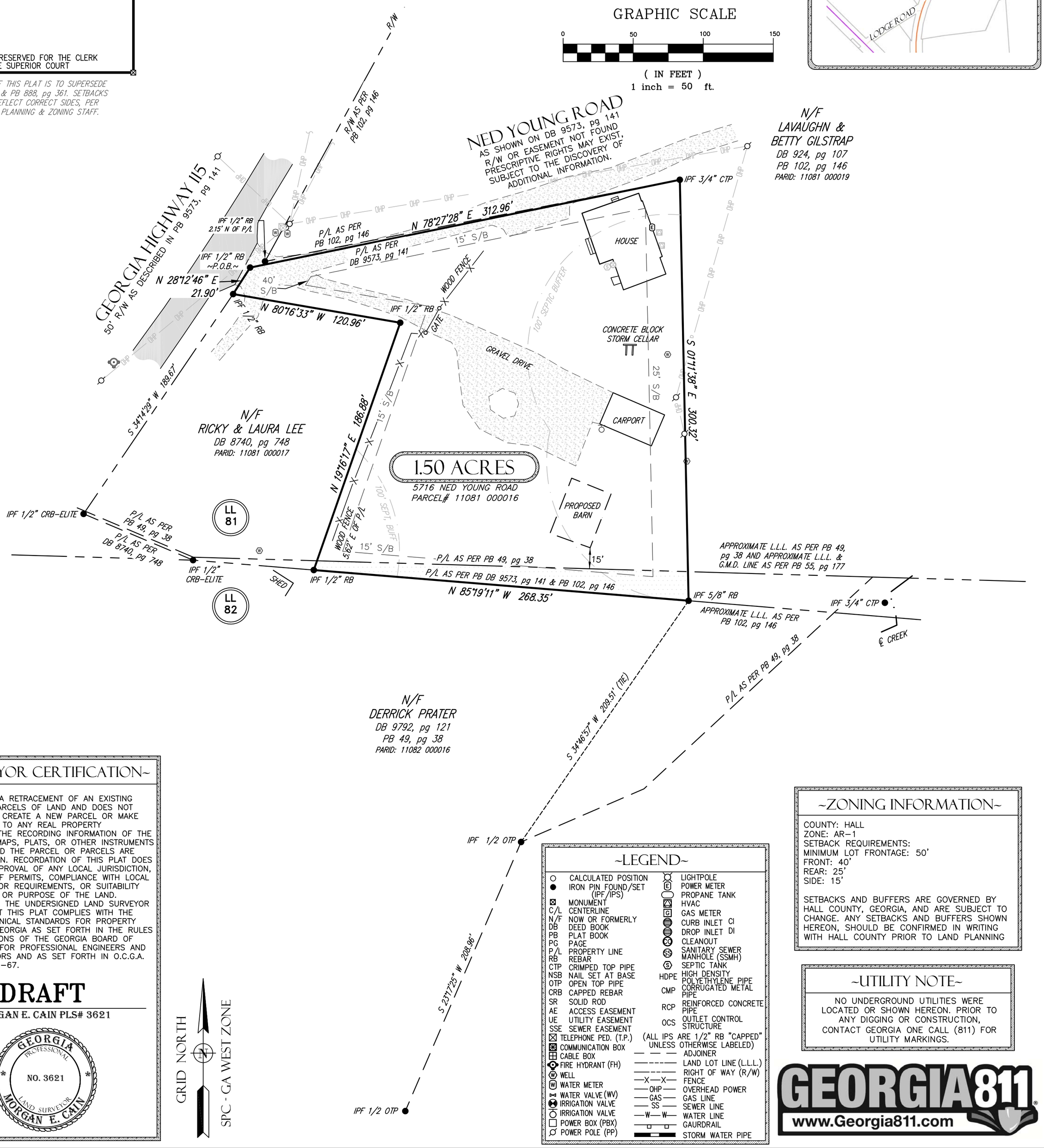
LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DRAFT

MORGAN E. CAIN PLS# 3621

GEORGIA PROFESSIONAL NO. 3621 LAND SURVEYOR MORGAN E. CAIN

GRID NORTH

SPC - GA WEST ZONE

~LEGEND~

O	CALCULATED POSITION	LP	LIGHTPOLE
●	IRON PIN FOUND/SET (IPF/IPS)	PM	POWER METER
⊠	MONUMENT		PROPANE TANK
C/L	CENTERLINE		HVAC
N/F	NOW OR FORMERLY	G	GAS METER
DB	DEED BOOK	CI	CURB INLET
PB	PLAT BOOK	DI	DROP INLET
PG	PAGE	CO	CLEANOUT
P/L	PROPERTY LINE	SS	SANITARY SEWER MANHOLE (SSMH)
RB	REBAR	S	SEPTIC TANK
CTP	CRIMPED TOP PIPE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
NSB	NAIL SET AT BASE	CMP	CORRUGATED METAL PIPE
OTP	OPEN TOP PIPE	RCP	REINFORCED CONCRETE PIPE
CRB	CAPPED REBAR	OCS	OUTLET CONTROL STRUCTURE
SR	SOLID ROD		
AE	ACCESS EASEMENT		
UE	UTILITY EASEMENT		
SSE	SEWER EASEMENT		
☒	TELEPHONE PED. (T.P.)		
⊠	COMMUNICATION BOX		
⊞	CABLE BOX		
	FIRE HYDRANT (FH)		
W	WELL		
W	WATER METER		
	WATER VALVE (WV)		
	IRRIGATION VALVE		
	IRRIGATION VALVE		
□	POWER BOX (PBX)		
	POWER POLE (PP)		

(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)

— — — ADJOINER
——---—— LAND LOT LINE (L.L.L.)
——--—— RIGHT OF WAY (R/W)
—X—X— FENCE
—OHP— OVERHEAD POWER
—GAS— GAS LINE
—SS— SEWER LINE
—W—W— WATER LINE
GAURDRAIL
STORM WATER PIPE

~ZONING INFORMATION~

COUNTY: HALL
ZONE: AR-1
SETBACK REQUIREMENTS:
MINIMUM LOT FRONTAGE: 50'
FRONT: 40'
REAR: 25'
SIDE: 15'

SETBACKS AND BUFFERS ARE GOVERNED BY HALL COUNTY, GEORGIA, AND ARE SUBJECT TO CHANGE. ANY SETBACKS AND BUFFERS SHOWN HEREON, SHOULD BE CONFIRMED IN WRITING WITH HALL COUNTY PRIOR TO LAND PLANNING

~UTILITY NOTE~

NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON. PRIOR TO ANY DIGGING OR CONSTRUCTION, CONTACT GEORGIA ONE CALL (811) FOR UTILITY MARKINGS.

GEORGIA811 www.Georgia811.com

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO. 1 OF 1

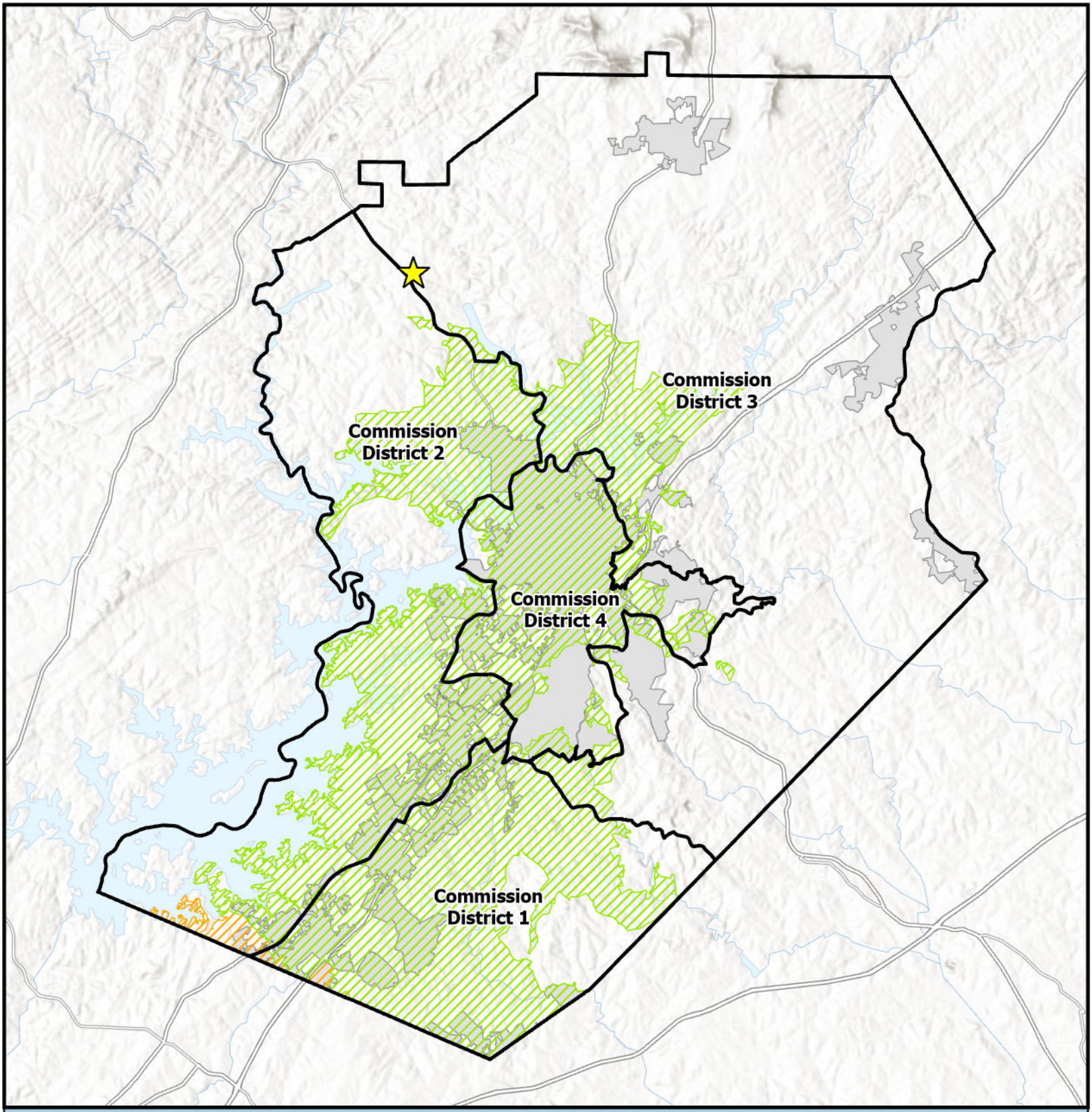
PROJECT NO. 26-007

DRAWN BY: CAW
PLAT DATE: 2/11/2026
FIELD CREW: JG
FIELD DATE: 2/5/2026
FILE: 26-007 R01.dwg

SURVEY FOR:

JOHN & EMILY GRIST
LAND LOT 81
11th DISTRICT
HALL COUNTY, GEORGIA

PREPARED BY
DES DAVIS ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



Overview Map

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

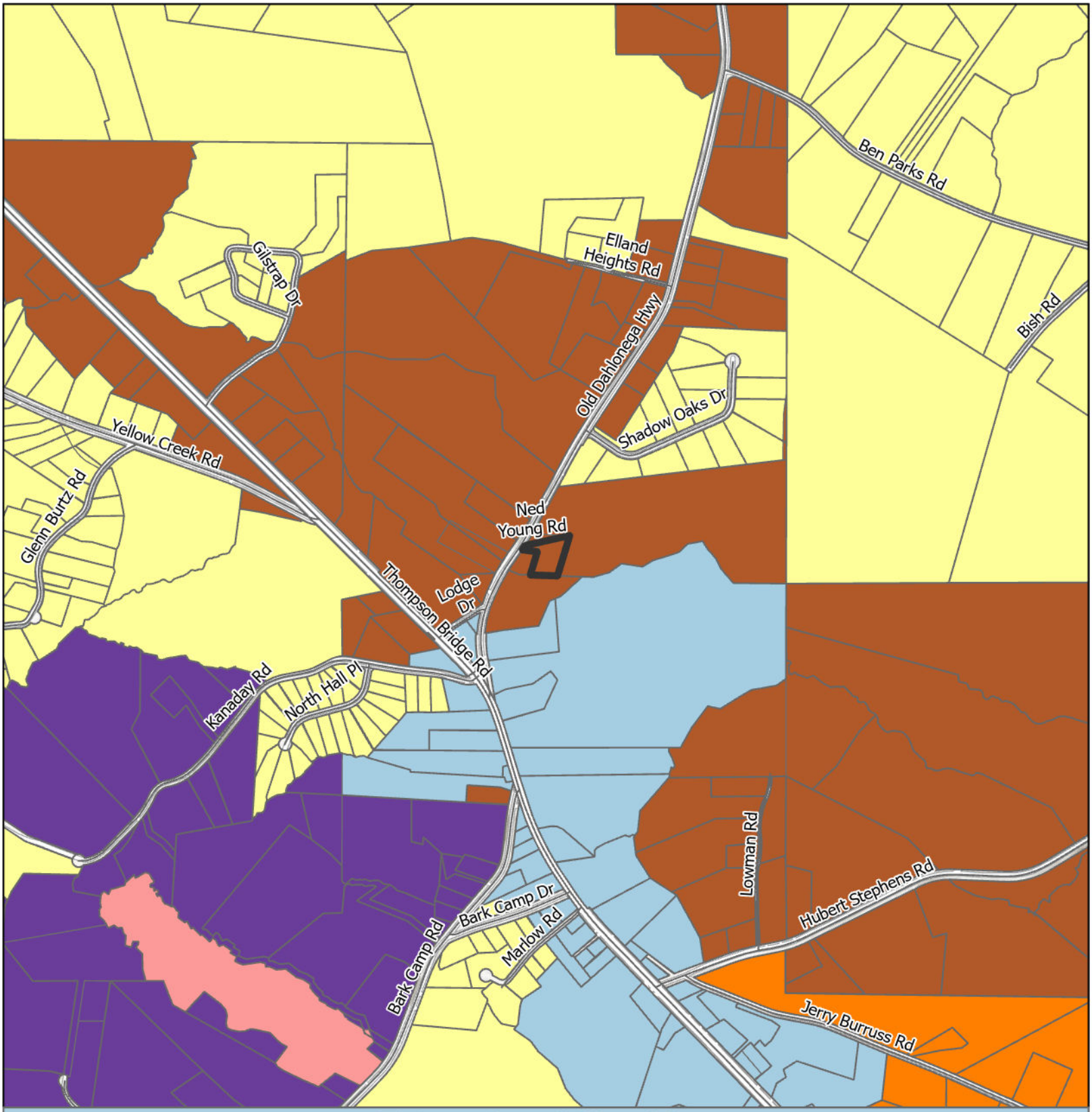
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Emily & John Grist
Tax Parcel #: 11081 000016
Location: 5716 Ned Young Road
Commission District: 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



Future Land Use Map

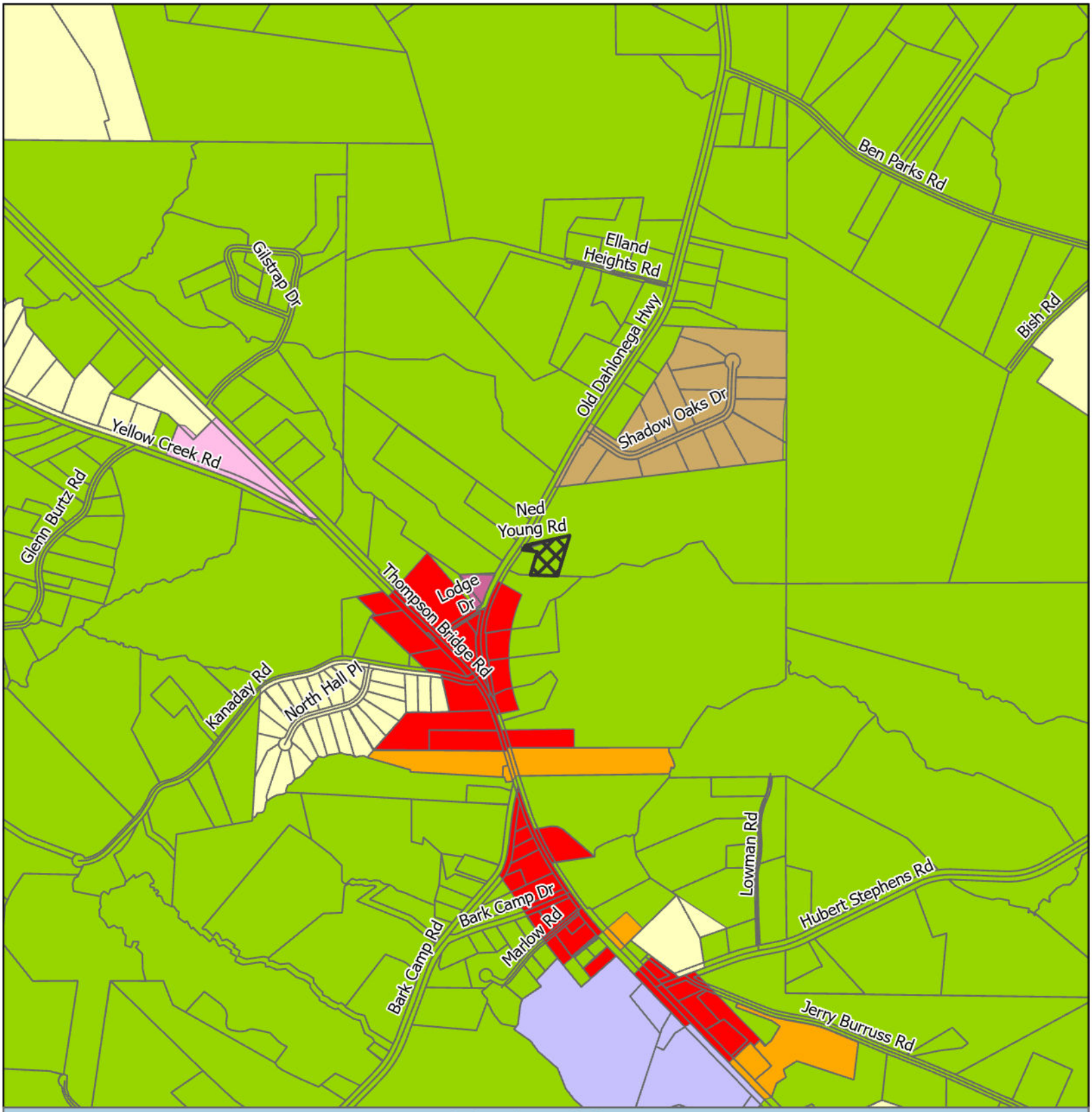
Subject Area
City Limits

Future Land Use Zones
- Business Corridors
- Greenspace - Parks
- Lakeside Residential
- Rural Agriculture
- Rural Neighborhood
- Rural Scenic Corridors

Applicant: Emily & John Grist
Tax Parcel #: 11081 000016
Location: 5716 Ned Young Road
Commission District: 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/8/2026



Zoning Map

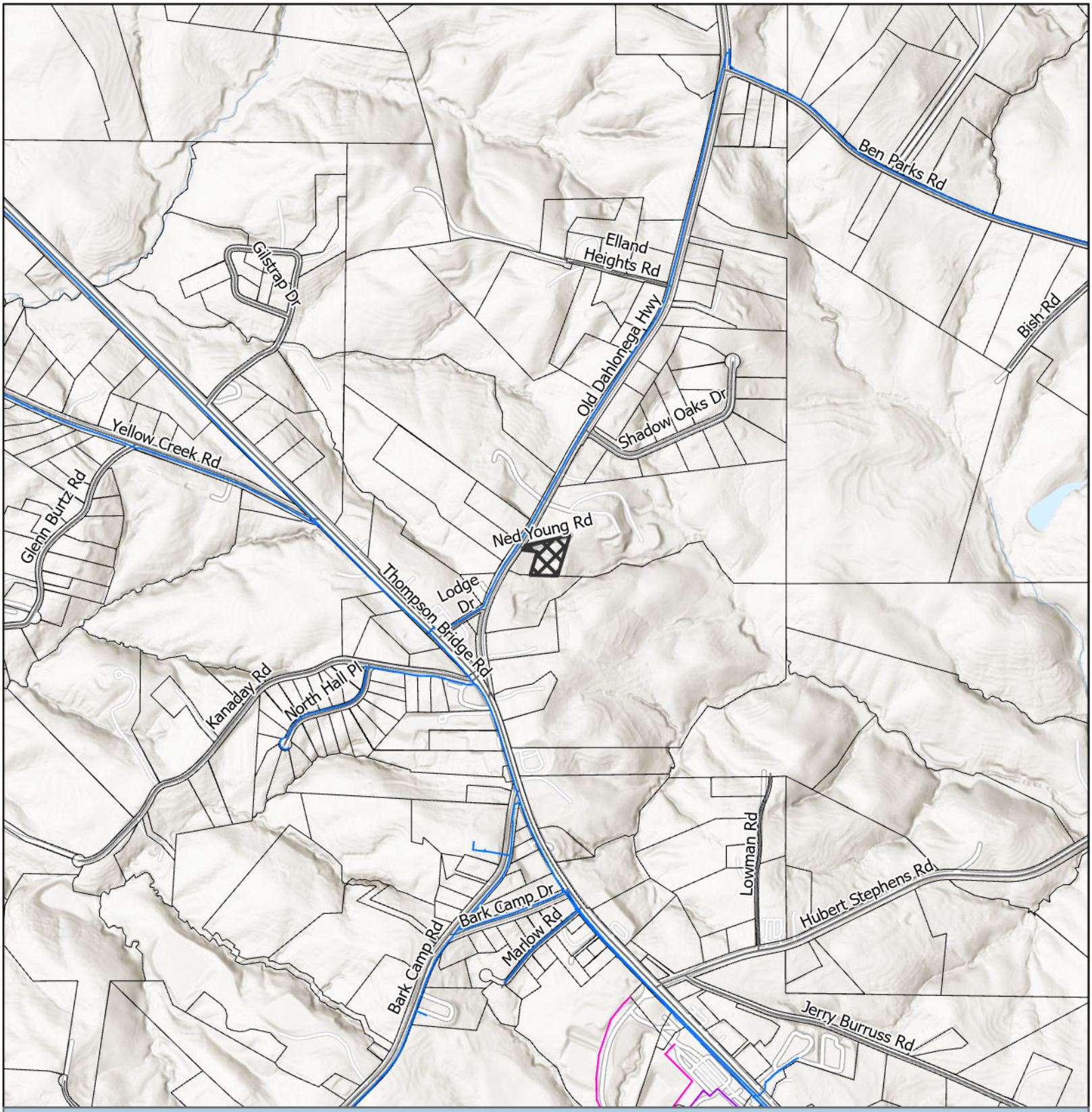
Subject Area
City Limits

Zoning
AR-1
H-B
O-I
PCD
PID
R-1
R-1-L
S-S

Applicant: Emily & John Grist
Tax Parcel #: 11081 000016
Location: 5716 Ned Young Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



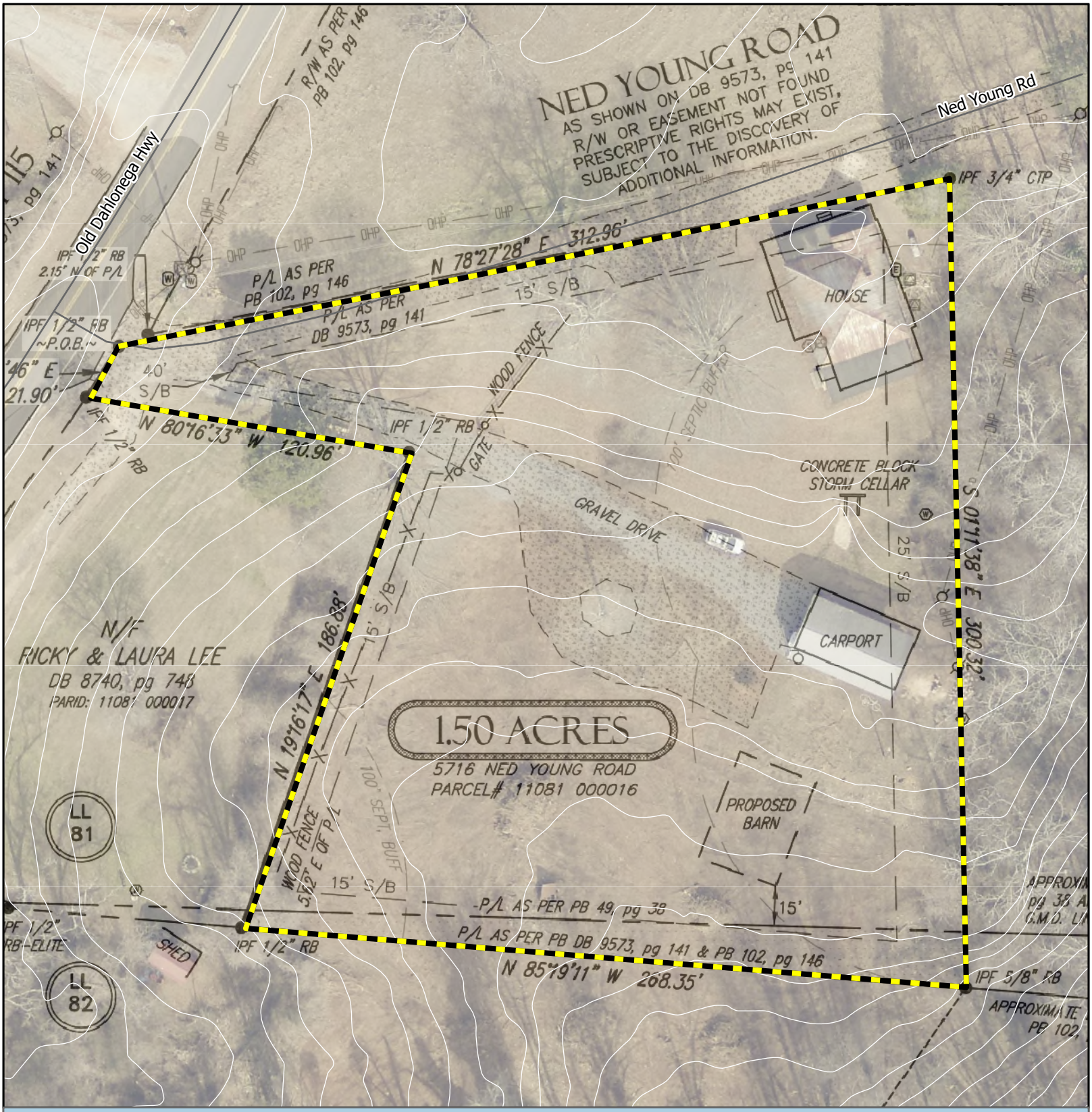
Utilities Map

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

Applicant: Emily & John Grist
Tax Parcel #: 11081 000016
Location: 5716 Ned Young Road
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Site Plan & Aerial Map

Subject Area

Applicant: Emily & John Grist
Tax Parcel #: 11081 000016
Location: 5716 Ned Young Road
Commission District 3

HALL COUNTY
GEORGIA
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Date Prepared: 4/9/2026

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-265405-GPT

eFiled and eRecorded
DATE: 11/22/2024
TIME: 11:16 AM
DEED BOOK: 9573
PAGE: 141 - 143
FILING FEES: $25.00
TRANSFER TAX: $110.00
PARTICIPANT ID: 8274269752
PARTICIPANT ID: 7067927936
PT61: 069-2024-8033
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF Georgia
COUNTY OF Hall

LIMITED WARRANTY DEED

THIS INDENTURE, made on **20th day of November, 2024**, between

Shirley Young

(hereinafter referred to as "Grantor") and

John Grist and Emily Grist, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land, together with all improvements thereon, lying and being in the Eleventh (11th) Land District of Hall County, Georgia and being a part of Land Lot No. 61 and being more fully described as follows: Beginning at a rock corner on the original line near a large pine tree, and running thence North 100 yards to a rock corner, thence westward along a road in a westwardly direction along said road leading from Joe Buck Elrod's house to a rock corner; thence continuing in a westward direction along said road to an iron pin corner on the Gilstrap property; thence in a Southeasterly direction along road to a pasture and being line of Gilstrap, to an iron pin corner on said pasture road and being corner with Gilstrap, thence in a Southwesterly direction along Gilstrap line to an iron pin corner on the original line, thence in an Easterly direction along said original line to the beginning corner, and containing one and one-half (1 1/2) acres, more or less, and being on said land a six-room dwelling house and other improvements and being the seme land conveyed to said Ned M. Young by a deed from J. K. Faulkner recorded in Deed Book 144, Page 356, Hall County, Ga. Deed Records.

Also known as:

All that tract or parcel of land lying and being in Land Lot 81 of the 11th District, Hall County, Georgia, being more particularly described as follows:

Begin at the centerline intersection on State Route 115 (50' R/W), running thence North 58 degrees 20 minutes 16 seconds West a distance of 24.45 feet to an Iron Pin Set, said Iron Pin Set being the true point of beginning.

Running thence North 79 degrees 57 minutes 56 seconds East a distance of 312.89 feet to an 3/4" Crimp Top Pipe; running thence South 00 degrees 18 minutes 02 seconds a distance of 300.26 feet to an 3/4" Rebar; running thence North 83 degrees 48 minutes 19 seconds West a distance of 268.32 feet to an 1/2" Rebar; running thence North 20 degrees 47 minutes 31 seconds East a distance of 186.74 feet to an 1/2" Rebar; running thence North 78 degrees 42 minutes 29 seconds West a distance of 120.98 feet to an Iron Pin Set; running thence North 34 degrees 11 minutes 49 seconds East a distance of 22.38 feet to an Iron Pin Set, said Iron Pin Set being the true point of beginning.

Being more particularly shown on a Survey prepared by Cleveland Land Surveying for Randall Rogers Young dated January 24, 2003, and attached hereto as Exhibit "B."

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Shirley Young

Notary Public

Commission expires: 4/27/27

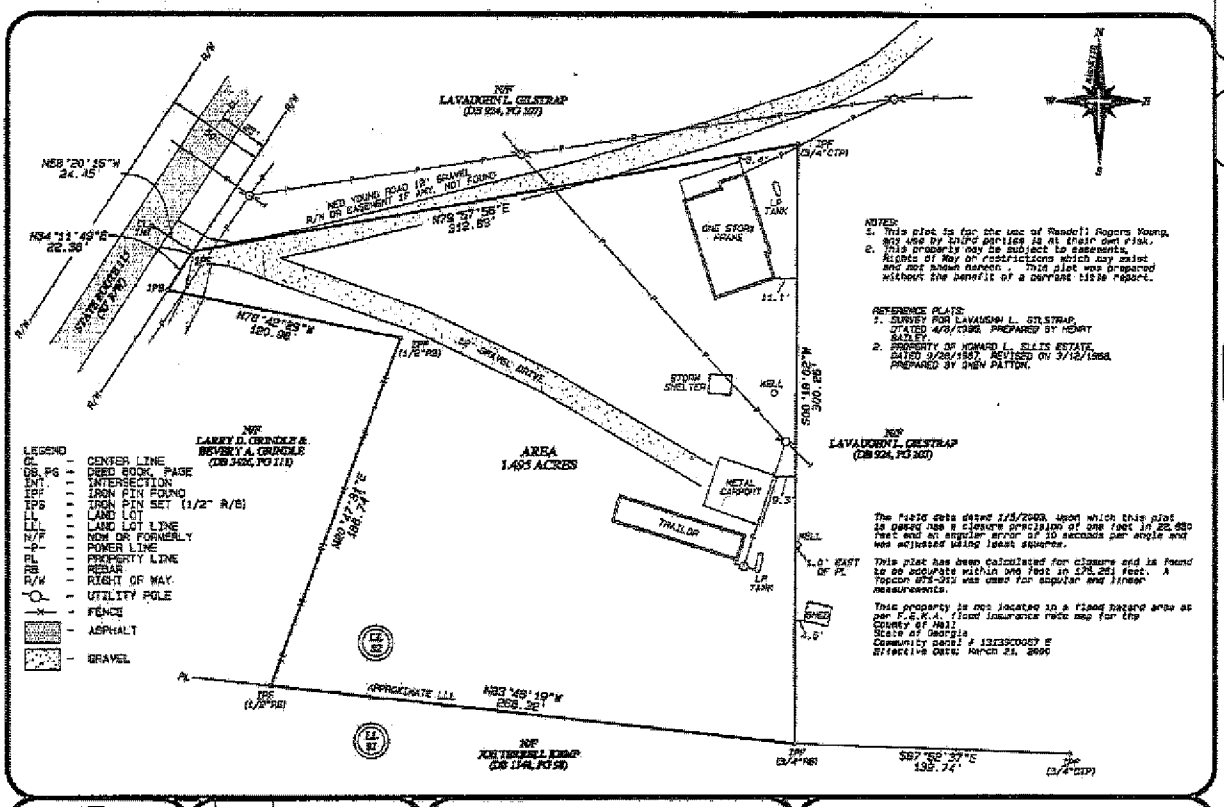
JOHN CHRISTOPHER ROYER NOTARY PUBLIC GEORGIA EXPIRES APRIL 27,2027 HALL COUNTY

Exhibit B

Initial JG

DS EG

Initial SY



GEORGIA REGISTERED LAND SURVEYOR No. 2905 JOHN H. CLEVELAND

PAGES OR PLATS ARE NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

REVISIONS

SURVEY FOR:

RANDALL ROGERS YOUNG

LOCATED IN
LAND LOT 81, 11th DISTRICT,
HALL COUNTY, GEORGIA

Cleveland Land Surveying
3657 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 450-5787, Fax (678) 450-6783

DRAWN BY: RSC	GRAPHIC SCALE 1"=60' (0' 30' 60')	SHEET 1
DATE: 1/24/2003		OF 1
PRO: 203002	JOB #: 203002	

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 3:04 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, 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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**
Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

No comment

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

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than 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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Emily Grist **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 4-17-26 **for** Emily Grist.

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: EMILY & JOHN GRIST
REQUEST: REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 PM
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN ACCORDANCE WITH THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT EMILY & JOHN GRIST
REQUEST REDUCE THE MINIMUM YARDS FOR AN ACCESSORY STRUCTURE
Date: MAY 12, 2026
Time: 6:00 PM
Date: N/A
Time: N/A
FOR MORE INFORMATION CALL (770) 535-8285

AGENDA ITEM

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

REPORT TO: **Work Session (05/11/26)**

REPORT TO: **Voting Meeting (05/14/26)**

ITEM NO: 207/2026

SUBJECT: **3907 Skyline Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 **| Proposed Use: Single-family residence |** Commission District 3 **| Juan Ignacio Castillo C., applicant**

Meetings:

Work Session Date: 05/11/26 **Voting Meeting Date:** 05/14/26

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:

3907 Skyline Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: Single-family residence |** Commission District 3 | **Juan Ignacio Castillo C., 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

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Building Inspections Comment
Notice Sign
Public Comment - from Laity

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Juan Ignacio Castillo C.

Request ..... **Variance to Section 4.3** | to reduce the minimum yards

Proposed Use ..... Single-family residence

Size ..... 0.64± acres

Zoning ..... Residential 1 (R-1)

Location ..... **3907 Skyline Drive** | Tax Parcel 09101A000016

Commission District ..... Three

Commission Date ..... May 14, 2026

Staff Recommendation ..... **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

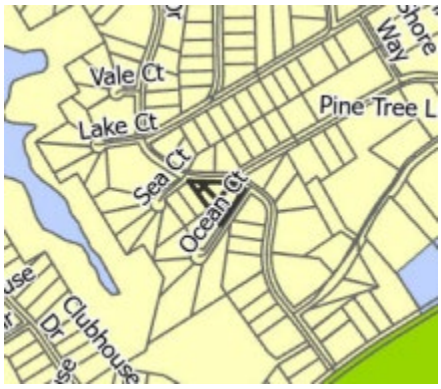
Record Number HVAR26-0013

Staff recommends <u>DENIAL</u> of the applicant's request.

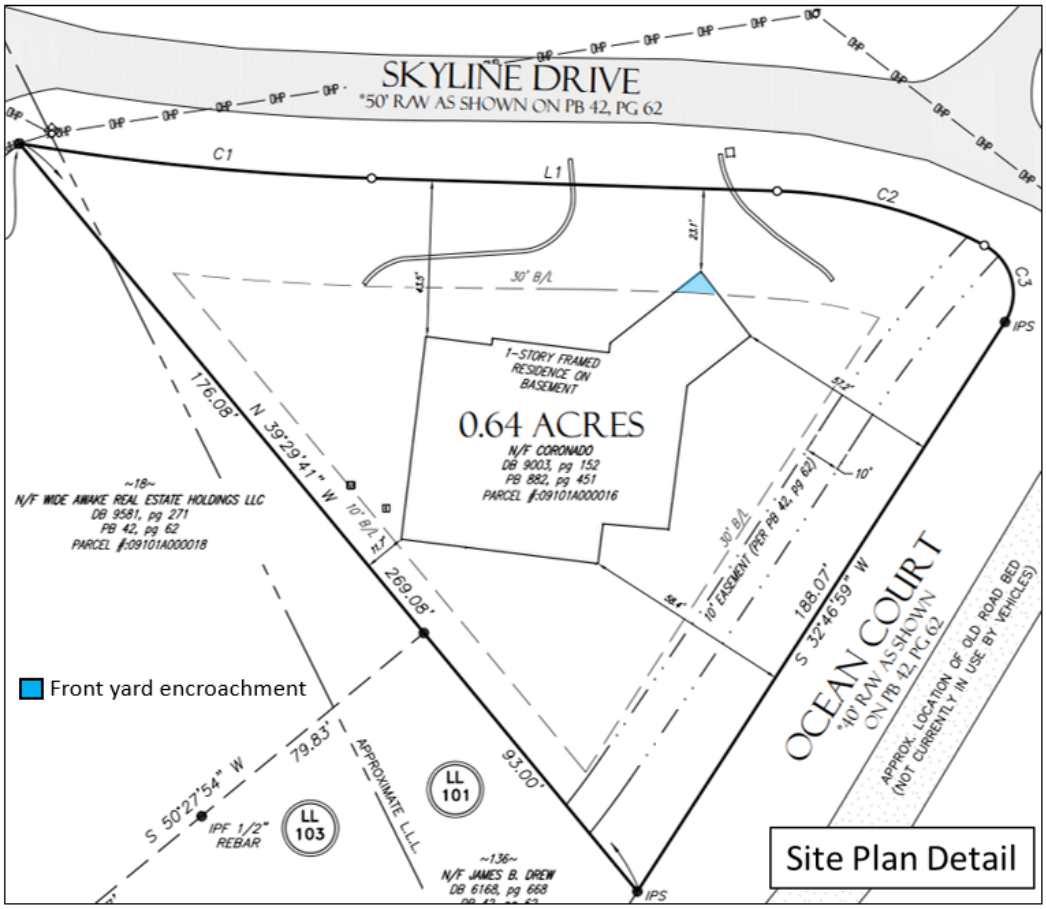
<u>Summary Analysis</u>

The applicant is requesting a variance to Section 4.3 to reduce the front yard setback from 30 feet to 23 feet. This variance is necessary to recognize the setback of the existing residence. The subject property is approximately 0.64± acres in size and is zoned Residential 1 (R-1).

The property is currently developed with a single-family residence. Surrounding properties are zoned Residential 1 (R-1) and are developed with single-family residences, with some parcels undeveloped.



On January 23, 2023, a building permit was issued for the construction of a single-family residence (HRNEW23-0112), however, the permit expired. On December 31, 2025, a building permit application was received to complete the construction of the single-family residence (HRNEW25-1870). During review, staff identified that a portion of the garage (shown in blue) encroaches into the front yard setback along Skyline Drive. The applicant was notified and subsequently submitted a variance request to address the encroachment. The submitted elevations reflect the current condition of the single-family residence.


SKYLINE DRIVE
~50' R/W AS SHOWN ON PB 42, PG 62
C1
L1
C2
C3
IPS
30' B/L
1-STORY FRAMED RESIDENCE ON BASEMENT
0.64 ACRES
N/F CORONADO
DB 9003, pg 152
PB 882, pg 451
PARCEL #:09101A000016
~18~
N/F WIDE AWAKE REAL ESTATE HOLDINGS LLC
DB 9581, pg 271
PB 42, pg 62
PARCEL #:09101A000018
176.08'
N 39°29'41" W
269.08'
10' B/L
10' EASEMENT (PER PB 42, pg 62)
188.07'
S 32°46'59" W
OCEAN COURT
~40' R/W AS SHOWN ON PB 42, PG 62
APPROX. LOCATION OF OLD ROAD BED (NOT CURRENTLY IN USE BY VEHICLES)
Front yard encroachment
79.83'
S 50°27'54" W
IPF 1/2" REBAR
APPROXIMATE L.L.L.
LL 101
LL 103
93.00'
~136~
N/F JAMES B. DREW
DB 6168, pg 668
Site Plan Detail






Per the Statement of Hardship, the property owner made an error in determining the location of the front property line resulting in the front yard encroachment.

One (1) **variance** will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 30 feet from the property line as found in Section 4.3 for the Residential 1 (R-1) zoning district.
    - A front yard setback from 30 feet to 23 feet from the property line is proposed to recognize the location of the existing single-family residence.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The property owner made an error in determining the location of the front property line which led to the setback encroachment of the single-family residence. There are no extraordinary or exceptional conditions pertaining to the lot because of its size, shape or topography.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship, excluding personal or economic as identified in criteria, would result from applying the requirements of this UDC to the property. The residence was placed within the 30-foot setback due to the property owner's error identifying the location of the property line. This circumstance does not constitute an unusual hardship.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**

4. Such conditions are not the result of any actions of the property owner**; The location of the 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 April 8, 2026, Emily McGahee stated "A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026."

Georgia Department of Transportation
In an email dated April 6, 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 April 15, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No Comment.

Traffic:
No concerns with traffic impacts for this application.

Utilities:
No comment. Property on septic.

Hall County Fire Marshal
In an email dated April 3, 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)

Juan Ignacio Castillo C
4329 Hunter Rd Gainesville
GA 30506

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

Juan Ignacio Castillo C
4329 Hunter Rd Gainesville
GA 30506

Phone [redacted]

Email Address _____

Location of Property 3907 Skyline Drive Gainesville GA 30501

Present Zoning R-1 Existing Structures House

Type of Appeal:

- ✓ Setback Variance
- _____ Road Frontage Variance
- _____ Sign Variance
- _____ Hardship Mobile Home
- _____ GCOD Variance
- _____ Other: _____

- ✓ Front Yard — From 30 ft. to 23.1 ft.
- ___ Right Side Yard — From ___ ft. to ___ ft.
- ___ Left Side Yard — From ___ ft. to ___ ft.
- ___ Rear Yard — From ___ ft. to ___ ft.
- ___ Road Frontage — From ___ ft. to ___ ft.
- ___ Sign Area — From ___ ft. to ___ ft.
- ___ Sign Height — From ___ ft. to ___ ft.
- ___ Doctor's Letter — ___ Terms Agreement

Supporting Documents:

- ✓ Plat of Property
- ✓ Deed of Property
- ✓ Hardship Statement
- ✓ Site Plan
- ✓ Floor Plans
- ___ Other

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

Hardship Mobile Home:

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

_____
(Signature)

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

Print Juan Ignacio Castillo C. Date 03/10/26

Sign Juan Ignacio Castillo C. Date 03/10/26

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): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Juan Ignacio Castillo C **Date:** 03/10/26

Applicant's/Owner's Name (Printed): Juan Ignacio Castillo C.

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). The property is unique because it has double road frontage, while the other lots in the neighborhood only have one. The house was built to meet the required front setback on one of the roads, but because of the second road frontage, the other front setback requirement does not met.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship. Fixing this mistake by movin or rebuilding the house isn't realistic. It would be extremely expensive, damaging, and basically mean starting over.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
The property is unique because it has double road frontage, while the other lots in the neighborhood only have one.

4. Such conditions are not the result of any actions of the property owner.
The house was accidentally built in the wrong location that resulted from a measurement error rather than anything done intentionally.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
Granting this relief would not cause any harm to the community, as the home's location does not interfere with vision clearance and does not negatively affect the value of surrounding properties

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

Applicant Juan Ignacio Castillo C. **Date** 03/10/26

Statement of Hardship

Originally, I obtained a building permit in 2022 to build my house.
Construction began and the house was mostly built, but not fully completed.
When I returned in December 2025 to obtain an active building permit to finish the construction, I found out a portion of my house was constructed into the required 30-foot setback.

I am respectfully asking for a variance because our house was accidentally built in the wrong location.
As a result, it now sits about 23 feet into that required setback.
I did not know about this issue until it was brought to my attention, long after construction was already underway.

At this time, fixing this mistake by moving or rebuilding the house isn't realistic.
It would be extremely expensive , damaging , and basically mean starting over.
The current location of the house isn't causing any issues for our neighbors or the community, and the setback issue resulted from a measurement error rather than anything done intentionally.

For these reasons, we're asking for a variance so the house can remain where it is.
Approving this would save us from a major financial and structural hardship while still respecting the overall purpose of the residential zoning rules.

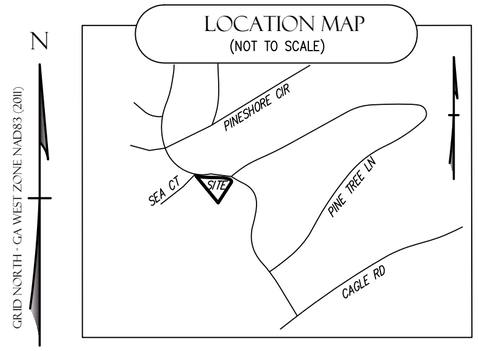
Juan Ignacio Castillo C. 03/10/26

JUAN IGNACIO CASTILLO C.

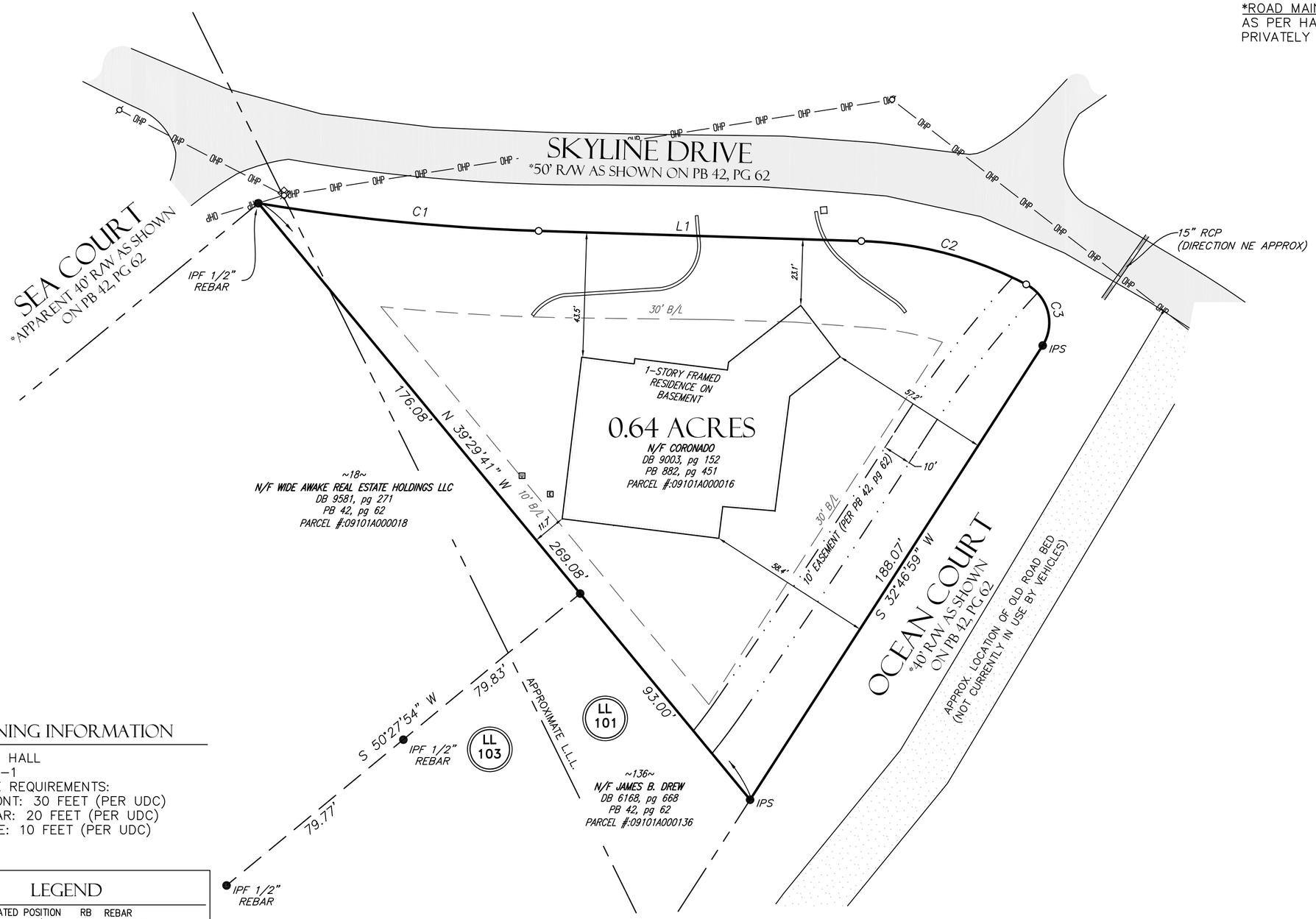
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, OR OTHER ENCUMBRANCES NOT SHOWN HEREON.
3. FIELD DATA FOR THIS PLAT WAS COLLECTED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION AND A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER. FIELD DATA WAS FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 365,624 FEET, AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 127,927 FEET.
5. NO EVIDENCE OF HUMAN BURIALS OR CEMETERIES OBSERVED AT TIME OF SURVEY.
6. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON. PRIOR TO ANY DIGGING OR CONSTRUCTION, CONTACT GEORGIA ONE CALL (811) FOR UTILITY MARKINGS.
7. BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0185G, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.



*ROAD MAINTENANCE NOTE:
AS PER HALL COUNTY ROADS ARE PRIVATELY MAINTAINED.



ZONING INFORMATION

COUNTY: HALL
ZONE: R-1
SETBACK REQUIREMENTS:
FRONT: 30 FEET (PER UDC)
REAR: 20 FEET (PER UDC)
SIDE: 10 FEET (PER UDC)

LEGEND

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	Ⓢ	SANITARY SEWER MANHOLE (SSMH)
OTP	OPEN TOP PIPE	☼	LIGHTPOLE
PB	PLAT BOOK	⊘	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		
⊠	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
☉	FIRE HYDRANT (FH)	— — —	ADJOINER
⌀	WATER METER (WM)	———	LAND LOT LINE (L.L.L.)
⋈	WATER VALVE (WV)	———	RIGHT OF WAY (R/W)
□	POWER BOX (PBX)	—*—*—	FENCE
⌀	POWER POLE (PP)	—OHP—	OVERHEAD POWER

GRAPHIC SCALE

0 30 60 90
(IN FEET)
1 inch = 30 ft.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Farran Anderson
FARRAN ANDERSON PLS# 3614

SURVEYOR CERTIFICATION

GEORGIA * PROFESSIONAL NO. 3614 LAND SURVEYOR * FARRAN ANDERSON

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR:

JUAN IGNACIO CASTILLO CORONADO
LAND LOTS 101 & 103
9th DISTRICT
HALL COUNTY, GEORGIA

DRAWN BY:	FAA
REVISED:	---
PLAT DATE:	01/22/2026
FIELD CREW:	JG
FIELD DATE:	01/09/2026

SHEET NO.
1 OF 1

PROJECT NO.
22-042

eFiled and eRecorded
DATE: 11/11/2022
TIME: 2:04 PM
PLAT BOOK: 882
PAGE: 451 - 451
FILING FEES: $10.00
PART ID: 3244369885
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA
CLERK OF THE SUPERIOR COURT

-LEGEND-

O	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
M	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CRP	CRIMPED TOP PIPE		
DB	DEED BOOK	GI	GRATE INLET
N/F	NOW OR FORMERLY	DI	DROP INLET
OTP	OPEN TOP PIPE		SANITARY SEWER EASEMENT (SSME)
PB	PLAT BOOK	●	
PG	PAGE	☼	LIGHTPOLE
P/L	PROPERTY LINE	●	CLEANOUT
☎	TELEPHONE POD (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
☎	FIRE HYDRANT (FH)		
▯	WATER METER (WM)	— — —	ADJOINER
⋈	WATER VALVE (WV)	———	LAND LOT LINE (L.L.L.)
▭	POWER BOX (PBX)	———	RIGHT OF WAY (R/W)
☆	POWER POLE (PP)	——OHP——	FENCE
			OVERHEAD POWER

-ZONING INFORMATION-

COUNTY: HALL
ZONE: R-1
SETBACK REQUIREMENTS:
FRONT: 40' FEET (PER PLAT)
REAR: 20 FEET (PER UDC)
SIDE: 10 FEET (PER UDC)

TOTAL AREA
0.64 ACRES
PARCELS 09101A000016 & 09101A000017

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1124.28'	88.60'	S 89°11'42" E	88.58'
C2	1124.28'	89.64'	S 87°18'13" E	89.62'
C3	15.00'	24.76'	S 15°04'19" E	22.04'

LINE	BEARING	DISTANCE
L1	S 89°11'42" E	174.38'

GRID NORTH
SPC - GEORGIA WEST ZONE

LOCATION MAP
(NOT TO SCALE)

RECORDING PERMIT
BY _____ 10/27/2022
HALL COUNTY PLANNING COMMISSION

COUNTY ENGINEER APPROVED HALL COUNTY, GEORGIA

SKYLINE DRIVE
*50' R/W AS SHOWN ON PB 42, PG 62

SEA COURT
*APPARENT 40' R/W AS SHOWN ON PB 42, PG 62

OCEAN COURT
*40' R/W AS SHOWN ON PB 42, PG 62

LANDSCAPING 3.9' NE OF P/L
IPF 1/2" REBAR
15" RCP (DIRECTION NE APPROX)
40' B/L
-17- PARCEL #09101A000017 3907 SKYLINE DRIVE
-16- PARCEL #09101A000016 3903 SKYLINE DRIVE
-18- N/F JACOB & RACHEL JAY DB 3676, PG 430 PB 42, PG 62 PARCEL #09101A000018
176.08' N 39°29'41" W
47' B/L
269.08'
CLEARED LIMITS: 9.1' SW OF P/L
79.83'
APPROXIMATE L.L.L.
S 50°27'54" W
79.77'
IPF 1/2" REBAR
LL 103
LL 101
93.00'
-130- N/F JAMES B. GREER DB 6105, PG 585 PB 42, PG 62 PARCEL #09101A000138
S 05°16'32" E 199.33' TO BE ESTABLISHED
40' B/L
10' EASEMENT (PER PB 42, PG 62)
188.07' S 32°46'59" W
APPROX. LOCATION OF OLD PAVED ROAD (NOT DRIVEABLE BY USE BY VEHICLES)
IPS
IPS

HALL COUNTY DEPT. OF PUBLIC HEALTH 10/26/22
Common lot or relocate Public/community

*ROAD MAINTENANCE NOTE:
AS PER HALL COUNTY ROADS ARE PRIVATELY MAINTAINED. with only. No walls to be permitted.

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139 C0185C, EFFECTIVE DATE 04/04/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 365,624 FEET, AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE COMPASS METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 127,827 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 9003, PG 152

PROPERTY OWNERS AS OF SURVEY DATE:
JUAN IGNACIO CASTILLO CORONADO

PARCEL NUMBER: 09101A000016 & 09101A000017

HALL COUNTY NOTES:

ALL LOTS ARE TO BE SERVED BY ON-SITE SEWAGE MANAGEMENT SYSTEMS TO BE PERMITTED BY THE HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

ALL LOTS ARE TO BE SERVED BY PUBLIC WATER.

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.

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)

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF THE 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 § 8.180.120 AND § 8.180.130)

GRAPHIC SCALE
0 30 60 90
(IN FEET)
1 inch = 30 ft.

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.

DUSTY E. LOWMAN PLS# 3216

-SURVEYOR CERTIFICATION-

GEORGIA REGISTERED NO. 3216 DUSTY E. LOWMAN LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001627

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

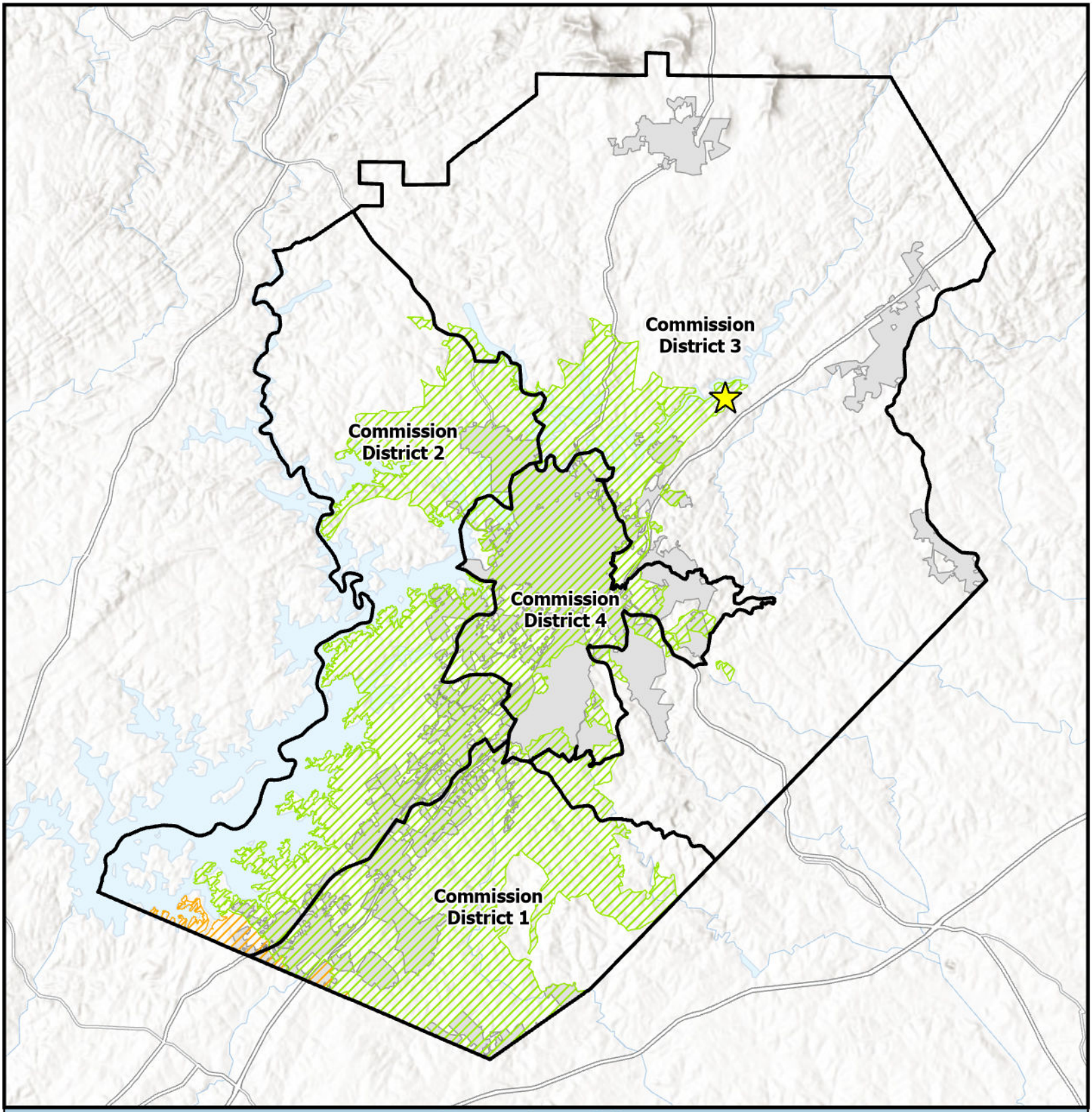
SURVEY FOR:
JUAN IGNACIO CASTILLO CORONADO
LAND LOTS 101 & 103
9th DISTRICT
HALL COUNTY, GEORGIA

DRAWN BY:	FAA
REVISED:	10/11/22
PLAT DATE:	06/17/22
FIELD CREW:	JM
FIELD DATE:	05/31/22

SHEET NO.
1 OF 1

PROJECT NO.
22-042

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2748078&key1=882&key2=451&county=69&countyname=HALL&userid=957976&appid=28



Overview Map

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

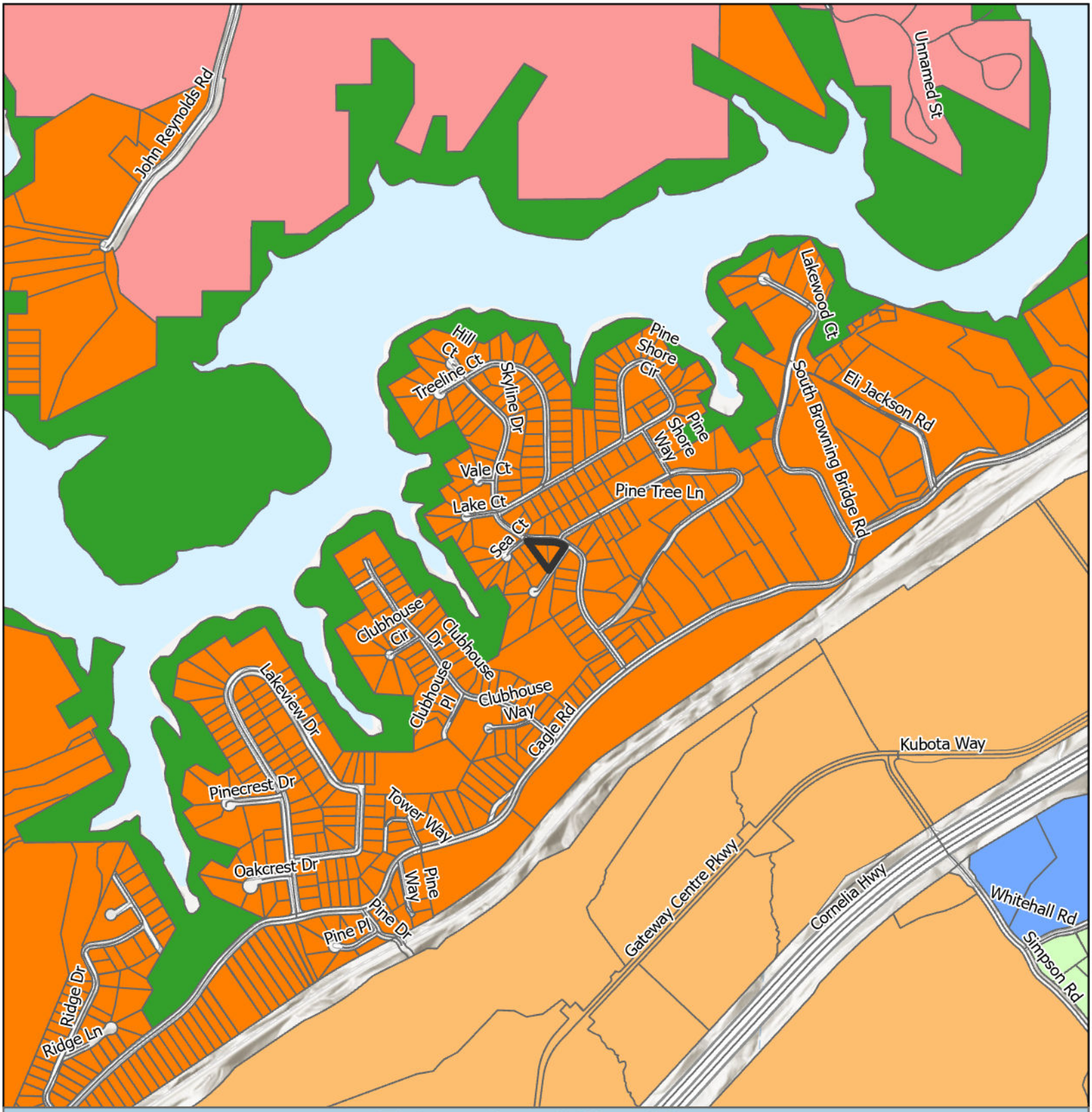
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Juan Ignacio Castillo C.
Tax Parcel #: 09101A000016
Location: 3907 Skyline Drive
Commission District: 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Future Land Use Map

- Subject Area
- City Limits

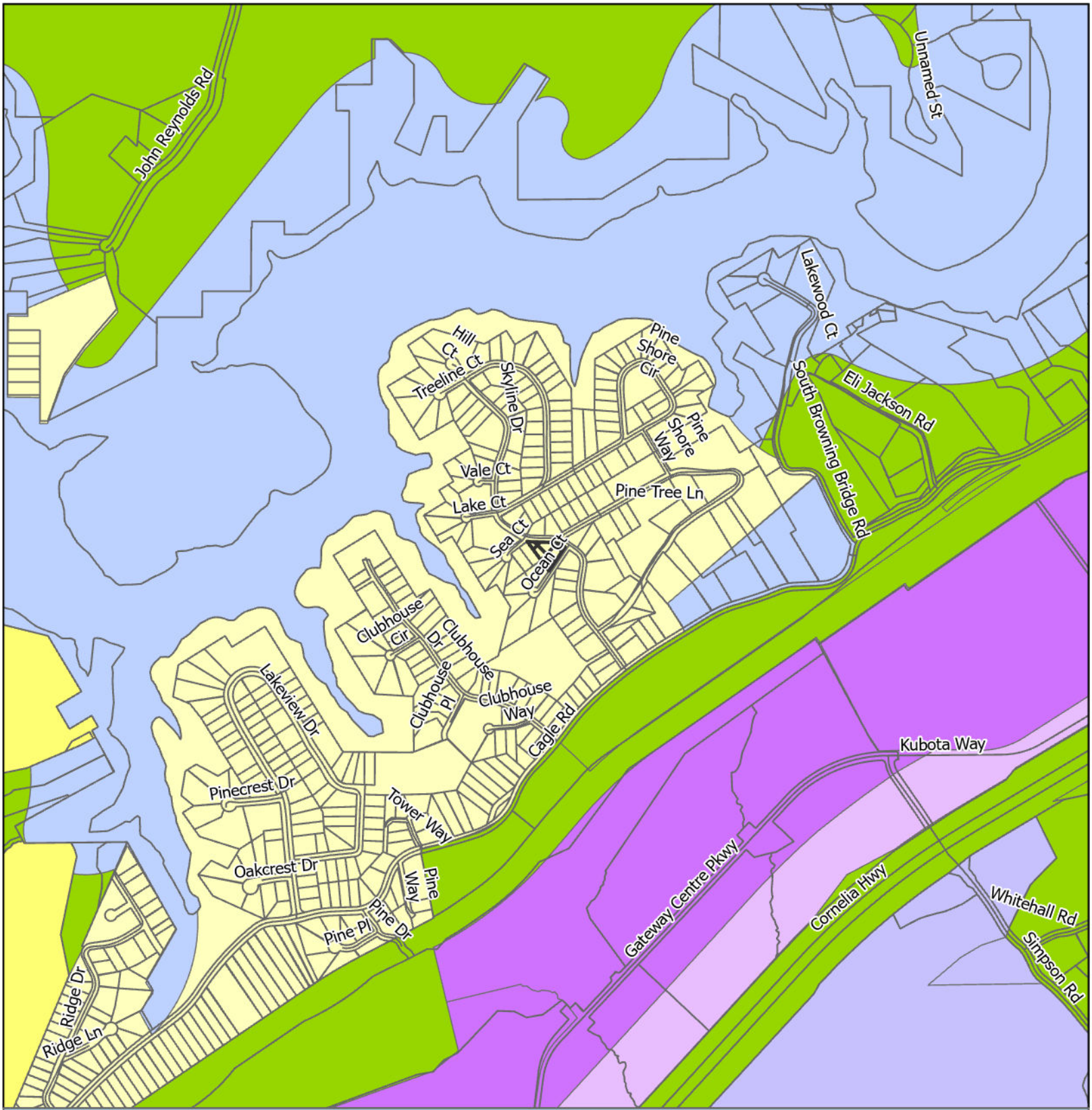
Future Land Use Zones

- Employment or Business Corridors
- Greenspace - Conservation
- Greenspace - Parks
- Inland Port
- Lakeside Residential
- Suburban Neighborhood, Low-Density

Applicant: Juan Ignacio Castillo C.
Tax Parcel #: 09101A000016
Location: 3907 Skyline Drive
Commission District: 3

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

Date Prepared: 4/8/2026



Zoning Map

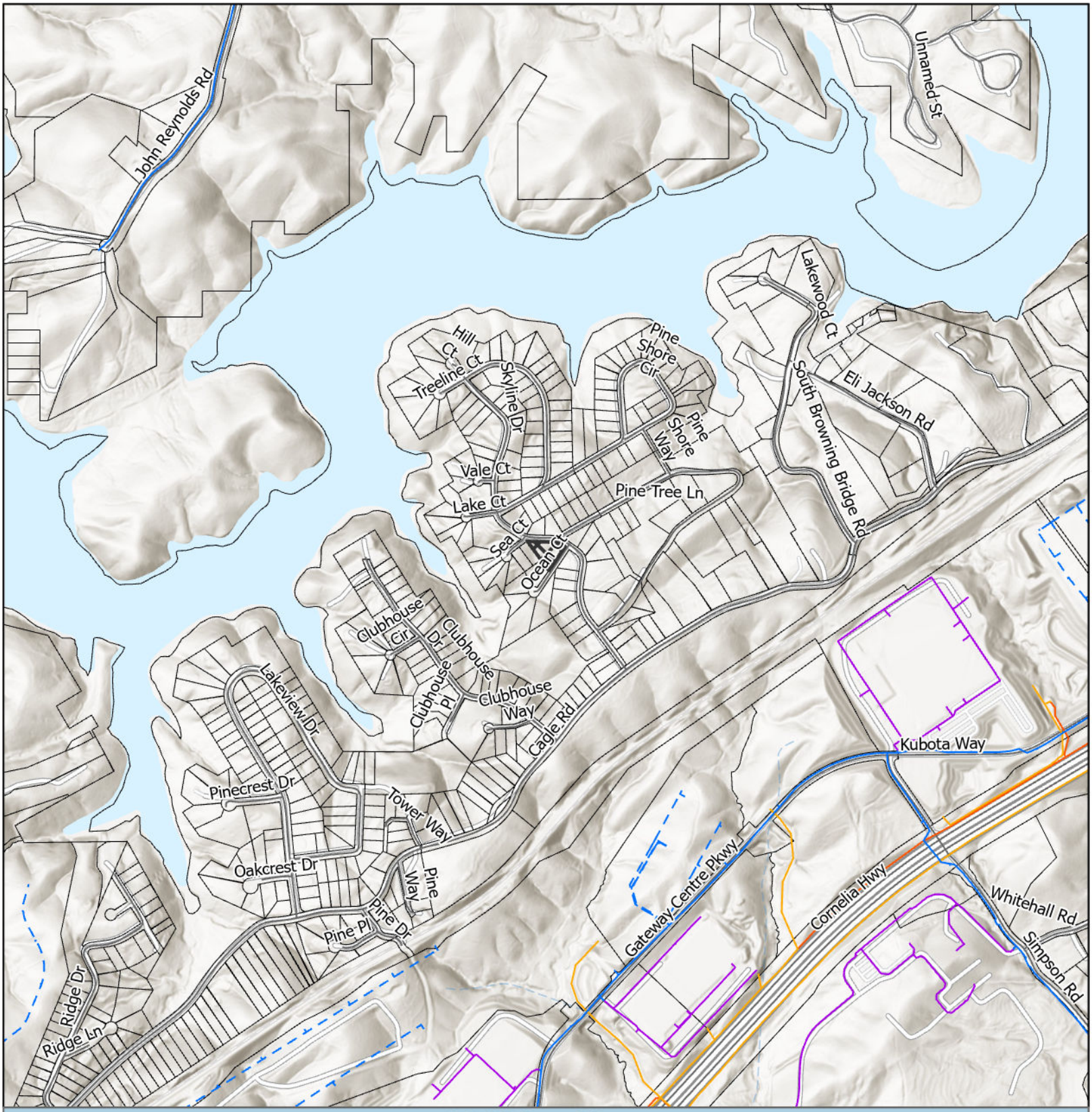
Subject Area
City Limits

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

Applicant: Juan Ignacio Castillo C.
Tax Parcel #: 09101A000016
Location: 3907 Skyline Drive
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



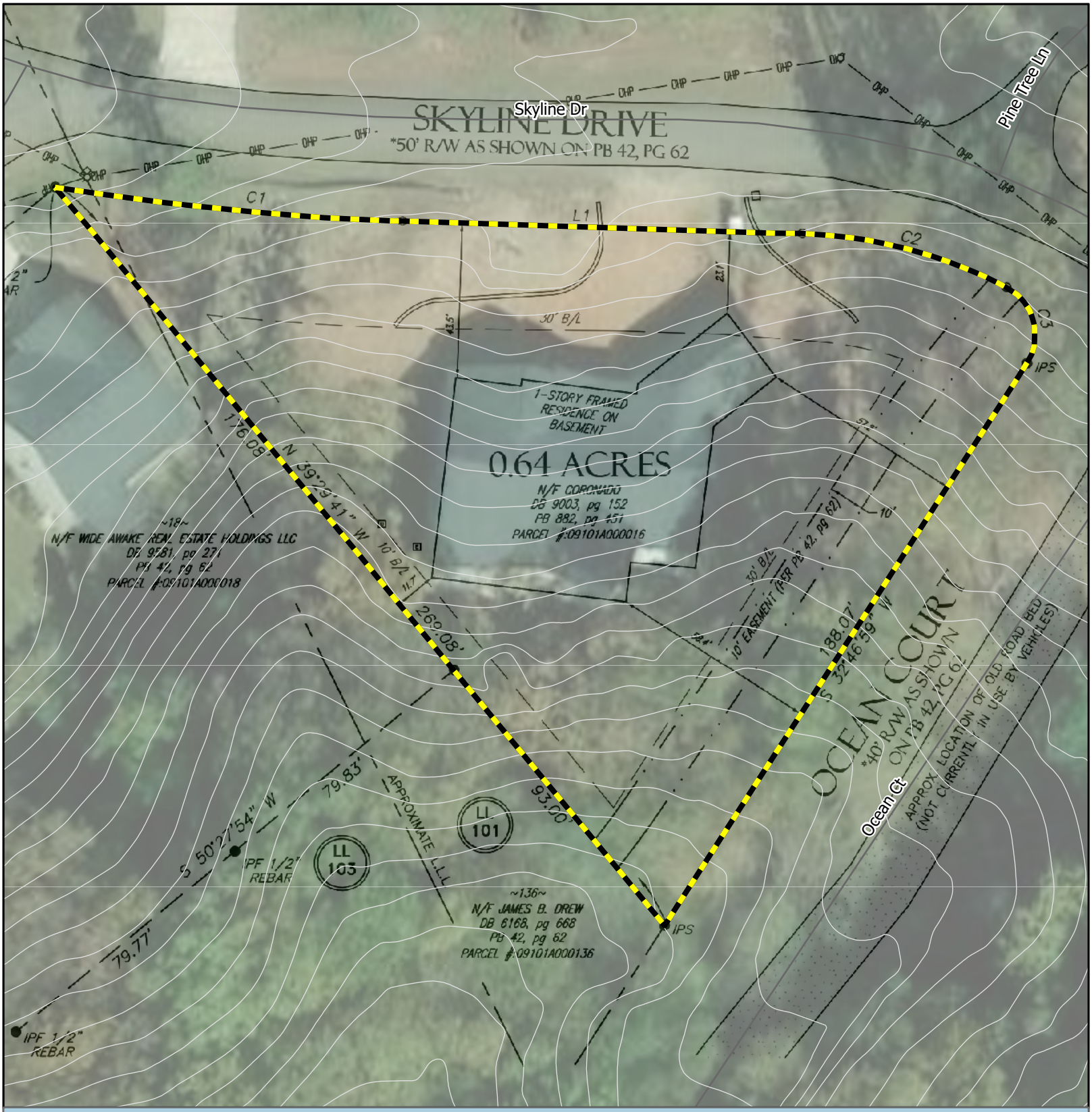
Utilities Map

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

Applicant: Juan Ignacio Castillo C.
Tax Parcel #: 09101A000016
Location: 3907 Skyline Drive
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/8/2026



Site Plan & Aerial Map

Subject Area

Applicant: Juan Ignacio Castillo C.
Tax Parcel #: 09101A000016
Location: 3907 Skyline Drive
Commission District 3

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 4/9/2026


PRIVATE
PROPERTY


TerraTex
GASF-CSF





Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-197182-REG

eFiled and eRecorded
DATE: 12/03/2021
TIME: 2:19 PM
DEED BOOK: 9003
PAGE: 152 - 152
FILING FEES: $25.00
TRANSFER TAX: $40.00
PARTICIPANT ID: 8274269752
PT61: 069-2021-012182
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on **3rd day of December, 2021**, between

Jose Antonio Alvarado

(hereinafter referred to as "Grantor") and

Juan Ignacio Castillo Coronado

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lots 101 and 103 of the 9th Land District of Hall County, Georgia and being Lots 16 and 17 in the Lake Point Section of Surfside Club Estates as shown on the subdivision plat of survey recorded in Plat Book 42, Pages 62- 63, Hall County, Georgia Plat Records, which plat is incorporated herein by reference for a more complete description of the subject property.

Being the same property referenced on Trustee's Deed dated February 12, 2021, recorded February 17, 2021, in Deed Book 8731, Page 23, Hall County, Georgia Records; Warranty Deed dated June 14, 2011, recorded July 12, 2011, in Deed Book 6861, Page 208, Hall County, Georgia Records; and Warranty Deed dated September 4, 2002, recorded September 4, 2002, in Deed Book 4296, Page 248, Hall County, Georgia Records which incorrectly state the wrong Land Lot number.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Jose Antonio Alvarado

Notary Public
Commission expires: 4/30/23

John Royer
Notary Public, Georgia
Hall County
My Commission Expires
April 30, 2023

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=79991556&key1=9003&key2=152&county=69&countyname=HALL&userid=957976&appid=4 1/1

Outlook

HBOC Tentative Agenda 5.14.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Wed 4/8/2026 8:16 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@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:

3907 Skyline Drive, Castillo: A 4 bedroom septic permit (OSC10677) was issued on December 22, 2025 and the septic system was installed, inspected, and approved on January 6, 2026.

5716 Ned Young, Grist: Environmental Health provided the applicant a completed Existing System Evaluation for a 30' x 42' metal shed with no plumbing on December 17, 2025.

3613 White Sulphur Road, Reynolds: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

860 Gainesville Hwy, Garner: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Connection to public sewer required if it is available and within 200' of property (submitted plat shows sewer easement). Please note that BOC approval does not imply approval from other county departments.

5176 Oliver Road, America's Home Place: 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.

3722 Coker Road, Gilbert: 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.

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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Mon 4/6/2026 7:51 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below rezoning comments in red. If you have any questions, please let me know.

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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 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 **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | **Variance to Section 4.3** | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

Off system, no impacts to the state route expected.

5716 Ned Young Road | **Variance to Section 3.2** | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Off system, no impacts to the state route expected.

3613 White Sulphur Road | **Special Use** | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

Off system, no impacts to the state route expected. Inside construction limits of A-139-013165-1 permit. Coordinate with Hall County Public Works.

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

On-System no impacts expected to the State Route.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

Off system, no impacts to the state route expected.

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

Off system, no impacts to the state route expected.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810

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

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Jorge Gomez, Director of Public Works and Utilities

Date: April 15, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

- **Engineering**: No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

- **Engineering**: This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic**: No concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, 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**: No concerns with traffic impacts for this application
- **Utilities**: No comment. Property is located in Buford service district

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

- **Engineering**: No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

- **Engineering**: Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
  Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6
  - **Traffic:** No concerns with traffic impacts for this application
  - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Fri 4/3/2026 3:02 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

May 14, 2026 Hall County Board of Commissioners Voting Meeting.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., 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 May 14, 2026 Hall County Board of Commissioners Voting Meeting

From Brandi Smith (Business License) <bsmith@hallcounty.org>
Date Mon 4/6/2026 4:34 PM
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, April 3, 2026 2:08 PM
Subject: Tentative Planning Items for the May 14, 2026 Hall County Board of Commissioners Voting Meeting

Good afternoon,

Here are the Tentative Planning Items for the **May 14, 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, April 15, 2026.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**
Will need to apply for a business license.

860 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**
All businesses will need a business license; they all currently have temporary business licenses that will expire on 07/05/2026.

5176 Oliver Road | Rezone | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

3722 Coker Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

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

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES DIRECTOR
Kristie Turner

BUILDING INSPECTIONS PERMIT MANAGER
Scott Cone

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
BUILDING INS

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Administrator

From: Kristie Turner, Director of Development Services

Date: April 22, 2026

Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: New single-family residence** | Commission District 3 | **Juan Ignacio Castillo C., applicant**

No comment

5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

Building Inspections requires retroactive permit for carport.

3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds Hemmer Properties LP, applicant**

No comment

860 Gainesville Highway | **Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in light industrial** | Commission District 1 | **Richard J. Garner, applicant**

Pending Zoning action, Building Inspections has issued 90 day Temporary Certificate of Occupancy for 4 businesses.

5176 Oliver Road | **Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: 2-lot subdivision** | Commission District 1 | **America's Home Place, applicant**

No comment

3722 Coker Road | **Rezone** | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | **Proposed use: Minor subdivision** | Commission District 3 | **Joey Gilbert, applicant**

No comment

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

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than 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 APRIL 15, 2026 AND NO LATER THAN APRIL 22, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN APRIL 22, 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, Juan Ignacio Castillo Coronado **, 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 20, 2026 **for** Juan Ignacio Castillo Coronado **.**

Please Print Name

Date

(Name application filed as)

Signature Juan Ignacio Castillo Coronado

(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: JUAN IGNACIO CASTILLO C.
REQUEST: REDUCE THE MINIMUM YARDS FOR A NEW SINGLE-FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JUAN IGNACIO CASTILLO C.
REQUEST: REDUCE THE MINIMUM YARDS FOR A NEW SINGLE-FAMILY RESIDENCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: MAY 14, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Public comments can be made during the meeting by attending in person and speaking during the public hearing portion of the meeting.

Further information on this request may be obtained from the Planning Department, 2875 Browns Bridge Road, Gainesville, GA, 30504, by calling 770-531-6809 or emailing planning@hallcounty.org.

Sincerely,

Katie G. Ahmed
Director of Planning and Zoning

/ke

NOTE: In accordance with Georgia law, anyone who
(a) wishes to express opposition to the proposed rezoning and
(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating $250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).

MS. KATIE,

FOR THE OFFICIAL RECORD.

I RESPECTFULLY OPPOSE

ANY DEVIATIONS OR VARIANCES

AT 3907 SKYLINE OR

NEAR MY PROPERTY (LP #27).

THANK YOU.

LAITY
17850 S. CAMINO DE LORETO
SAHUARITA, AZ 85629

5/5/2026